

EDEN TERRACE

— EDENBRIDGE —

INTRODUCING EDEN TERRACE

Eden Terrace is an exclusive collection of just nine 3 & 4 bedroom houses located in the pretty Kentish market town of Edenbridge.

A great place to call home

Eden Terrace is ideally located within walking distance of the very best that Edenbridge has to offer.

This collection of new homes from award-winning Mantle Developments boasts the features and specification you would expect from a brand-new property and what's more you'll only be a short walk from local shops, train stations, pubs, bars, restaurants and countless other amenities.

The traditional-style red brick exteriors are complemented beautifully by stunning contemporary interiors built to Mantle's exacting standards.



Computer generated image



Edenbridge offers the beauty of picturesque ancient buildings and the convenience of a vibrant contemporary town.



The historic town in the country

You'll find Edenbridge at the heart of the Eden Valley between the High Weald and the North Downs.

The town can trace its history back to the Roman times, but today Edenbridge is a bustling and picturesque location that is popular with families and commuters.

The attractive town centre hosts medieval buildings, coaching inns, courtyards and the Beautiful St Peter and St Paul church that dates back to the 12th Century.



From Waitrose to Watering holes,
Edenbridge provides its residents with all
the amenities you need for everyday life.



Escape the hustle and
bustle, take timeout
to enjoy the glorious
local countryside.





Everything you need is on your doorstep

PUBS / DINING

- 1 Longhouse Malaysian Fusion
- 2 Quality Tandoori
- 3 The Swan Edenbridge
- 4 The Old Eden
- 5 Ye Olde Crown
- 6 King & Queen

TAKEAWAYS

- 7 Marino's Fish and Chips
- 8 Hong Kong Diner
- 9 Domino's Pizza

COFFEE

- 10 The Minstrel
- 11 Thyme 2 Go
- 12 Costa Coffee

SUPERSTORES

- 13 Waitrose
- 14 Tesco Express
- 15 Lidl

SPORTS, WELL-BEING & ENTERTAINMENT

- 16 Edenbridge Rugby & Football Club
- 17 Edenbridge Leisure Centre
- 18 Eden Valley Woodland Burial Ground

Where do
you want to
go today?

09 Minutes
Walk

EDENBRIDGE STATION
From Eden Terrace



13 Minutes
Walk

EDENBRIDGE TOWN
From Eden Terrace



20 Minutes
by train

REDHILL STATION
From Edenbridge Station

21 Minutes
by car

SEVENOAKS
From Eden Terrace

26 Minutes
by train

EAST CROYDON
From Edenbridge Town Station

32 Minutes
by car

EBBSFLEET INTERNATIONAL
From Eden Terrace

44 Minutes
by train

LONDON BRIDGE
From Edenbridge Town Station



48 Minutes
by train

LONDON VICTORIA
From Edenbridge Town Station





Specification

KITCHEN

- ◆ Bespoke German designer kitchen
- ◆ Melamine soft touch worktop
- ◆ Melamine soft touch splashback

BUILT IN APPLIANCES:

- ◆ Smeg Cucina multi-function oven
- ◆ Smeg Cucina microwave
- ◆ Smeg touch control induction hob
- ◆ Smeg integrated fridge freezer
- ◆ Smeg integrated dishwasher
- ◆ Smeg integrated washer-dryer
- ◆ Concealed extractor
- ◆ Stainless steel Inset Sink
- ◆ Blanco chrome monoblock mixer tap

CLOAKROOM

- ◆ Geberit washbasin with exposed chrome trap
- ◆ Vado basin mixer
- ◆ Geberit concealed push button cistern & WC Frame
- ◆ Geberit wall mounted WC and soft close seat
- ◆ Impervia Luxury plank flooring

BATHROOM

- ◆ Geberit Aspect bath
- ◆ Merlyn Glass Shower screen over bath
- ◆ Vado concealed thermostatic mixer valve and diverter
- ◆ Vado round shower head and handset
- ◆ Vado clicker bath waste overflow and filler
- ◆ Geberit Xeno2 washbasin

- ◆ Geberit Xeno2 vanity unit
- ◆ Vado basin mixer
- ◆ Geberit concealed push button cistern & WC Frame
- ◆ Geberit wall mounted WC and soft close seat
- ◆ Stainless steel electric towel rail
- ◆ Shaver Socket
- ◆ Wall Mirror
- ◆ Porcelain tiles to floor and walls

EN SUITE

- ◆ Contemporary white stone resin shower tray
- ◆ Merlyn shower enclosure
- ◆ Vado concealed thermostatic mixer valve and diverter
- ◆ Geberit washbasin with exposed chrome trap
- ◆ Vado basin mixer
- ◆ Geberit concealed push button cistern & WC Frame
- ◆ Geberit wall mounted WC and soft close seat
- ◆ Stainless steel electric towel rail
- ◆ Wall Mirror
- ◆ Shaver socket
- ◆ Porcelain tiles to floor and wall





COMFORT & WELLBEING

- ◆ Gas fired condensing combination boiler
- ◆ Megaflow hot water cylinder
- ◆ Under-floor heating to ground floor with individual room thermostats
- ◆ Thermostatically controlled radiators to upper floor/s
- ◆ Plastered walls and ceiling
- ◆ Crown Paint colour choice to walls (depending on stage of build)
- ◆ Crown white Satinwood to skirtings and architraves
- ◆ Contemporary painted timber doors
- ◆ Chrome ironmongery to all doors and windows
- ◆ Cormar home counties 80/20 wool carpet
- ◆ Impervia Luxury plank flooring to entrance hall and living room
- ◆ Alternative flooring options dependent of stage of build (surcharge may apply)
- ◆ Double glazed window system and patio doors
- ◆ Ducted ventilation system to kitchen and bathrooms

TECHNOLOGY & COMMUNICATION

- ◆ Dedicated TV, Sky and BT points in living room and master bedroom
- ◆ Pre-wired for sky plus or sky Q
- ◆ Pre-wired for Virgin Media fibre broadband
- ◆ USB charger sockets to living room, kitchen and master bedroom
- ◆ Heatmiser Neokit smart heating control

SECURITY & PEACE OF MIND

- ◆ Structural defect insurance (10 years) www.i-c-w.co.uk
- ◆ Double glazed window system incorporating multi-point locking system for added security
- ◆ Security alarm
- ◆ Mains wired smoke alarms and heat detectors
- ◆ Secure by design front doors
- ◆ Robust detail sound insulation system reducing sound transference between properties



ENERGY SAVING FEATURES

- ◆ Sedbuk A rated condensing boilers
- ◆ Internal LED low energy light fittings
- ◆ External LED low energy light fittings
- ◆ Double glazed window system is A rated in terms of energy saving performance
- ◆ Use of increased insulation to floor, walls and roof
- ◆ All kitchen appliances have excellent eco ratings for reduced energy and water usage
- ◆ Low flush toilets and aerated taps provided to reduce water consumption
- ◆ Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

EXTERNAL FEATURES

- ◆ Marshalls paving slabs to pathways and private patios
- ◆ Turfed private garden
- ◆ Outside tap
- ◆ Front and rear porch light

- ◆ Bifold doors to garden
- ◆ External electricity socket
- ◆ Bin storage and recycling area
- ◆ 2x Off street parking spaces per property
- ◆ Electric car charging point

PROTECT THE ENVIRONMENT

- ◆ We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- ◆ For avoidance of contamination during construction we always operate air and ground water pollution policies
- ◆ All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management & recycling scheme is always operated during construction



Mantle Developments stock photographs for illustration purposes only



Siteplan

THREE & FOUR BEDROOM HOUSES



3 / 4



2 / 3



3 / 4

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Plot 1

THREE BEDROOM HOUSE



Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

Floorplans shown for Eden Terrace are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.



Plot 1

THREE BEDROOM HOUSE



GROUND FLOOR

Kitchen / Dining Room	6000mm x 4000mm
Living Room	4100mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3600mm
Bedroom 2	4000mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	99.4 sq m / 1,069 sq ft

- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 2

THREE BEDROOM HOUSE



Ground Floor



First Floor



- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 2

THREE BEDROOM HOUSE



GROUND FLOOR

Kitchen / Dining Room	6100mm x 4000mm
Living Room	4100mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3600mm
Bedroom 2	4000mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	100.2 sq m / 1,078 sq ft

- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 3

THREE BEDROOM HOUSE



Ground Floor



First Floor



- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 3

THREE BEDROOM HOUSE



GROUND FLOOR

Kitchen / Dining Room	6200mm x 4000mm
Living Room	4400mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3700mm
Bedroom 2	4400mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	102.6 sq m / 1,104 sq ft

- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 4

FOUR BEDROOM HOUSE



Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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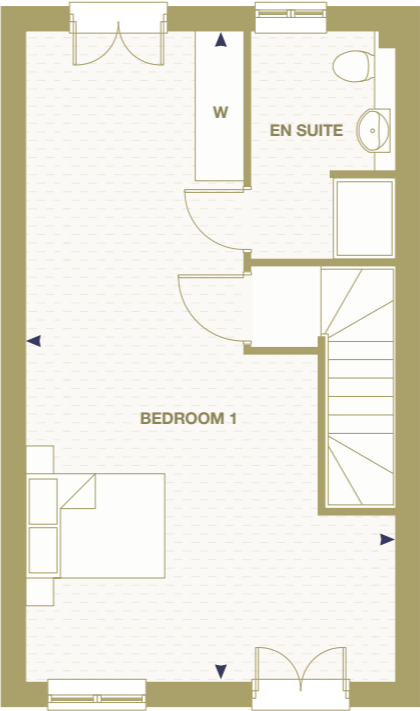


Plot 4

FOUR BEDROOM HOUSE



Second Floor



GROUND FLOOR	
Kitchen / Dining Room	5700mm x 4000mm
Living Room	4100mm x 3900mm
FIRST FLOOR	
Bedroom 2	4000mm x 3700mm
Bedroom 3	3400mm x 3400mm
Bedroom 4 / Study	2100mm x 2100mm
SECOND FLOOR	
Bedroom 1	8300mm x 4700mm
Gross Internal Area	133 sq m / 1,432 sq ft

- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 5

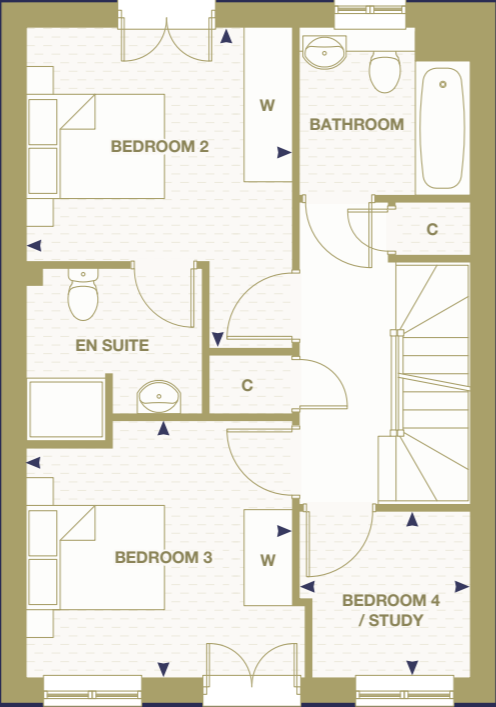
FOUR BEDROOM HOUSE



Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 5

FOUR BEDROOM HOUSE



Second Floor



GROUND FLOOR	
Kitchen / Dining Room	5700mm x 4000mm
Living Room	4100mm x 3400mm
FIRST FLOOR	
Bedroom 2	4000mm x 3400mm
Bedroom 3	3400mm x 3300mm
Bedroom 4 / Study	2100mm x 2100mm
SECOND FLOOR	
Bedroom 1	8300mm x 5700mm
Gross Internal Area	139.8 sq m / 1,505 sq ft

- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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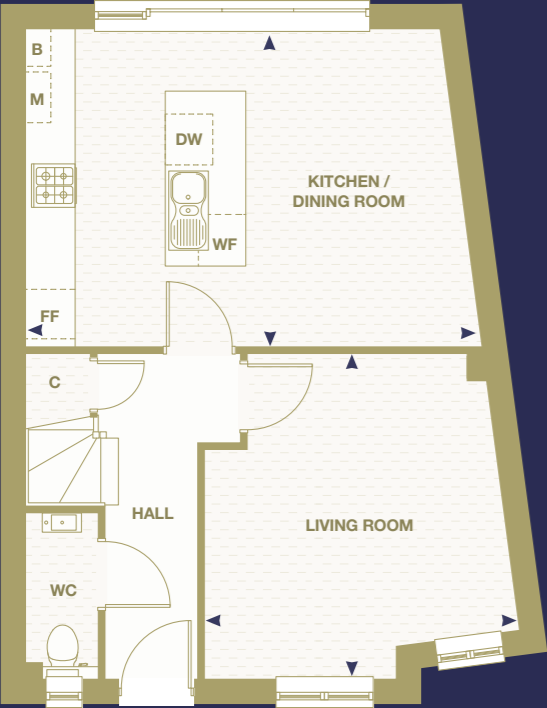


Plot 6

FOUR BEDROOM HOUSE



Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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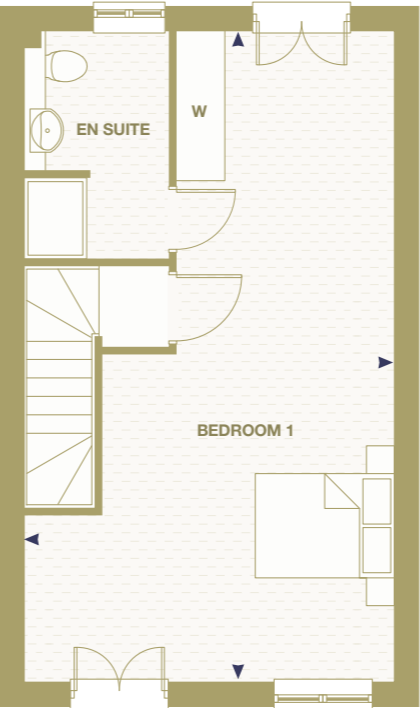


Plot 6

FOUR BEDROOM HOUSE



Second Floor



GROUND FLOOR

Kitchen / Dining Room	5700mm x 4000mm
Living Room	4100mm x 3900mm

FIRST FLOOR

Bedroom 2	4000mm x 3700mm
Bedroom 3	3400mm x 3400mm
Bedroom 4 / Study	2100mm x 2100mm

SECOND FLOOR

Bedroom 1	8300mm x 4700mm
Gross Internal Area	133 sq m / 1,432 sq ft

- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 7

THREE BEDROOM HOUSE



Ground Floor



First Floor



- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
- DW
Dishwasher
- WF
Wine Fridge

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Plot 7

THREE BEDROOM HOUSE



GROUND FLOOR

Kitchen / Dining Room	6200mm x 4000mm
Living Room	4400mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3700mm
Bedroom 2	4400mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	102.6 sq m / 1,104 sq ft

- ◄►
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
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Microwave
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Fridge Freezer
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Dishwasher
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Wine Fridge

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Plot 8

THREE BEDROOM HOUSE



Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
- FF
Fridge Freezer
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Dishwasher
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Wine Fridge

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Plot 8

THREE BEDROOM HOUSE



GROUND FLOOR

Kitchen / Dining Room	6100mm x 4000mm
Living Room	4100mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3600mm
Bedroom 2	4000mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	100.2 sq m / 1,078 sq ft

- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
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Microwave
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Fridge Freezer
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Dishwasher
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Plot 9

THREE BEDROOM HOUSE

3

2

3

Ground Floor



First Floor



- ◀▶
Measurement Points
- C
Cupboard
- W
Wardrobe
- B
Boiler
- M
Microwave
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Fridge Freezer
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Dishwasher
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Wine Fridge

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Plot 9

THREE BEDROOM HOUSE

3

2

3

GROUND FLOOR

Kitchen / Dining Room	6000mm x 4000mm
Living Room	4100mm x 4100mm

FIRST FLOOR

Bedroom 1	4000mm x 3600mm
Bedroom 2	4000mm x 3200mm
Bedroom 3	2900mm x 2300mm
Gross Internal Area	99.4 sq m / 1,069 sq ft

- ◀▶
Measurement Points
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Cupboard
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Wardrobe
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Mantle Developments

From day one, our aim
has been to provide more
than expected.

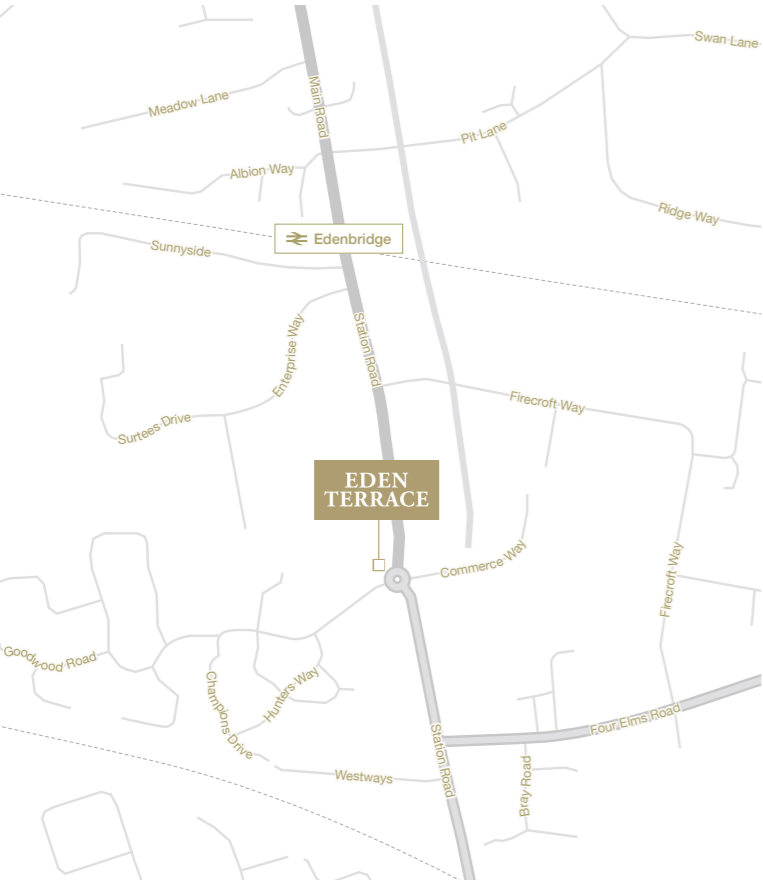
Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build. Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.



How to find us

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www.mantledevelopments.co.uk



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mantle
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