

**HARTLEY  
ACRES**

**CRANBROOK**



## A REMARKABLE LOCATION

*An exceptional opportunity*

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A collection of brand-new homes located in Cranbrook within the undulating landscape of the High Weald, serving as the perfect inspiration for our landscape-led design. Here, homes are naturally framed by trees, catch the sunset and look toward natural vistas.

From architectural design and detailing to light-filled layouts and energy efficiency, these are homes with an enduring appeal, seamlessly complementing the picturesque setting of Cranbrook.

A STYLISH ADDRESS FOR TODAY

*A home to love forever*





# DISTINCTIVELY INDIVIDUAL

*and highly desirable*



P6

With the wealth of shops and amenities of a larger town, yet with all the ambience of a village – one that hosts its own biennial Literary Festival – its streets lined with period buildings and landmark windmill on the skyline have made Cranbrook highly sought-after; a special place often called the capital of the Weald.

From the monthly Farmers' Market that brings growers and producers from around the area, to celebrating a broader heritage at October's Apple Carnival, Cranbrook is linked naturally and organically to its wider setting. Now Hartley Acres places connection at its own heart, with public rights of way reinstated and upgraded, and new green-framed footpaths and cycleways; with Cranbrook just minutes away on foot or bike\*.

\*Walking/cycling times taken from google.co.uk/maps and are approximate only.

*Hartley Acres*





# ENJOY LIFE AT YOUR LEISURE

*Everything for a well-rounded lifestyle*

From culture to fitness classes, swimming sessions to film screenings, at Hartley Acres you will find it all on your doorstep. Cranbrook is home to the Weald Sports Centre which hosts excellent facilities, but whatever your tastes, find yourself immersed in local culture, with even more vibrant venues to explore all year round.



## Cranbrook Farm Shop & Nursery

1.4 miles away / 29 min walk

A cornucopia of good food from fruit and vegetables to cheese, meat and wines, with a deli for the sell-out homemade coleslaw and scotch eggs, all set amongst a lush garden shop.

## Anderson and Sons Butchers

0.7 miles away / 14 min walk

Set in a listed building, this traditional butcher sells meat with field-to-fork provenance and is renowned for the quality of its beef and lamb.

## Weald Sports Centre

0.7 miles away / 14 min walk

Discover an array of exceptional facilities in the heart of Cranbrook. Dive into the inviting swimming pool, experience top-of-the-line gym and fitness equipment, and engage in a diverse lineup of group exercise classes and sports courts.

## The Cranbrook Bakery

0.5 miles away / 10 min walk

With everything made on the premises, pick up fresh-baked loaves from the oven, from sourdough to honey and spelt bread, cupcakes and celebration cakes.



## Flowers Everywhere

0.7 miles away / 14 min walk

Whether it is a fresh bouquet for your home or an arrangement for a special gift, you'll find quality flowers from the classic to exotic presented with contemporary design flair.

## Cranbrook Pharmacy

0.6 miles away / 12 min walk

A local pharmacy is an invaluable service, with Lloyds providing prescription services and products from vitamins to baby care, and cough remedies to sun cream.

## Cranbrook Post Office

0.6 miles away / 12 min walk

From dropping off parcels to passport applications and paying bills, a post office is a vital part of the community, and you will find one right on the High Street in Cranbrook.

## Duck and Dog

0.7 miles away / 14 min walk

A boutique with a fresh take on country chic, from suede boots and soft sweaters to beauty products made with natural ingredients and essential oils to cookbooks.



# A TRADITION OF HOSPITALITY

*Village essentials within your grasp*

Breakfast, brunch or lunch, places to bring the family dog along, and centuries-old venues known for fine dining, Cranbrook offers a great choice on the doorstep. Just a few minutes' drive away are even more places to dine and unwind, like traditional Kentish pub The Three Chimneys with dark oak beams, aged hops, and warming fires, or the peg-tiled, weather-boarded hostelry.

## The George Hotel

0.7 miles / 13 min walk

When you dine at The George Hotel you are in good company – Elizabeth I dined here in 1573, and the tradition of good food, fine wine, and excellent ales continues today.

## Arthur's

0.7 miles / 14 min walk

A coffee shop where your four-legged friend is warmly welcomed. Stop for bagels and coffee; if you're gluten-free, you'll also find delicious cakes here.



## Larkins' Alehouse

0.6 miles / 12 min walk

Cranbrook's first micropub with local ales served straight from the cask, Kent ciders and more. Pub classics like pickled eggs and pork pies with homemade chutney make the perfect accompaniment.

## Food for Thought Café & Coffee Shop

0.7 miles / 14 min walk

A great choice of toasties, baguettes, cake, fresh-brewed coffee and more on a menu that uses locally sourced organic ingredients wherever possible.

## The Cloudberry Restaurant

0.7 miles / 14 min walk

With a curated menu of seasonal and local produce, you will find everything from sea bass to steak, wood pigeon to wood mushrooms and a wonderfully Kentish cheeseboard.

## The Hive

0.7 miles / 14 min walk

Don't fancy working from home? Enjoy a fresh coffee, cake or some of The Hive's Mediterranean-style food, at their bookable hot desks and meeting spaces.



## The Peacock Inn, Goudhurst

2.3 miles / 5 min drive

The peg-tiled, weather-boarded inn dates back to 1397 on land where peacocks once strutted around. Now you can enjoy historic character, inglenook fireplaces, and classic pub dishes on the menu.

## The Three Chimneys, Biddenden

4.6 miles / 9 min drive

A traditional Kentish pub with dark oak beams and aged hops, snugs indoors, and outdoor space overlooking lovely gardens, with fresh and locally sourced food and drink to enjoy.

# YOUR LOCAL *hotspots*

1. The Cranbrook Bakery  
10 min walk
2. Co-op Food – Cranbrook  
11 min walk
3. Cranbrook Post Office  
12 min walk
4. Larkins' Alehouse  
12 min walk
5. St Dunstan's Church, Cranbrook  
13 min walk
6. The George Hotel  
13 min walk
7. Anderson and Sons Butchers  
14 min walk
8. Bupa Dental Care Cranbrook  
14 min walk
9. The Weald Sports Centre  
14 min walk
10. Cranbrook Museum  
15 min walk
11. Cranbrook Library  
15 min walk
12. Hartley Farm Shop  
16 min walk
13. Cranbrook School  
17 min walk
14. The Queen's Hall Theatre  
17 min walk
15. Cranbrook Union Windmill  
18 min walk
16. The Old School Surgery  
18 min walk
17. Reservoir Lake  
21 min walk
18. Hartley Lands Fishery  
23 min walk
19. Orchard End Surgery  
25 min walk
20. Cranbrook Farm Shop & Nursery  
29 min walk





SISSINGHURST

CRANBROOK RUGBY CLUB

THE WEALD SPORTS CENTRE

CRANBROOK MUSEUM

THE GEORGE HOTEL

CRANBROOK SCHOOL

CO-OP FOOD CRANBROOK

CRANBROOK UNION WINDMILL



HARTLEY ACRES  
CRANBROOK



# WITHIN A TAPESTRY OF GREEN SPACES

*Feel part of somewhere special*

Whether taking a stroll or a wider country ramble followed by a Sunday roast, or sitting back in front of a roaring fire at a welcoming hostelry, you can enjoy the sights, sounds and colours of the changing seasons in the quintessential Kentish countryside to the full.

At Hartley Acres, precious ancient woodland has been protected, with new wildflower meadows, ponds, an orchard and reconnected hedgerow corridors to enrich habitats and biodiversity. With a Village Green at its heart one of many green spaces crisscrossed by pathways, this is a place with solid roots – and the perfect place to establish them.





LONDON

7

6

M25

M20

M2

M25

SEVENOAKS

MAIDSTONE

CANTERBURY

M23

TONBRIDGE

STAPLEHURST STATION

HEADCORN STATION

ASHFORD

9

ROYAL TUNBRIDGE WELLS

GOUDHURST



M20

FOLKESTONE

8

2

TENTERDEN

4

3

HAWKHURST

BENENDEN

RYE

10

5

- 1. National Trust – Sissinghurst Castle Garden
- 2. Bedgebury National Pinetum and Forest
- 3. Pashley Manor Gardens
- 4. Bewl Water
- 5. Camber Sands

- 6. Bluewater Shopping Centre
- 7. Lakeside Shopping Centre
- 8. National Trust – Scotney Castle
- 9. Hever Castle & Gardens
- 10. Camber Castle

# FIRST-CLASS FOUNDATIONS FOR LIFE

*Feel part of somewhere special*

From imaginative early years schooling through nurturing village primary education to high-performing sixth forms that launch successful futures, you will find Cranbrook's educational performance is exemplary.



## PRE-SCHOOL & NURSERIES

### Junior's Day Nursery

0.7 mile / 2 min drive

With Teenies, Toddlers and Pre-school sections for ages 3 months to 5 years, the semi-rural location surrounded by orchards also make the perfect setting for the nursery's forest school activities.

**Ofsted-rated Outstanding**

### Woodpeckers Pre-School

0.9 miles / 3 min drive

Open 38 weeks a year for ages 2–5 years, the pre-school is run by a team of highly qualified early years practitioners, and follows the Early Years Foundation Stage Framework.

**Ofsted-rated Good**

### Goudhurst Village Pre-School

3.8 miles / 9 min drive

Based in the centre of Goudhurst, the pre-school offers a spacious activity hall, woodland experience area and the chance to learn basic languages, signing, music and cookery.

**Ofsted-rated Outstanding**

## PRIMARY

### Cranbrook C of E Primary

1.0 miles / 4 min drive

A quintessential village school and an integral part of the community where pupils learn to thrive and take on responsibility in roles like school councillors and school librarians.

**Ofsted-rated Good**

### Goudhurst & Kildown C of E Primary

3.5 miles / 9 min drive

Set in the heart of the nearby village of Goudhurst, this primary school prides itself on promoting curiosity and compassion amongst its pupils within its exciting and stimulating learning environment.

**Ofsted-rated Outstanding**

### Colliers Green C of E Primary

2.9 miles / 7 min drive

A quaint, rural school where every child is encouraged to be the best they can be and develop their love of learning and discovery.

**Ofsted-rated Good**

## SENIOR

### Cranbrook School

0.8 miles / 17 min walk

A co-educational school and the only state grammar school providing both day and boarding provision. The school aims to promote integrity, kindness, curiosity, aspiration and individuality.

**Ofsted-rated Good**

### Homewood School & Sixth Form Centre

10.4 miles / 24 min drive

A welcoming and inclusive school with an exciting curriculum, offering various pathways to help meet their students' individual needs and aspirations.

**Ofsted-rated Good**

### Bennett Memorial Diocesan School

15.2 miles / 40 min drive

A Church of England school that sets great store by the development of character and values. Students benefit from a vast range of wider opportunities outside lessons, especially in music and sport.

**Ofsted-rated Outstanding**

## INDEPENDENT

### Dulwich Cranbrook

2.0 miles / 8 min drive

Dulwich Cranbrook is an independent day and boarding school for girls and boys from early years education at aged 2 through to 16 years in the Upper School.

**ISI-rated Excellent**

### Benenden School

4.4 miles / 12 min drive

A leading UK boarding and day school for girls aged 11–18, Benenden school prides itself on providing a complete education with its world-class facilities.

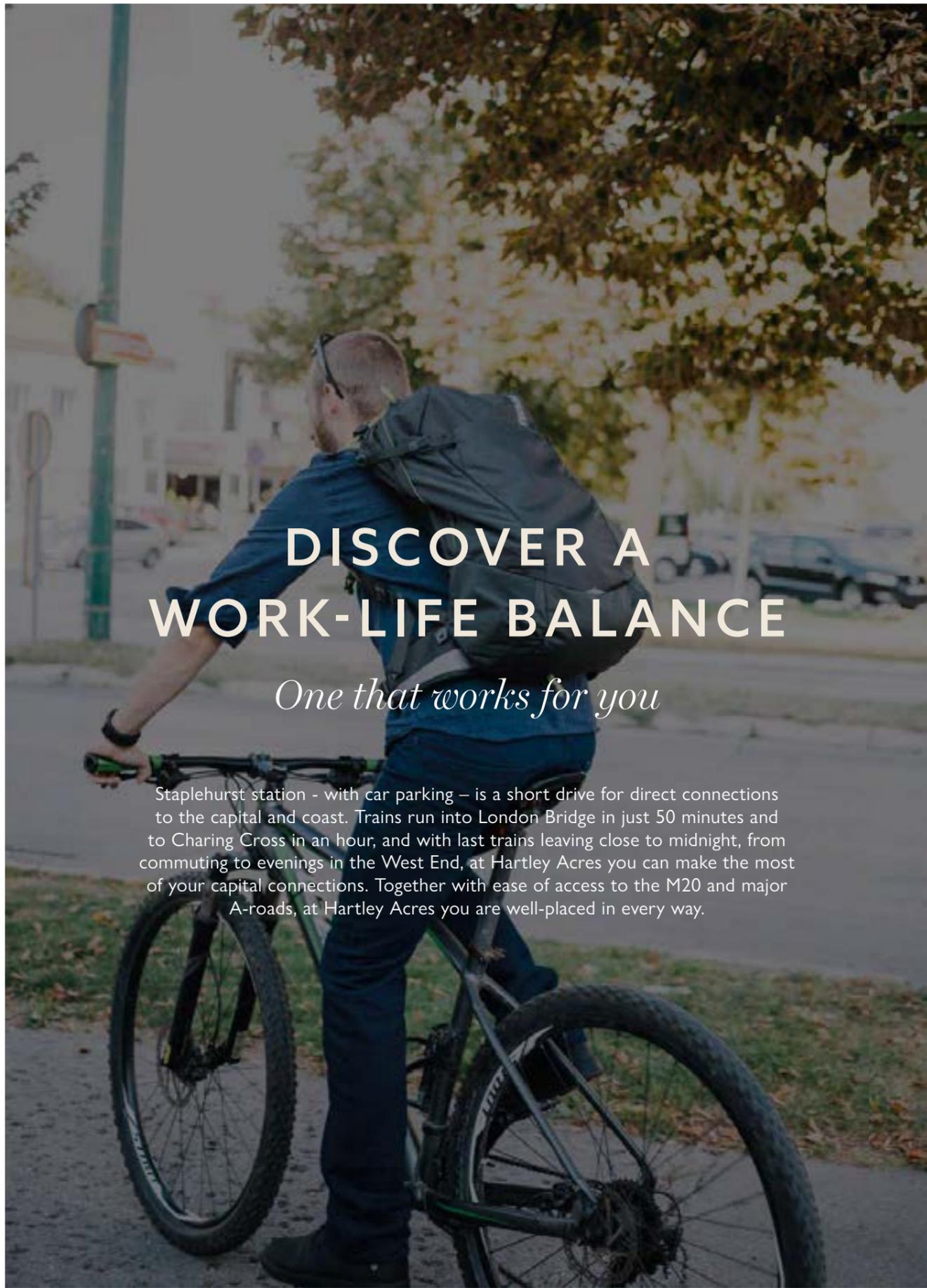
**ISI-rated Excellent**

### Bethany School

5.4 miles / 14 min drive

Bethany's careful nurturing and guidance aims to equip each child with the skills, knowledge and confidence to prepare them for life beyond education.

**ISI-rated Excellent**



# DISCOVER A WORK-LIFE BALANCE

*One that works for you*

Staplehurst station - with car parking – is a short drive for direct connections to the capital and coast. Trains run into London Bridge in just 50 minutes and to Charing Cross in an hour, and with last trains leaving close to midnight, from commuting to evenings in the West End, at Hartley Acres you can make the most of your capital connections. Together with ease of access to the M20 and major A-roads, at Hartley Acres you are well-placed in every way.

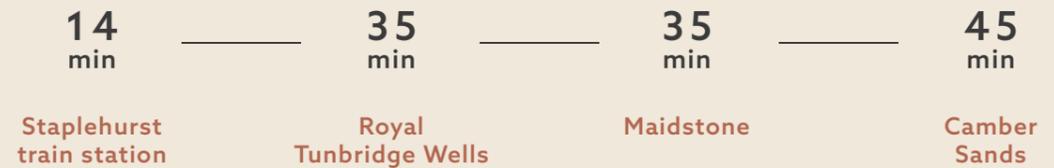
### BY FOOT



### BY BICYCLE



### BY CAR



### BY TRAIN

From Staplehurst Train Station







Computer generated image of plots 165-168 and indicative only.



That is why throughout Hartley Acres, you will discover beautiful, open green spaces, with homes that are each distinctive, desirable and all reflecting authentic architectural features. From substantial family homes built of redbrick complete with tile-hung upper floors to weatherboarded rural-inspired homes, the feeling is always traditionally Kentish with a contemporary flair. Together with carefully chosen roof styles including pitched and gabled roofs, the result is a highly appealing setting – and a home of distinction.



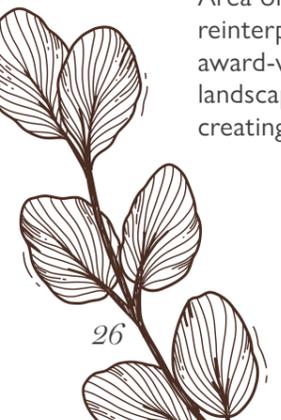
Every locality reflects the materials imbuing its architectural style, colour palette and appeal, and in Kent, the brickworks and forests gave its villages their individual look and charm.

Now Hartley Acres takes the quintessential character of Cranbrook and wider High Weald Area of Outstanding Natural Beauty reinterpreted for today by leading award-winning architects and landscape designers passionate about creating distinctive, sustainable places.



# EMBRACING KENTISH INSPIRATION & SUSTAINABLE VISION

*The true feeling of home*



# SITE PLAN



- KEY**
- Visitor Parking Space
  - Parking Space
  - Coach House Parking Space
  - Car Port
  - Garage
  - EV Charging Points
  - EV Charging Columns
  - Footpaths
  - Affordable Homes
  - Sheds
  - Timber Bollards
  - Pumping Station
  - Sub Station
  - Bin Collection Point
  - Air Source Heat Pump

- KEY**
- Site Boundary
  - Post and Rail Fence with Wire Mesh
  - Low Brick Wall
  - 1.8m Brick Wall
  - 1.5m Brick Wall
  - 1.2m Estate Railing
  - 0.9m Vertical Bar Railing
  - 0.9m Picket Fence
  - The Woodland Collection

## 2 BEDROOM HOMES

- The Beacon**  
Plots: 8, 9, 10, 11, 12, 21, 22, 26, 27, 28, 37, 38, 73, 74, 76 & 77
- The Furth**  
Plots: 31, 86 & 87
- The Pendle**  
Plots: 68, 102, 103, 172 & 180

## 3 BEDROOM HOMES

- The Lewis**  
Plots: 4, 5, 16, 17, 33, 34, 35, 69, 70, 72, 84, 85, 106, 107, 158, 159, 173, 174, 177 & 179
- The Eden**  
Plots: 2, 20, 32, 40, 78, 81, 101, 160, 168, 169, 171 & 176
- The Mynde**  
Plot: 104
- The Newton**  
Plot: 105
- The Willow**  
Plots: 7, 13, 23, 24, 29, 30, 39, 43, 64, 67, 79, 80, 170 & 175

## 4 BEDROOM HOMES

- The Barnett**  
Plot: 1
- The Bramley**  
Plots: 19, 25, 65, 66, 82, 83, 154, 155, 161, 162, 164, 165, 166, 167 & 178
- The Brook**  
Plots: 3, 6, 14, 15, 18, 36, 41, 42, 44, 63, 71, 75, 98, 99, 100, 156, 157 & 163

## 5 BEDROOM HOMES

- The Goddard**  
Plots: 108, 109, 110, 111, 112, 113, 114, 115, 116 & 117
- The Crane House**  
Plot: 118



“ We remain committed to delivering vitally needed quality new homes, from apartment developments to landmark mixed-use regeneration schemes. ”

Hartley Acres embodies this proactive, ongoing commitment, from the gas-free aspect to the preservation of habitats and creation of new ones, whether protecting badgers or installing bug hotels. We measure our success by achieving a net gain in local biodiversity in our developments that also enhance the lives of those who live in and near them.



# ABOUT THE HILL GROUP

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of

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the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024



Photography is of another Hill development, Millside Grange, and is for indicative purposes only.

Millside Grange, Croxley Green



Photography is of another Hill development, Knights Park, and is for indicative purposes only.

Knights Park, Cambridge



Photography is of another Hill development, Mosaics, and is for indicative purposes only.

Mosaics, Oxford





## FINDING US

Hartley Acres is located on the junction between Hartley Road (A229) and the High Street, just 0.5 miles\* from Cranbrook town centre.

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