



**LITTLE RANDOLPHS
FARM**

BIDDENDEN



LITTLE RANDOLPHS FARM

Little Randolphs Farm is the very essence of refined countryside living. Six stunning houses will form an idyllic courtyard setting, with the grounds enhanced by soft landscaping.

Design influences have been drawn from the most-admired architecture seen across Kent. The resulting homes are a contemporary take on traditional architecture, with many highly- practical and desirable aspects.

Choose from three, four or five bedrooms, with each home enjoying a large private garden, a car port for at least two vehicles and a generous, luxury specification.



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Biddenden:

beauty in abundance

Biddenden is the epitome of the good life in the Garden of England. Here the landscape is verdant and the soil so fertile it supports bountiful vineyards and fruit-laden orchards. The wider Weald of Kent setting also brings with it natural beauty that stretches for miles.

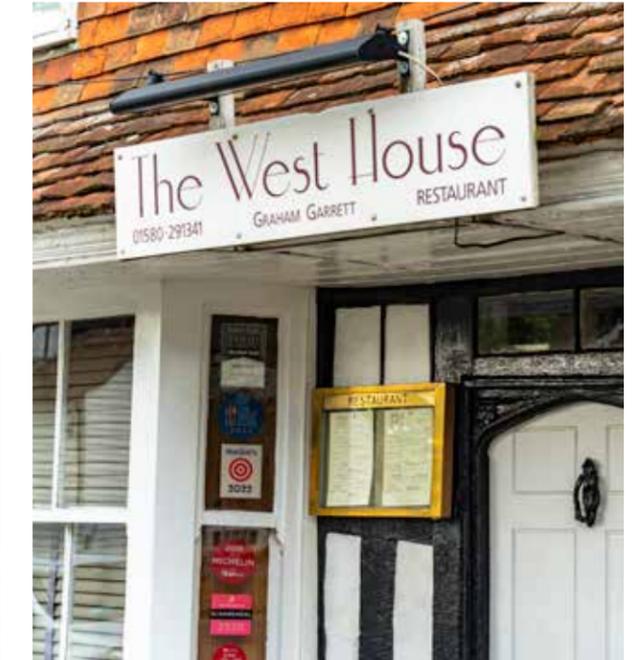
Biddenden is characterised by historically important buildings, including grand listed houses, 17th century Flemish weavers' cottages and the 12th century All Saints church. Together with the iconic sign at the village green, which depicts the famous 'Biddenden Maids', they tell the fascinating story of this picturesque location.



Walk to a thriving village centre

Step outside your front door, walk 10 minutes and find yourself at the heart of a historic High Street. All of Biddenden's main amenities are located along one main thoroughfare for ease and a strong sense of community. Stop for brunch at the Bakehouse Café, pick up essentials at the convenience store, book a table at The West House restaurant or meet friends at The Red Lion pub. The High Street is also where you'll find the village's playschool, primary school and church.

The wider village doesn't disappoint. Close by is Biddenden Vineyard, with its extensive on-site shop, The Three Chimneys - a pub that's been serving patrons for more than 500 years - and Indian restaurant Gram Spice. Another village highlight is Tractorfest – a spectacular annual event that celebrates rural life.





Learning & leisure

Families are attracted to Biddenden for its access to A* educational facilities. In the village itself is Biddenden PlaySchool and John Mayne Church of England primary school – both with a ‘Good’ Ofsted rating. St Michael’s and Frittenden are alternative Church of England primary schools less than three miles away.

For those with older children, Biddenden is in the priority catchment for Cranbrook Grammar School – a valuable and desirable aspect. The village is also served by Homewood School and Sixth Form Centre, Benenden School and The Dulwich School Cranbrook – the latter providing independent educational options.

Walk eight minutes from Little Randolph’s Farm and you’ll discover a cluster of recreational opportunities. Residents can enjoy a private footpath linking your new home to Millennium Field, with its stream, ponds and woodland, is joined by a play park, 20.5 acres of adjoining nature and conservation areas, plus lawn tennis, bowls and squash clubs.

Immaculate greens can be found a short drive away at The Chart Hills Golf Club - the first Signature Sir Nick Faldo-designed golf course in Europe. Another hub of activity is Bloomsbury Biddenden - home of wellness retreats, creative workshops, yoga classes, live music and The Garden Eatery.





Local areas to love

The Weald of Kent is renowned for its chocolate box locations and a short drive away is one of the best - Tenterden. This small town buzzes with boutiques, restaurants and pubs, with Waitrose, Boots, FatFace and Mint Velvet adding big brand appeal to the High Street. Tenterden is also home to the Kent & East Sussex Railway, a three-day Christmas market and the award-winning Chapel Down Vineyard.

Nearby Headcorn is a go-to village for a number of reasons. As well as the location of the closest mainline train

station, it's crammed full of medieval buildings, interesting shops, country pubs and walking trails. Don't forget to look up – Headcorn Aerodrome is a favourite among Spitfire and Tiger Moth pilots, and it hosts the annual Battle of Britain Show.

Travel a little further and you'll find yourself in Cranbrook, with its stunning smock windmill and array of independent shops, while Sissinghurst Castle & Gardens and Hole Park Gardens are a short drive away.

Connected living

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 2024.



On foot

- Biddenden Village Hall
0.4 miles
- The Red Lion
0.5 miles
- John Mayne C of E Primary School
0.5 miles
- The Bakehouse Café
0.5 miles
- The West House Restaurant
0.5 miles
- Biddenden Vineyard
1 mile



By road

- Tenterden
4.5 miles
- Headcorn
4.5 miles
- Sissinghurst Castle Garden
4.6 miles
- Hole Park Gardens
4.7 miles
- Ashford International Train Station
12 miles
- Tunbridge Wells
19 miles



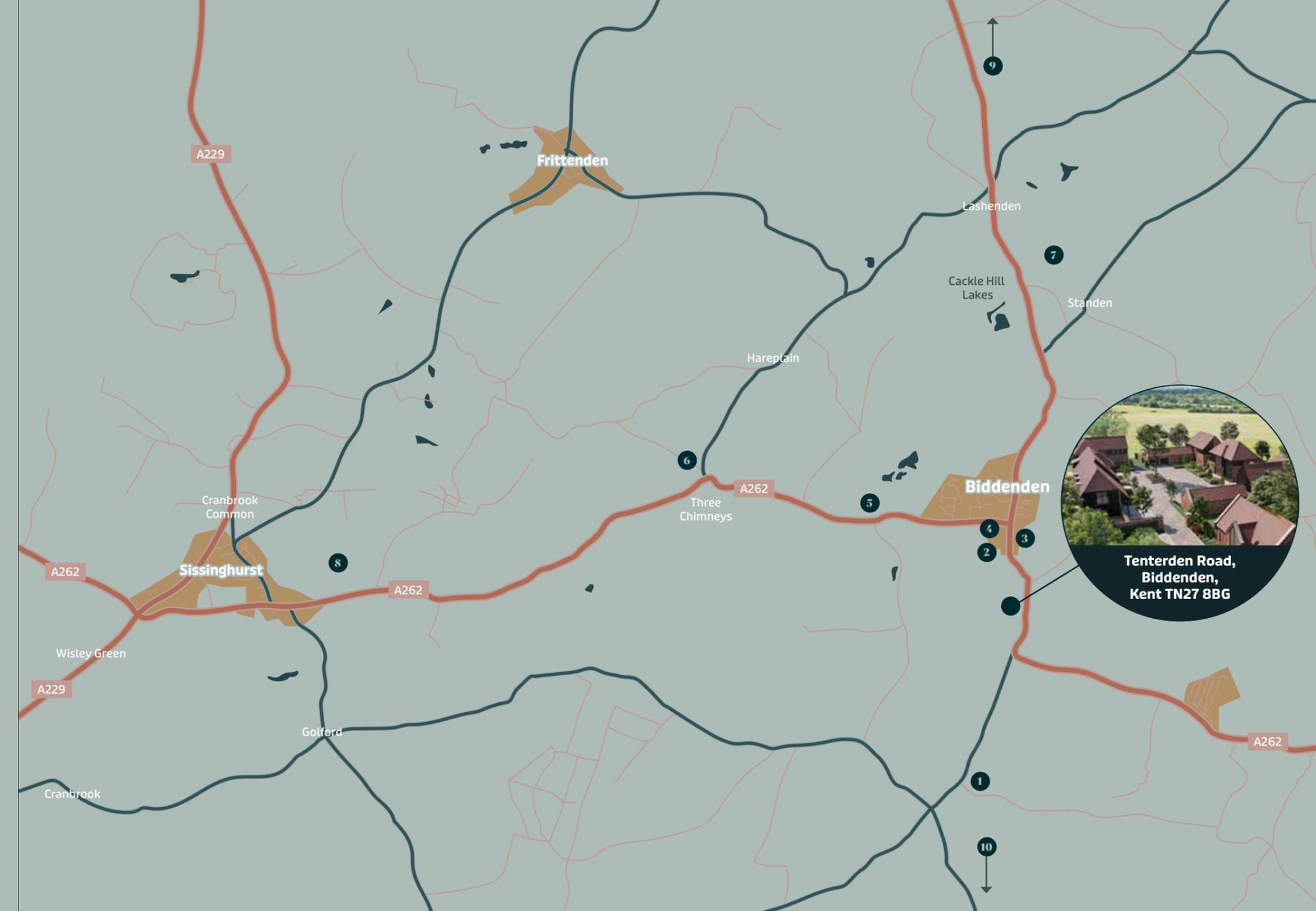
By rail

(from Headcorn station)

- Ashford International
15 minutes
- Sevenoaks
34 minutes
- Folkestone Central
34 minutes
- London Bridge
60 minutes
- London Waterloo East
65 minutes
- London Charing Cross
68 minutes



- 1 Biddenden Vineyard
- 2 Biddenden Play Park
- 3 Biddenden Village Hall
- 4 John Mayne C of E Primary School
- 5 Bloomsburys Biddenden
- 6 The Three Chimneys
- 7 Chart Hills Golf Club
- 8 Sissinghurst Castle Garden
- 9 Headcorn
- 10 Tenterden





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Siteplan



Ash Lodge - 3 bedroom home

1



Ferndale - 5 bedroom home

2



Rosewood - 4 bedroom home

3



Longview - 4 bedroom home

4



Meadowside - 4 bedroom home

5



The Brackens - 4 bedroom home

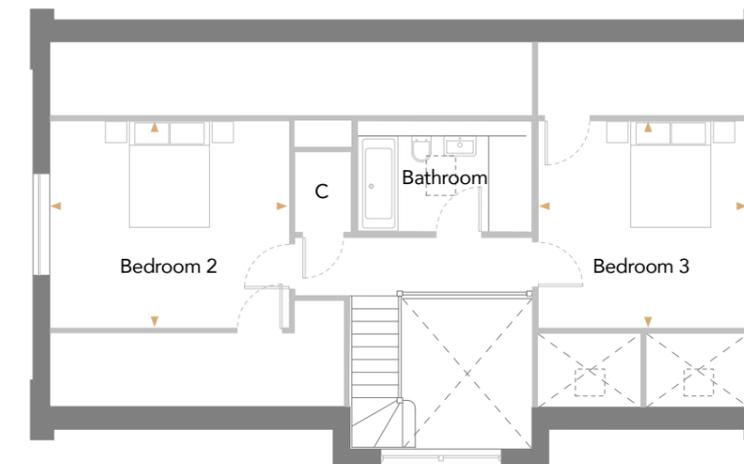
6

Ash Lodge

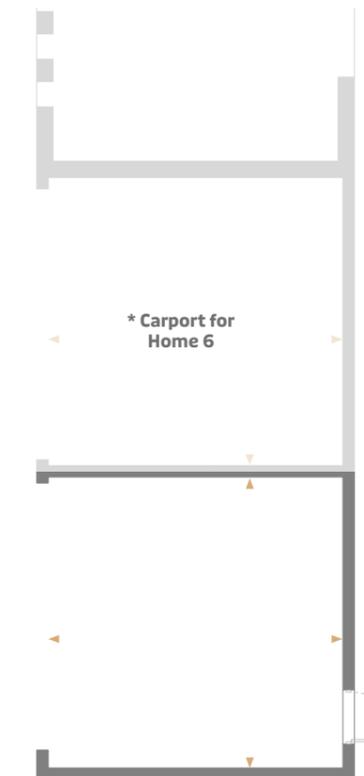
Home 1



First Floor



Ground Floor



Carport located next to Home 6



Ground Floor

Kitchen/Lounge/Dining Room
7085mm x 6899mm 23'3" x 22'8"

Master Bedroom
4650mm x 4602mm 15'3" x 15'1"

Utility/WC
3261mm x 1838mm 10'8" x 6'

First Floor

Bedroom 2
4484mm x 3898mm 14'9" x 12'9"

Bedroom 3
3927mm x 3898mm 12'11" x 12'9"

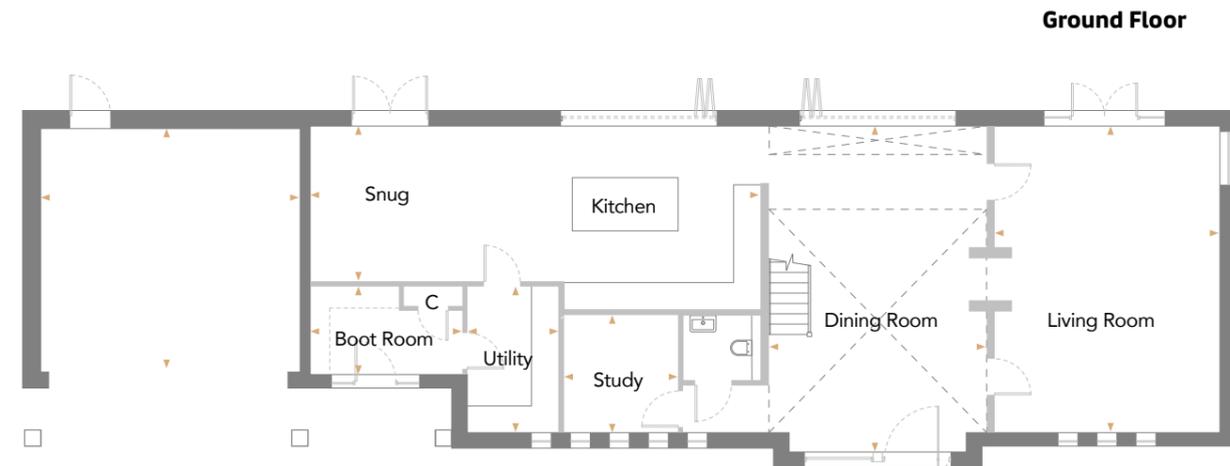
Carport
5523mm x 5491mm 18'1" x 18'

Ferndale

Home 2



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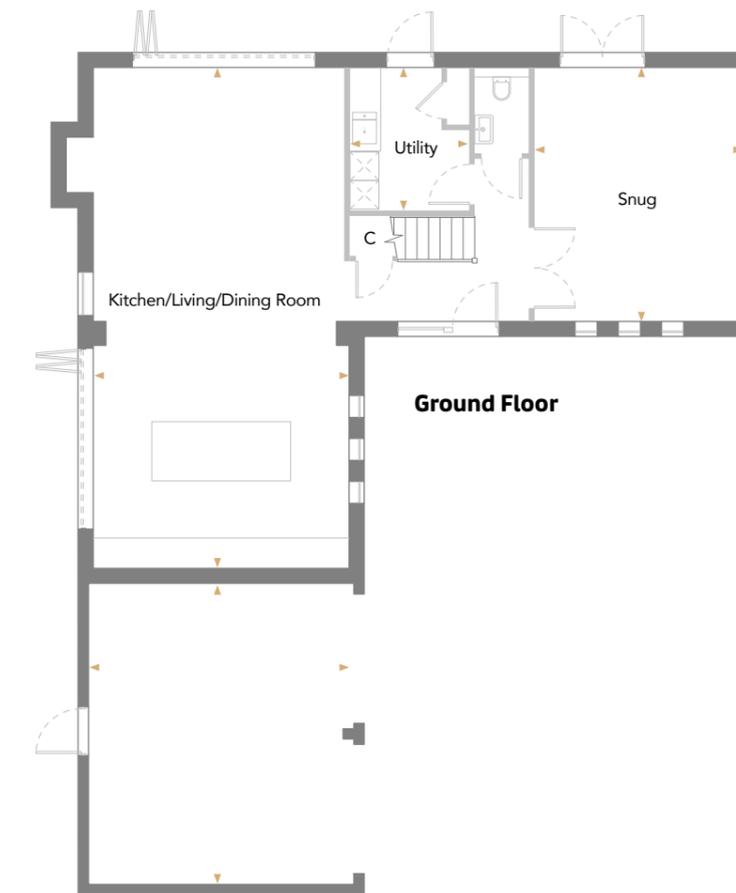


| Floor | Room | Dimensions (mm) | Dimensions (ft/in) |
|--------------|--------------|------------------|--------------------|
| Ground Floor | Kitchen/Snug | 10388mm x 4257mm | 34'1" x 14' |
| | Dining Room | 7588mm x 5024mm | 24'11" x 16'6" |
| | Living Room | 7125mm x 5198mm | 23'4" x 17'1" |
| | Boot Room | 3511mm x 2045mm | 11'6" x 6'9" |
| | Utility | 3395mm x 2099mm | 11'2" x 6'11" |
| | Study | 2733mm x 2630mm | 9' x 8'8" |
| | First Floor | Master Bedroom | 5197mm x 4837mm |
| Bedroom 2 | | 5775mm x 2687mm | 17'11" x 8'10" |
| Bedroom 3 | | 3991mm x 2835mm | 13'1" x 9'4" |
| Bedroom 4 | | 4573mm x 3319mm | 15' x 10'11" |
| Bedroom 5 | | 4573mm x 3160mm | 15' x 10'4" |
| | Carport | 5984mm x 5656mm | 19'8" x 18'7" |



Rosewood

Home 3



| | | | |
|---------------------|-----------------------------------|------------------|----------------|
| Ground Floor | Kitchen/Living/Dining Room | 10499mm x 5325mm | 34'5" x 17'6" |
| | Snug | 5324mm x 4353mm | 17'6" x 14'3" |
| | Utility | 2999mm x 2478mm | 9'10" x 8'2" |
| First Floor | Master Bedroom | 5324mm x 2758mm | 17'6" x 9'1" |
| | Bedroom 2 | 4821mm x 3237mm | 15'10" x 10'7" |
| | Bedroom 3 | 5325mm x 2936mm | 17'6" x 9'8" |
| | Bedroom 4 | 3925mm x 2999mm | 12'11" x 9'10" |
| | Carport | 6310mm x 5523mm | 20'8" x 18'1" |

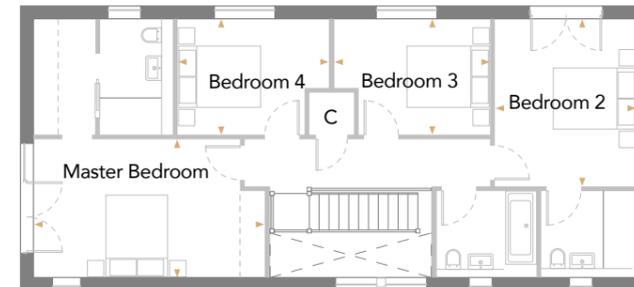


Longview

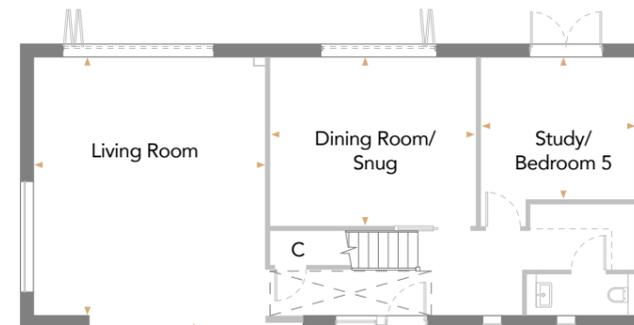
Home 4



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First Floor



Ground Floor



Ground Floor
Kitchen/Dining
 5729mm x 5212mm 18'10" x 17'1"

Living Room
 6337mm x 5634mm 20'9" x 18'6"

Dining Room/Snug
 5005mm x 4139mm 16'5" x 13'7"

Study/Bedroom 5
 3778mm x 3489mm 12'5" x 11'5"

First Floor
Master Bedroom
 5625mm x 3386mm 18'5" x 11'1"

Bedroom 2
 4103mm x 3441mm 13'6" x 11'3"

Bedroom 3
 3903mm x 2837mm 12'10" x 9'4"

Bedroom 4
 3683mm x 2837mm 12'1" x 9'4"

Carport
 6085mm x 5410mm 20' x 17'9"

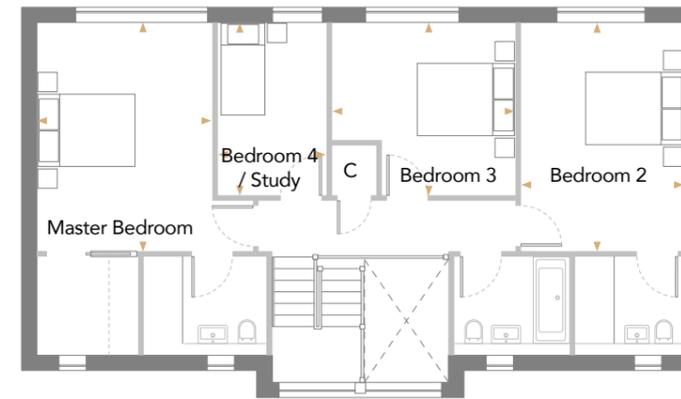


Meadowside

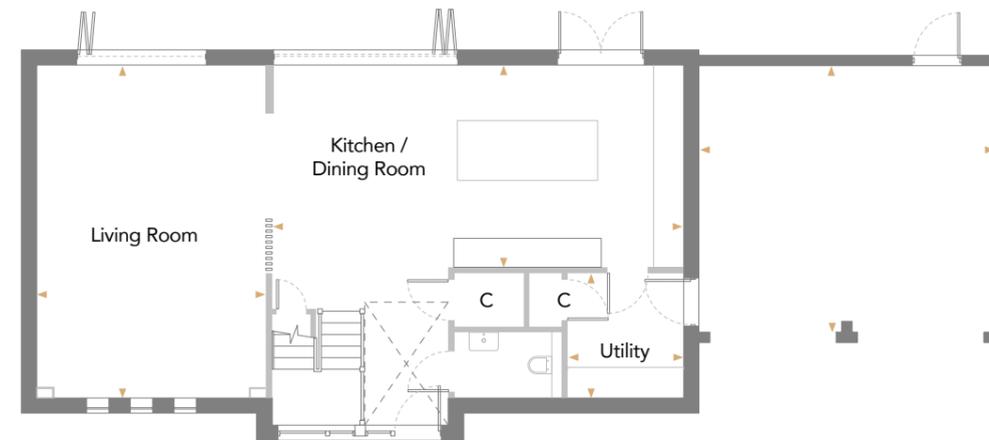
Home 5



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First Floor



Ground Floor



Ground Floor

Kitchen Dining
8466mm x 4191mm 27'9" x 13'9"

Living Room
6900mm x 4714mm 22'8" x 15'6"

Utility
2586mm x 2388mm 8'6" x 7'10"

First Floor

Master Bedroom
4741mm x 3611mm 15'7" x 11'10"

Bedroom 2
4741mm x 3350mm 15'7" x 11'

Bedroom 3
3582mm x 3773mm 11'9" x 12'5"

Bedroom 4/Study
3582mm x 2236mm 11'9" x 7'4"

Carport
6085mm x 5523mm 20' x 18'1"

The Brackens

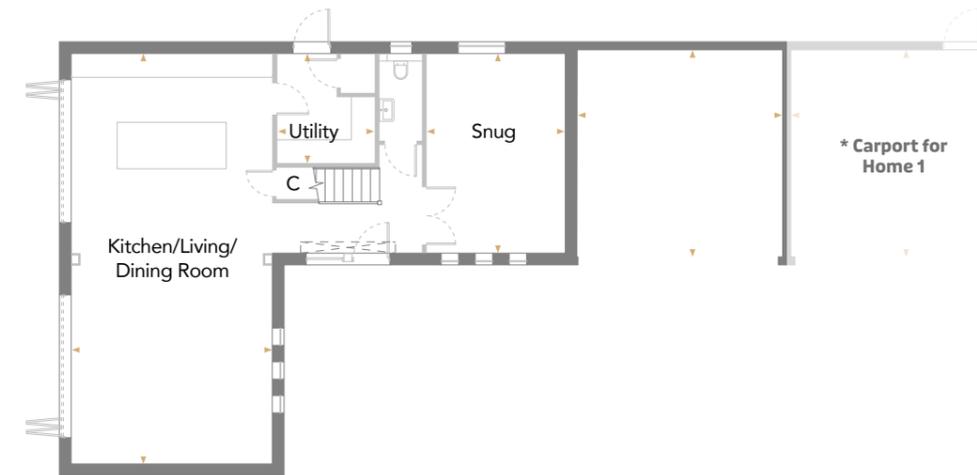
Home 6



First Floor



Ground Floor



Ground Floor
Kitchen/Living/Dining Room
 10949mm x 5325mm 35'11" x 17'6"

Snug
 5325mm x 3674mm 14'6" x 12'1"

Utility
 2920mm x 2582mm 9'7" x 8'6"

First Floor
Master Bedroom
 3600mm x 5325mm 17'6" x 11'10"

Bedroom 2
 4298mm x 3550mm 14'1" x 11'8"

Bedroom 3
 5325mm x 2923mm 17'6" x 9'7"

Bedroom 4
 4247mm x 2932mm 13'11" x 9'7"

Carport
 5523mm x 5442mm 18'1" x 17'10"





Specification

Every home at Little Randolphs Farm has been lavished with a premium specification. Move from room to room admiring the quality and imagining yourself living in elevated comfort. As well as exemplary aesthetics, a meticulous selection process ensures there are superior levels of customisation and sustainability.

Elements of note include bespoke fitted kitchens with Quartz worktops, soft close cabinetry and integrated appliances; contemporary bathroom suites that draw design influences from luxury hotels; app-controlled heating/hot water via underfloor heating, an air source heat pump and radiators; upgraded ultrafast fibre optic broadband connection; flooring combination of real wood and/or porcelain plus carpet, and landscaped front and rear gardens.



Kitchen

- Fully fitted kitchen with Quartz worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Range Cooker*
- Built-in oven*
- Built-in microwave / Combi Oven *
- Induction hob with downdraft extractor*
- Cooker extractor*
- Integrated fridge freezer*
- Integrated dishwasher
- Under wall cabinet LED lighting and sockets





Bathroom & Ensuite

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- Wall Mounted WC with concealed cisterns
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to all showers bathrooms
- Heated towel rail
- Feature LED lighting
- Shaver Socket
- Porcelain tiled walls and floors



Security

- High security front entrance doors with multipoint locking
- Internal intruder alarm with flush control keypad pad to entrance hall.
- Alarm with connected App for control and monitoring (requires WI-Fi & internet subscription not included)

Heating, Electrical & Lighting

- Heating and Hot water provided by Air Source Heat Pump
- Underfloor heating to complete Ground Floor
- Smart Heating and Hot Water controls with connected APP (requires WI-Fi & internet subscription not included)
- Radiator Heating to First floor
- Heated Towel Rail to Bathroom and Ensuite Bathrooms
- TV/Media points to living room and all bedrooms
- Cat 5 network cabling to all media points
- BT points to entrance hall, study*, living room and Master bedroom
- Upgraded Ultrafast Fibre Optic connection for Telephone and Internet
- LED Lighting throughout

Interior Finishes

- Fitted Wardrobes to Master bedrooms
- Elegant skirting and architraves with white finish
- Matt paint work finish to all rooms
- Internal Oak doors with Nickel furniture
- Staircase with Oak Handrails & Newel posts
- Real Wood Engineered oak flooring to entrance hall, living room and Kitchen areas*
- Alternative Porcelain floor tiling to entrance hall, Kitchen - Family Rooms*
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

External Finishes

- LED Lighting to front and rear of property
- Landscaped front and rear gardens with feature planting and lawns laid to turf
- Natural sandstone paving to paths and rear terrace areas
- External tap to side/rear of property
- External double socket to rear of property

* Plot Specific

About Wedgewood

At Wedgewood Homes we have established an excellent reputation for developing quality new homes. All aspects of our developments are controlled in house by our teams of designers, architects and project managers.

Coastlands features glass-fronted balconies, panoramic floor-to-ceiling windows, a distinctive roofline, an extensive landscaped communal garden, a luxury specification and allocated parking. Throughout the scheme the judges were struck by the meticulous attention to detail and high-quality finishes, characterised by bespoke staircases built onsite and through fully chosen exterior materials. The Wedgewood team has taken a great deal of pride in the scheme – deservedly so. It is hard to find fault with this superb example of what a small, passionate team can achieve.

Judges comment.



INSPIRING DESIGNS

Our designers stay abreast of all the latest technology initiatives and interior finishes, so you will not find the same end result in any two of our developments. We are renowned for build quality, high specifications and luxury fittings.

A DEDICATED TEAM

Our Directors and senior personnel are closely involved in all stages of our developments and can often be seen working on site. This hands-on approach ensures the highest standards of craftsmanship by our construction personnel and our meticulous high standards, attention to construction quality and standard of finish are reflected throughout all stages and elements of our developments.

Wedgewood Homes are Premier Guarantee registered developers and all of our new homes come complete with a 10 year warranty. Our customer service team is second to none and is on hand to ensure that any queries our homeowners have are dealt with speedily and efficiently.

“The experience and abilities of our teams ensure that high quality and attention to detail flow through every inch of our new homes.”

Mathew Carpenter, Managing Director.

WEDGEWOOD
HOMES



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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.