





# OUTSTANDING NEW HOMES IN THE HEART OF KENT

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An exclusive collection of just seven 3, 4 and 5 bedroom detached family homes, located in the desirable Kent village of Bredhurst. With a beautifully landscaped setting, Blacksmith Court offers a picturesque and tranquil environment for its residents.

Each property has been finished to Heritage Designer Homes' high specification and benefits from being arranged over two-storeys, giving a perfect balance of generous living and sleeping accommodation.



# AN ENVIABLE LOCATION

Bredhurst is a small, traditional English Village, centred around the popular Bell Inn pub and beautiful thirteenth century church. Whilst a haven of serenity for most of the year, there is a renowned Mayday celebration when the village is decked out in bunting and adorned with stalls.

The village is conveniently located off junction 4 of the M2 motorway and approximately 2.9 miles away from Rainham train station which offers an outstanding service. Commuters, shoppers and day trippers can enjoy direct services to many of London's major stations, including St Pancras International, Stratford International, Cannon Street, Blackfriars and Victoria.

Lovers of outdoor pursuits are spoilt for choice with the 'Garden of England' on your doorstep. Whether it's long country walks, a leisurely round of golf or even a trip to the beach, Blacksmith Court is the perfectly placed for everything Kent has to offer.

For those with a more global outlook on life, Ebbsfleet International is a mere 18 miles away, offering direct services to Paris in around 2 hours. Gatwick Airport is only 43 miles away and easily accessible via the motorway network.

The OFSTED rated 'outstanding' Bredhurst Church of England Primary school is within easy reach of Blacksmith Court, making a highly attractive proposition for families with children.



Key Travel Distances



Sample Journey Times from Rainham Train Station

## Bredhurst Primary School

0.2 miles



## Rainham Train Station

2.9 miles



## Maidstone

6.5 miles



## Ebbsfleet International

18.4 miles



London  
40.9 miles



## Gatwick Airport

42.6 miles

## Stratford International

42 minutes



## London St Pancras

50 minutes



## London Victoria

59 minutes



## London Cannon Street

60 minutes

Distances and times are approximate

# THE DEVELOPMENT

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The houses at Blacksmith Court are approached via a beautifully landscaped private drive, flanked by an imposing brick and flint wall. With many of the houses set back from the road, there is an immediate sensation of space and privacy. The front gardens are defined by sleeper planters and post and rail fencing and feature an array of mature trees, creating an attractive green environment for all residents to enjoy.



**FAMILY**  
noun  
a group of people who live together  
and usually drive each other crazy  
but share so much love for one another.



Heritage Designer Homes are renowned for producing homes of distinction, defined by an enviable specification and fastidious attention to detail.

**HDH** HERITAGE DESIGNER HOMES  
HOUSES BUILT TO YOUR SPECIFICATION



## GENERAL

- Front doors with Wink Haus multi-locking system
- Caradon oak effect flooring to ground floor (except living rooms)
- Oak veneer internal doors with chrome ironmongery
- Luxury carpet to living rooms, stairwell and bedrooms
- UPVC double glazed windows
- UPVC double glazed French doors from reception rooms to gardens
- 'Hamlet' log burner to plots 3, 4 & 8
- Composite electrically operated garage doors
- Mains powered smoke alarm system
- 10 Year Advantage Insurance Buildmark Warranty

## KITCHENS

- Fully fitted high gloss kitchens with white and grey fitted units
- Composite worktops and upstands
- Breakfast bar to selected plots
- A range of integrated appliances including:
  - Eye level Neff multifunction ovens
  - Neff induction hob
  - Feature extractor fan
  - Full size dishwasher
  - Full height fridge and freezer
  - Wine fridge

## UTILITY ROOMS

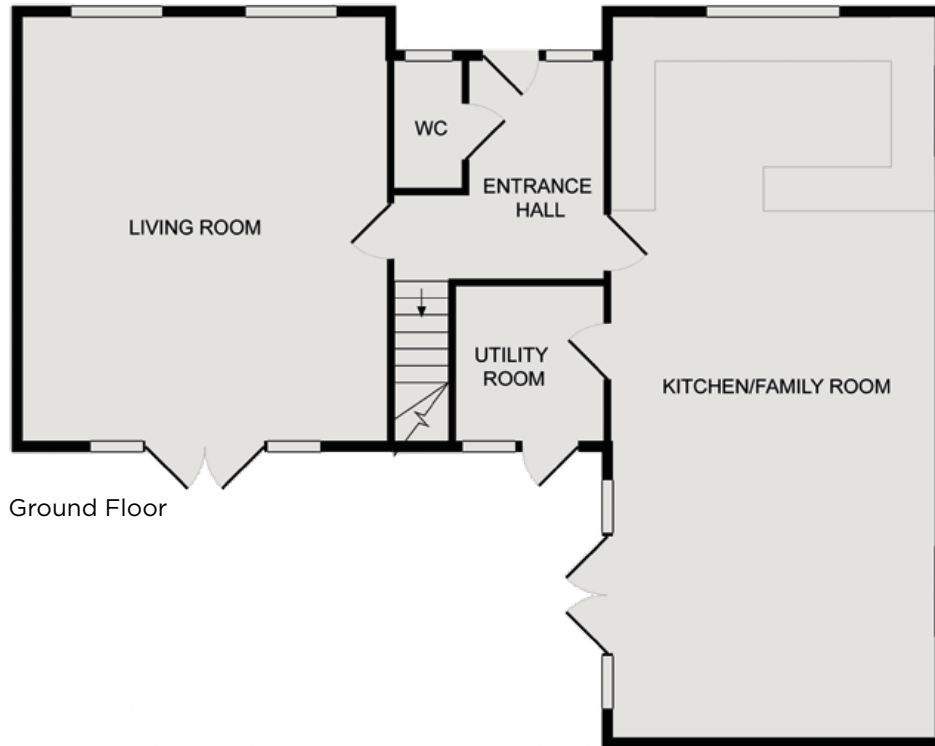
- Fully fitted high gloss kitchen units
- Composite worktops and upstands
- Chrome wall sockets with USB charging points
- A+++ rated integrated washing machine

## HEATING & PLUMBING

- Wireless heating controls throughout
- Zoned underfloor heating to ground floor
- Radiators to first floor
- Alpha condensing boiler
- Megaflo System







Ground Floor



First Floor

**Approximate Gross Internal Floor Area**  
**1,877 sq ft / 174.4 sq m**

## GROUND FLOOR

Hall	3.11m x 1.93m (10'2" x 6'4")
Living Room	6.21m x 5.57m (20'4" x 18'3")
Kitchen / Family Room	10.41m x 4.56m (34'2" x 14'12")
Utility	2.25m x 2.16m (7'5" x 7'1")
WC	1.87m x 1.00m (6'2" x 3'3")

## FIRST FLOOR

Bedroom 1	5.28m x 4.56m (17'4" x 14'12")
Ensuite	2.10m x 1.88m (6'11" x 6'2")
Bedroom 2	5.45m x 3.94m (17'11" x 12'11")
Bedroom 3	4.56m x 3.08m (14'12" x 10'11")
Ensuite	2.37m x 1.88m (7'9" x 6'2")
Bathroom	2.81m x 2.02m (9'3" x 6'8")

# 3 BLACKSMITH COURT

**Approximate Gross Internal Floor Area**  
**2,798 sq ft / 232.5 sq m**

## GROUND FLOOR

Hall	3.65m x 2.27m (11'11" x 7'5")
WC	2.01m x 1.29m (6'7" x 4'3")
Kitchen	5.64m x 3.15m (18'6" x 10'4")
Utility	2.60m x 1.99m (8'6" x 6'6")
Dining/Family Room	7.76m x 6.51m (25'6" x 21'4")
Living Room	5.86m x 5.07m (19'3" x 16'8")
Garage	6.19m x 5.86m (20'4" x 19'3")

## FIRST FLOOR

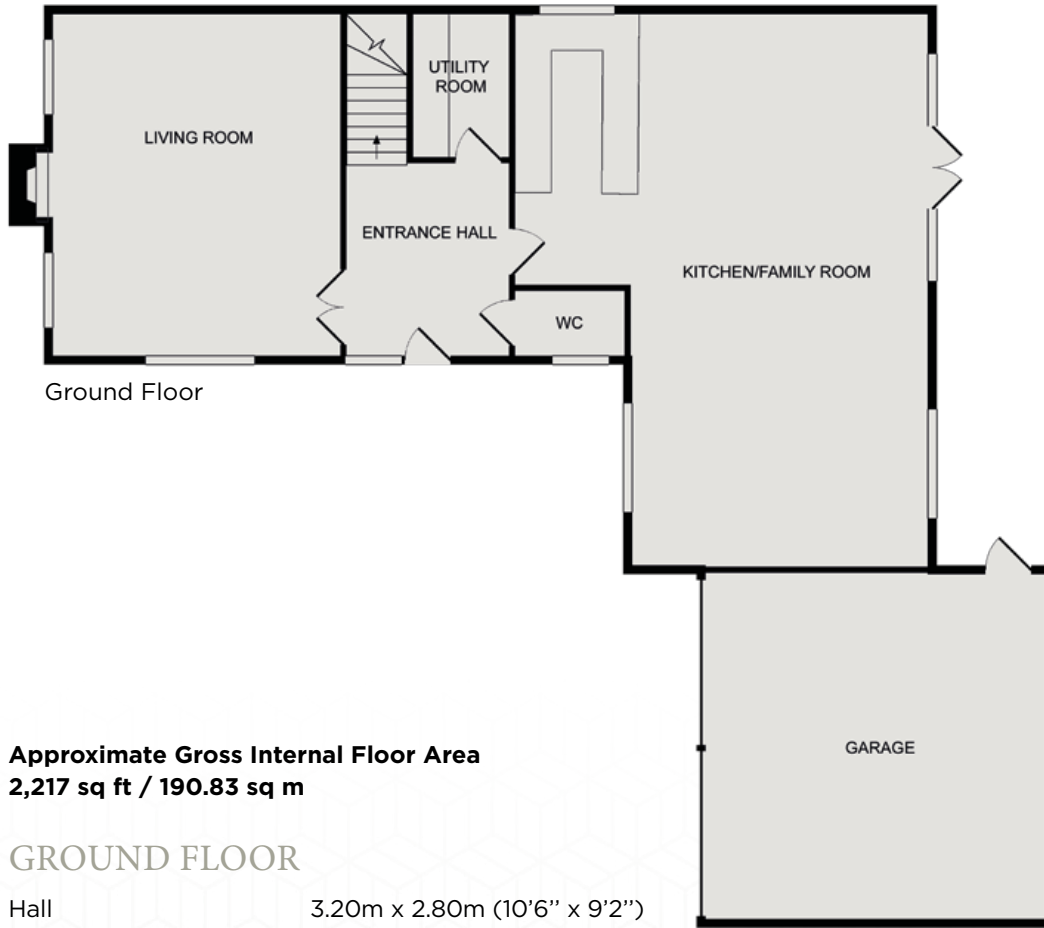
Bedroom 1	6.52m x 4.00m (21'5" x 13'1")
Dressing	2.40m x 1.72m (7'10" x 5'8")
Ensuite	3.41m x 1.72m (11'2" x 5'8")
Bedroom 2	5.42m x 3.54m (17'9" x 11'7")
Dressing	2.25m x 2.00m (7'5" x 6'7")
Ensuite	2.25m x 2.25m (7'5" x 7'5")
Bedroom 3	4.35m x 3.10m (14'3" x 10'2")
Bedroom 4	5.03m x 3.49m (16'6" x 11'5")
Bedroom 5	4.65m x 2.95m (15'3" x 9'8")
Bathroom	2.34m x 1.80m (7'8" x 5'11")



First Floor



Ground Floor

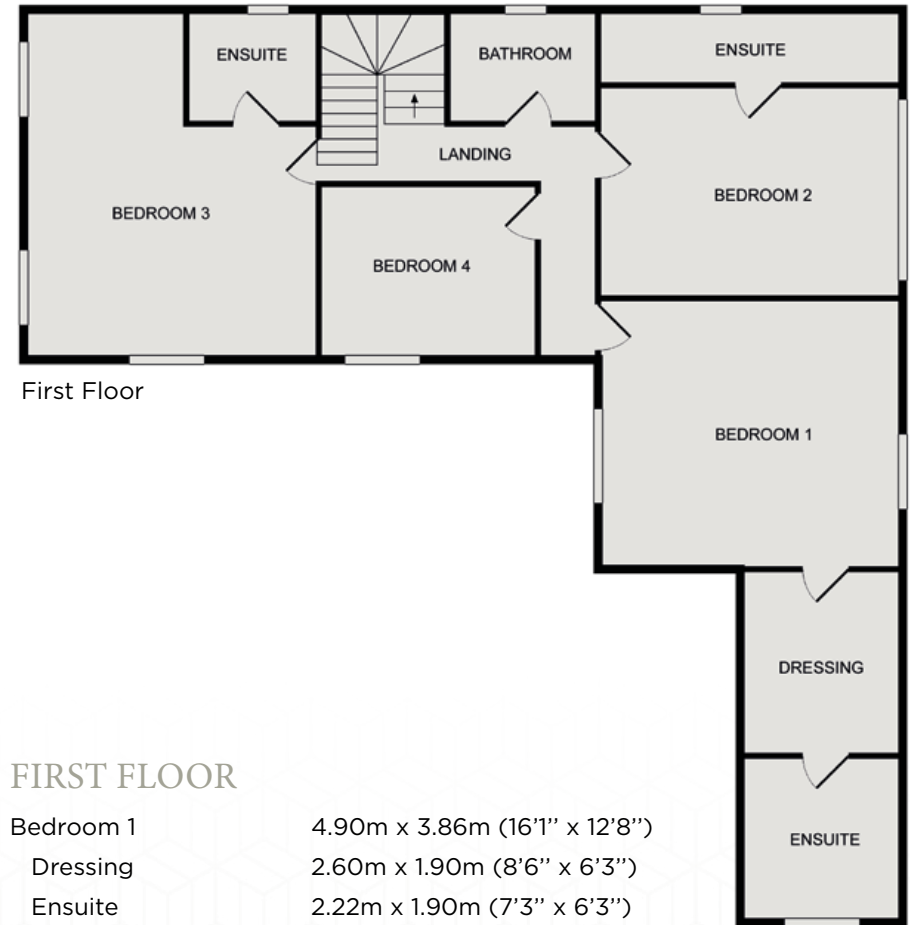


Ground Floor

**Approximate Gross Internal Floor Area**  
**2,217 sq ft / 190.83 sq m**

## GROUND FLOOR

Hall	3.20m x 2.80m (10'6" x 9'2")
Living Room	5.81m x 4.93m (19'1" x 16'2")
Utility	2.50m x 1.70m (8'2" x 5'7")
WC	1.75m x 1.20m (5'9" x 3'11")
Kitchen	4.46m x 1.85m (14'8" x 6'1")
Dining/Family Room	9.30m x 5.02m (30'6" x 16'6")
Garage	5.86m x 5.86m (19'3" x 19'3")

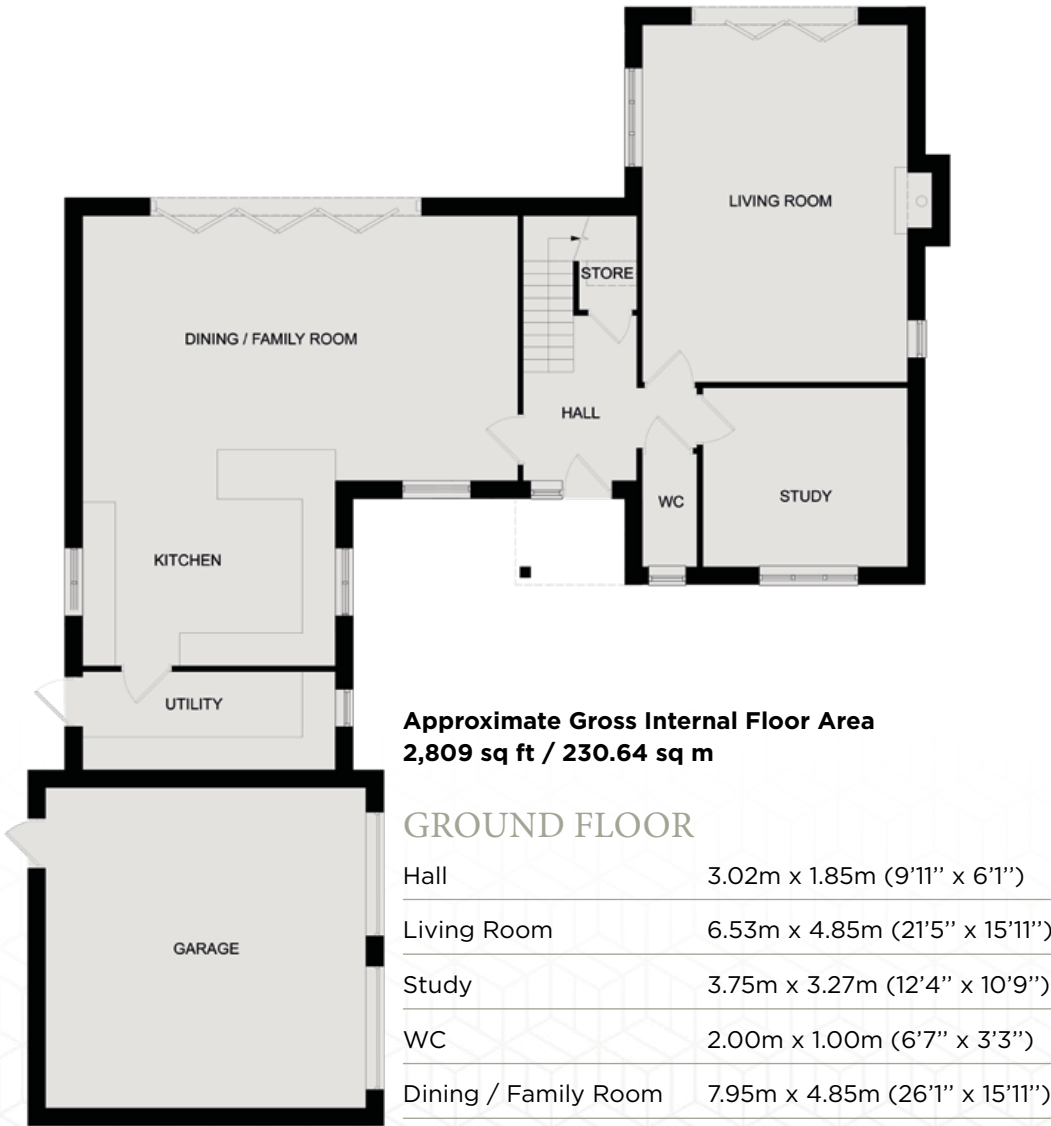


First Floor

## FIRST FLOOR

Bedroom 1	4.90m x 3.86m (16'1" x 12'8")
Dressing	2.60m x 1.90m (8'6" x 6'3")
Ensuite	2.22m x 1.90m (7'3" x 6'3")
Bedroom 2	4.91m x 3.54m (16'1" x 11'7")
Ensuite	4.91m x 1.09m (16'1" x 3'7")
Bedroom 3	4.91m x 4.50m (16'1" x 14'9")
Dressing	3.10m x 2.70m (10'2" x 8'10")
Ensuite	2.77m x 2.70m (9'1" x 8'10")
Bedroom 4	3.60m x 2.76m (11'10" x 9'1")
Bathroom	2.56m x 1.90m (8'5" x 6'3")

# 6 BLACKSMITH COURT



Ground Floor

**Approximate Gross Internal Floor Area**  
**2,809 sq ft / 230.64 sq m**

## GROUND FLOOR

Hall	3.02m x 1.85m (9'11" x 6'1")
Living Room	6.53m x 4.85m (21'5" x 15'11")
Study	3.75m x 3.27m (12'4" x 10'9")
WC	2.00m x 1.00m (6'7" x 3'3")
Dining / Family Room	7.95m x 4.85m (26'1" x 15'11")
Kitchen	4.62m x 3.38m (15'2" x 11'1")
Utility	4.62m x 1.80m (15'2" x 10'9")
Garage	5.86m x 5.86m (19'3" x 19'3")



First Floor

## FIRST FLOOR

Bedroom 1	5.19m x 4.60m (17'0" x 15'1")
Ensuite	3.05m x 2.65m (10'0" x 8'8")
Dressing	2.65m x 2.65m (8'8" x 8'8")
Bedroom 2	4.85m x 3.39m (15'11" x 15'2")
Ensuite	3.55m x 1.40m (11'8" x 4'7")
Bedroom 3	4.84m x 3.32m (15'11" x 10'11")
Ensuite	2.85m x 1.40m (9'4" x 4'7")
Bedroom 4	4.85m x 3.34m (9'4" x 4'7")
Bedroom 5	3.55m x 2.50m (11'8" x 8'2")
Bathroom	3.55m x 1.92m (11'8" x 6'4")



**Approximate Gross Internal Floor Area**  
**2,626 sq ft / 224.65 sq m**

## GROUND FLOOR

Hall	3.75m x 2.10m (12'4" x 6'11")
WC	2.00m x 1.10m (6'7" x 3'7")
Living Room	5.86m x 5.75m (19'3" x 18'10") (into bay)
Kitchen	5.97m x 3.87m (19'7" x 12'8")
Utility	3.00m x 2.00m (9'10" x 6'2")
Dining / Family Room	11.15m x 8.66m (26'12" x 19'11") (into bay)

## FIRST FLOOR

Bedroom 1	5.78m x 3.63m (18'12" x 11'11")
Dressing	2.70m x 2.23m (8'10" x 7'4")
Ensuite	2.23m x 1.93m (7'4" x 6'4")
Bedroom 2	3.51m x 3.48m (11'6" x 11'5")
Ensuite	2.39m x 1.80m (7'10" x 5'11")
Bedroom 3	4.83m x 3.30m (15'10" x 10'10")
Ensuite	3.75m x 1.20m (12'4" x 3'11")
Bedroom 4	4.01m x 3.50m (13'2" x 11'6")
Ensuite	3.50m x 1.85m (11'6" x 6'1")

# LOCATION



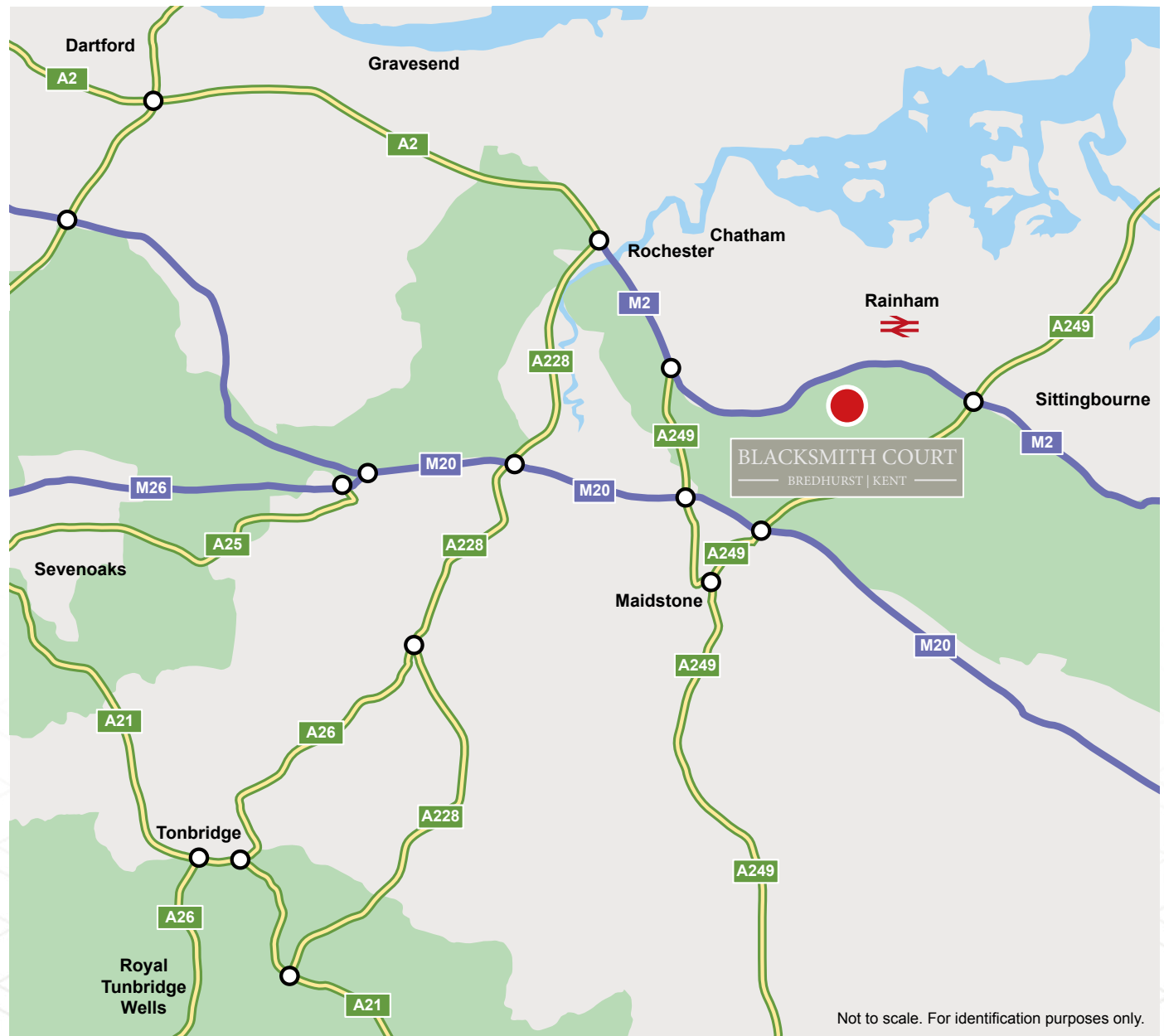
## ADDRESS

Blacksmith Court, Forge Lane, Bredhurst, Kent ME7 3JU

## IMPORTANT NOTICE

We endeavour to make our sales particulars accurate and reliable however, they do not constitute or form part of an offer or any contract and none it to be relied upon as statement of representation of fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability of efficacy is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans are not to scale and accuracy is not guaranteed. If you require clarification or further information to any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





**For further information or to arrange a viewing, please contact:**



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