THE

HEATHERS

HADLOW

dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO

THE HEATHERS

Hadlow is a charming village in the heart of Kent, offering a peaceful countryside setting just 4 miles from the historic town of Tonbridge. The Heathers is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



THE HEATHERS

HADLOW, KENT

Welcome to Hadlow, a picturesque village in Kent that offers a peaceful countryside backdrop. Nestled in a semi-rural setting, Hadlow is home to cosy pubs, scenic walking routes, and a strong village community, making it a highly desirable place to live.

Nestled near the stunning Kent Downs, Hadlow offers the perfect blend of rural charm and excellent connectivity. A wide choice of schools for all ages, both within the village and in nearby towns, makes it a great choice for families.

From country walks and cycling trails to historic landmarks like Hadlow Tower, and with easy access to the shops, restaurants, and cultural attractions of Tonbridge and Tunbridge Wells, Hadlow offers the perfect balance of rural charm and modern convenience.



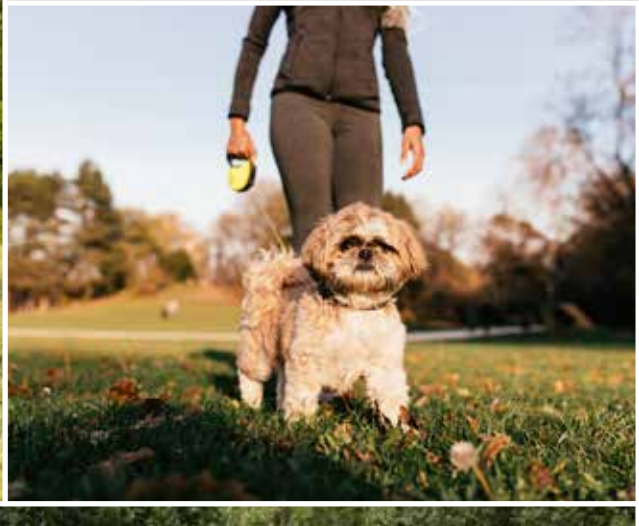












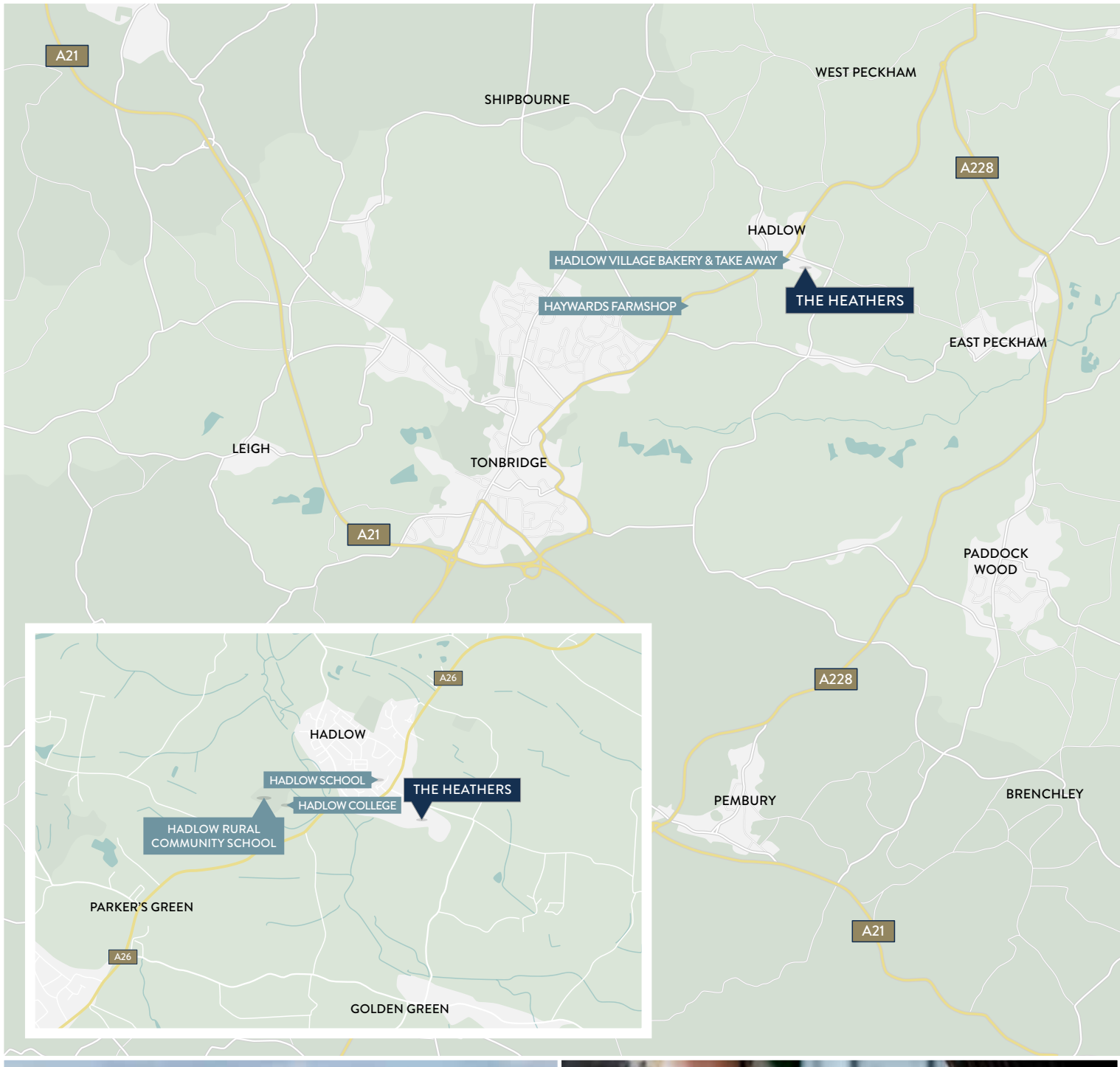








This Computer Generated Image of The Heathers is indicative only


A21
SHIPBOURNE
WEST PECKHAM
A228
HADLOW
HADLOW VILLAGE BAKERY & TAKE AWAY
THE HEATHERS
HAYWARDS FARMSHOP
EAST PECKHAM
LEIGH
TONBRIDGE
A21
PADDOCK WOOD
A228
PEMBURY
BRENCHLEY
A21
A26
HADLOW
HADLOW SCHOOL
HADLOW COLLEGE
THE HEATHERS
HADLOW RURAL COMMUNITY SCHOOL
PARKER'S GREEN
A26
GOLDEN GREEN









PERFECTLY POSITIONED

EDUCATION

Hadlow School ..... 0.2 miles
Hadlow Rural Community School ..... 0.7 miles
Hadlow College ..... 0.7 miles

LOCAL AMENITIES

Hadlow Village Bakery & Takeaway ..... 0.2 miles
Hadlow Grocers & Off Licence ..... 0.2 miles
Hadlow Kebab & Fish Bar ..... 0.2 miles
Hadlow surgery ..... 0.2 miles
Hadlow dental practice ..... 0.2 miles
The Two Brewers ..... 0.3 miles
Weathered & Worn ..... 0.3 miles
The Hadlow Tower ..... 0.6 miles
Haywards Farmshop ..... 1.4 miles
Waitrose ..... 3.9 miles

TRAVEL

Tonbridge ..... 4 miles
Paddock Wood ..... 8 miles

A21 ..... 5 miles
M25 ..... 12.5 miles

Gatwick airport ..... 36.4 miles

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



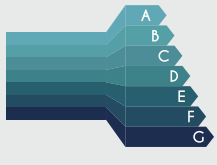
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That's why we're working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK's Future Homes Standard, and may include:



High-Performance Wall Insulation



LED Lighting



Solar panels* (photovoltaics)



Energy-Efficient Kitchen Appliances



Water-saving kitchen & bathroom fittings



Mechanical Ventilation Systems



Wastewater Heat Recovery Systems*



Electric Vehicle (EV) Charging Points*



Double-Glazed Windows



Access to Cycle Lanes & Local Amenities*



Air Source Heat Pump*

* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community — from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit **dandara.com/about-us/sustainability**

THE
HEATHERS
HADLOW

SPECIFICATION

KITCHENS
Choice of high quality fully-fitted contemporary kitchens, with soft closing drawers and cupboards, finished with stylish laminate worktops.* Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,** ceramic hob with glass splashback, integrated fridge freezer, dishwasher** and a stainless steel 1 1/2 bowl sink with chrome tap.

BATHROOMS
Quality white suite comprising of bath complete with bath screen,** shower,** basin, chrome tap and WC. Porcelanosa floor and wall tiles.

ENSUITES**
The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, and WC. Porcelanosa floor and wall tiles.

CLOAKROOM
All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY
High quality white panelled internal doors with contemporary chrome door handles.

INTERNAL FINISH & DECORATION
Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish, except the stair handrails, which will have a natural wood finish.

WARDROBES
Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

HEATING & HOT WATER
Provided by air source heat pump (ASHP) and domestic hot water storage cylinder. Steel panel radiators with thermostatic radiator valves.

ELECTRICAL
White sockets and switches throughout. Telephone and data sockets in lounge and provision in study (where applicable).

LIGHTING
Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable).

WINDOWS AND DOORS
Pre-finished front and back door, complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

EXTERNAL
Block pavior to driveway, paved slabs and gravel to paths and patios. External tap. Front gardens are turfed/ landscaped. Rear gardens are fenced and rotavated. Electric vehicle charging points to selected homes.**

* Subject to build stage. ** Subject to house type and plot.

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THE HEATHERS

HADLOW

N

- The Blenheim — 5 bed + garage
- The Bletchley — 4 bed + garage
- The Chartwell — 4 bed + garage
- The Penshurst V1 — 4 bed + garage
- The Penshurst V2 — 4 bed + garage
- The Windsor — 4 bed + garage
- The Frogmore — 3 bed + garage
- The Gosford V1 — 3 bed + car port
- The Gosford V2 — 3 bed + garage or car port
- The Vyne — 2 bed
- First Time Housing — 2 bed + car port
- Affordable Housing
- Amenity Buildings



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THE
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The Blenheim

FIVE BEDROOM DETACHED HOME WITH A GARAGE



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This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden. There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are five bedrooms and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with a dressing area included in bedroom one.

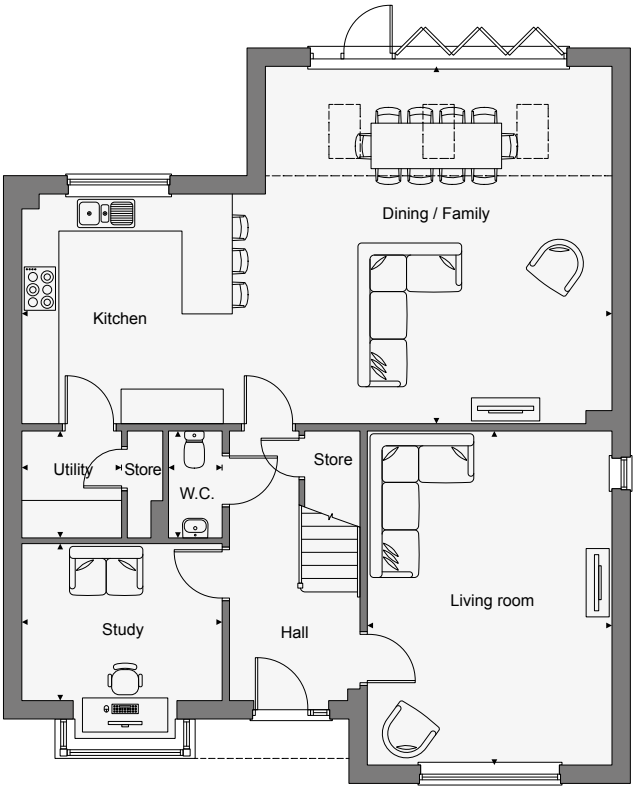
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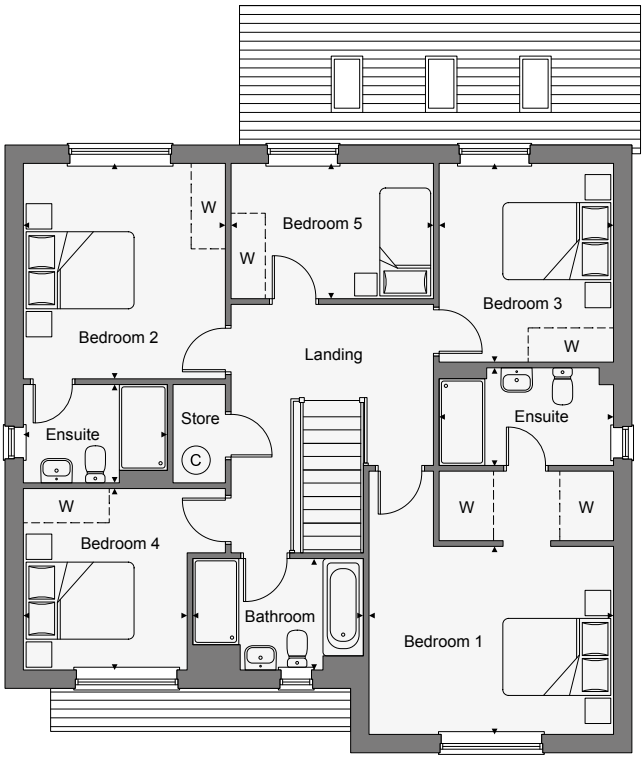
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THE

HEATHERS

HADLOW





GROUND FLOOR

Kitchen/Dining/ Family	10.36m x 6.27m	33'9" x 20'6"
Living room	5.85m x 4.29m	19'2" x 14'1"
Study	3.54m x 2.77m	11'7" x 9'1"
Utility	1.88m x 1.74m	6'2" x 5'7"
W.C.	1.88m x 0.96m	6'2" x 3'2"

FIRST FLOOR

Bedroom 1	4.29m x 3.32m	14'1" x 10'11"
Ensuite 1	3.05m x 1.70m	10'0" x 5'7"
Bedroom 2	3.81m x 3.54m	12'6" x 11'7"
Ensuite 2	2.52m x 1.72m	8'3" x 5'8"
Bedroom 3	3.51m x 3.04m	11'6" x 10'0"
Bedroom 4	3.19m x 2.89m	10'6" x 9'6"
Bedroom 5	3.54m x 2.38m	11'7" x 7'10"
Bathroom	2.95m x 1.93m	9'8" x 6'4"

W - suggested space for wardrobe

Floorplans shown for plots 16 & 22.
Energy Band Rating B

dandara

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THE
HEATHERS
HADLOW

The Bletchley

FOUR BEDROOM SEMI-DETACHED HOME WITH A GARAGE



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With living accommodation over three floors, this modern family home features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a W.C. and an under-stairs store cupboard on the ground floor.

The first floor has a double bedroom with ensuite shower room, two single bedrooms and a stylish family bathroom.

On the second floor bedroom one includes fitted wardrobes and there is also a separate shower room and plenty of storage space.

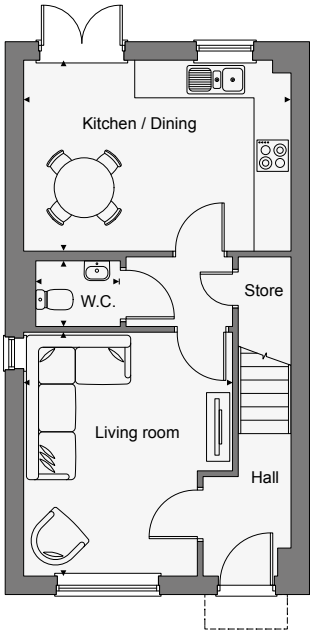
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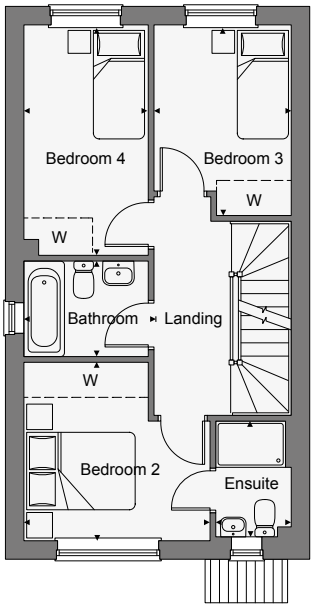
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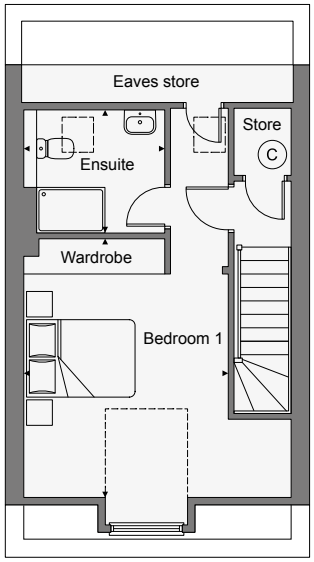
THE

HEATHERS

HADLOW







GROUND FLOOR

Kitchen / Dining
4.67m x 3.33m 15'3" x 10'9"

Living Room
4.36m x 3.67m 14'3" x 12'0"

W.C.
1.49m x 1.14m 4'9" x 3'7"

FIRST FLOOR

Bedroom 2
3.26m x 3.12m 10'8" x 10'3"

Ensuite 2
2.05m x 1.33m 6'7" x 4'4"

Bedroom 3
3.35m x 2.41m 11'0" x 7'11"

Bedroom 4
4.02m x 2.18m 13'2" x 7'2"

Bathroom
2.18m x 1.70m 7'2" x 5'7"

SECOND FLOOR

Bedroom 1
4.67m x 4.50m 15'4" x 14'9"

Ensuite 1
2.45m x 2.17m 8'0" x 7'1"

W - suggested space for wardrobe

Floorplans shown for plot 12. Plot 13 is handed.
Energy Band Rating B

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THE
HEATHERS
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The Chartwell

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with French doors to access the garden. There is also a utility room, W.C. and storage cupboard.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and storage provision on the landing.

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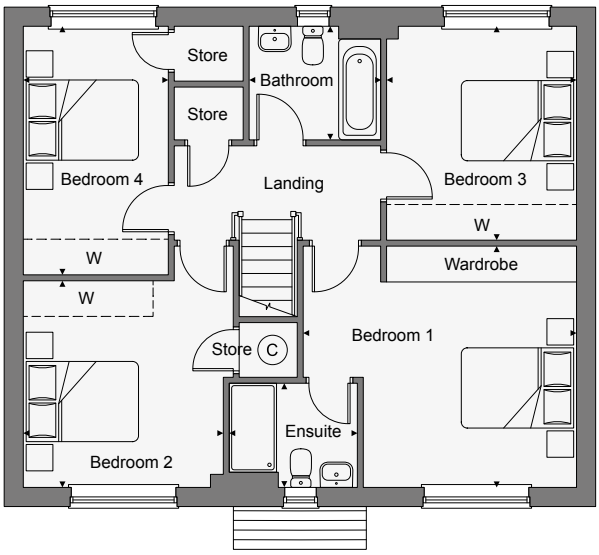
HEATHERS

HADLOW



GROUND FLOOR

Kitchen/Dining/ Family	9.35m x 3.65m	30'7" x 12'0"
Living room	4.55m x 3.52m	14'1" x 11'6"
Study	3.39m x 2.05m	11'1" x 6'9"
Utility	2.19m x 1.85m	7'2" x 6'0"
W.C.	1.80m x 1.15m	5'9" x 3'7"



FIRST FLOOR

Bedroom 1	4.64m x 4.10m	15'3" x 13'5"
Ensuite	2.25m x 1.70m	7'4" x 5'6"
Bedroom 2	3.50m x 3.41m	11'6" x 11'2"
Bedroom 3	3.60m x 3.24m	11'10" x 10'7"
Bedroom 4	4.18m x 2.48m	13'9" x 8'1"
Bathroom	2.21m x 1.86m	7'3" x 6'1"

W - suggested space for wardrobe

Floorplans shown for plots 35 & 57.

Energy Band Rating B

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THE
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The Penshurst V1

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom and a stylish family bathroom.

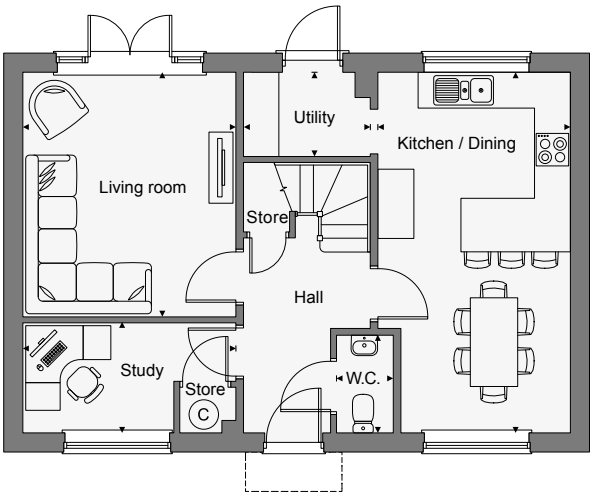
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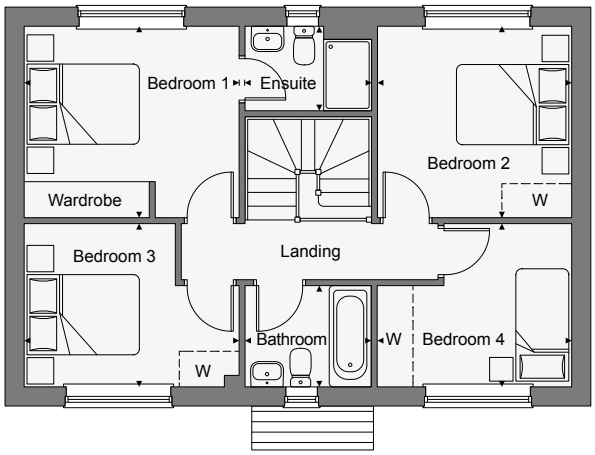
HEATHERS

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GROUND FLOOR

Kitchen/Dining	6.09m x 3.24m	20'0" x 10'8"
Living room	4.13m x 3.58m	13'6" x 11'9"
Study	3.58m x 1.88m	11'9" x 6'2"
Utility	2.12m x 1.45m	6'10" x 4'8"
W.C.	1.64m x 0.97m	5'4" x 3'2"



FIRST FLOOR

Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Ensuite	2.15m x 1.39m	7'0" x 4'6"
Bedroom 2	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.15m x 1.70m	7'0" x 5'7"

W - suggested space for wardrobe

Floorplans shown for plot 36.

Energy Band Rating B

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THE
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The Penshurst V2

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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This spacious four bedroom detached home features a living room at the rear of the property. The modern dual aspect kitchen-dining room runs along the width of the home, from which French doors provide access to the garden. There is also a study, W.C. and under stairs cupboard and separate utility.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.

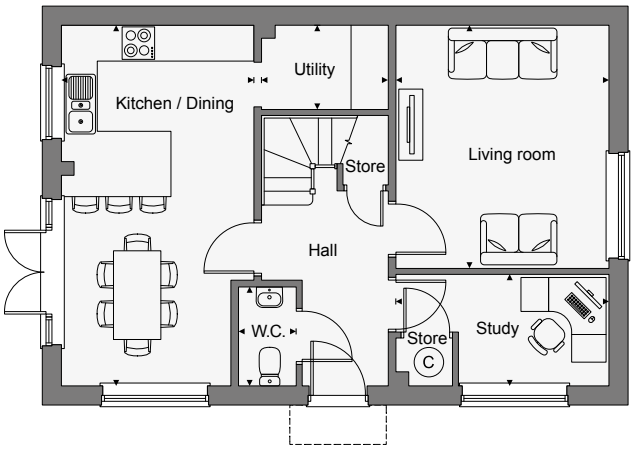
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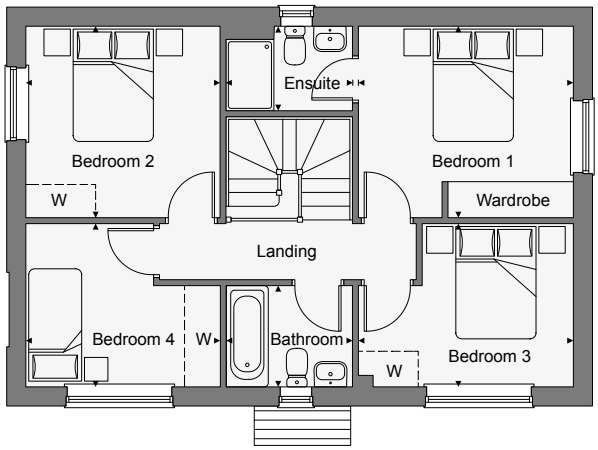
HEATHERS

HADLOW



GROUND FLOOR

Kitchen/Dining	6.09m x 3.24m	20'0" x 10'8"
Living room	4.13m x 3.58m	13'6" x 11'9"
Study	3.58m x 1.88m	11'9" x 6'2"
Utility	2.12m x 1.45m	6'10" x 4'8"
W.C.	1.64m x 0.97m	5'4" x 3'2"



FIRST FLOOR

Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Ensuite	2.15m x 1.40m	7'0" x 4'6"
Bedroom 2	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.15m x 1.70m	7'0" x 5'6"

W - suggested space for wardrobe

Floorplans shown for plot 56. Plot 30 is handed.

Energy Band Rating B

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THE
HEATHERS
HADLOW

The Windsor

FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This attractive four bedroom detached home features a generous living room to the front of the property, with a superb open-plan kitchen-dining-family room to the rear with French doors to the garden. There is also a separate utility room, W.C. and storage provisions along the hallway.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further double bedrooms and a stylish family bathroom.

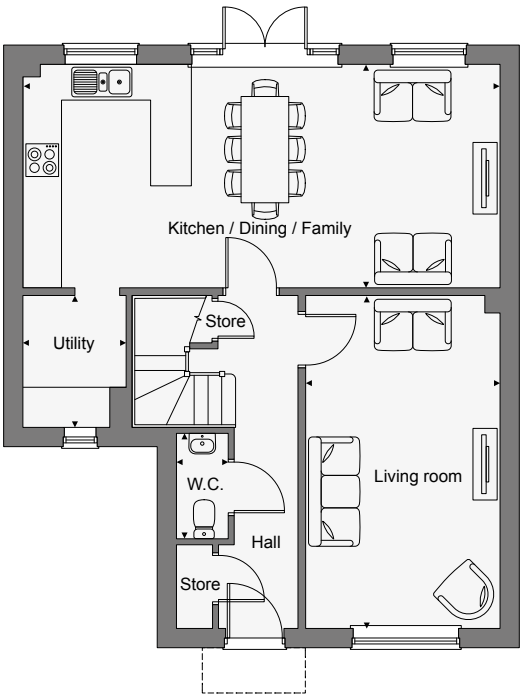
dandara

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THE

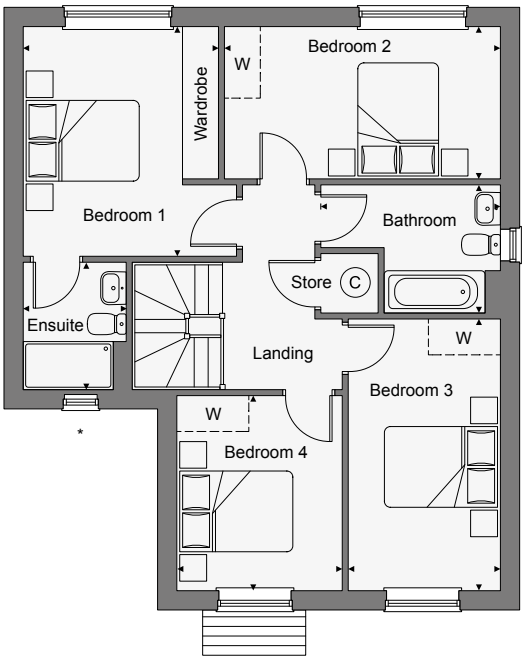
HEATHERS

HADLOW



GROUND FLOOR

Kitchen/Dining/ Family	8.00m x 3.76m	26'3" x 12'3"
Living room	5.56m x 3.25m	18'3" x 10'8"
Utility	2.18m x 1.72m	7'2" x 5'6"
W.C.	1.75m x 0.88m	5'7" x 2'8"



FIRST FLOOR

Bedroom 1	3.81m x 3.29m	12'6" x 10'9"
Ensuite	2.18m x 1.73m	7'2" x 5'7"
Bedroom 2	4.62m x 2.58m	15'2" x 8'5"
Bedroom 3	4.57m x 2.55m	15'0" x 8'4"
Bedroom 4	3.29m x 2.78m	10'9" x 9'1"
Bathroom	2.98m x 2.11m	9'8" x 6'9"

W - suggested space for wardrobe

Floorplans shown for plots 19 & 20. Plot 21 is handed. *Indicates a dummy window. Please ask your sales consultant for full details.

Energy Band Rating B

dandara

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THE
HEATHERS
HADLOW

The Frogmore

THREE BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This three bedroom home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one benefits from its own ensuite shower room. There is a further two double bedrooms, a stylish family bathroom and storage cupboard on the landing.

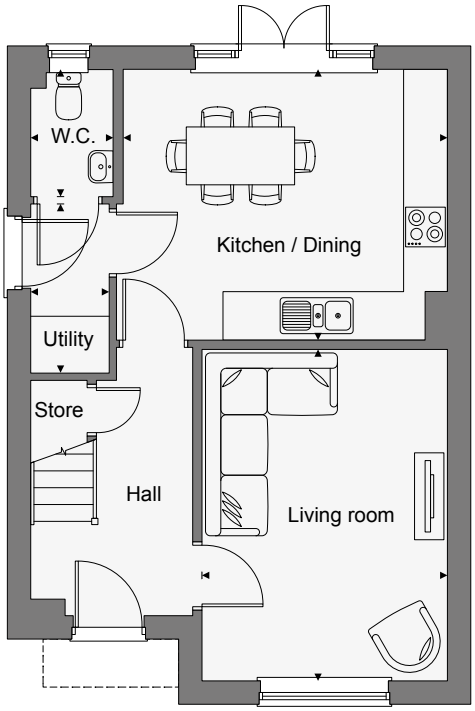
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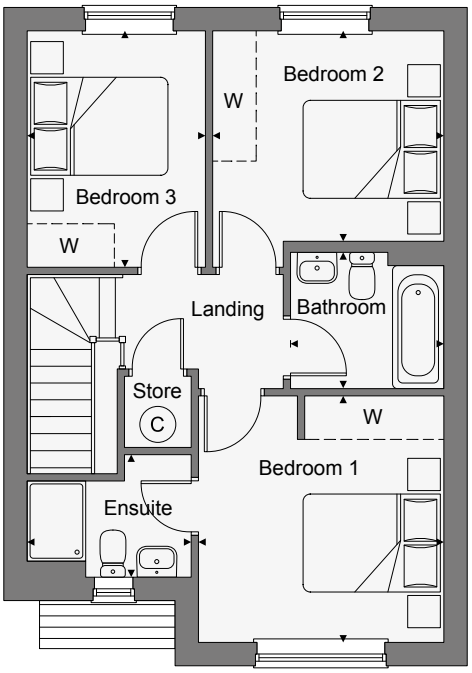
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THE

HEATHERS

HADLOW





GROUND FLOOR

Kitchen / Dining	4.52m x 3.73m	14'10" x 12'3"
Living room	4.58m x 3.39m	15'0" x 11'2"
Utility	2.34m x 1.09m	7'7" x 3'6"
W.C.	1.80m x 1.15m	5'9" x 3'8"

FIRST FLOOR

Bedroom 1	3.41m x 3.39m	11'2" x 11'1"
Ensuite	2.27m x 1.64m	7'4" x 5'4"
Bedroom 2	3.21m x 2.95m	10'7" x 9'8"
Bedroom 3	3.29m x 2.45m	10'10" x 8'1"
Bathroom	2.10m x 1.92m	6'9" x 6'3"

W - suggested space for wardrobe

Floorplans shown for plots 37, 38 & 39. Plots 17, 23 & 33 are handed.

Energy Band Rating B

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THE
HEATHERS
HADLOW

The Gosford V1

THREE BEDROOM DETACHED HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This three bedroom double fronted home features an open-plan kitchen-dining room on one side, and a spacious living room from which French doors provide access to the garden on the other. There is also a utility space, large store cupboard and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are a further two double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.

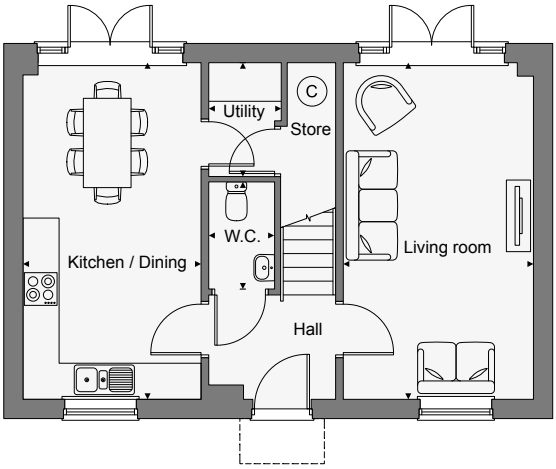
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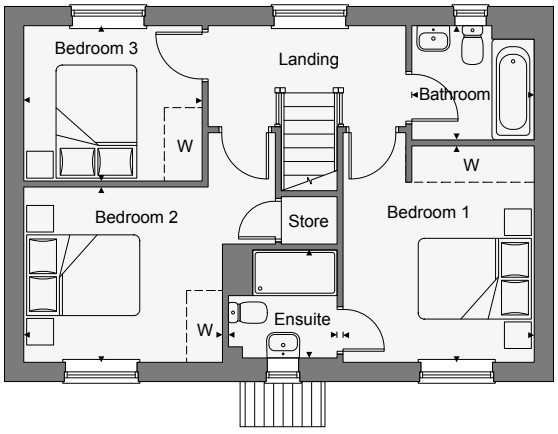
HEATHERS

HADLOW



GROUND FLOOR

Kitchen/Dining	5.64m x 2.98m	18'6" x 9'9"
Living room	5.64m x 3.18m	18'6" x 10'5"
Utility	1.93m x 1.22m	6'3" x 4'0"
W.C.	1.80m x 1.13m	5'9" x 3'7"



FIRST FLOOR

Bedroom 1	3.87m x 3.24m	12'8" x 10'8"
Ensuite	1.82m x 1.81m	5'10" x 5'9"
Bedroom 2	3.35m x 2.96m	11'0" x 9'8"
Bedroom 3	2.98m x 2.60m	9'9" x 8'6"
Bathroom	2.05m x 1.86m	6'7" x 6'1"

W - suggested space for wardrobe

Floorplans shown for plots 31 & 34.
Energy Band Rating B

dandara

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THE
HEATHERS
HADLOW

The Gosford V2

THREE BEDROOM DETACHED HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This three bedroom double fronted home features an open-plan kitchen-dining room on one side from which French doors provide access to the garden, and a spacious living room on the other. There is also a utility space, large store cupboard and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are a further two double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.

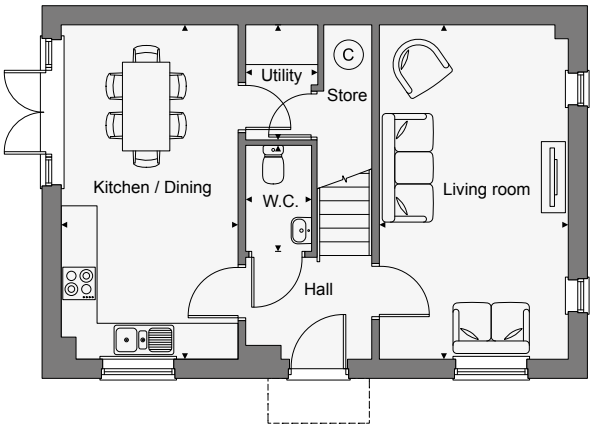
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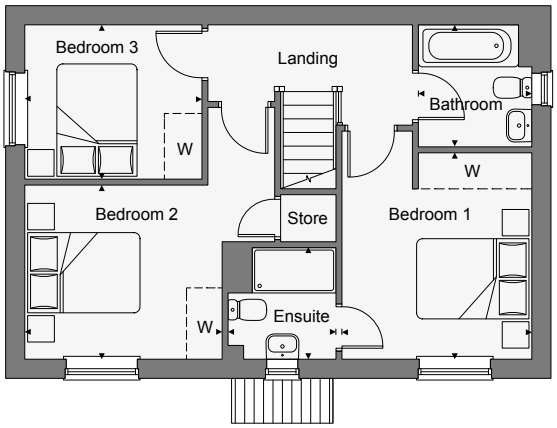
HEATHERS

HADLOW



GROUND FLOOR

Kitchen/Dining	5.64m x 2.98m	18'6" x 9'9"
Living room	5.64m x 3.18m	18'6" x 10'5"
Utility	1.93m x 1.22m	6'3" x 4'0"
W.C.	1.80m x 1.13m	5'9" x 3'7"



FIRST FLOOR

Bedroom 1	3.87m x 3.24m	12'8" x 10'8"
Ensuite	1.82m x 1.81m	5'10" x 5'9"
Bedroom 2	3.35m x 2.96m	11'0" x 9'8"
Bedroom 3	2.98m x 2.60m	9'9" x 8'6"
Bathroom	2.05m x 1.88m	6'7" x 6'2"

W - suggested space for wardrobe

Floorplans shown for plots 24, 32 & 43. Plots 18 & 40 are handed.

Energy Band Rating B

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THE
HEATHERS
HADLOW

The Vyne

TWO BEDROOM HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This classic two bedroom home features a living room at the front of the property, and an open-plan kitchen-dining area to the rear, from which French doors provide access to the garden. There is under stairs storage provision and a separate W.C.

Upstairs, there are two double bedrooms with additional storage in bedroom two and a stylish family bathroom.

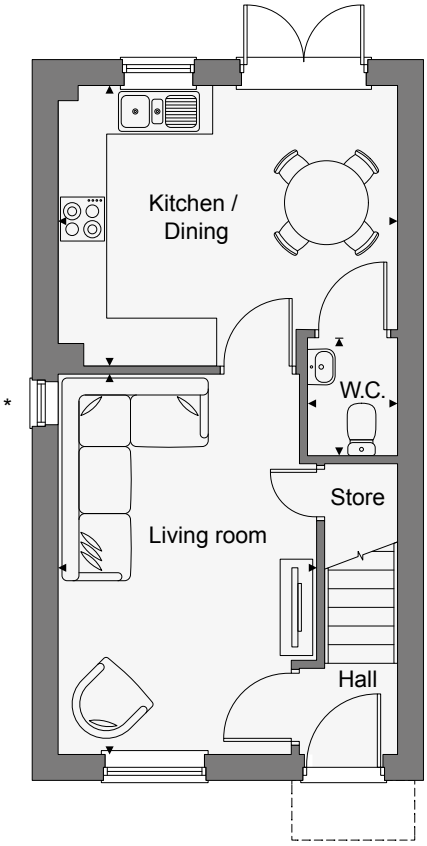
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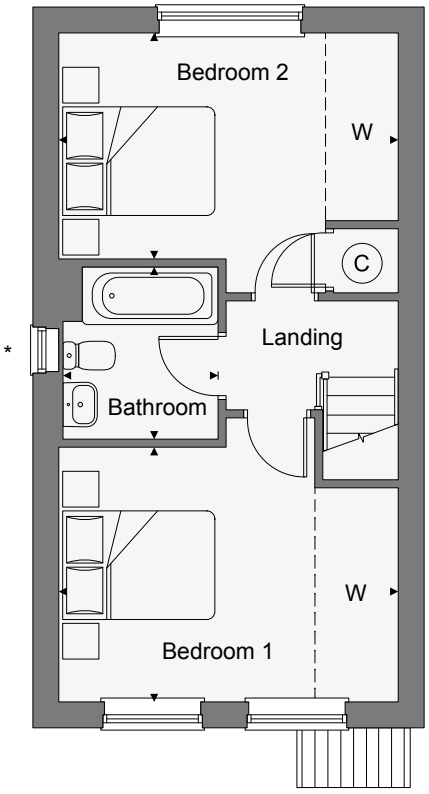
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THE

HEATHERS

HADLOW





GROUND FLOOR

Kitchen / Dining	4.22m x 3.55m	13'10" x 11'7"
Living room	4.73m x 2.94m	15'6" x 9'8"
W.C.	1.50m x 1.13m	4'9" x 3'7"

FIRST FLOOR

Bedroom 1	4.22m x 3.17m	13'10" x 10'5"
Bedroom 2	4.22m x 2.85m	13'10" x 9'4"
Bathroom	2.15m x 1.95m	7'1" x 6'4"

W - suggested space for wardrobe

Floorplans shown for plots 25, 26, 27 & 54. Plots 15 & 55 are handed. *Windows to plots 15, 25, 27, 54 & 55 only.

Please ask your sales consultant for full details.

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We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



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