

PHASE ONE HOME, PHOTOGRAPHED OCTOBER 2026 · SHOWN AS AN EXAMPLE OF OUR FINISH

INTRODUCING THE FINAL TWO HOMES

WOODS FARM

Barn 1A and Barn 1B: two and three bedroom barn homes in a private, gated setting on the edge of ancient woodland in Kent.

EXPECTED COMPLETION

Spring 2027

KETTS & KIN

WELCOME TO WOODS FARM

A private, gated community set back among ancient woodland

For 91 years the Woods family farmed poultry on this land on the outskirts of Wrotham, close to Culverstone Green and Meopham in Kent. We were trusted to give it a new life, and the result is a small group of contemporary barn homes reached by a quiet private drive.

Phase One is complete and every home has sold. Barn 1A and Barn 1B are the final two homes at Woods Farm, built to the same standard by the same close-knit family team, with completion expected in Spring 2027.



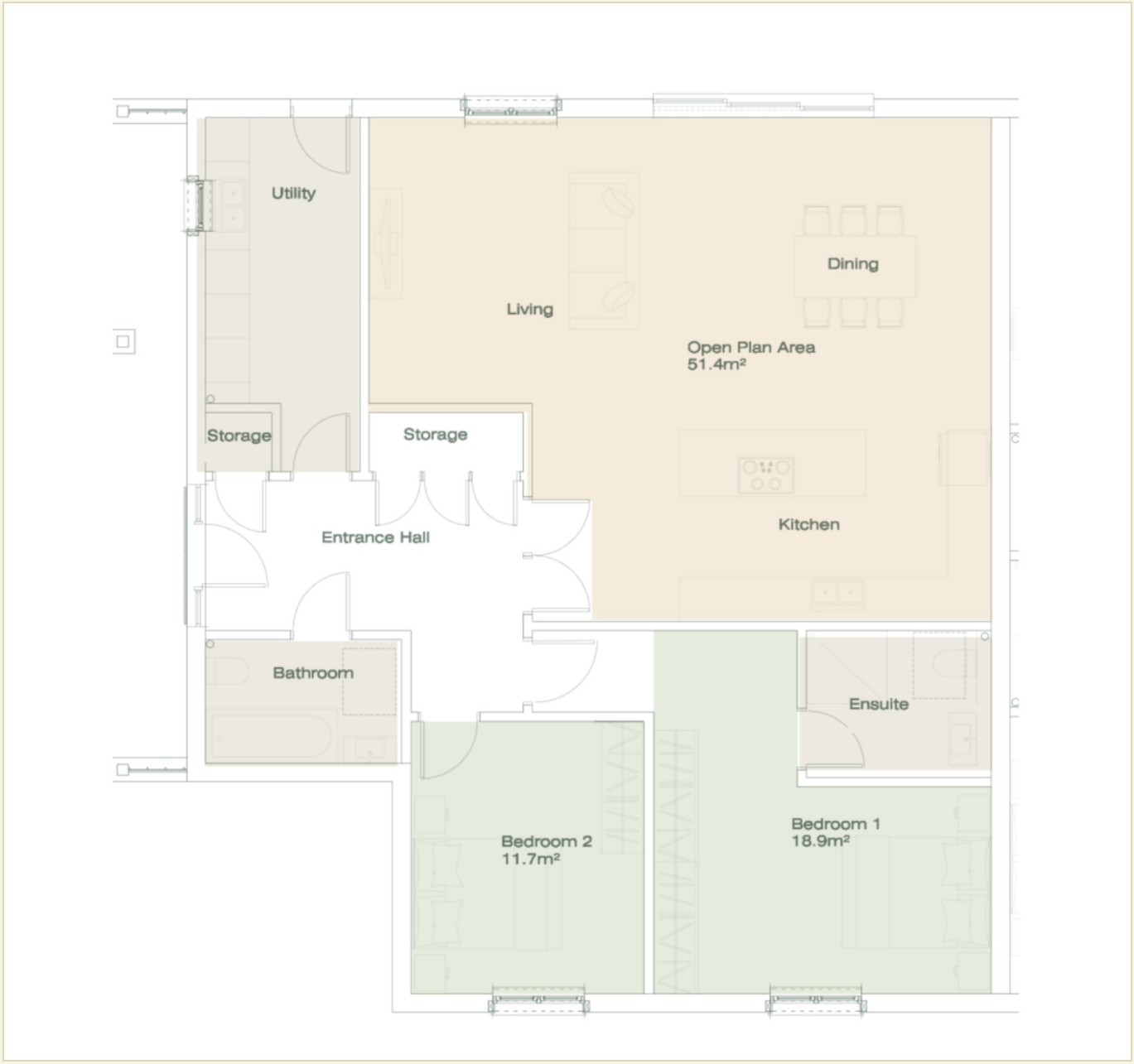
PHASE ONE HOME, OCTOBER 2026 · SOLD, SHOWN AS AN EXAMPLE OF OUR FINISH

PHASE TWO · BARN 1A

Two bedroom single-storey home

GUIDE PRICE

£625,000



Approx. 118.7 m² · 1,278 sq ft

Garden approx. 100 m² including patio

Two parking spaces

Expected completion Spring 2027

SELECTED ROOM AREAS

Open-plan kitchen, dining and living	**51.4 m²**
Bedroom 1 with ensuite	**18.9 m²**
Bedroom 2	**11.7 m²**

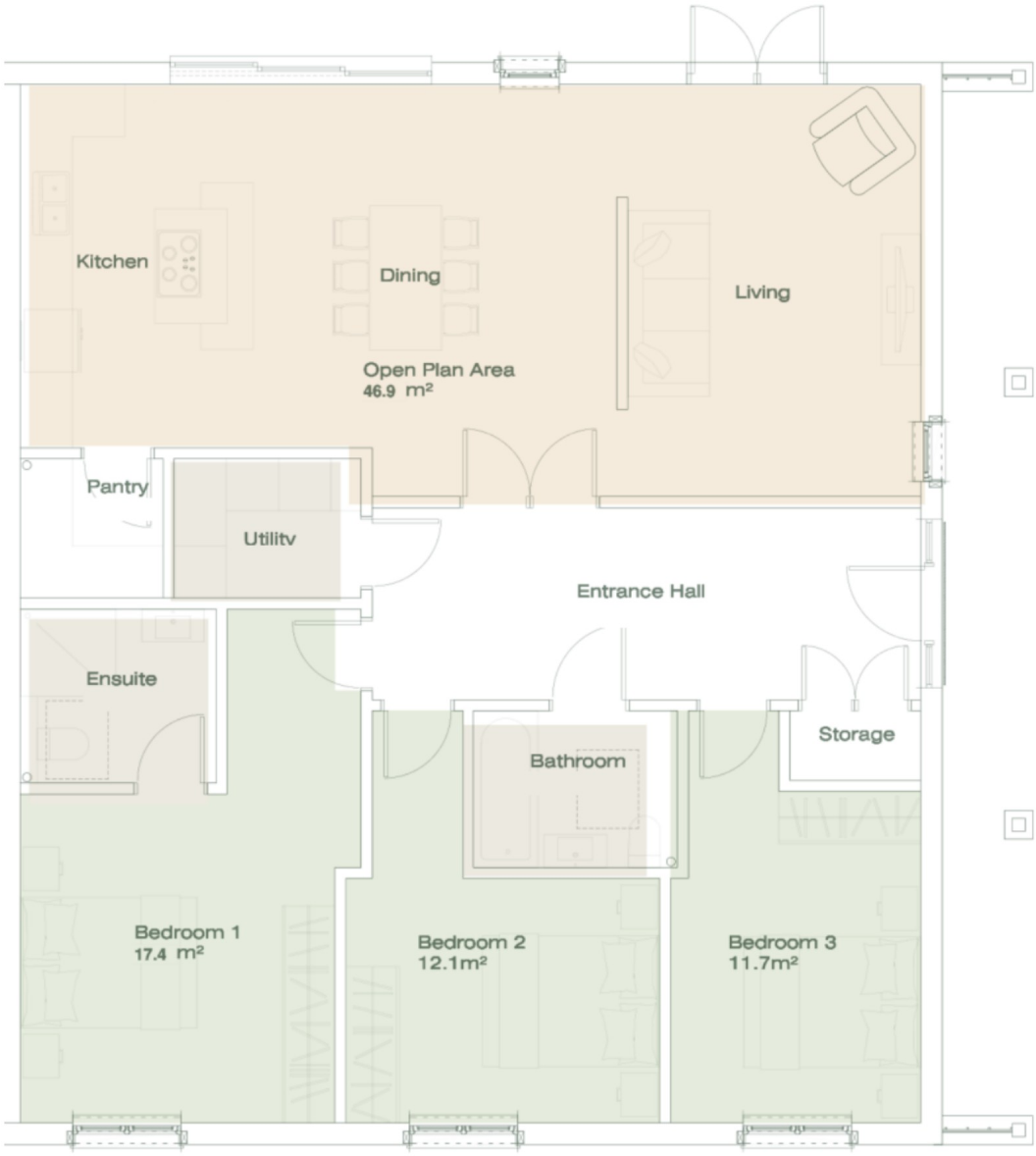
Marketing floor plan, not to scale. Areas approximate; furniture indicative. Layout and specification subject to contract.

PHASE TWO · BARN 1B

Three bedroom single-storey home

GUIDE PRICE

£680,000



Approx. 124 m² · 1,335 sq ft

Garden approx. 180 m² including patio

Large driveway

Expected completion Spring 2027

SELECTED ROOM AREAS

Open-plan kitchen, dining and living	**46.9 m²**
Bedroom 1 with ensuite	**17.4 m²**
Bedroom 2	**12.1 m²**
Bedroom 3	**11.7 m²**

Marketing floor plan, not to scale. Areas approximate; furniture indicative. Layout and specification subject to contract.



YOUR NEW NEIGHBOURHOOD

Countryside on the doorstep, London within reach

Woods Farm sits on the edge of Wrotham, surrounded by fields, woodland and walking routes including the North Downs Way. The villages of Meopham and Culverstone Green are close by for pubs, schools and everyday shopping.

Borough Green & Wrotham station	**1.5 miles**	Ebsfleet International (HS1)	**15 min drive**
Sevenoaks	**6 miles**	Tonbridge	**8 miles**
Maidstone	**12 miles**	M20 and M2	**Easy access**

From Ebsfleet, high-speed trains reach London in around 18 minutes. Bluewater, Brandshatch Place Hotel & Spa and the Kent coast are all an easy drive away.

DISTANCES AND JOURNEY TIMES ARE APPROXIMATE

HOW WE FINISH OUR HOMES

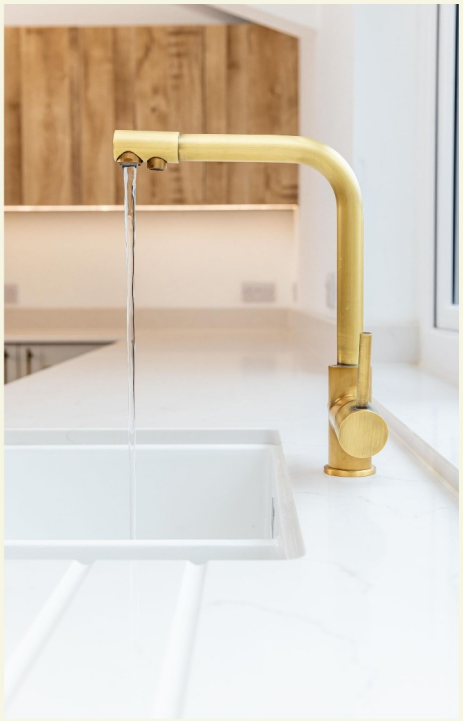
Kitchens made for living in

Shaker-style cabinets, quartz worktops, an induction hob set into the island and a brushed brass tap under the window. These photographs are from Phase One and show the standard we build to.















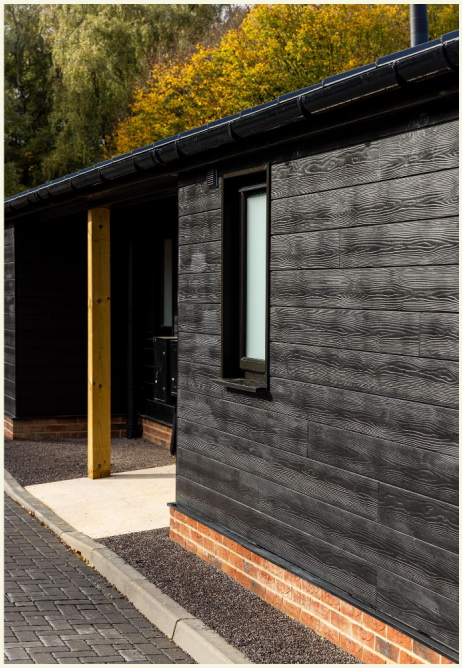
INSIDE AND OUT

Light, space and a garden to step into

Wide aluminium bifold doors open the living space onto a porcelain patio and turfed garden. Generous hallways, vaulted ceilings and underfloor heating in the living area make the homes feel calm and easy to live in.







SPECIFICATION

What comes as standard

Our Phase One specification, shown for guidance. The final specification for Barn 1A and Barn 1B will be set out in the sale contract.

KITCHEN

Shaker-style units, quartz worktops, integrated appliances including Bosch oven and induction hob

BATHROOMS

Heated towel rails, vanity units, shaver points, fully tiled in selected homes

HEATING AND ELECTRICS

Gas-fed heating, underfloor heating in the living area, new fibre connection, USB sockets, LED downlights

OUTSIDE

Metal standing-seam roof with bonded solar panels, aluminium bifold doors, block-paved drive, porcelain patio, turfed garden, EV charging point

SAFETY AND SECURITY

Mains-fed smoke and heat detectors, secure gated entrance

PEACE OF MIND

10-year structural warranty and a dedicated Ketts & Kin aftercare plan



PHASE ONE HOME · SOLD, SHOWN AS AN EXAMPLE OF OUR FINISH

ARRANGE A VIEWING

Come and see the final two homes at Woods Farm

Viewings are arranged by our agent, Woods Estates, and shown by our site team.

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