



GALLICA

SISSINGHURST

BROOKWORTH  
HOMES

Experience the beauty  
& charm of the English  
countryside.

Sissinghurst, nestled in Kent, has emerged as a gem among the county's picturesque villages. It's an idyllic destination for home buyers seeking a blend of rural charm and convenient connectivity.

# Sissinghurst, Kent.

The village boasts traditional shops and quaint cafés, embodying a welcoming community spirit. For families, the area is well-served by reputable schools. Sissinghurst Castle Garden is what the area is most well known for – a horticultural masterpiece created by Vita Sackville-West, which is a focal point of local heritage.

Transport links are key, with London just an hour away by train from Staplehurst station, offering the perfect balance between country living and city access. Gatwick Airport is just a 45-minute drive, facilitating easy journeys for international travellers.

Surrounded by Kent's stunning countryside, Sissinghurst is not just a home, but a retreat into nature, with plenty of bracing walks and opportunities for cycling. This unique combination of historical richness, community warmth and accessibility makes Sissinghurst eminently liveable for those looking to enjoy the best of the English countryside.



Sissinghurst's enchanting gardens, village centre and tranquil green spaces enhance its picturesque countryside charm. A serene village surrounded by Kent's inspiring rural landscapes.



DESTINATIONS FOR EVERY TASTE

## From cosy country pubs to upscale dining experiences

Sissinghurst and the surrounding area boasts a dining scene that will satisfy every palate, from cosy family-friendly establishments to exquisite fine dining experiences.

Local favourites include The Milk House, a top-rated restaurant and former coaching house in Sissinghurst offering modern British cuisine alongside pizzas and hearty roasts, and The King's Head in Sutton Valence, known for its exceptional burgers in a bar atmosphere.

For those with a taste for sunshine flavours, Montalbano in Tenterden offers a delightful Italian dining experience, while Ozgur Turkish Restaurant in the same town serves a mix of Mediterranean, Turkish and Middle Eastern dishes. The Bakehouse cafe in Biddenden is perfect for a casual lunch on a day out.

For a taste of Asia, Lovely's of Hawkhurst serves Chinese and Asian cuisine to takeaway, including gluten-free options. The Vineyard, a proper country pub in Lamberhurst, offers a diverse menu in a relaxed setting. The Potting Shed, further afield at Langley, with its Scandi-inspired dishes, and The Smallholding in Kildown, known for its high-end British menu, cater to those seeking a more upscale dining experience.



Ideally situated to experience rural village life.



#### RELISH YOUR LEISURE TIME

Sissinghurst is just the spot for those seeking the tranquillity of the countryside combined with a vibrant community life.



A highlight of the area is world-famous Sissinghurst Castle Garden. With its vivid floral displays and meticulously sculpted landscapes, it's a serene and inspiring setting for leisurely wanders and family picnics.

For an evening with friends, visit a local vineyard, including Chapel Down with its 22 acres of vineyard and the nearby Balfour Winery, just a 12-minute drive away. Beer enthusiasts will appreciate the proximity to local breweries such as Larkins' Alehouse, Old Dairy Taproom and Cellar Head Brewing Company & Taproom.

Catch a show at The Queen's Hall Theatre or, if you're a film-goer, head to Kino Hawkhurst cinema nearby. If you need to pop out for essentials, there's a very local convenience store in Sissinghurst and a Co-op just 8 minutes away. For sports enthusiasts, the area is home to Cranbrook Rugby Club, Cranbrook Bowls Club, Tenterden Amateur Boxing Club and Sissinghurst Cricket Club for you to practice your game. Stay fit at the family-run studio Serida Fitness in Hawkhurst or Risebridge Health & Fitness CrossFit Gym. If relaxation and well-being are on the cards, Clarite Health and Beauty is just a 4-minute drive, while the Spa Hotel offers a range of face and body treatments in Royal Tunbridge Wells.

Sissinghurst is perfect for both enthusiastic hikers and leisurely walkers. The village is surrounded by lush landscapes, including the serene Sissinghurst Park Wood and Roundhill Park Wood, part of the historic Sissinghurst Castle estate. These woodlands provide a peaceful escape, with winding trails through ancient trees and open meadows.



#### FIND US

Gallica,  
Common Road,  
Sissinghurst,  
Cranbrook,  
Kent,  
TN17 2BH

#### TRANSPORT

A229  
M20 - 14 miles  
M25 - 27 miles  
A21 - 7 miles

#### TRAIN STATIONS

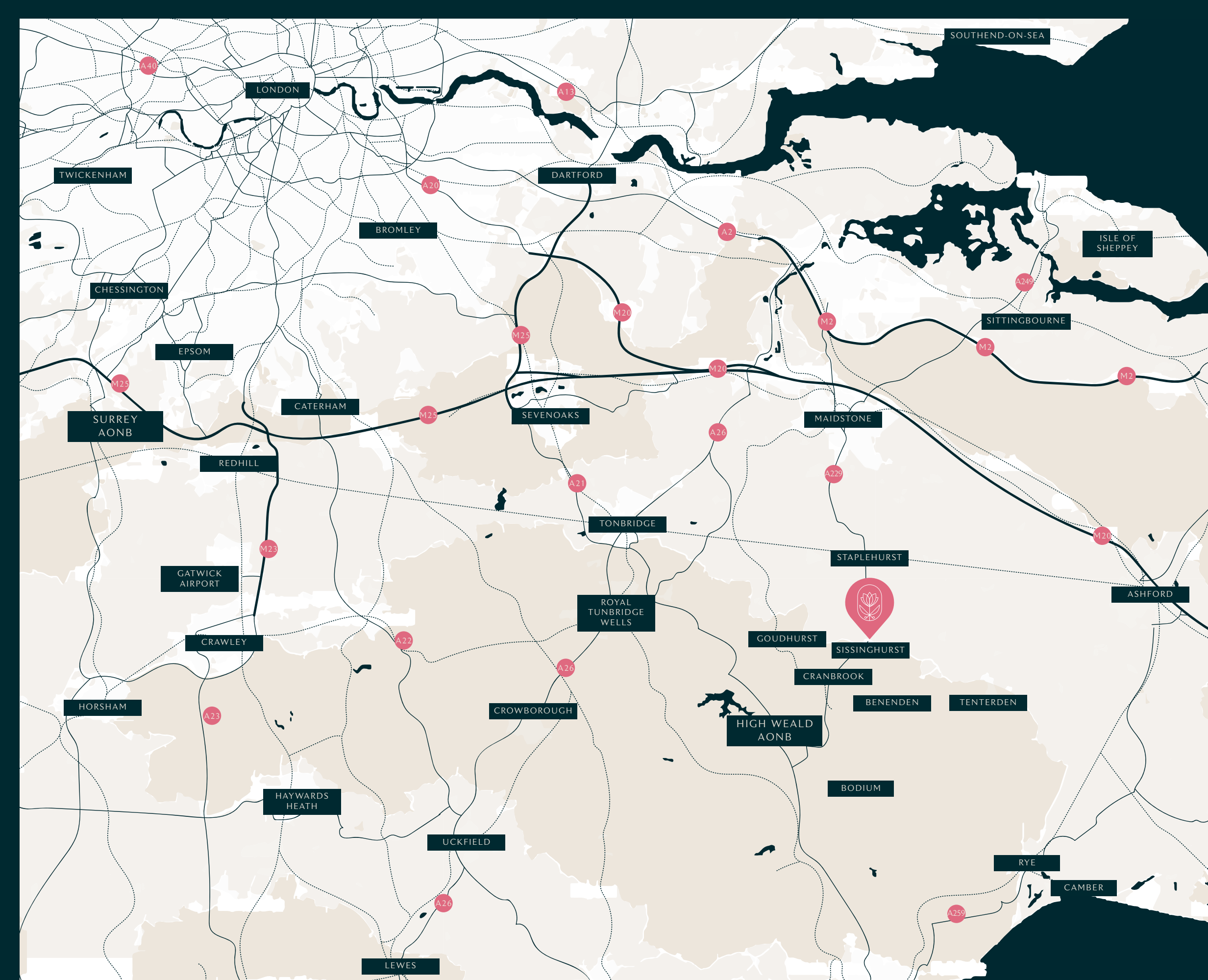
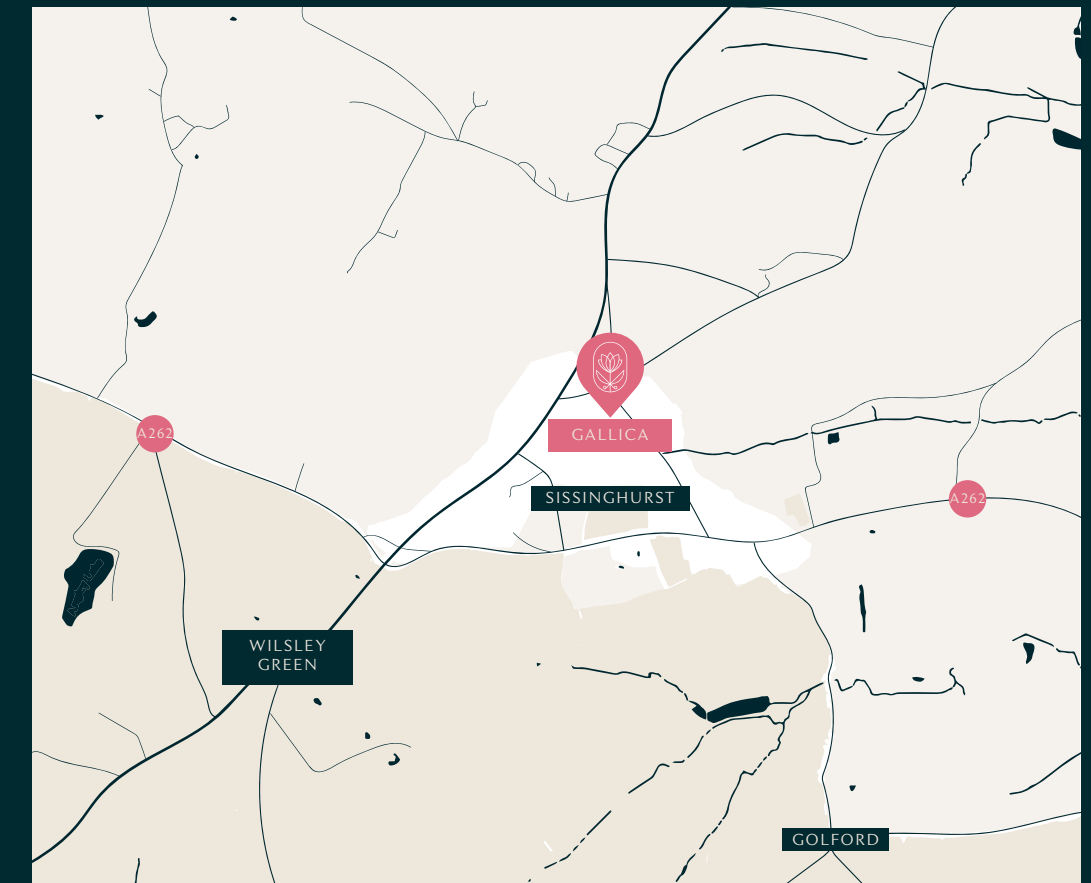
Staplehurst - 4 miles  
Tunbridge Wells - 16 miles

#### EDUCATION

The Learning Tree - Age 1-4  
Dulwich Prep Cranbrook - Age 2-16  
Cranbrook C of E - Age 4-11  
Colliers Green C of E Primary - Age 4-11  
Goudhurst and Kildown C of E - Age 5-11  
Cranbrook School - Age 11-18  
Beneden School - Age 10-19

#### AIRPORTS

Gatwick - 47 miles  
Heathrow - 68 miles





Country living  
at its finest.



# Gallica is a collection of just ten luxury premium homes in the traditional style of surrounding Sissinghurst, in the heart of leafy Kent.

These 3 and 4 bedroom homes have been designed for traditional comfortable country living, with all the polished finishing touches of a modern property. Enjoy cooking in your elegant kitchen with its integrated high-end appliances, relax entirely in a plush Drawing room with sumptuous carpets and a Marble Hill fireplace, and enjoy the comfort of underfloor heating in every room. The most advanced Smart Home technology integrated throughout the house makes life simple. Each Gallica home is charming in its own way and is complete with a double or single garage and two dedicated parking spaces for your convenience.

With Sissinghurst on your doorstep, you're surrounded by tranquil gardens, historic castles and a thriving local community. And being within easy reach of London, you have the best of both worlds.

## PLOTS

### THE NICOLSON

Plots 9, 11, 15 & 18  
4 Bedroom Detached Houses

### THE WOOLF

Plots 10 & 14  
4 Bedroom Detached Houses

### THE VITA

Plots 12 & 13  
4 Bedroom Detached Houses

### THE KEPPEL

Plots 16 & 17  
3 Bedroom Detached Houses







Crafted for the  
calm of country life.



GALLICA,  
SISSINGHURST



# The Keppel

PLOT 16  
3 BEDROOM DETACHED HOUSE  
SINGLE GARAGE & TWO CAR DRIVEWAY

## Ground

**Kitchen / Dining / Family** 7660 mm x 4160 mm  
25'2" x 13'8"

**Living Room** 3950 mm x 5270 mm  
13' x 17'3"

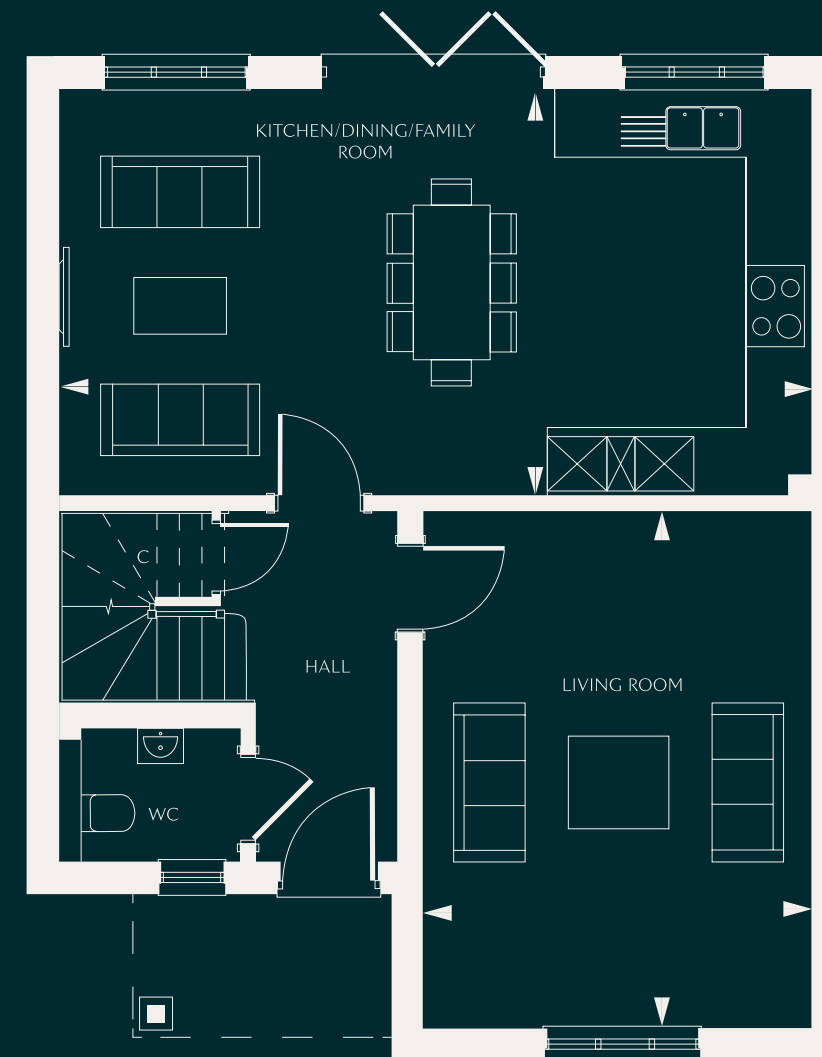
## First

**Bedroom 1** 4580 mm x 4010 mm  
15' x 13'2"

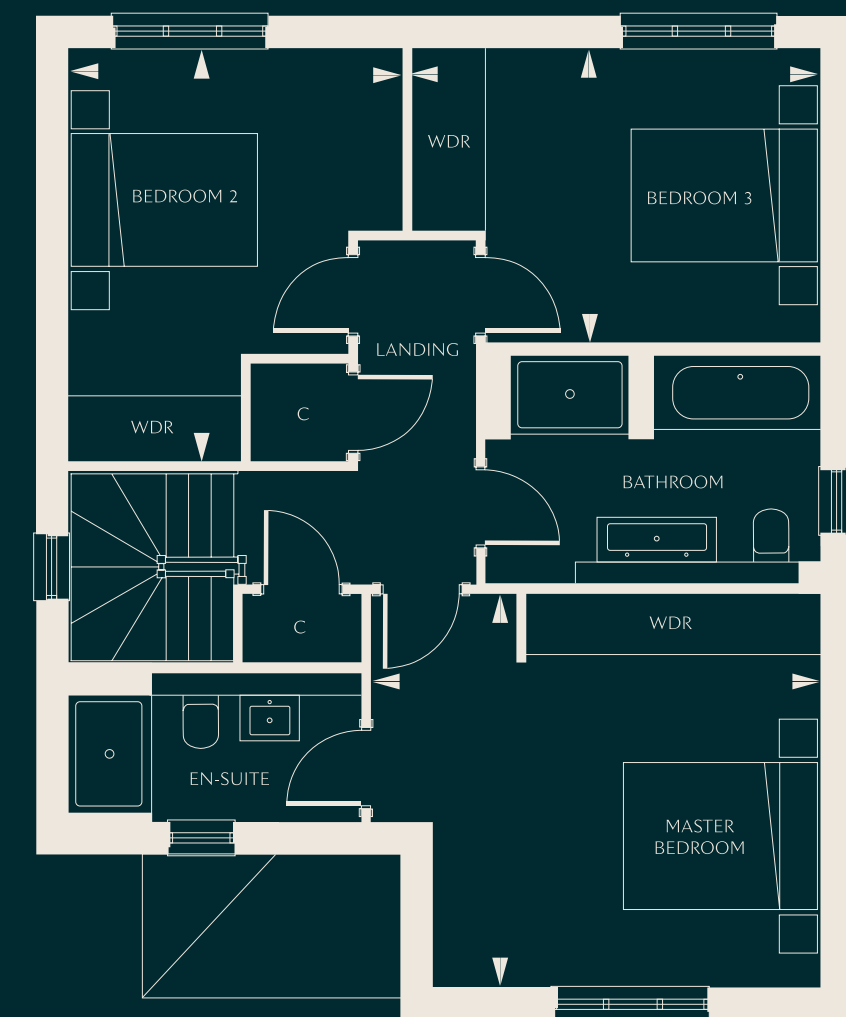
**Bedroom 2** 3400 mm x 4210 mm  
11'2" x 13'10"

**Bedroom 3** 4160 mm x 3000 mm  
13'8" x 9'10"

## GROUND FLOOR



## FIRST FLOOR



The dimensions given are subject to variation & are not intended to be used for sizing of furniture



# The Keppel

PLOT 17  
3 BEDROOM DETACHED HOUSE  
SINGLE GARAGE & TWO CAR DRIVEWAY

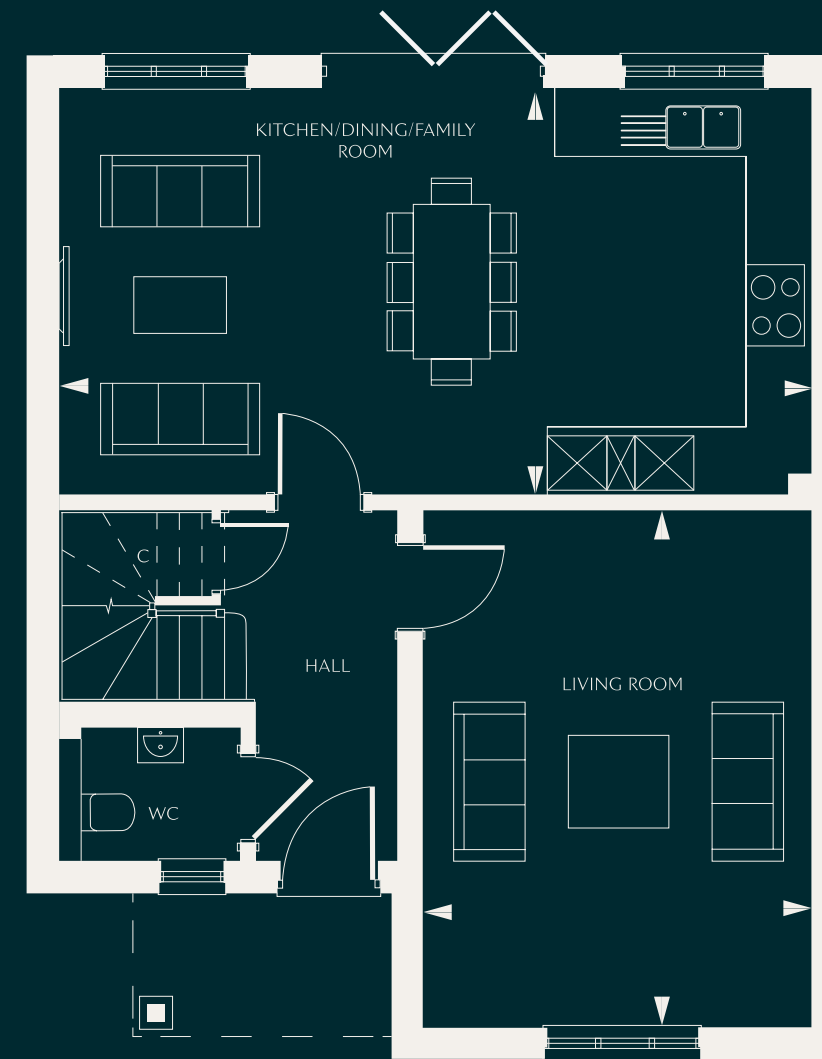
## Ground

Kitchen / Dining / Family	7660 mm x 4160 mm 25'2" x 13'8"
Living Room	3950 mm x 5270 mm 13' x 17'3"

## First

Bedroom 1	4580 mm x 4010 mm 15' x 13'2"
Bedroom 2	3400 mm x 4210 mm 11'2" x 13'10"
Bedroom 3	4160 mm x 3000 mm 13'8" x 9'10"

## GROUND FLOOR



## FIRST FLOOR



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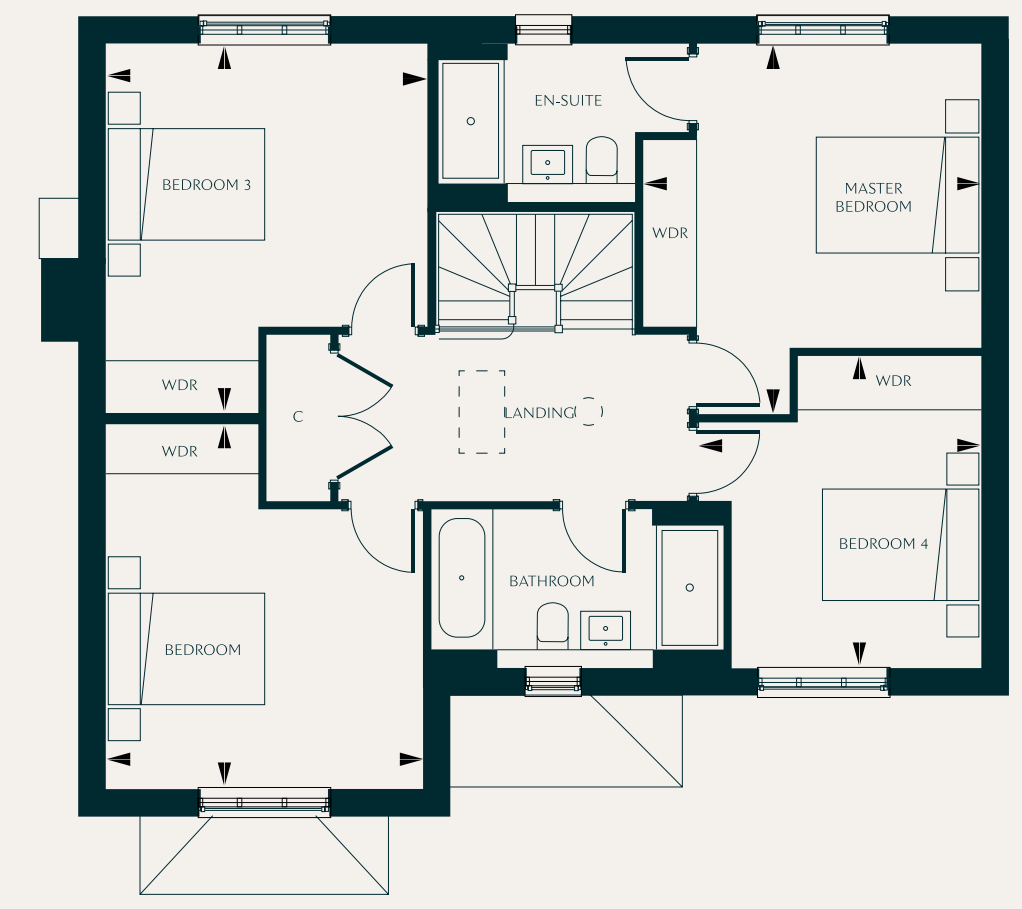
# The Woolf

PLOT 10  
4 BEDROOM DETACHED HOUSE  
DOUBLE GARAGE & TWO CAR DRIVEWAY

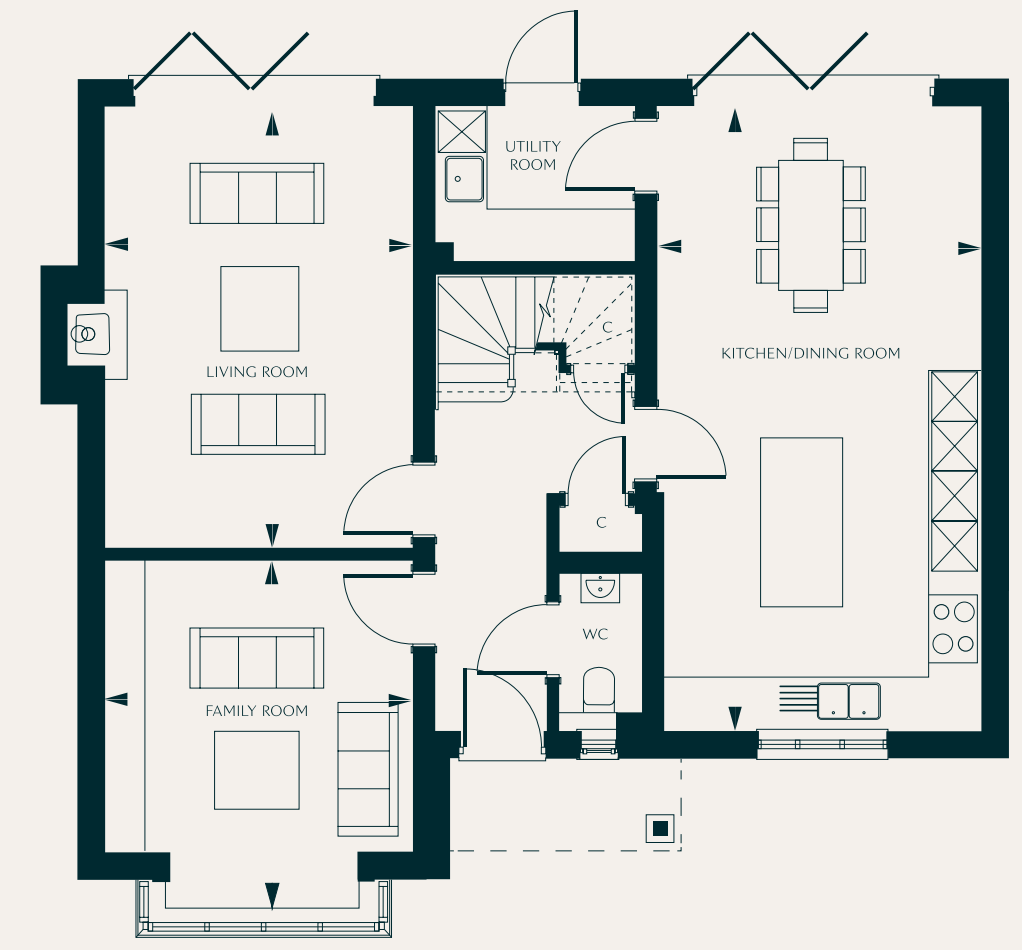
Ground	
Kitchen / Dining	3920 mm x 7550 mm 12'10" x 24'9"
Living Room	3720 mm x 5340 mm 12'3" x 17'6"
Family Room	3720 mm x 4310 mm 12'2" x 14'2"

First	
Bedroom 1	4090 mm x 4480 mm 13'5" x 14'8"
Bedroom 2	3840 mm x 4410 mm 12'7" x 14'6"
Bedroom 3	3890 mm x 4470 mm 12'9" x 14'8"
Bedroom 4	3440 mm x 3770 mm 11'3" x 12'5"

FIRST FLOOR



GROUND FLOOR



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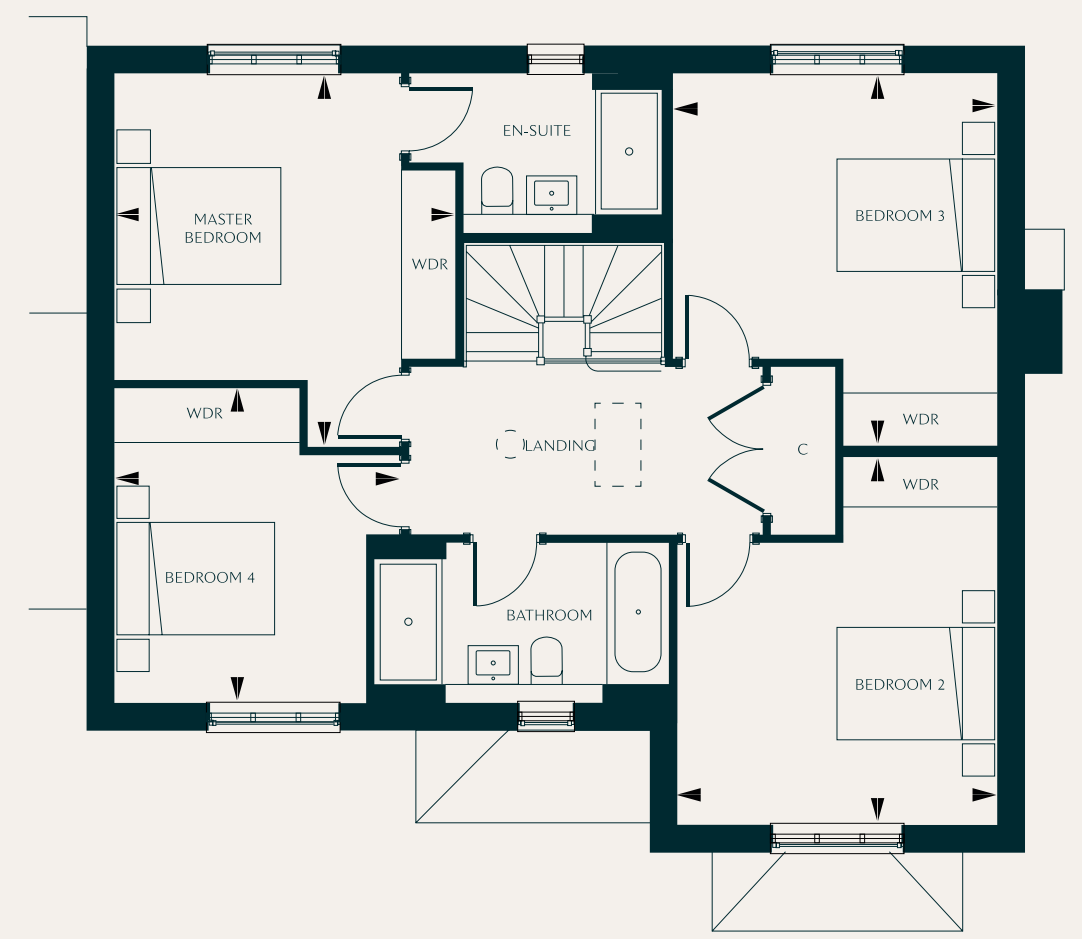


# The Woolf

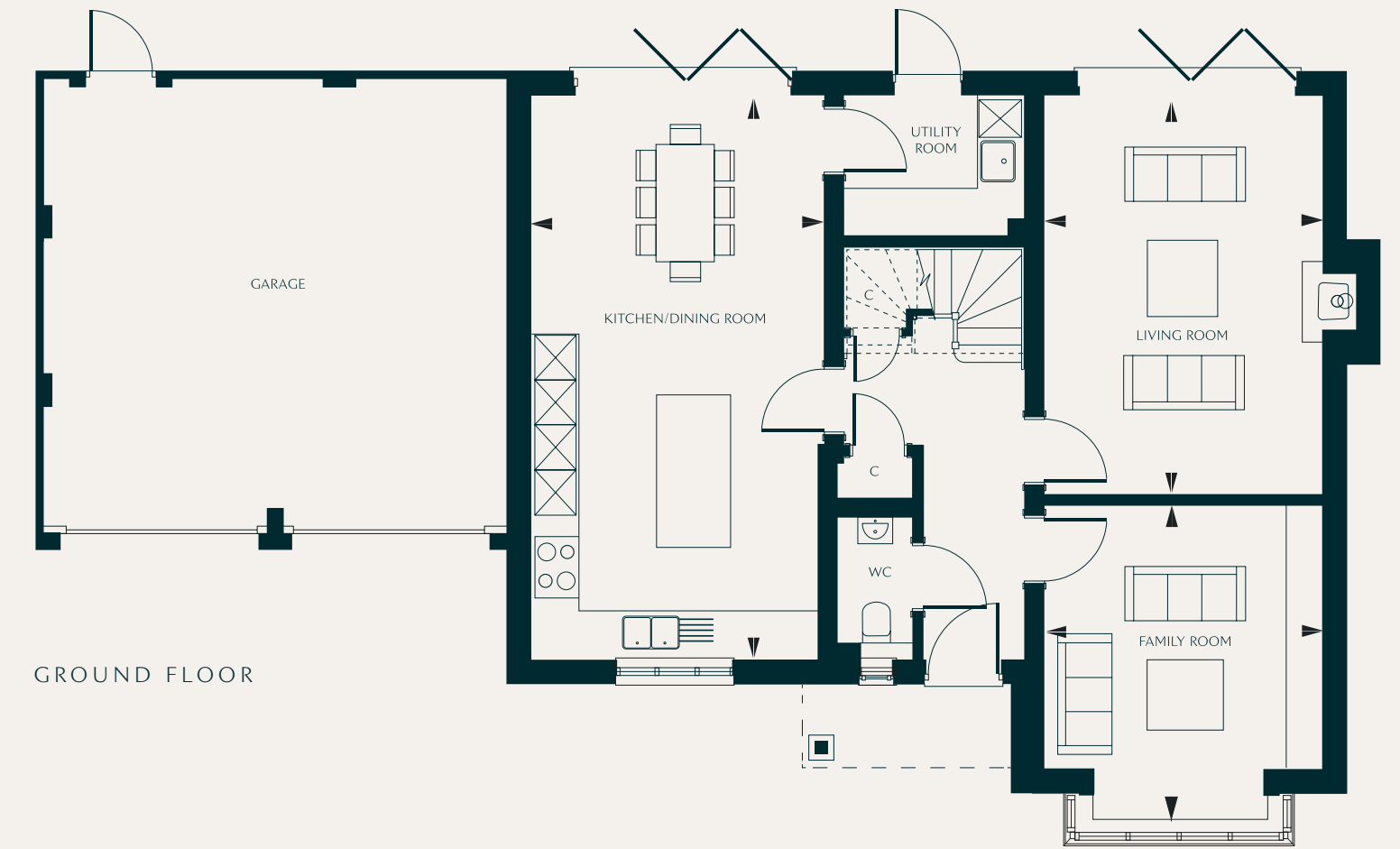
PLOT 14  
4 BEDROOM DETACHED HOUSE  
ATTACHED DOUBLE GARAGE  
& TWO CAR DRIVEWAY

Ground	First
<b>Kitchen / Dining</b> 3920 mm x 7550 mm 12'10" x 24'9"	<b>Bedroom 1</b> 4090 mm x 4480 mm 13'5" x 14'8"
<b>Living Room</b> 3720 mm x 5340 mm 12'3" x 17'6"	<b>Bedroom 2</b> 3840 mm x 4410 mm 12'7" x 14'6"
<b>Family Room</b> 3720 mm x 4310 mm 12'2" x 14'2"	<b>Bedroom 3</b> 3890 mm x 4470 mm 12'9" x 14'8"
	<b>Bedroom 4</b> 3440 mm x 3770 mm 11'3" x 12'5"

FIRST FLOOR



GROUND FLOOR



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# The Nicolson

PLOT 9  
4 BEDROOM DETACHED HOUSE  
DOUBLE GARAGE & TWO CAR DRIVEWAY

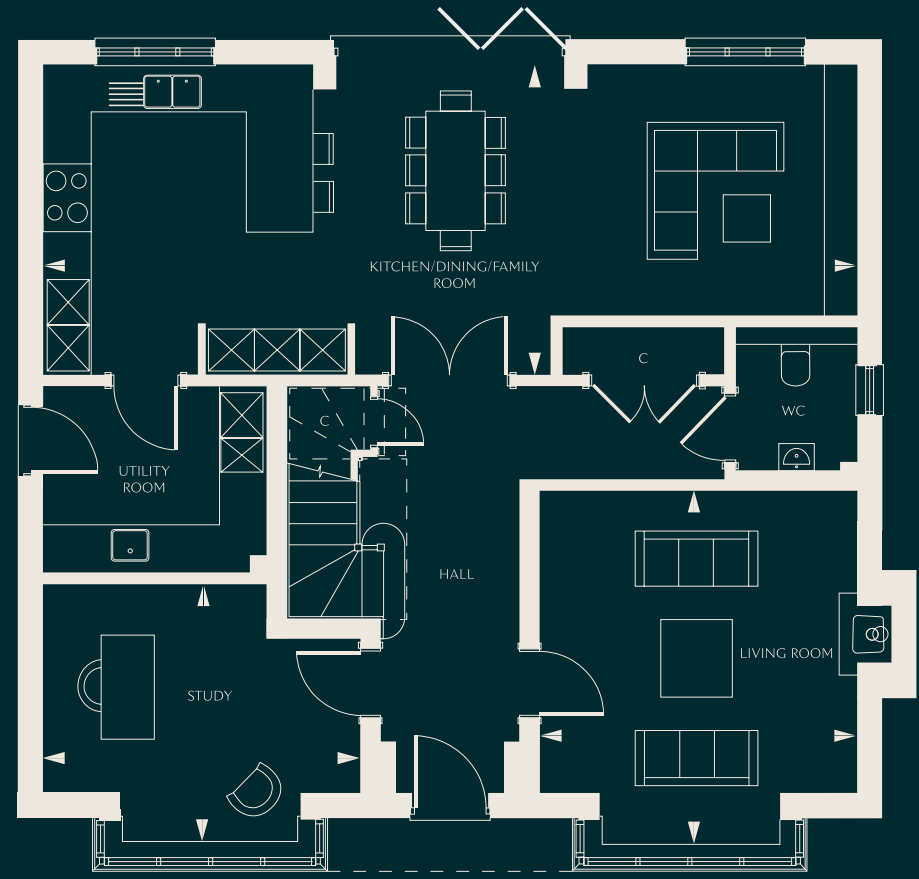
## Ground

<b>Kitchen / Dining / Family</b>	10700 mm x 4080 mm 35'1" x 13'5"
<b>Living Room</b>	4180 mm x 4650 mm 13'8" x 15'3"
<b>Study</b>	4180 mm x 3430 mm 13'8" x 11'3"

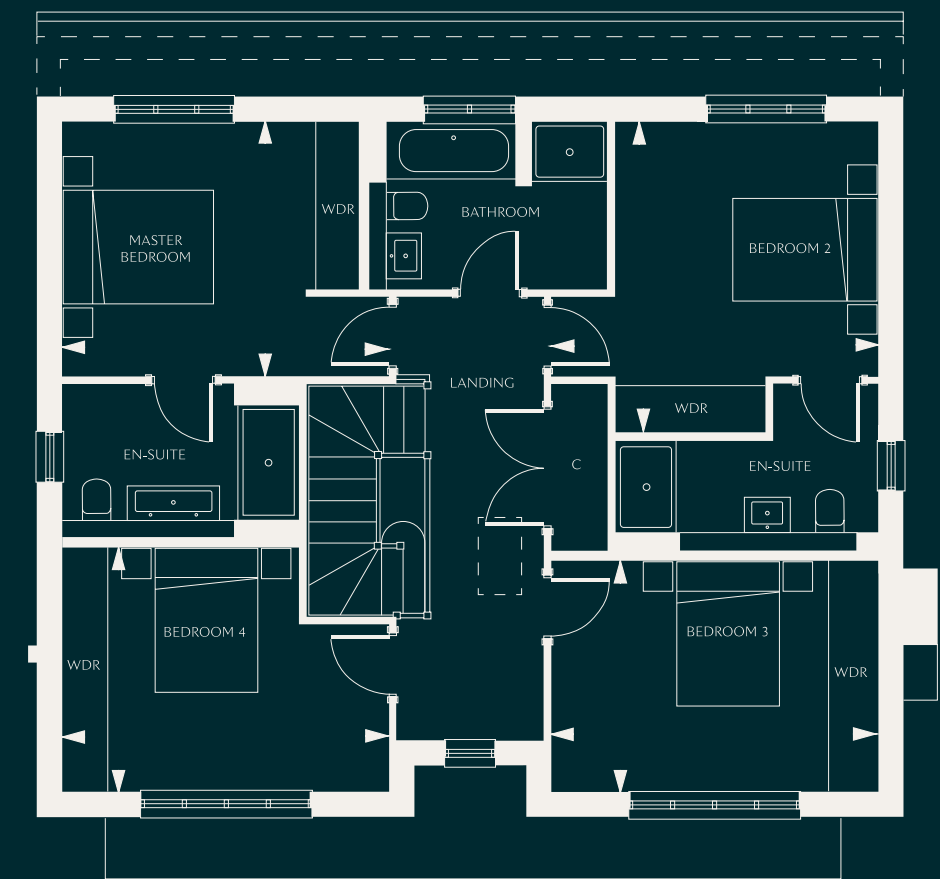
## First

<b>Bedroom 1</b>	4290 mm x 3340 mm 14'1" x 11'
<b>Bedroom 2</b>	4290 mm x 4080 mm 14'1" x 13'5"
<b>Bedroom 3</b>	4290 mm x 3030 mm 14'1" x 9'11"
<b>Bedroom 4</b>	4290 mm x 3210 mm 14'1" x 10'6"

## GROUND FLOOR



## FIRST FLOOR



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# The Nicolson

PLOT 11  
4 BEDROOM DETACHED HOUSE  
DOUBLE GARAGE & TWO CAR DRIVEWAY

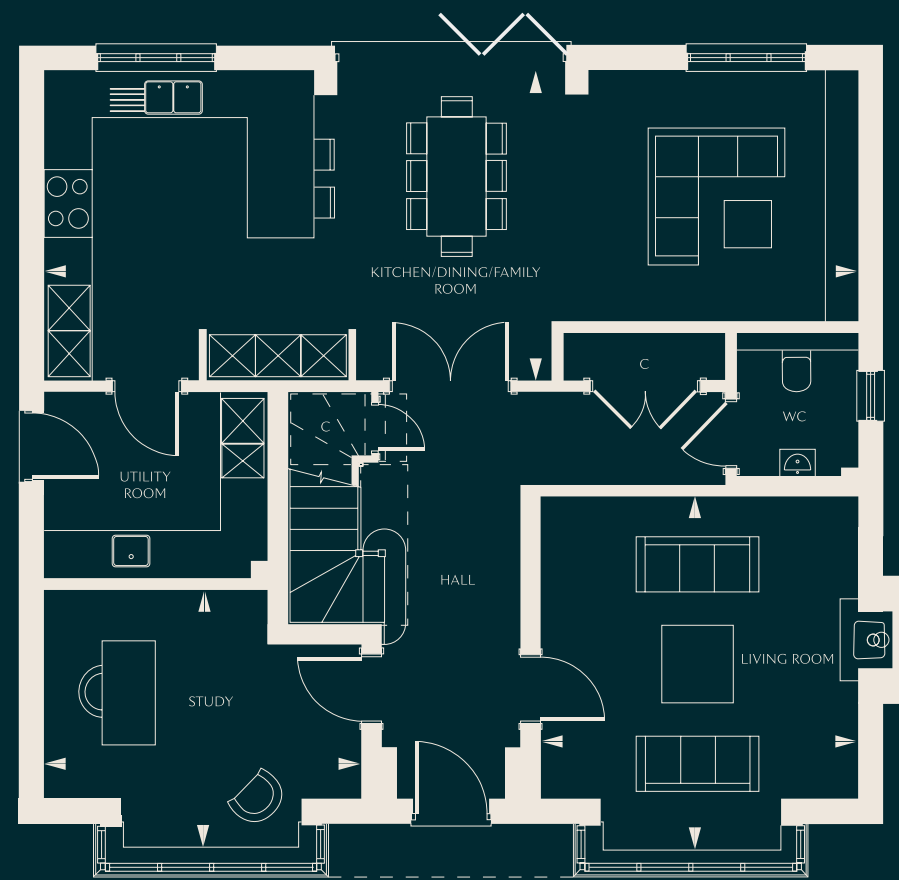
## Ground

Kitchen / Dining / Family	10700 mm x 4080 mm 35'1" x 13'5"
Living Room	4180 mm x 4650 mm 13'8" x 15'3"
Study	4180 mm x 3430 mm 13'8" x 11'3"

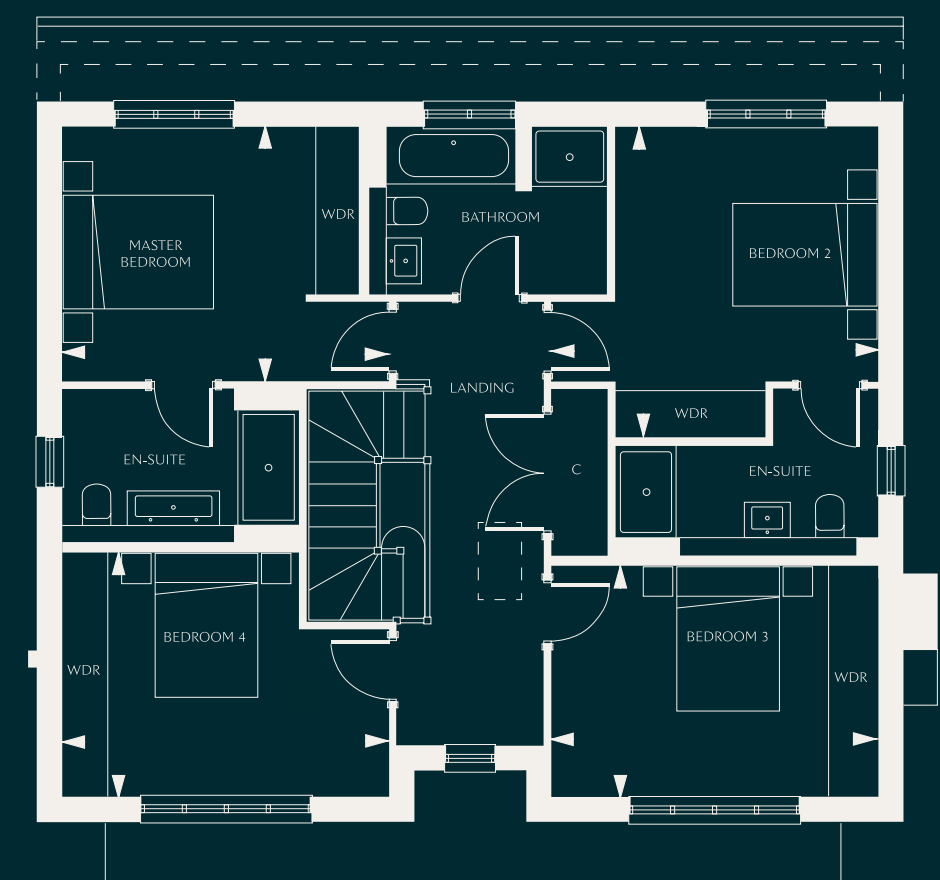
## First

Bedroom 1	4290 mm x 3340 mm 14'1" x 11'
Bedroom 2	4290 mm x 4080 mm 14'1" x 13'5"
Bedroom 3	4290 mm x 3030 mm 14'1" x 9'11"
Bedroom 4	4290 mm x 3210 mm 14'1" x 10'6"

## GROUND FLOOR



## FIRST FLOOR



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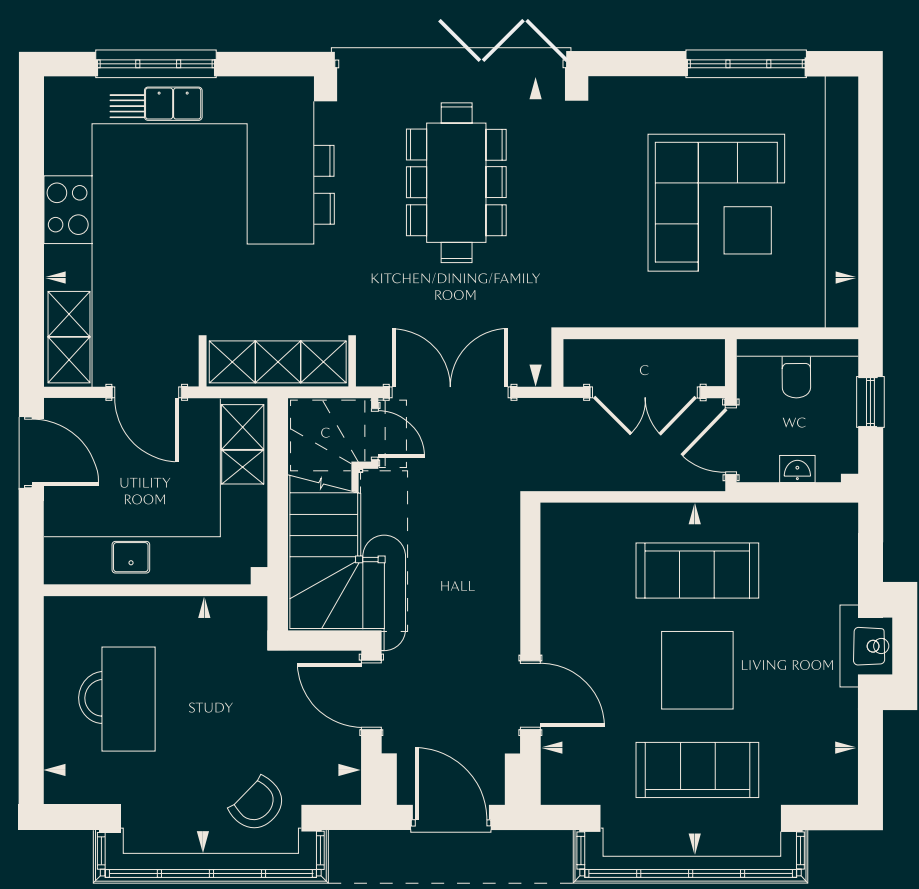


# The Nicolson

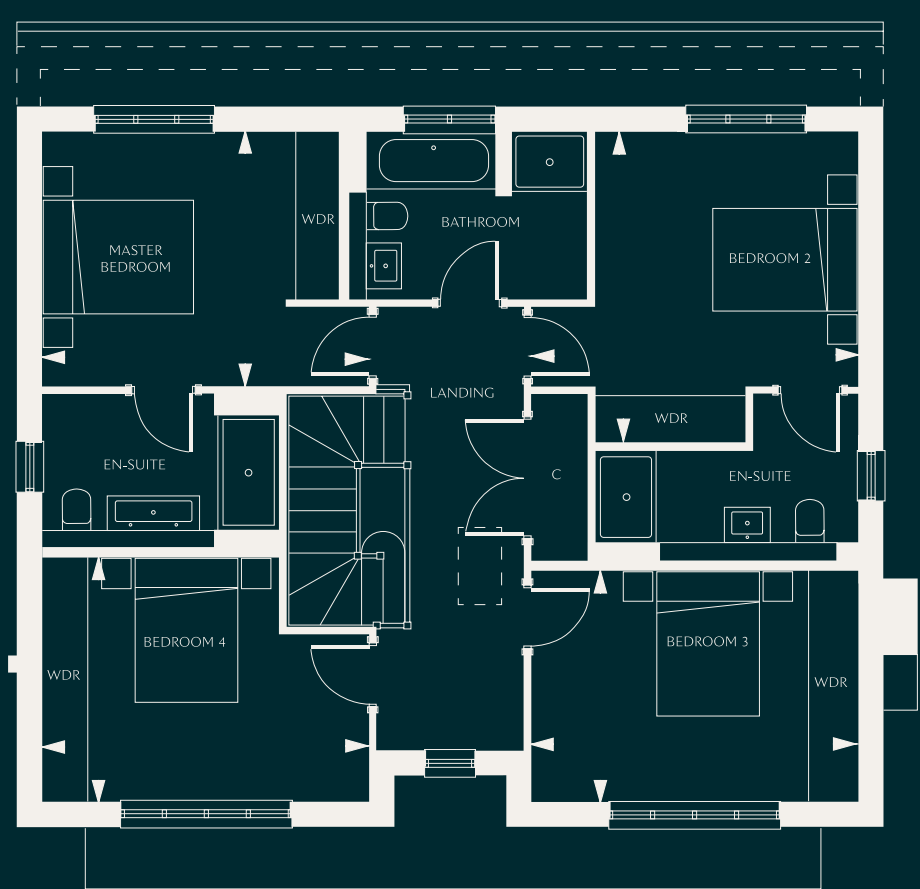
PLOT 15  
4 BEDROOM DETACHED HOUSE  
DOUBLE GARAGE & TWO CAR DRIVEWAY

Ground		First	
Kitchen / Dining / Family	10700 mm x 4080 mm 35'1" x 13'5"	Bedroom 1	4290 mm x 3340 mm 14'1" x 11'
Living Room	4180 mm x 4650 mm 13'8" x 15'3"	Bedroom 2	4290 mm x 4080 mm 14'1" x 13'5"
Study	4180 mm x 3430 mm 13'8" x 11'3"	Bedroom 3	4290 mm x 3030 mm 14'1" x 9'11"
		Bedroom 4	4290 mm x 3210 mm 14'1" x 10'6"

GROUND FLOOR



FIRST FLOOR



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# The Nicolson

PLOT 18  
4 BEDROOM DETACHED HOUSE  
INTEGRAL DOUBLE GARAGE  
& TWO CAR DRIVEWAY

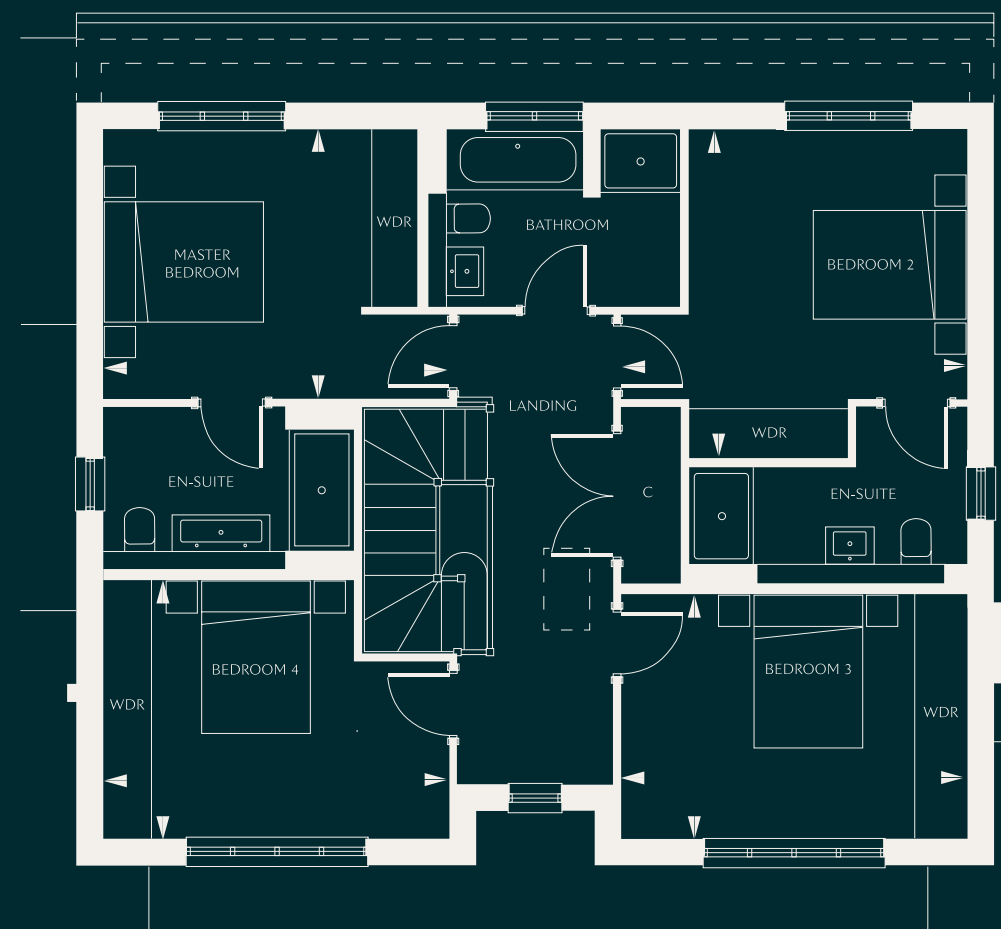
## Ground

Kitchen / Dining / Family	10700 mm x 4080 mm 35'1" x 13'5"
Living Room	4180 mm x 4650 mm 13'8" x 15'3"
Study	4180 mm x 3430 mm 13'8" x 11'3"

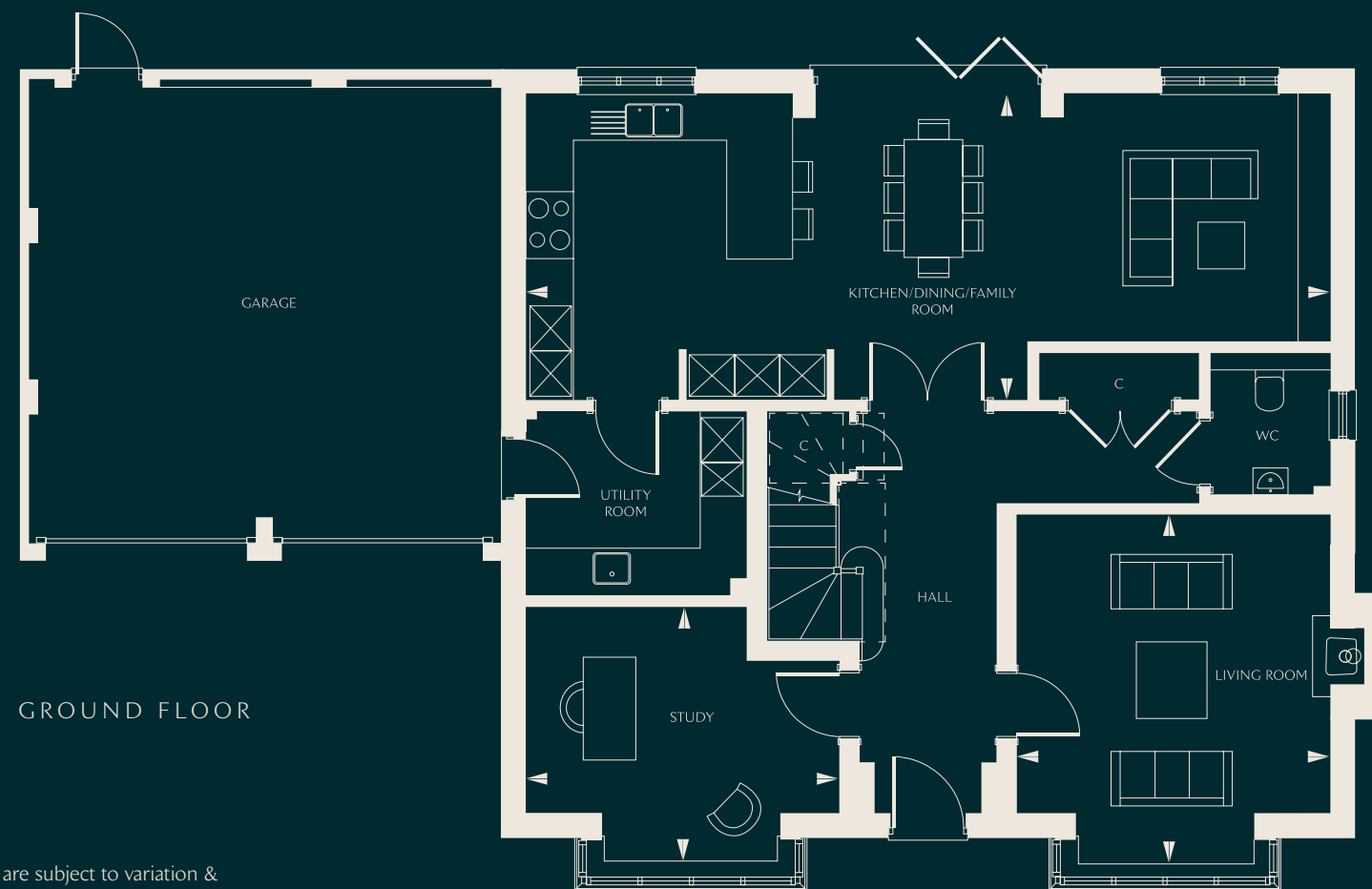
## First

Bedroom 1	4290 mm x 3340 mm 14'1" x 11'
Bedroom 2	4290 mm x 4080 mm 14'1" x 13'5"
Bedroom 3	4290 mm x 3030 mm 14'1" x 9'11"
Bedroom 4	4290 mm x 3210 mm 14'1" x 10'6"

## FIRST FLOOR



## GROUND FLOOR



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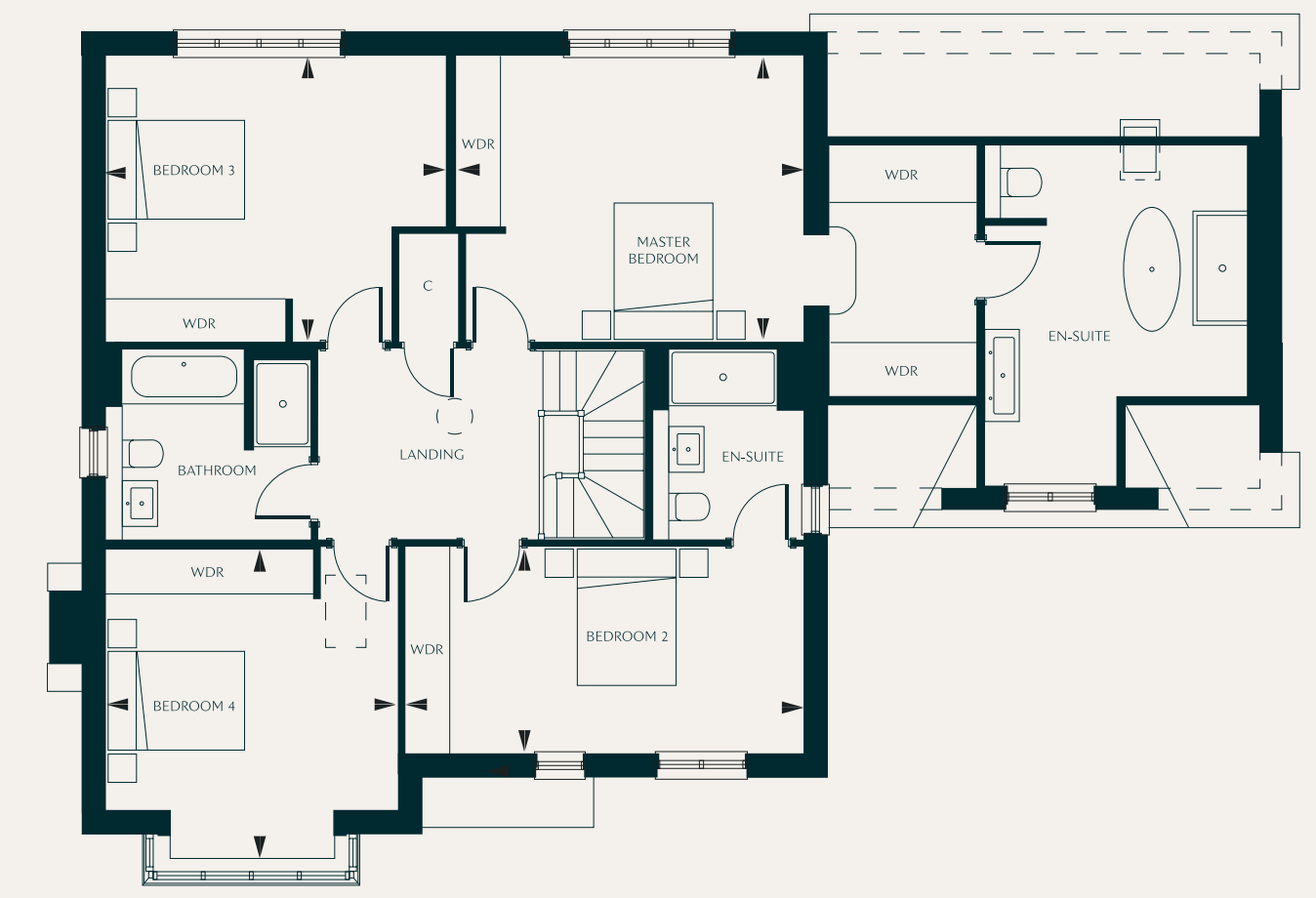


# The Vita

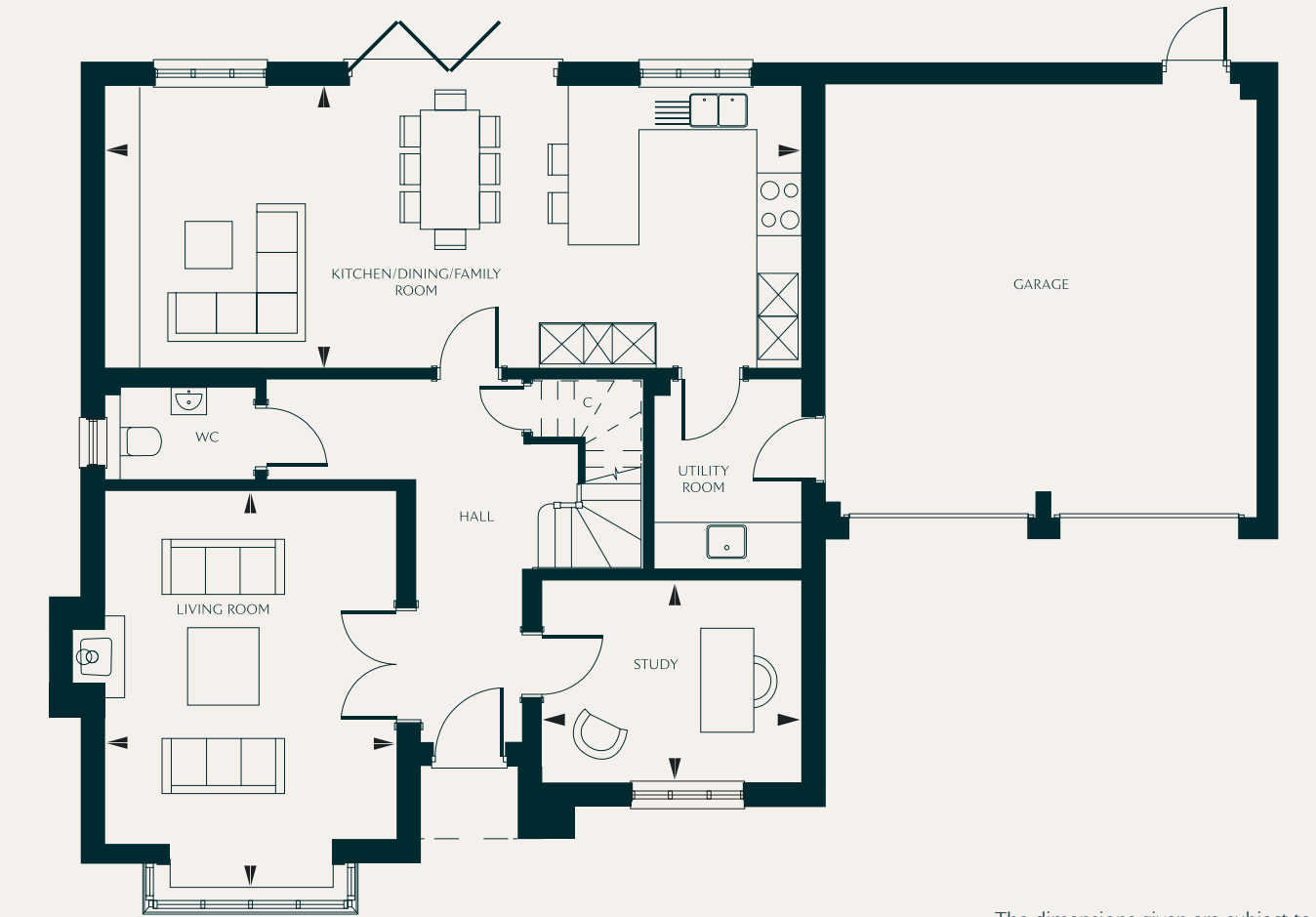
PLOT 12  
4 BEDROOM DETACHED HOUSE  
INTEGRAL DOUBLE GARAGE  
& TWO CAR DRIVEWAY

Ground		First	
Kitchen / Dining / Family	9690 mm x 3930 mm 31'9" x 12'11"	Bedroom 1	4830 mm x 3980 mm 15'10" x 13'1"
Living Room	4060 mm x 5530 mm 13'4" x 18'2"	Bedroom 2	5530 mm x 2870 mm 18'2" x 9'5"
Study	3620 mm x 2820 mm 11'10" x 9'3"	Bedroom 3	4730 mm x 3980 mm 15'6" x 13'1"
		Bedroom 4	4060 mm x 4300 mm 13'4" x 14'1"

FIRST FLOOR



GROUND FLOOR



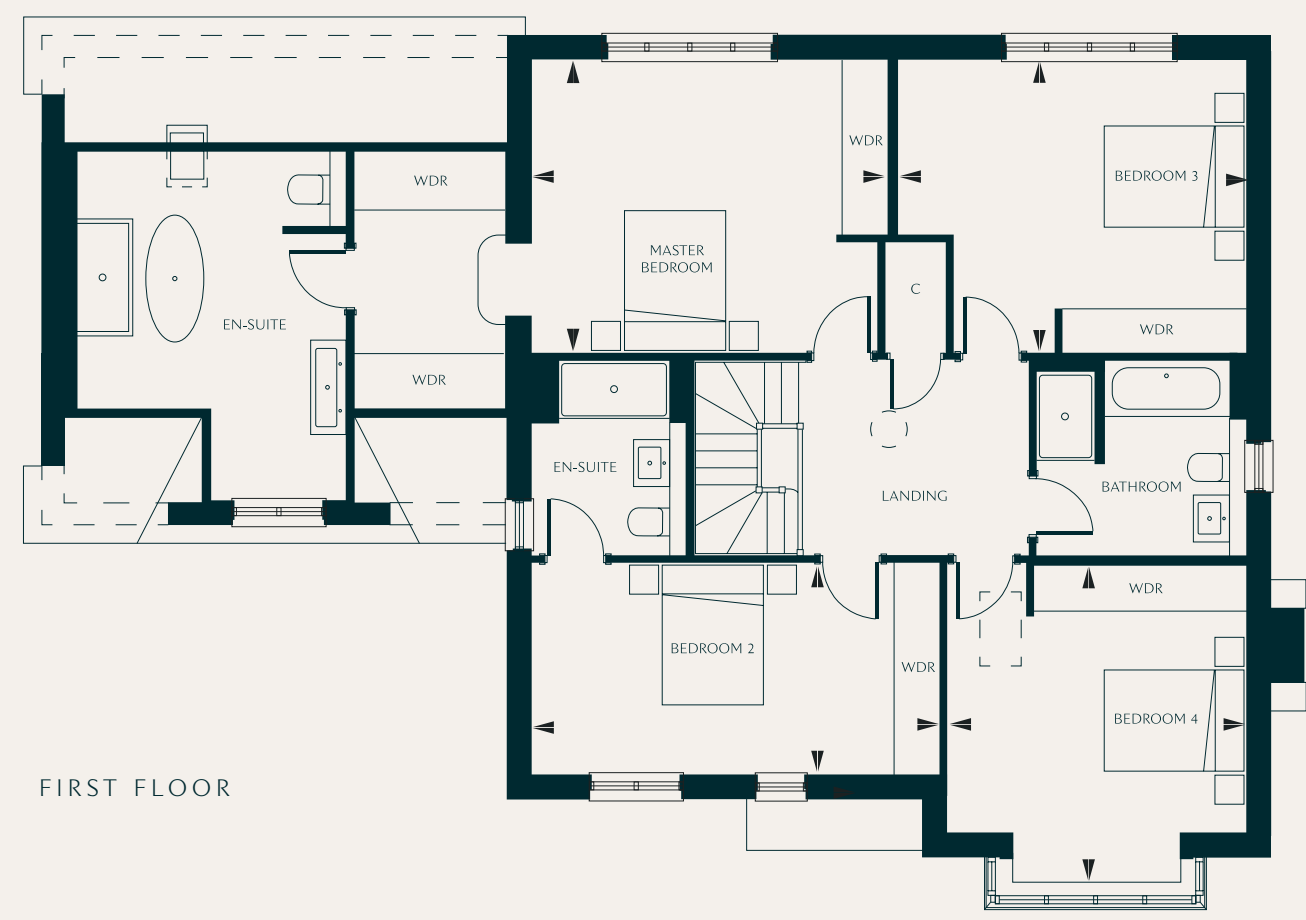
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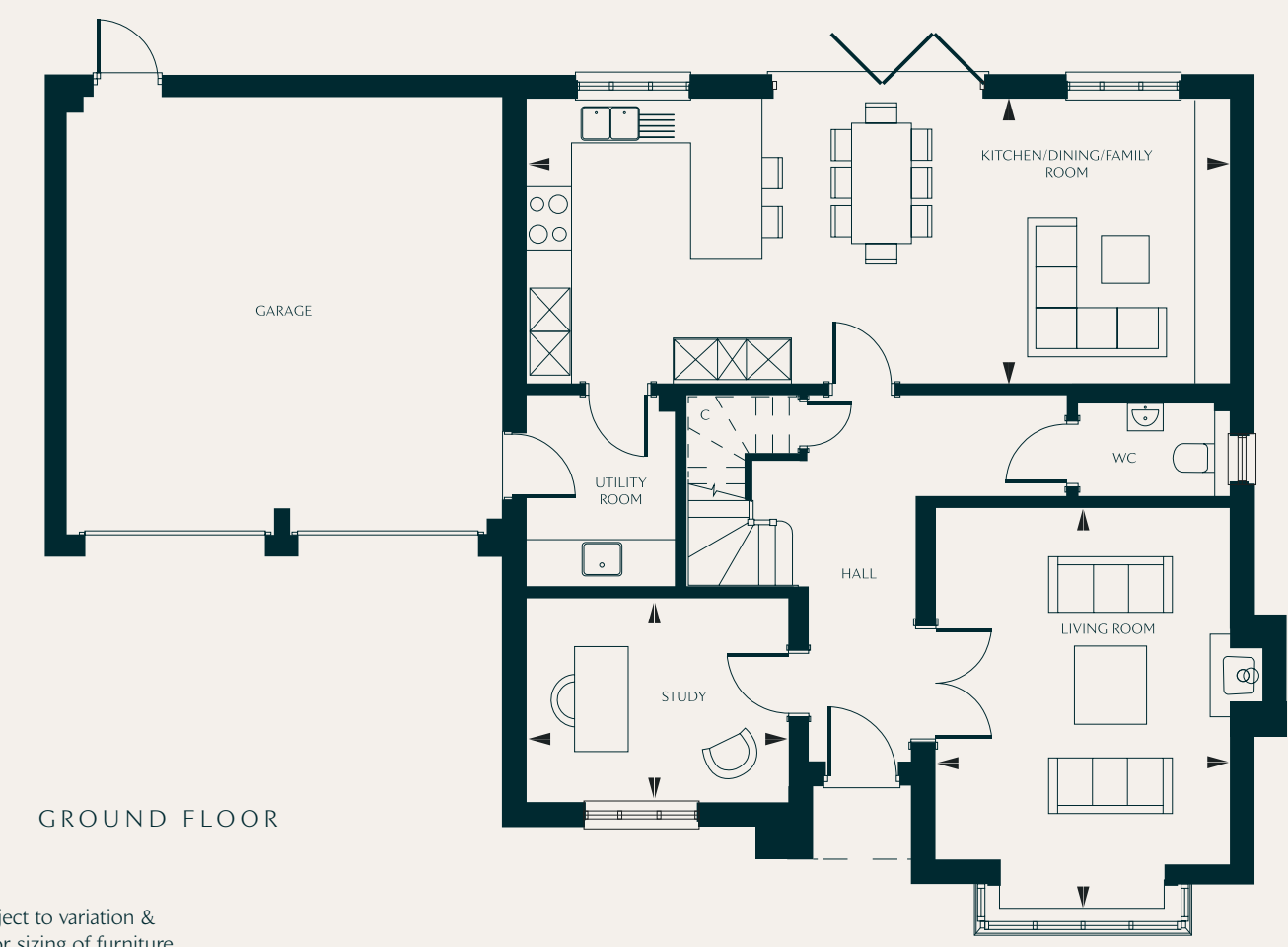
# The Vita

PLOT 13  
4 BEDROOM DETACHED HOUSE  
INTEGRAL DOUBLE GARAGE  
& TWO CAR DRIVEWAY

Ground		First	
Kitchen / Dining / Family	9690 mm x 3930 mm 31'9" x 12'11"	Bedroom 1	4830 mm x 3980 mm 15'10" x 13'1"
Living Room	4060 mm x 5530 mm 13'4" x 18'2"	Bedroom 2	5530 mm x 2870 mm 18'2" x 9'5"
Study	3620 mm x 2820 mm 11'10" x 9'3"	Bedroom 3	4730 mm x 3980 mm 15'6" x 13'1"
		Bedroom 4	4060 mm x 4300 mm 13'4" x 14'1"



FIRST FLOOR



GROUND FLOOR

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SPECIFICATION

Ultimate comfort  
in the countryside.





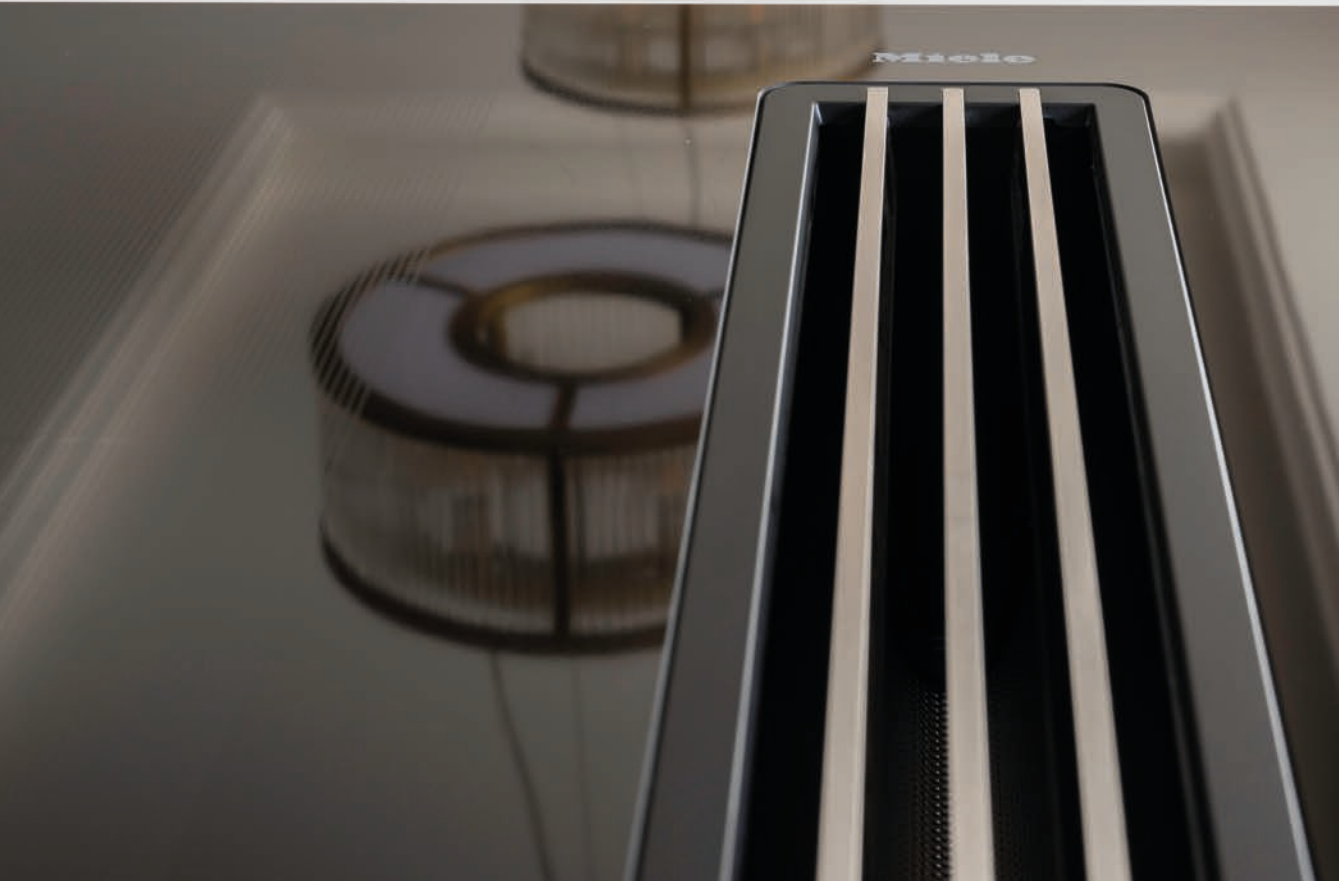
## Specification



Every home at Gallica has been crafted with an emphasis on comfortable, elegant living & the calm of country life.

These homes are for those who appreciate the finer details that make a house a home. Inside, you'll find marble effect worktops and Minoli porcelain wood effect floor tiles, adding a touch of elegance to your space. Pendant lighting softly illuminates key areas like kitchen islands and dining tables, enhancing the homely and welcoming atmosphere.

These luxurious residences pay homage to traditional country design, while offering all the contemporary comforts you expect from your home.



SPECIFICATION: KITCHEN

## Warm & inviting, with every convenience

Each Gallica dining and family area exudes traditional country charm, perfectly blending comfort with warmth to create a delightful space for daily family meals and weekend gatherings with special guests.

These Shaker-style kitchens are not only inviting but also equipped with top-tier appliances to enhance your culinary experience. From 1810 bowl sinks to the state-of-the-art Miele combi microwave and ovens, induction hobs and seamlessly integrated Miele Frost-Free fridge-freezers, every detail offers both functionality and style. An elegant mQuvée wine cooler takes luxury a step further, ensuring your favourite beverages are always perfectly chilled.



### KITCHENS

- Shaker style base, tall and wall unit doors, and drawers with matt lacquered finish
- Carlisle brass knurled T-bar handles
- Under cupboard LED lighting strips
- Caesarstone composite stone worktops, upstands, and splashbacks
- Beech cutlery inserts
- Anti-slip drawer mats
- Enhanced internals in tall storage *where design allows*
- LeMans corner unit *where design allows*
- Quooker Flex Round All-in-one tap – with boiling/chilled/hot & cold water, and Scale Control Plus
- 1810 bowl undermounted sink
- 1810 waste separation bins

- Integrated appliances including;
- Miele single oven with Pyrolytic Cleaning
  - Miele combination compact Microwave and oven with PerfectClean
  - Miele induction hob with integrated extractor (4-bed houses)
  - Siemens induction hob with integrated extractor (3-bed houses)
  - Miele frost-free fridge freezer (3-bed houses)
  - Miele tall fridge (4-bed houses)
  - Miele tall freezer (4-bed houses)
  - Miele 14 place dishwasher
  - mQuvée wine cooler
  - Siemens washer/dryer (3-bed houses)

### UTILITY (4-BED HOUSES)

- Shaker style base, tall and wall unit doors, and drawers in matt lacquered finish
- Carlisle brass knurled T-bar handles
- Under cupboard LED lighting strips
- Caesarstone composite stone worktops and upstands
- Miele freestanding washing machine
- Miele freestanding tumble dryer
- 1810 bowl undermounted sink
- 1810 Courbe curved spout monobloc mixer tap

## SPECIFICATION: BATHROOMS



### FAMILY BATHROOMS (4 PIECE) & ENSUITES (3 PIECE)

- Full width and height mirror above tiling to basin/WC/wall
- Demista pad to area above basin
- Tiled tops to Vanity boxing and windowsills
- Polished chrome Crosswater deck mounted basin tap (excluding Master Ensuites)
- Polished chrome wall mounted taps to Master Ensuites
- White Dansani basins (Trough basins where space allows)
- Matt white Dansani wall hung vanity unit with push open / soft close drawer
- Duravit rimless wall hung WC with soft close seat and cover
- Polished chrome dual flush plate
- Polished metal and glass Merlyn shower screen
- White stone resin shower tray
- Chrome Crosswater overhead shower with arm and hand shower with integral outlet
- Chrome Crosswater shower mixer
- Alpine white Kaldewei double ended enamelled steel bath with Crosswater;
  - Chrome bath filler, waste, and overflow
  - Chrome bath/shower mixer
  - Chrome deck mounted hand shower
- Polished chrome towel rail

### MASTER ENSUITE (5 PIECE) PLOTS 12 & 13

- Full width and height mirror above tiling to basin wall
- Demista pad to area above basin
- Matt white freestanding Victoria + Albert Quarrycast bath
- Chrome Crosswater floorstanding bath tap / hand shower
- White Dansani trough basin
- Matt white Dansani vanity unit with push open / soft close drawer
- Polished chrome Crosswater wall mounted taps
- Duravit rimless wall hung WC with soft close seat and cover
- Wetroom tray 1.5m x 0.9m with tiled waste cover
- Stainless steel and glass Merlyn fixed shower screen
- Chrome Crosswater overhead shower with arm and hand shower with integral outlet
- Chrome Crosswater shower mixer

### WC (2 PIECE)

- Full width and height mirror above tiling to vanity basin
- Tiled tops to vanity boxings
- Polished chrome deck mounted basin tap
- White matt Duravit basin
- White gloss Duravit wall mounted vanity unit
- Duravit rimless wall hung WC with soft close seat and cover
- Polished chrome Crosswater dual flush plate



## Timeless, classic details

Every property at Gallica is beautifully detailed with traditional finishes that enhance the luxury living experience while adding classic character to your home.

Each room has the cosy warmth of underfloor heating, a modern amenity that not only ensures temperature regulation but also frees up space by eliminating the need for radiators so you have space to decorate how you wish. In 4-bedroom properties, the drawing room is adorned with a Marble Hill fireplace with surround, hearth and wood burner.

A sense of heritage is immediately felt in the entrances and hallways, graced with stunning oak staircases and Deuren doors, handmade in the UK with exquisite craftsmanship. Throughout each home, chrome ironmongery finishes are thoughtfully placed, blending contemporary style with timeless features.



### FLOORING & TILING

- Front entrance matwell (where space allows)
- Minoli porcelain wood effect floor tiles laid in herringbone pattern to; Entrance Hall, WC, Kitchen/Dining/Family area, Utility and Study
- Tile border with polished brass trim to Entrance Hall
- Cormar carpet to Drawing Room, Landing, Bedrooms
- Cormar carpet runner with whipped edging to Stairs
- Part tiled walls to ground floor WC
- Fully tiled Bathrooms and Ensuites with feature tile to rear wall of shower to Master and Bedroom 2 Ensuites

### PLUMBING

- Underfloor heating controlled by Heatmiser touchscreens
- Air source heat pump heating and hot water
- Secondary hot water circulator pump

### ADDITIONAL FEATURES

- Coffered ceilings to Dining Area in 4-bed houses
- Feature cornice in Hallways to all plots with additional cornice to Living Room and first floor Landing in 4-bed houses
- Oak Staircases with matt black spindles
- Marble Hill fireplace with limestone surround, granite hearth and wood burner to all 4-bed houses
- Media units matched to Kitchen materials and finishes installed to all 4-bed houses
- Fully fitted and carcassed Wardrobes to Master and Bedroom 2 with;
  - High-level shelf
  - Shelf unit
  - Hanging rails at varying heights
  - Drawer pack
  - PIR LED strip lights
- Fully fitted and carcassed Wardrobes to Bedrooms 3 and 4 (where applicable) with;
  - High-level shelf
  - Shelf unit
  - Hanging rails at varying heights
  - Soft close sliding doors
  - PIR LED strip lights



# Air Source Heat Pump

## KEEPING YOU WARM

We're proud to introduce the air source heat pump (ASHP), a cornerstone of our commitment to eco-friendly and efficient living. This innovative technology transfers heat from the outside air into underfloor heating and hot water in your home, for a warm and inviting atmosphere. Here's why the ASHP in our homes is a game changer...

## THOUGHTFULLY INTEGRATED

In Brookworth Homes, ASHPs aren't just added, they're thoughtfully integrated into the very fabric of our homes, ensuring they deliver their full efficiency and warmth for ultimate comfort. Our underfloor heating systems spread their heat evenly, requiring less energy. We also enhance our homes with exceptional insulation, keeping the warmth in and reducing the need for heating to compensate. Plus, our larger-than-average hot water cylinders guarantee a consistent and efficient supply of hot water, so you can run multiple baths and showers at the same time.



## ENERGY EFFICIENCY

Our ASHP systems outperform traditional heating methods, using less electricity while generating more heat. This efficiency is reflected in the Seasonal Coefficient of Performance (SCoP), where our Vaillant models score between 3 and 3.5.

## ECO-FRIENDLY

With zero emissions, the ASHP is a leap towards sustainable living. It reduces your carbon footprint, aligning with contemporary environmental consciousness.

## ALL-WEATHER PERFORMANCE

Our heat pumps maintain high-efficiency levels even in cold temperatures, ensuring your comfort is never compromised.

## COST-EFFECTIVE

The ASHP's operational efficiency translates into lower energy bills, making it a financially sound choice for the long term.

## LONGEVITY AND LOW MAINTENANCE

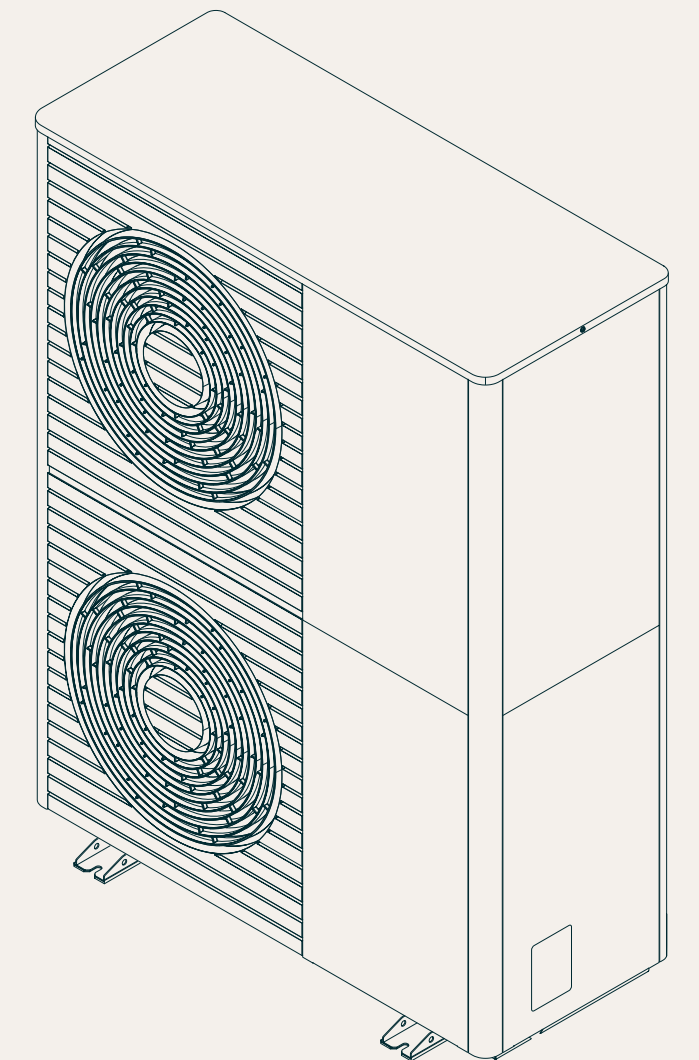
Designed for durability, the ASHP boasts a lifespan of 20-25 years (much longer than a typical boiler) and requires minimal upkeep, offering peace of mind and consistent performance.

## QUIET OPERATION

The system operates quietly, so your home remains a peaceful sanctuary.

We have meticulously selected Vaillant aroTHERMO plus Heat Pumps with uniSTOR cylinders for optimal performance in our homes.

- Energy efficiency class: A+++
- Size variations: 10kW pumps with 300l cylinders for 4-bed houses (except Plots 10 and 14 with 250l cylinders) and 5kW pumps with 250l cylinders for 3-bed homes.





*These homes are designed  
not just for luxury but to  
evoke a sense of enduring  
comfort and classic living.*



## Deuren Doors

Deuren doors are handmade in the UK and embody premium quality, with precision-engineered timber, they only use the best ironmongery, and innovative technology. Their finest-quality materials and craftsmanship result in unrivalled appearance and function.

A Deuren door is much more than an entrance; they are pieces of art.

- A Deuren door's core is made up of multiple layers of soft and hardwood. This greatly improves the stability and performance of the door and ensures it remains resistant to warping.
- Doors and frames are machine routed to house Simonswerk Tectus hinges, arguably the best in the world. They are heavy duty, fully adjustable, and completely concealed.
- The doors use a latch system that is magnetised from the keep system in the frame, which allows them to be completely flush to the door panel.
- Deuren edge their door frames, with an acoustic seal. This provides cushioning for the door, resulting in a soft closure and preventing the door from rattling, increasing the acoustic quality.





## Making your life simple

Gallica homes seamlessly integrate state-of-the-art Smart Home technology to simplify and enhance everyday living.

Easily control lighting, audio, heating, blinds and even a video doorbell with the Control4 Smart Home System. The transition from busy days to peaceful evenings is made effortless with the Lutron Homeworks QSX Processor. This system personalises your lighting and blind settings with neat black palladium keypads, creating the perfect ambience while offering advanced energy-saving solutions. The inclusion of lightning-speed Fibre to the Premises (FTTP) broadband ensures that both working from home and leisurely browsing are smoother and more efficient than ever.

### SMART HOME

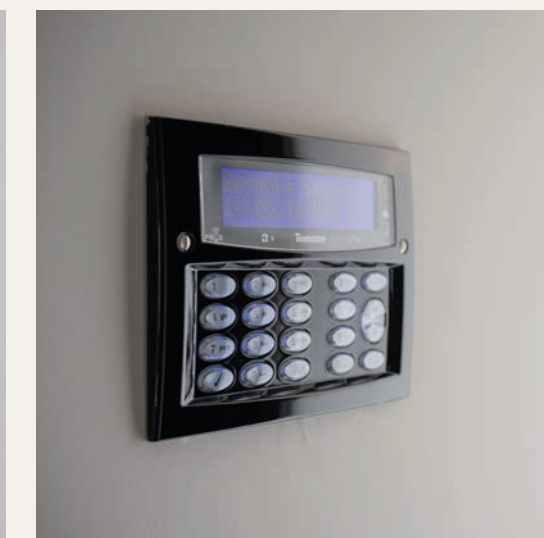
- Control4 smart home system controlling lighting, audio, heating, blinds, video doorbell and security.
- Control4 8" in-wall touchscreen fitted in Kitchen/Family Area
- Lutron lighting and blind system controlled via room keypad
- Automated blind in Master Bedroom controlled by Control4 or dedicated blind button on Lutron keypad
- Provisional wiring to add automated blinds to all habitable rooms including bay windows
- Ceiling speakers installed in Kitchen/Family Area (Family Room to plots 10 and 14)
- Control4 Chime video doorbell
- WiFi & Network;
  - Gigabit 16 + 2 port network switch with PoE
  - Gigabit 16 port network switch
  - Ruckus WiFi wireless access points throughout house
  - FTTP – Fibre to the property

### SECURITY

- Wireless alarm system with;
  - PIR motion sensors
  - Door contacts
  - Alarm keypad
  - Alarm control panel
  - PIR sensor to Garage
  - Shock sensors to all ground floor windows
- CCTV system with;
  - HD cameras
  - 8 channel Network Video Recorder (NVR) with 2TB storage drive
  - Lockable cabinet
  - Connected to Control4 smart home system and app

### ELECTRICAL

- All visible sockets in stainless steel finish with black inserts
- Double sockets with 2 x USB ports (1 x Type C, 1x Type A) throughout house
- Shaver socket / toothbrush charger in Bathrooms and Ensuites
- Heated Demista mirror pads fitted behind mirrors in Bathrooms and Ensuites
- Multi-media outlets at low and high levels with varying configurations, including;
  - Switched sockets
  - Twin coax for Sky TV connection
  - Cat6 for data
  - Cat6a for high-speed data
- Floor boxes installed in Study and Master Bedroom with;
  - Switched double socket
  - Twin coax for Sky TV connection
  - Cat6 for data
  - Cat6a for high-speed data
  - Single coax
- External switched double socket to each end of Patio area
- LED downlights integrated with Lutron system
- LED wall lights integrated with Lutron system
- Low level LED wall lights to act as wayfinding
- Feature LED lighting to;
  - Coffered ceiling in Dining Area
  - Kitchen under cupboards
  - TV unit under shelves
  - Shower ceilings
- External wall lights to;
  - Patio area
  - Utility door
  - Garage personnel door
- Smoke detector connected to mains
- Heat detector connected to mains
- Carbon Monoxide detector connected to mains





## Welcoming you home

From the outside, Gallica homes look just as charming as they are on the inside.

The exterior of each Gallica property reflects the same meticulous attention to detail as its interior, embodying traditional design with a focus on longevity and style. At first glance, the properties impress with their distinctive aluminium windows and classic bi-fold doors, blending traditional aesthetics with modern functionality. The garages are equally thought out, featuring tiled floors, automatic sectional doors and integrated EV chargers, ensuring practicality without compromising on the timeless elegance of the facade. In the garden, an Indian sandstone patio sets the backdrop to a neat lawn, on which you can enjoy the crisp country air.



### EXTERNAL

- Deuren solid-engineered hardwood front doors
- Aluminium windows
- Aluminium Utility, Garage personnel, and bi-fold doors

### GARAGES

- Automated sectional up and over door connected to Control4 smart home system
- Fully tiled floor
- ACO drainage at threshold
- External wall lights
- Internal LED lighting
- Switched double sockets (3 x in single Garage, 4 x in double Garage)

### GARDEN

- Indian sandstone Patio
- Level threshold from inside to outside at front and patio doors
- Remaining area laid to lawn
- External hot & cold mixer tap
- ACO drainage at Patio edge & bi-fold doors
- External switched double power socket at either end of Patio
- External wall lights controlled by Lutron Keypad
- Cable provisions at patio area to allow for future external installations of;
  - Power, Speakers, Data, WiFi, and Lutron lighting systems



# The Brookworth Experience.

All Brookworth homes are sited in desirable locations and are carefully crafted to deliver an exceptional living experience.

We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play.

Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities.

Each home comes with a Brookworth Homes two-year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process. Our Customer Care Team is on hand to quickly resolve any minor issues that may arise, so you can have complete confidence in our homes and customer service.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.



\*Brookworth Homes subscribes and complies with the Consumer Code for Home Builders Scheme, a copy of the scheme is available from our Head Office. For more information on the code, which protects the rights of new home buyers, visit [www.consumercode.co.uk](http://www.consumercode.co.uk). The information contained in this brochure and at [brookworth.com](http://brookworth.com) is for general guidance only. The computer-generated illustrations are intended to give an indication of what the properties will look like in a mature setting, but are not necessarily representative in every respect. Purchasers are advised that floor layouts, etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The dimensions given on plans are subject to minor variations and are not intended to be used for appliance sizes or items of furniture. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specifications included. This information does not constitute a contract, part of a contract or warranty.

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