

# THE CONEYHALL ESTATE, HAYES, KENT

**O**F recent years the lovely county of Kent has grown amazingly in popularity with those who seek the ideal site for their homes, and it is in one of the most beautiful spots in the Kentish countryside that Messrs. MORRELL are now developing their CONEYHALL ESTATE.

It is a mistake, when describing this vast undertaking to those who have not visited CONEYHALL, to use the word "estate" in connection with it, for the term can only convey an indeterminate idea of building activity, whether on a large or a small scale, and CONEYHALL is in a class entirely by itself.

The CONEYHALL ESTATE is much more than a mere building estate, for it is a great enterprise, both in its conception and its planning. Two hundred acres of land, set amidst glorious and untouched surroundings, are to be converted into a dream town—a town of gardens, of wide, tree-bordered streets, and the finest homes which skilful architects can devise and British craftsmen can erect.

The visitor to CONEYHALL cannot fail to be impressed with what he sees, for here, on the borders of the wooded slopes of West Wickham Common, a beautiful residential town is gradually coming into being, side by side with the ancient beeches and silver birch trees which sweep up to its boundaries.

## VISION.

That is the key-word which helps one to understand the conception of this great undertaking. The planners had vision when they said: "We will take the perfect site, a spot as yet untouched, and build upon it a perfect and lovely town of fair gardens and such homes as thousands have dreamed of."

They found the site at Hayes, in the garden-land of Kent, and the town is growing day by day as more and more far-sighted men and women hasten to purchase their own land and homes in the new garden town.

The CONEYHALL ESTATE is easily accessible, too, and a particularly go-ahead community is rapidly forming, with a social life all its own.

It should be noted that West Wickham and Hayes are about equi-distant from the Estate, the boundaries of which are the Croydon-



A Distant View of the Estate.

Kent main road, West Wickham Common, Hayes Common, and the road running to West Wickham and Beckenham, on the other side of which, facing the Estate, is the wonderful old Wickham Court.

Wickham Court is preserved in all its antique beauty, and is most interesting, for here Henry VIII courted the ill-fated Anne Boleyn, whose name still lingers in "Anne Boleyn's Walk," a wonderful yew avenue. The Court was built by Sir Henry Heydon, Anne Boleyn's great-uncle by marriage, who also built the church.

## SURROUNDINGS.

The surroundings of the CONEYHALL ESTATE have already been touched upon, but so perfect are they that a visit is really necessary in order fully to appreciate them. From the borders of the Estate stretch miles of permanently open, wooded country, protecting the garden town of Coneyhall from the winds of winter. Hayes Common, Keston Common, West Wickham Common; acres and acres of glorious trees and parklands; a setting of which CONEYHALL bids fair to be more than worthy.

Near by lies Bromley Common, the lovely country around Orpington and Petts Wood (where Morrell's Garden Estate is to be found) and within easy reach are both the most delightful of open country and also important centres such as Croydon and Bromley.