



HAWTHORNDEN

BLUNDEN LANE, YALDING
MAIDSTONE ME18 6JQ



The Local Area

We are delighted to present a small selection of 2 and 3 bedroom homes for shared ownership. Built to the highest standards by Millwood Designer Homes the properties will provide spacious family accommodation which are due for practical completion in Summer 2020.

Yalding boasts its own station which lies on the Medway Valley Line linking Strood, Maidstone West, Yalding, Paddock Wood and Tonbridge. Connections from Paddock Wood and Tonbridge provide direct travel to Central London. For the growing family you will benefit from being in the catchment for the local village primary school of St Peter's, and St Paul's Church of England Primary School. At secondary level, the nearest school is the Mascalls Academy Comprehensive in Paddock Wood.

Yalding has everything you'd expect from a historic Kentish village from it's iconic pan-tiled houses to one of the finest medieval bridges in the South of England, Twyford Bridge. The village was one of the principal shipment points on the River Medway for artillery cannon from villages of the Wealden iron industry. The waterway was then later used for transporting fruit from the many orchards in the area.

Local amenities include a post office, a GP surgery, a convenience store, café and museum, together with the most important family and dog-friendly pub!



Specification

General

- Quality fitted carpets to living room, stairs, landings and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- Sky Q Availability
- Private rear garden laid to turf
- NHBC 12-year warranty

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback.
- Integrated oven, hob and fridge freezer.
- Ceramic wall and floor tiles
- Spot down lighting

Bathroom

- Contemporary branded sanitary ware
- Bath with thermostatic bath/shower mixer tap over and shower screen
- Ceramic wall and floor tiles
- Spot down lighting

Exterior

- Allocated parking
- Visitors parking
- Fenced private garden
- Solar Panels
- Electric Vehicle charging point to each parking bay.

About Golding Places

Golding Places provides quality homes for rent, shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in village locations, which are thoughtfully designed and finished to a high standard and combine the very best in modern living. Many of our homes come with added extras such as built-in appliances. We are part of Golding Homes, an award-winning provider of quality, affordable homes, which owns and manages over 7,600 properties across Kent and the South East. All our profits are invested into projects and schemes to develop more homes in communities where people choose to live. To be eligible for the properties, applicants will need to have registered and applied to the Help to Buy Agent at www.helptobuyagent3.org.uk.

To keep updated with developments from Golding Places please visit: www.goldingplaces.co.uk

Plot 1 2 bedroom house

GROUND FLOOR

Lounge/Dining 5451/3175mm x 4886/2664mm 17' 10" / 10' 5" x 16' 0" / 8' 9"

Kitchen 2885mm x 2664mm 9' 5" x 8' 9"

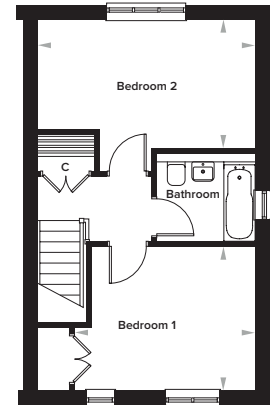
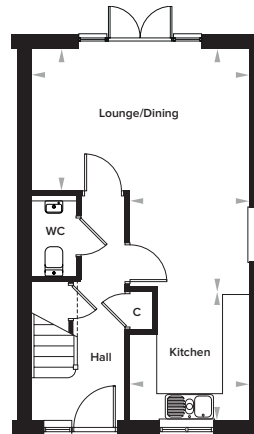
WC 1801mm x 992mm 5' 11" x 3' 3"

FIRST FLOOR

Bedroom 1 4066mm x 3231mm 13' 4" x 10' 7"

Bedroom 2 4886mm x 2885mm 16' 0" x 9' 5"

Bathroom 2197mm x 1960mm 7' 2" x 6' 5"



Plots 29 & 30 3 bedroom house (Plot 29 handed)

GROUND FLOOR

Lounge/Dining 5110mm x 4210mm 16' 9" x 13' 10"

Kitchen 3360mm x 2920mm 11' 0" x 9' 7"

WC 2080mm x 1411mm 6' 10" x 4' 7"

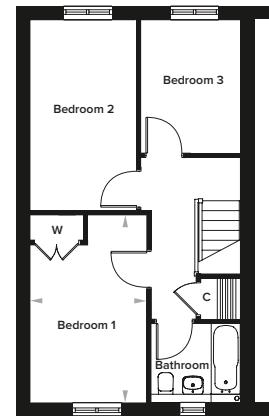
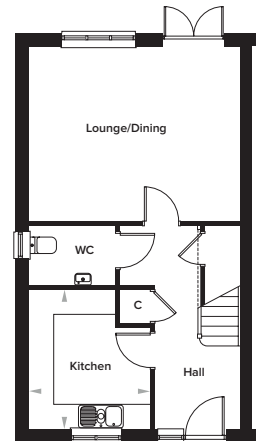
FIRST FLOOR

Bedroom 1 4511mm x 2810mm 14' 9" x 9' 2"

Bedroom 2 4600mm x 2560mm 15' 1" x 8' 5"

Bedroom 3 3210mm x 2420mm 10' 6" x 7' 11"

Bathroom 2170mm x 1885mm 7' 1" x 6' 2"



Plots 28 3 bedroom house

GROUND FLOOR

Lounge 5586mm x 3010mm 18' 4" x 9' 10"

Kitchen/Dining 5586mm x 3368mm 18' 4" x 11' 0"

WC 1928mm x 1517mm 6' 4" x 5' 0"

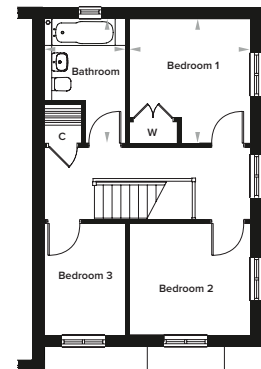
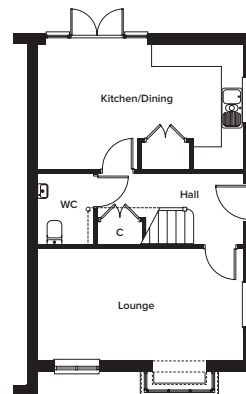
FIRST FLOOR

Bedroom 1 3368mm x 3258mm 11' 0" x 10' 8"

Bedroom 2 3258mm x 3010mm 10' 8" x 00' 0"

Bedroom 3 3010mm x 2198mm 9' 10" x 7' 2"

Bathroom 3368mm x 2198mm 11' 0" x 7' 2"



SO Shared ownership properties

AR Affordable Rent Homes
owned and managed by
Golding Homes

■ 2 bed property

▲ 3 bed property

★ Apartment block



Shared Ownership

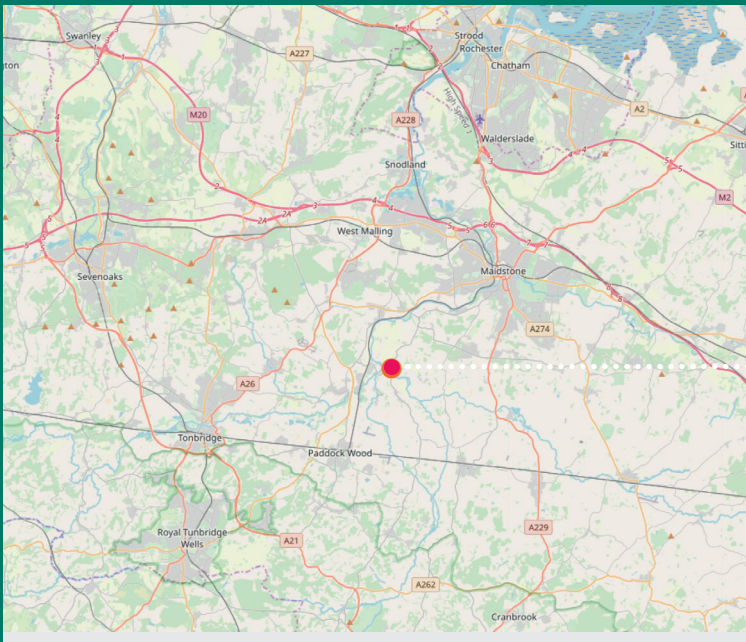
Shared Ownership is a part buy/part rent scheme designed to help people who wish to buy a home of their own but who cannot afford the cost of buying the whole property outright.

Under shared ownership buyers purchase a proportion of their home (for this scheme the minimum is 40%) and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property. Shared ownership is a good solution for the first-time buyers or applicants who do not already own a property to take their first steps onto the property ladder. If you can afford to do so you can purchase further shares in the property and in most cases you can purchase 100% of the property. At this point you will no longer pay rent.

Our sales agent for this development is Wards of Kent Shared Ownership. For more information please contact them on telephone 01634 921802 or by email at shared.ownership@wardsofkent.co.uk



HAWTHORNDEN



BLUNDEN LANE, YALDING, MAIDSTONE ME18 6JQ

Wards
Land & New Homes

Shared Ownership Department
01634 921 802
shared.ownership@wardsof Kent.co.uk

— GOLDING —
PLACES

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. Golding Places reserves the right to alter or vary the design or specification at any time for any reason without prior notice.