

# **SUTTON WOOD**

**LANGLEY • MAIDSTONE • KENT • ME17 3NQ**



## SUTTON WOOD



**Set against the stunning backdrop of the Kent countryside, yet less than four miles from the vibrant centre of Maidstone, Sutton Wood is located in the sought after area of Langley at Countryside Homes' 'Rosewood' development. It forms part of a modern community with the conveniences of a thriving town and superb travel links close at hand. Built by Countryside Homes, the properties have a modern contemporary style and can accommodate both families and first-time buyers alike.**

Set near to the heart of Maidstone which provides a wide variety of amenities for those looking for cultural highlights, such as the Hazlitt Theatre, Carriage Museum, Maidstone Museum and the Bently Art Gallery and close by the stunning Leeds Castle. Maidstone is renowned as a shopping destination. The town benefits from a wide range of restaurants with over 80 eateries and cafes to choose from and also enjoying a vibrant nightlife.

The area is served by 16 well regarded Primary and Secondary schools, all with Ofsted ratings of 'Good'. Langley Primary Academy and Sutton Valance Preparatory School being the nearest. A further selection of both private, grammar and

comprehensive secondary education can be found easily in the towns of Maidstone, Tunbridge Wells and Cranbrook. Langley sits just under 2 miles from the A229 and is perfectly situated for excellent transport links. Access to the M20 connects easily to the M26, M25 and M23 with short journeys to Maidstone Town Centre, Tonbridge and Tunbridge Wells. It is also perfect for commuters travelling by rail. Maidstone has 2 train stations connections to Ashford International, Maidstone East, West Malling, and London Victoria. Ebbsfleet International is only a 25 minute drive away, with services to London St. Pancras International, Canterbury West, Dover, Folkestone as well as the Continent



# HOUSES



Plots 100-103

## HOUSES SPECIFICATION

### General

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- External lighting to front and rear of the property
- Turfed rear garden with patio and garden shed
- 2 on plot or right of use parking bays

### Kitchen

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

### Bathroom

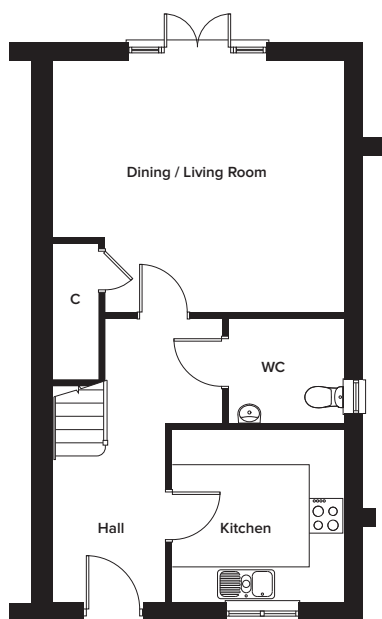
- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic floor tiles
- Spot down lighting





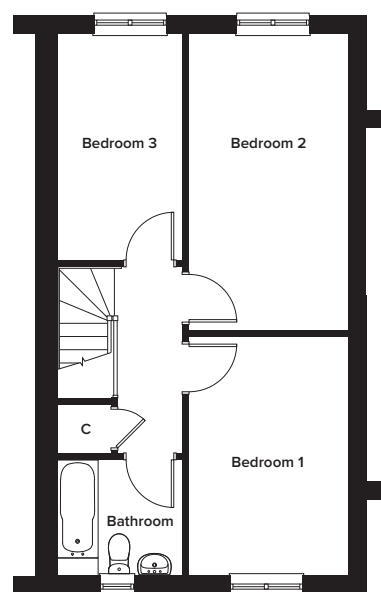
## PLOT 98

 x 3



### Ground Floor

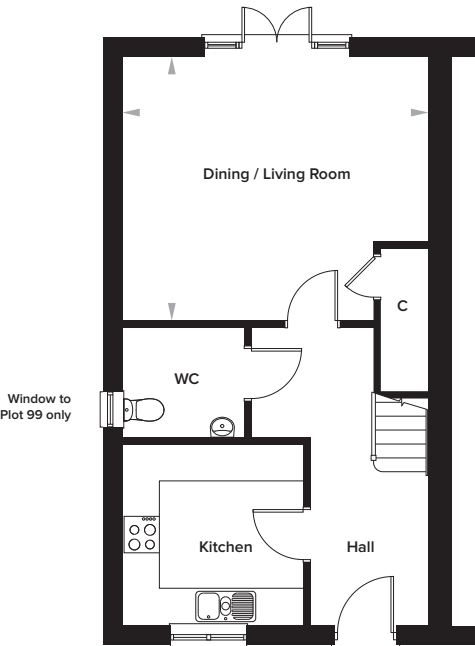
Kitchen	2984mm x 2983mm	9' 9" x 9' 9"
Dining / Living Room	5102mm x 4345mm	16' 9" x 14' 3"
WC	2012mm x 1804mm	6' 7" x 5' 11"



### First Floor

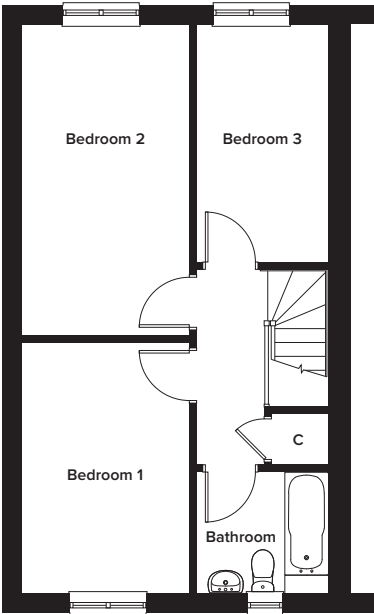
Bedroom 1	2765mm x 4132mm	9' 1" x 13' 6"
Bedroom 2	2765mm x 5119mm	9' 1" x 16' 9"
Bedroom 3	2218mm x 3912mm	7' 3" x 12' 10"
Bathroom	2218mm x 1997mm	7' 3" x 6' 6"





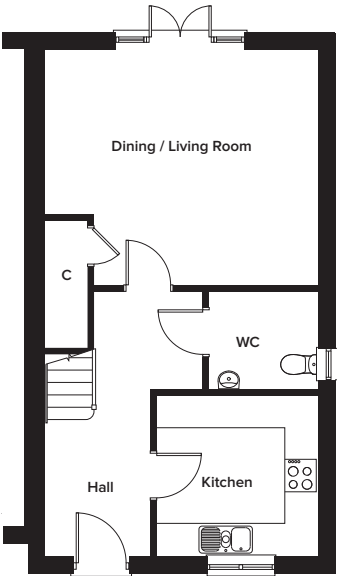
**Ground Floor**

Kitchen	2984mm x 2983mm	9' 9" x 9' 9"
Dining / Living Room	5102mm x 4345mm	16' 9" x 14' 3"
WC	2012mm x 1804mm	6' 7" x 5' 11"



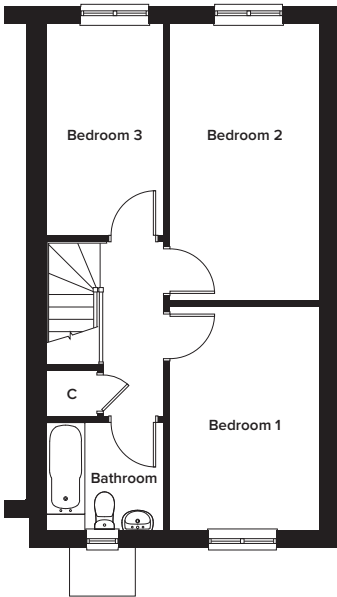
**First Floor**

Bedroom 1	2765mm x 4132mm	9' 1" x 13' 6"
Bedroom 2	2765mm x 5119mm	9' 1" x 16' 9"
Bedroom 3	2218mm x 3912mm	7' 3" x 12' 10"
Bathroom	2218mm x 1997mm	7' 3" x 6' 6"



**Ground Floor**

Kitchen	2984mm x 2983mm	9' 9" x 9' 9"
Dining / Living Room	5102mm x 4345mm	16' 9" x 14' 3"
WC	2012mm x 1804mm	6' 7" x 5' 11"

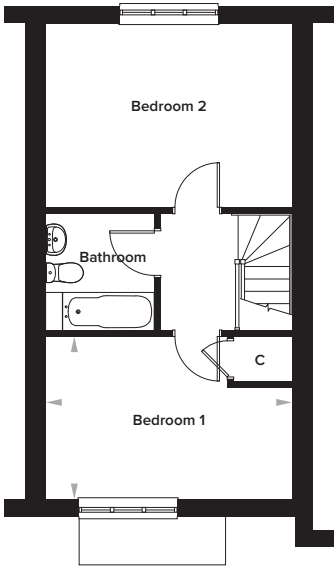
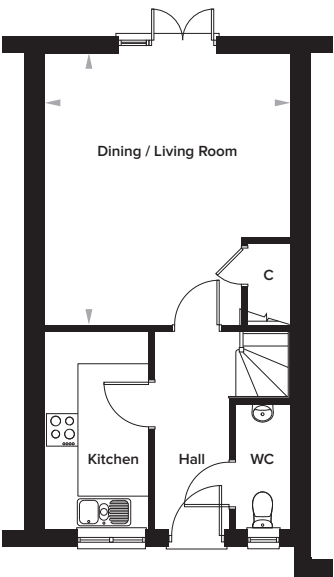


**First Floor**

Bedroom 1	2765mm x 4132mm	9' 1" x 13' 6"
Bedroom 2	2765mm x 5119mm	9' 1" x 16' 9"
Bedroom 3	2218mm x 3912mm	7' 3" x 12' 10"
Bathroom	2218mm x 1997mm	7' 3" x 6' 6"

PLOT 101 SHOWN, PLOT 102 HANDED

 x 2



Ground Floor

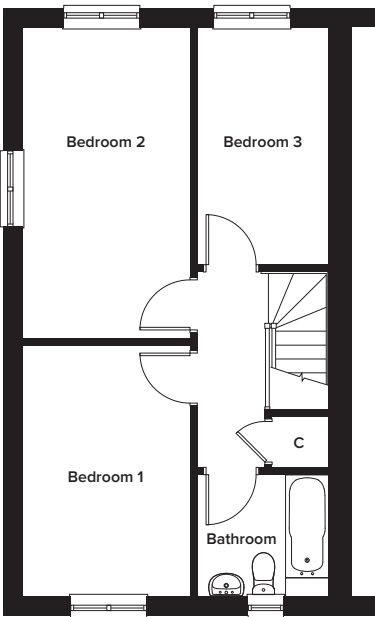
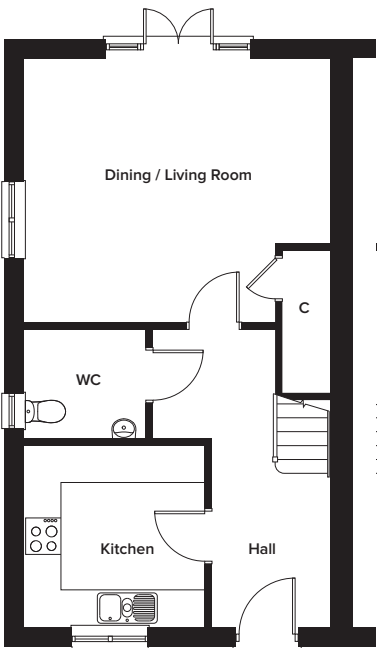
Kitchen	1918mm x 3662mm	6' 3" x 12' 0"
Dining / Living Room	4594mm x 5027mm	15' 1" x 16' 6"
WC	1068mm x 2312mm	3' 6" x 7' 7"

First Floor

Bedroom 1	4594mm x 3012mm	15' 1" x 9' 10"
Bedroom 2	4594mm x 3419mm	15' 1" x 11' 2"
Bathroom	1998mm x 2150mm	6' 6" x 7' 0"

PLOT 126 & 128 SHOWN, PLOTS 127 & 129 HANDED

 x 3



Ground Floor

Kitchen	2984mm x 2983mm	9' 9" x 9' 9"
Dining / Living Room	5102mm x 4345mm	16' 9" x 14' 3"
WC	2012mm x 1804mm	6' 7" x 5' 11"

First Floor

Bedroom 1	2765mm x 4132mm	9' 1" x 13' 6"
Bedroom 2	2765mm x 5119mm	9' 1" x 16' 9"
Bedroom 3	2218mm x 3912mm	7' 3" x 12' 10"
Bathroom	2218mm x 1997mm	7' 3" x 6' 6"



# APARTMENTS



Apartments plots 138-158

## APARTMENT SPECIFICATION

### General

- Quality fitted carpets to hall and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- 1 right of use parking bays (2 for FOG)
- Communal TV Aerial and Satellite provisions
- Security video and door entry system fitted to main entrances.

### Kitchen

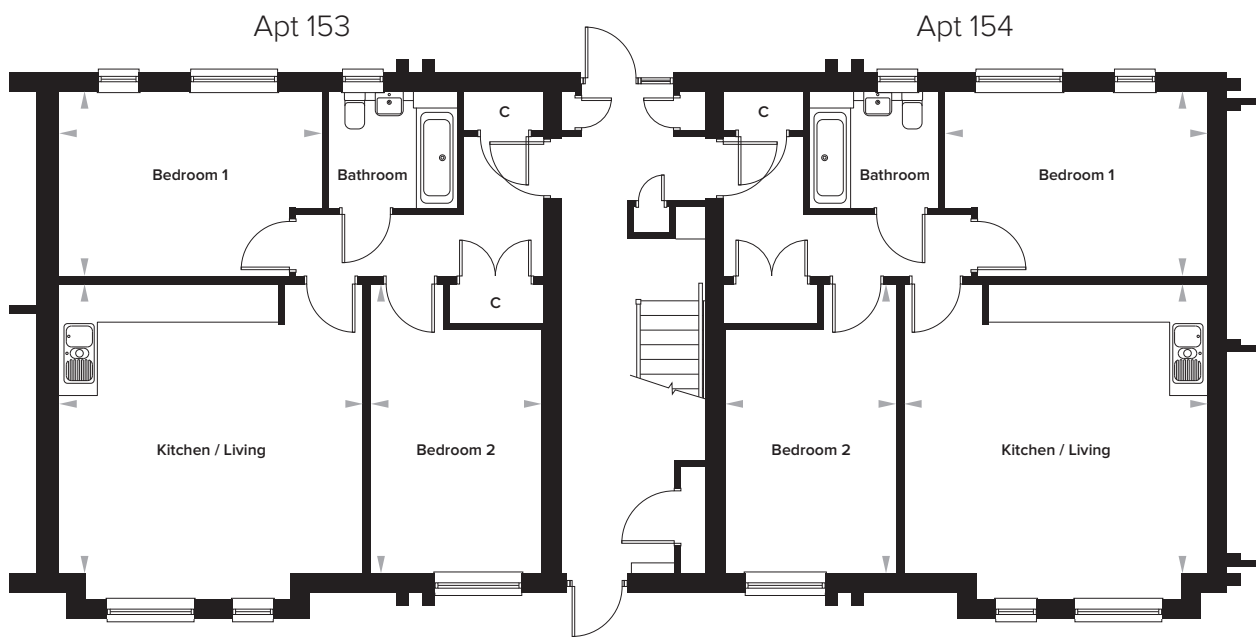
- Contemporary kitchen with complementary worktops and glass splashback.
- Integrated oven, hob and fridge freezer.
- Vinyl sheet to kitchen living dining area
- Spot down lighting
- Space for Washing Machine

### Bathroom

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

APARTMENTS - GROUND FLOOR

 x 2

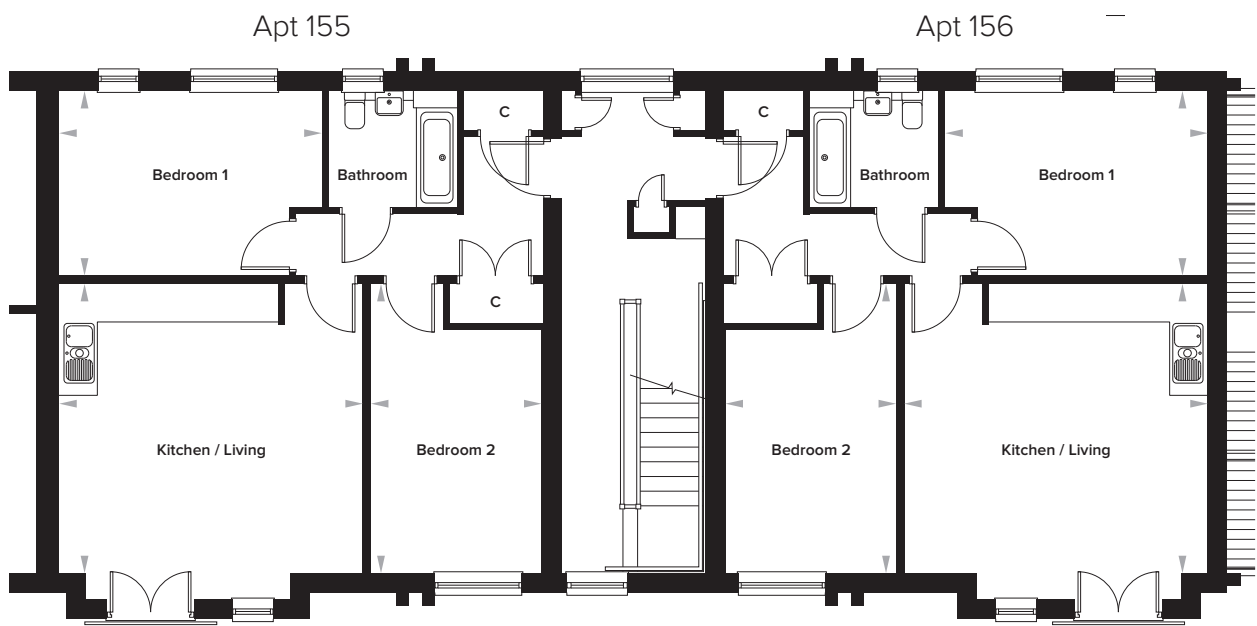


Ground Floor

Kitchen/Living	5240mm x 4954mm	17' 2" x 16' 3"	Bedroom 1	4525mm x 3172mm	14' 10" x 10' 5"
Bathroom	2195mm x 1995mm	7' 2" x 6' 6"	Bedroom 2	2970mm x 4954mm	9' 9" x 16' 3"

APARTMENTS - FIRST FLOOR

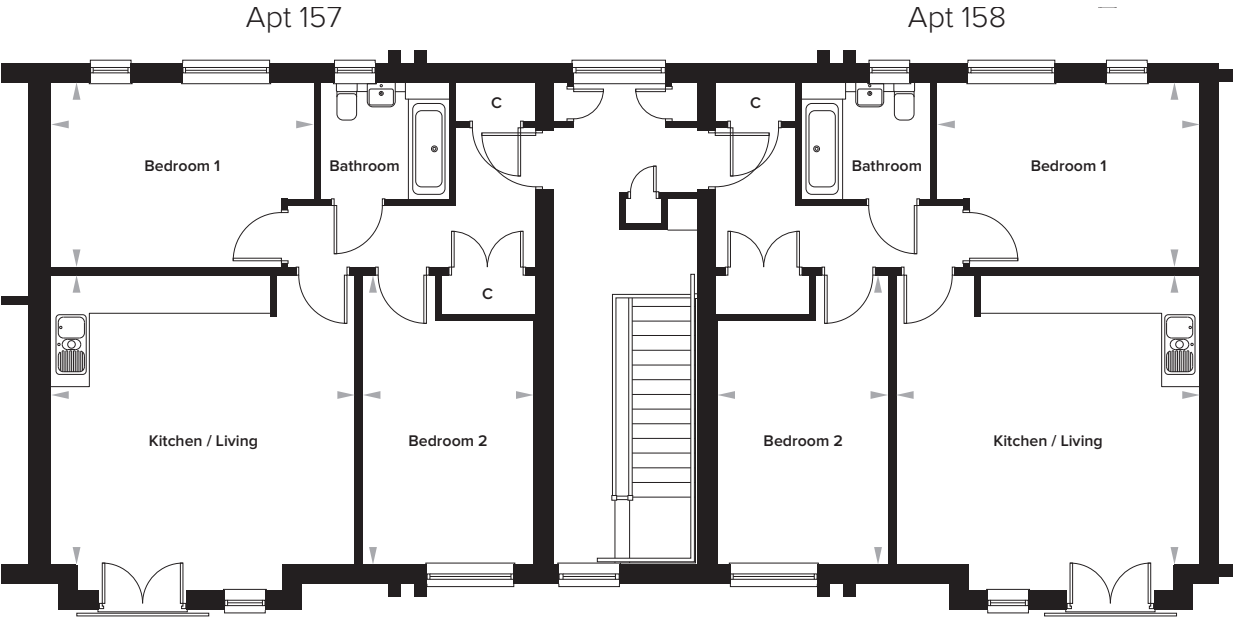
 x 2



First Floor

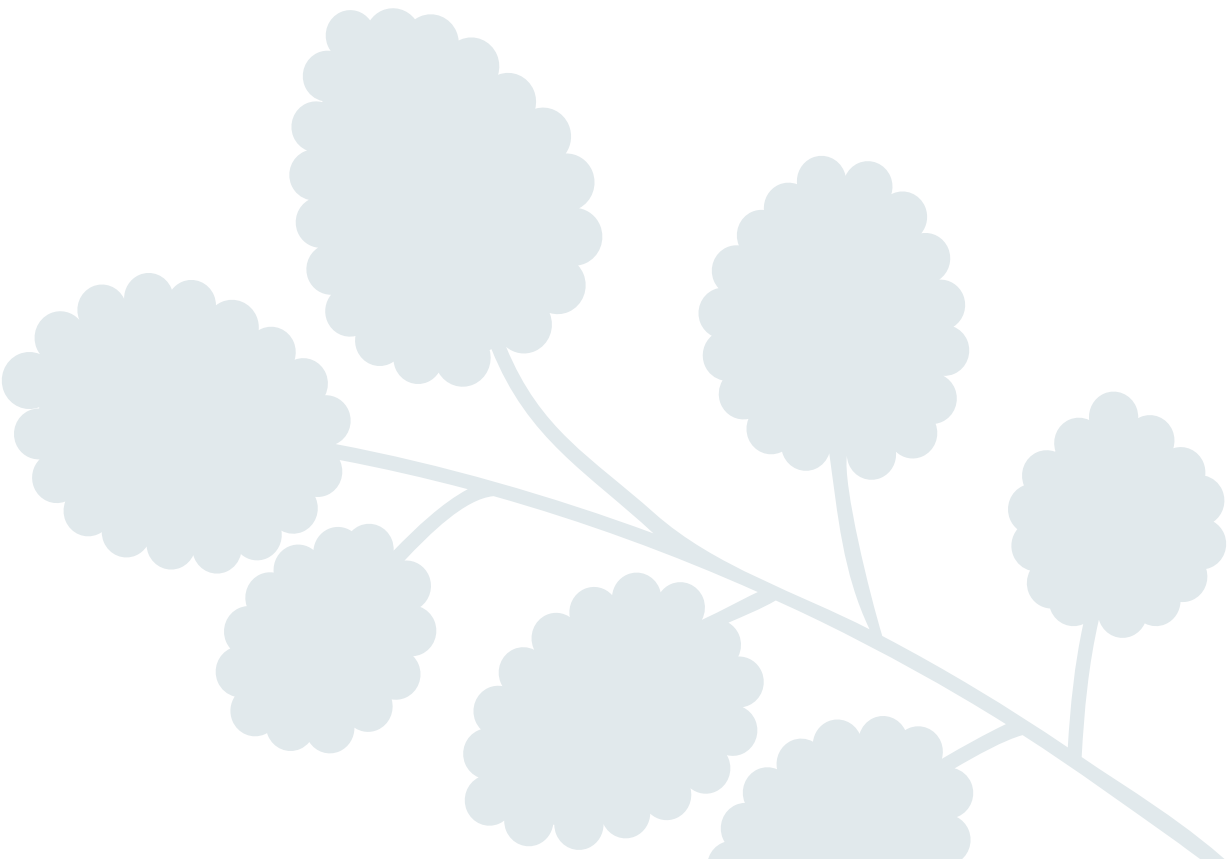
Kitchen/Living	5240mm x 4954mm	17' 2" x 16' 3"	Bedroom 1	4525mm x 3172mm	14' 10" x 10' 5"
Bathroom	2195mm x 1995mm	7' 2" x 6' 6"	Bedroom 2	2970mm x 4954mm	9' 9" x 16' 3"





**Second Floor**

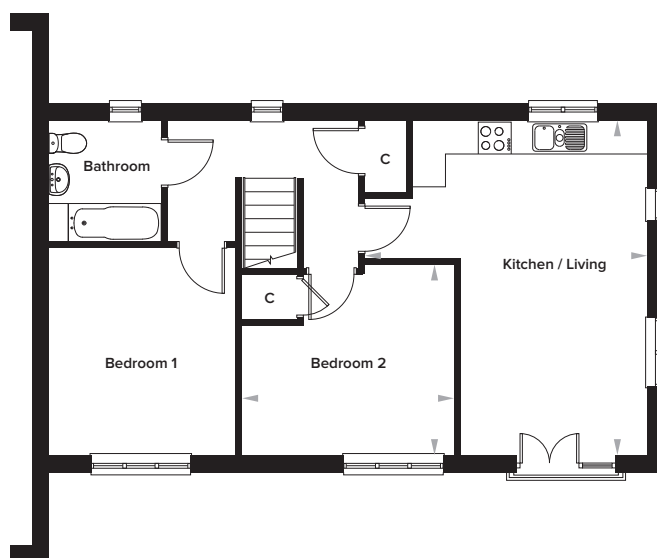
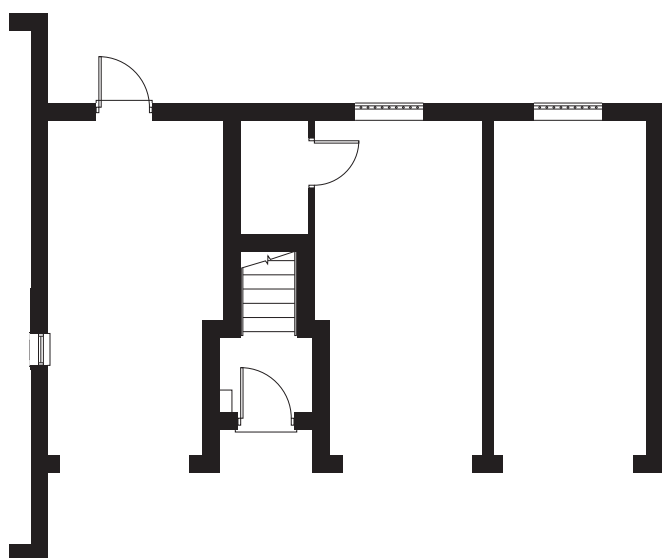
Kitchen/Living	5240mm x 4954mm	17' 2" x 16' 3"	Bedroom 1	4525mm x 3172mm	14' 10" x 10' 5"
Bathroom	2195mm x 1995mm	7' 2" x 6' 6"	Bedroom 2	2970mm x 4954mm	9' 9" x 16' 3"





## PLOT 97

 x 2



### First Floor

Kitchen / Living	5150mm x 6109mm	16' 11" x 20' 0"
Bathroom	2093mm x 2213mm	6' 10" x 7' 3"

Bedroom 1	3450mm x 3762mm	11' 4" x 12' 4"
Bedroom 2	3865mm x 3477mm	12' 8" x 11' 5"



# SITE PLAN



## 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 share that can be bought 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 first-time buyers, or applicants who do not already own

a property, to take their first steps onto the property ladder. In the future, should you be able to afford to, 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 Shared Ownership. For more information, please contact them on telephone: 01634 921 802 or by email at: [sharedownership@wardsofkent.co.uk](mailto:sharedownership@wardsofkent.co.uk).

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## ABOUT GOLDING PLACES

Golding Places provides quality homes for rent, shared ownership or private sale in Kent and Medway.

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 7,400 properties across Kent. 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](http://www.helptobuyagent3.org.uk). To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)



Shared Ownership Department  
**01634 921 802**  
[shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.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 Homes reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.