



# ROUNDWELL PARK

BEARSTED • KENT • ME14 4HR



## ROUNDWELL PARK



## LOCAL AREA

Located in the sought after area of Bearsted, just 2 miles east of Maidstone, you will find this new, bespoke development, Roundwell Park.

This niche development of 50 homes includes a nature reserve and has only 7 homes available to buy with Shared Ownership.

The shared ownership homes are due to be ready for occupation in Spring 2022, and with this being such a popular area, we are expecting lots of interest.

The village of Bearsted is ideally located for easy access to the M20 and also offers a railway station, with trains to London Victoria and Ashford International, making your commute and days out a pleasure.

Bearsted remains a traditional village with 59 listed properties, many surrounding the beautiful village green. There are traditional pubs and a variety of restaurants, ideal for anyone looking for that 'village local' or a meal out, all within walking distance of home.

For those wanting something a little more active, there is a local tennis club, cricket club, bowls club and the highly regarded Bearsted Golf Club.

## SHARED OWNERSHIP

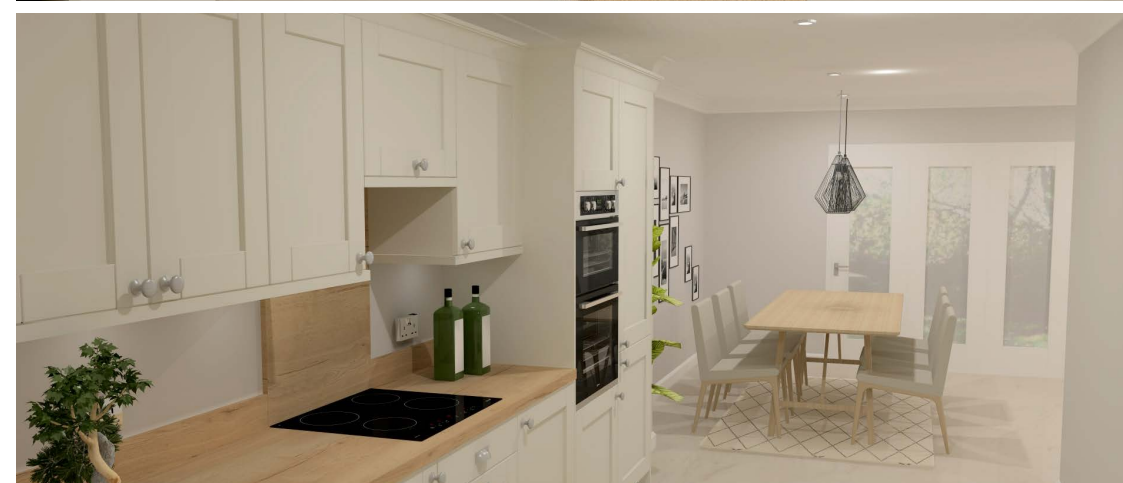
Shared ownership is a part-buy / part-rent scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Under shared ownership, buyers purchase a proportion of their home (for this scheme the minimum share that can be bought is 25%) 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: [shared.ownership@wardsokent.co.uk](mailto:shared.ownership@wardsokent.co.uk).





## 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
- Allocated parking (no. of spaces dependant on Plot)

### Kitchen

- Contemporary kitchen with complementary worktops and splashback
- Integrated eye-level double oven, hob, extractor and fridge freezer
- Ceramic flooring
- Spot down lighting and under pelmet lighting

### Bathroom

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

# SITE PLAN

Key:

- AR Affordable Rent Homes owned and managed by Golding Homes
- SO Shared Ownership Properties
- All other plots are for private sale
- 1 bed property
- 2 bed property
- ▲ 3 bed property





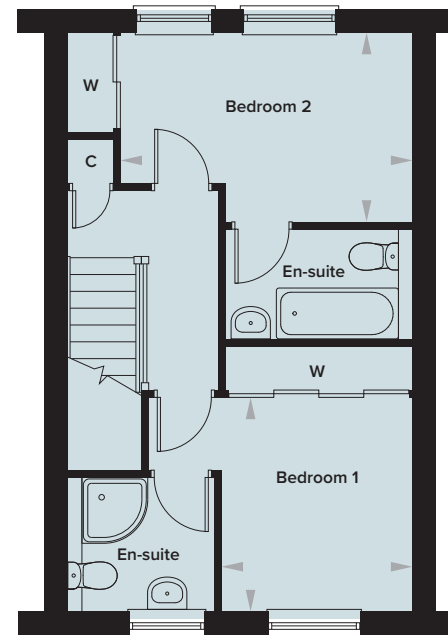
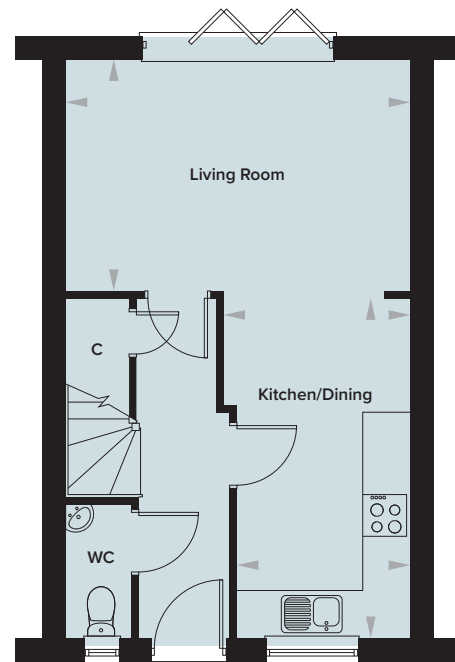


Plots 4 - 7



# FLOOR PLANS

Plots 4 & 5 (Plot 6 handed)



## Ground Floor

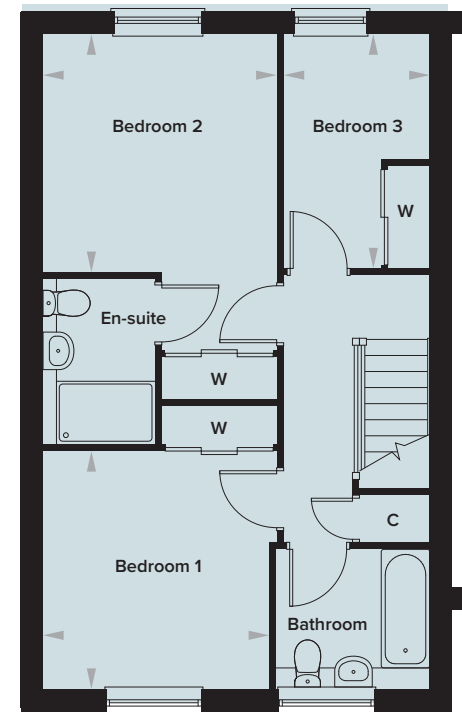
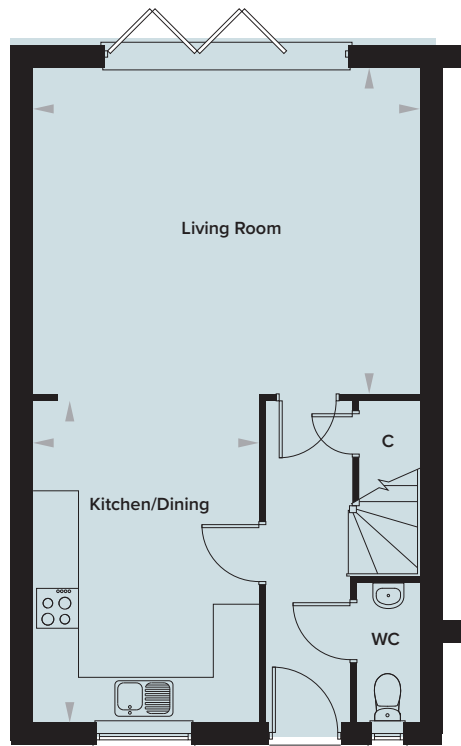
Living Room	4671mm x 3126mm	15' 4" x 10' 3"
Kitchen / Dining	2514mm/2371mm x 4606mm	8' 3" / 7' 9" x 15' 1"
WC	860mm x 1791mm	2' 10" x 5' 10"

## First Floor

Bedroom 1	2570mm x 2886mm	8' 5" x 9' 5"
Bedroom 1 En-suite	1961mm x 1791mm	6' 5" x 5' 10"
Bedroom 2	3971mm x 2546mm	13' 0" x 8' 4"
Bedroom 2 En-suite	2520mm x 1460mm	8' 3" x 4' 9"

# FLOOR PLANS

Plot 7



## Ground Floor

Living Room	5497mm x 4626mm	18' 0" x 15' 2"
Kitchen / Dining	3192mm x 4568mm	10' 5" x 15' 0"
WC	860mm x 1960mm	2' 10" x 6' 5"

## First Floor

Bedroom 1	3197mm x 3367mm	10' 6" x 11' 0"
Bedroom 2	3305mm x 3367mm	10' 11" x 11' 0"
Bedroom 2 En-suite	1560mm x 2321mm	5' 1" x 7' 7"
Bedroom 3	2052mm x 3313mm	6' 9" x 10' 10"
Bathroom	2159mm x 1960mm	7' 1" x 6' 5"



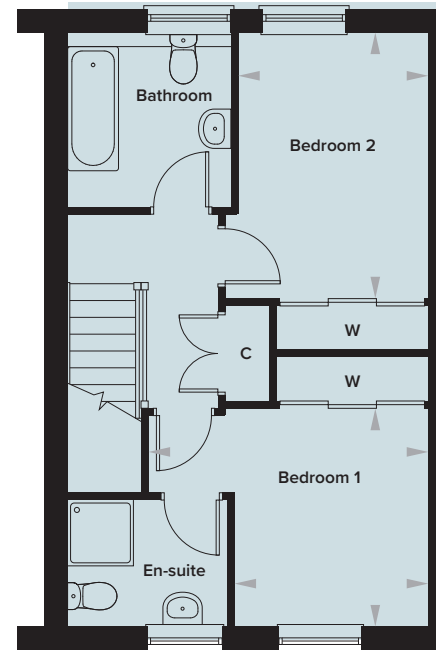
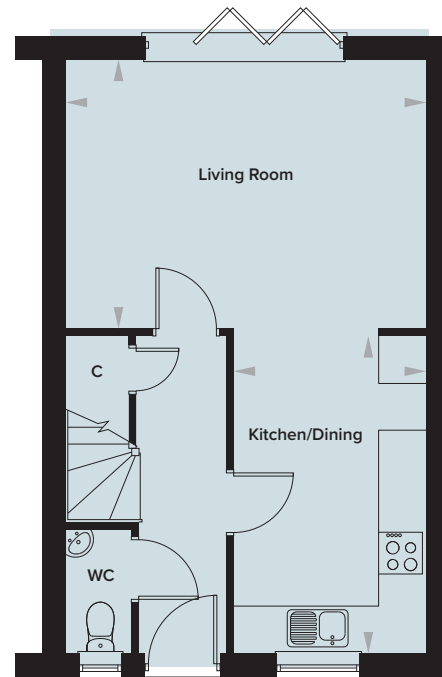


Plots 31 - 33



# FLOOR PLANS

Plots 31 & 32



## Ground Floor

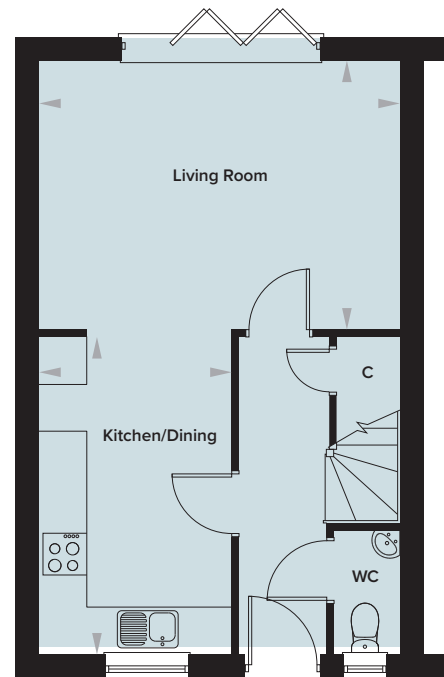
Living Room	4893mm x 3640mm	16' 0" x 11' 11"
Kitchen / Dining	2592mm x 4304mm	8' 6" x 14' 1"
WC	860mm x 1660mm	2' 10" x 5' 5"

## First Floor

Bedroom 1	2610mm/3786mm x 2945mm	8' 7"/12' 5" x 9' 8"
Bedroom 1 En-suite	2143mm x 1690mm	7' 0" x 5' 6"
Bedroom 2	2560mm x 3599mm	8' 5" x 11' 9"
Bathroom	2193mm x 1460mm	7' 2" x 4' 9"

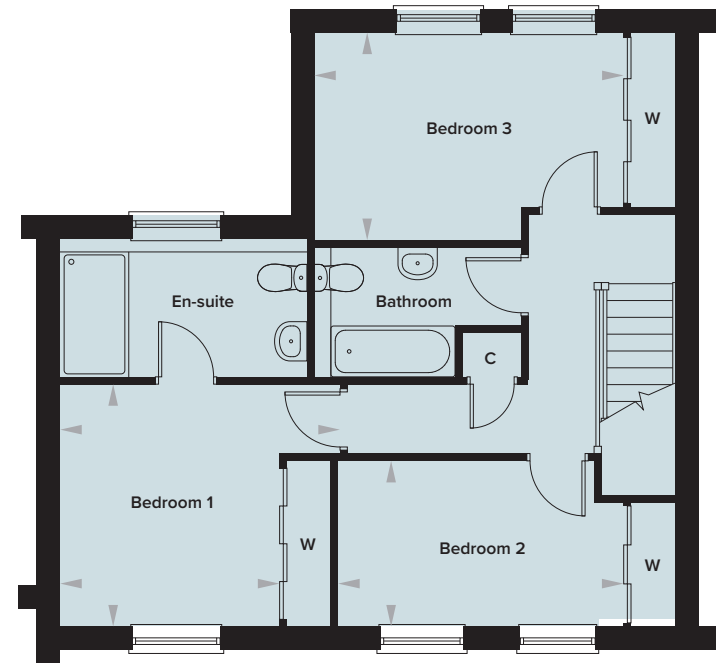
# FLOOR PLANS

Plot 33



## Ground Floor

Living Room	4893mm x 3640mm	16' 0" x 11' 11"
Kitchen / Dining	2592mm x 4304mm	8' 6" x 14' 1"
WC	860mm x 1660mm	2' 10" x 5' 5"



## First Floor

Bedroom 1	3787mm/2961mm x 3276mm	12' 5"/9' 8" x 10' 9"
Bedroom 1 En-suite	3334mm x 1850mm	10' 11" x 6' 1"
Bedroom 2	3866mm x 2226mm	12' 8" x 7' 3"
Bedroom 3	4193mm x 2798mm	13' 9" x 9' 2"
Bathroom	2788mm x 1730mm	9' 2" x 5' 8"





## — 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 8,000 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)

*Wards*  
Land & New Homes

Shared Ownership Department

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