



The Nurseries

The Nurseries, North Street, Sutton Valence, Maidstone, ME17 3LP



The Nurseries

The Nurseries is an exclusive development of just 18 homes, with only 3 available for Shared Ownership, situated in the village of Sutton Valence, Kent.

The Nurseries is an exclusive development of 18 homes, with just 3 available for Shared Ownership, situated in the village of Sutton Valence, Kent.

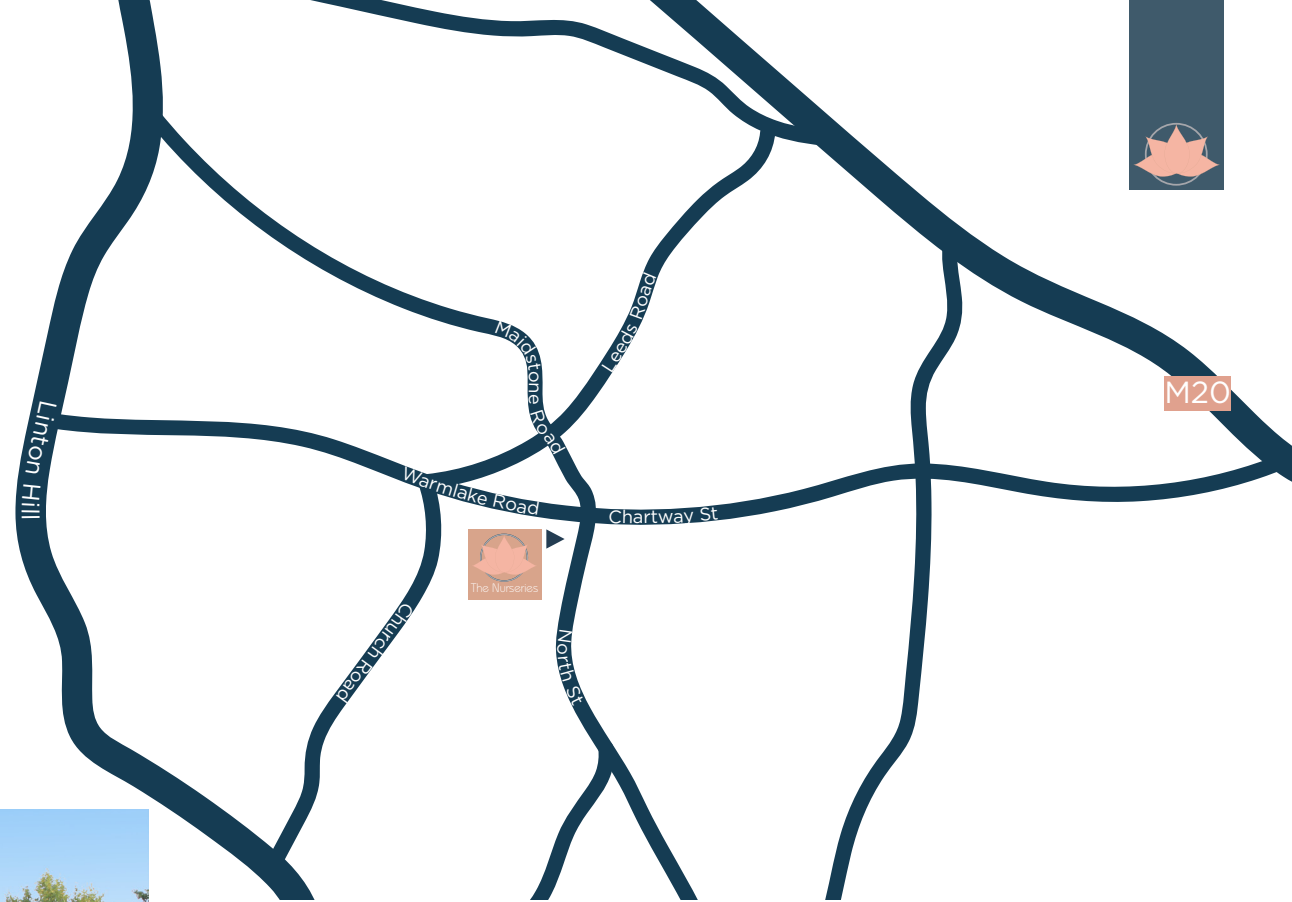
The homes combine traditionally designed exteriors, with

well-appointed contemporary living space, and include energy saving and sustainable features such as energy-efficient gas boilers, PV panels and homes built to an adaptable standard for future-proof living. Built by award-winning Millwood Designer Homes, The Nurseries will be a popular development.

Location

Sutton Valence is a small village to the south-east of Maidstone, close to the village of Headcorn. The village benefits from heritage Tudor architecture and cosy cottages and offers a peaceful location with all the benefits of village life. The Nurseries is the perfect location for rural living with the benefit of convenient local stores and two traditional village pubs, The King's Head and The Queen's Head.

Approximately 4 and a half miles from Sutton Valence is the village of Headcorn, with a high street of classic village shops, tea rooms, a pub, plus Costa Coffee, Sainsbury's Local and much more. Headcorn also has a main-line



station with direct trains to London in less than an hour. The M20 junction 8 is just 5 miles away.

A short drive or bus ride away is Maidstone town centre with modern designer outlets, restaurants, theatre and the popular Fremlin Walk shopping centre.

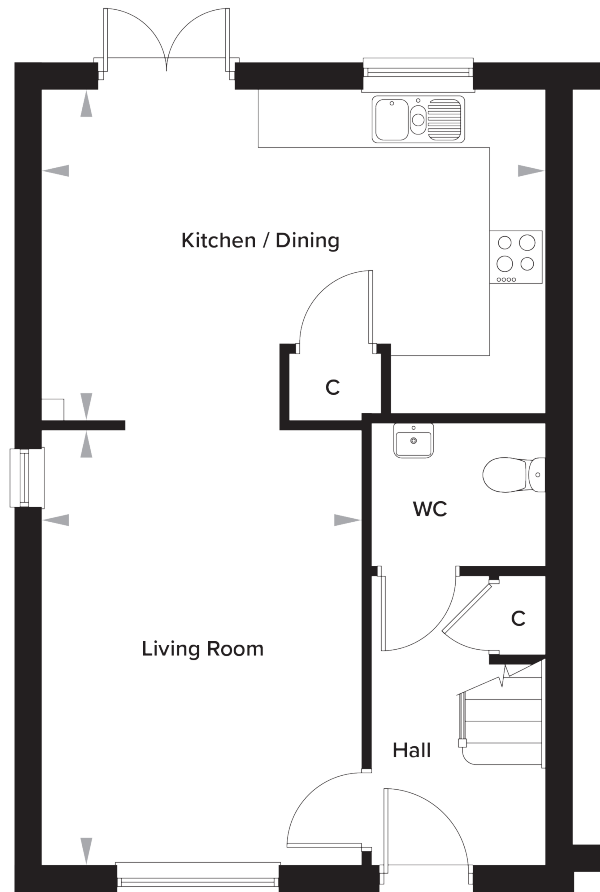
With the best of Kent's countryside on your doorstep, you can enjoy walks in local woodland, fields and paths that surround the development. The homes are also situated close to Sutton Valence cricket field, The Weald of Kent Golf Club and The Ridge Golf Club. Schools are a particular part of Sutton Valence family life, with a selection of schools within walking distance, including the highly regarded Sutton Valence School for pupils aged 2-18, together with a pre-school and primary school.

All of this makes The Nurseries the perfect place to call your home.



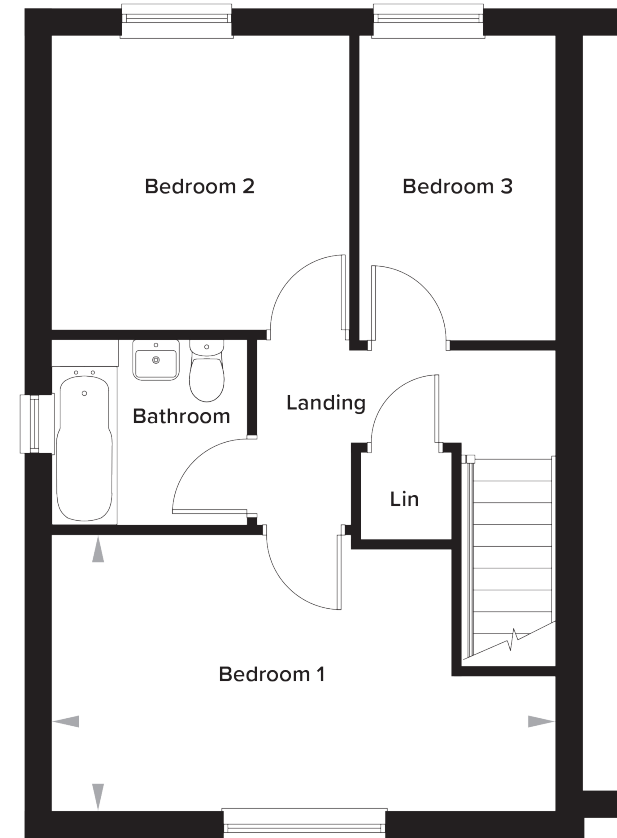
Floor Plans

3 Bedroom House (Plot 12 as shown, Plot 14 Handed)



Ground Floor

Kitchen/Dining	5504mm x 3594mm	18' 1" x 11' 9"
Living Room	3482mm x 4735mm	11' 5" x 15' 6"
WC	1893mm x 1546mm	6' 2" x 5' 1"

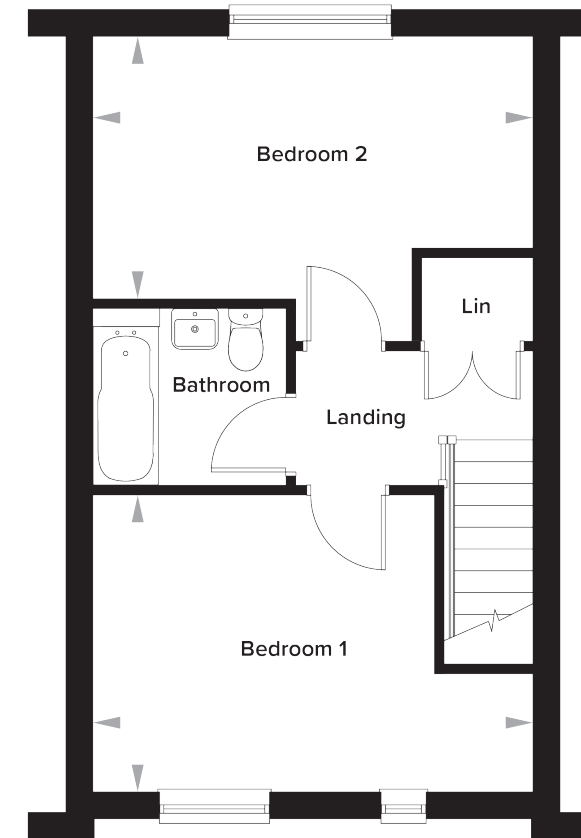
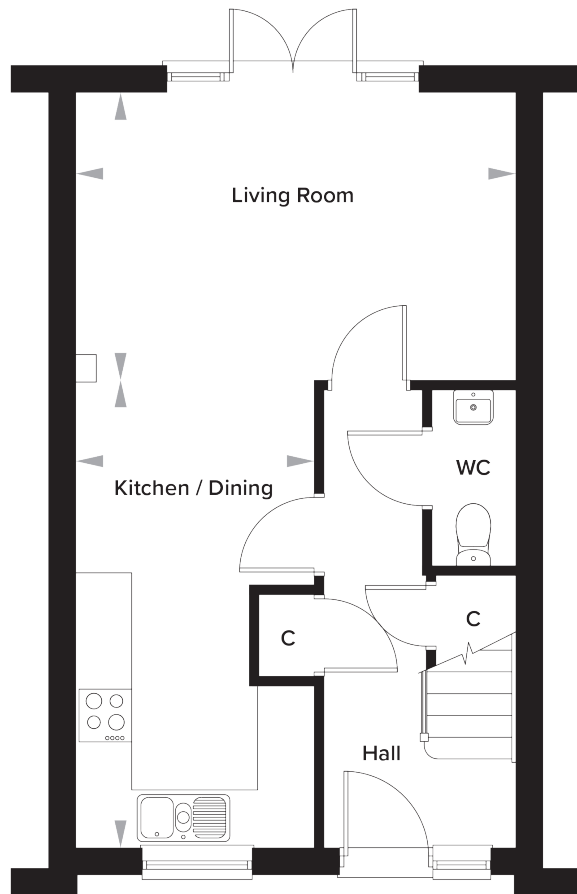


First Floor

Bedroom 1	5504 x 2996mm	18' 1" x 9' 10"
Bedroom 2	3235 x 3195mm	10' 7" x 10' 6"
Bedroom 3	2140 x 3310mm	7' 0" x 10' 10"
Bathroom	2010 x 2110mm	6' 7" x 6' 11"

Floor Plans

2 Bedroom House (Plot 13)



Ground Floor

Kitchen/Dining	2604mm x 5073mm	8' 6" x 16' 8"
Living Room	4823mm x 3122mm	15' 10" x 10' 3"
WC	904mm x 1903mm	2' 11" x 6' 3"

First Floor

Bedroom 1	4804 x 3220mm	15' 9" x 10' 7"
Bedroom 2	4804 x 2840mm	15' 9" x 9' 4"
Bathroom	2116 x 1917mm	6' 11" x 6' 3"



Specification

General

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- Premier Guarantee 12-year warranty
- Broadband available
- External lighting to front and rear of the property
- Turfed rear garden with patio and garden shed
- Rotary drier
- Right of use parking bay(s)
- Built to an adaptable standard
- PV Panels

Kitchen

- Contemporary kitchen with complementary worktops and stainless-steel splashback.
- Integrated oven, hob, and fridge freezer.
- Tiled flooring
- Spot down lighting
- Space for washing machine
- Removable base unit for dishwasher

Bathroom

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

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. 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. 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. 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.

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.

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

Site Map



Key:

Affordable Rent Homes owned and managed by Golding Homes

Shared Ownership Properties

All other plots are for private sale

1 bed property

2 bed property

3 bed property

Wards
Land & New Homes

Shared Ownership Department
01634 921 802
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. We reserve the right to alter or vary the plans, 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 including positions of doors and windows. Sanitary-ware and kitchen finishes may differ from those shown in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Please ask your sales consultant for current information when reserving your new home. Information is correct at the time of going to print.