



OAKAPPLE
— PLACE —

OFF BROKE WOOD WAY • BARMING • MAIDSTONE • KENT • ME16 9FA



OAKAPPLE — PLACE —

We are delighted to present a selection of 2, 3 and 4 bedroom houses within this stunning new development at Oakapple Place in Barming, Maidstone. Built by Taylor Wimpey Homes, the properties are estimated for practical completion between Spring/Summer 2025 to early 2026.

Set only 3 miles from the heart of Maidstone, the town provides a wide variety of amenities for those looking for cultural highlights, such as the Hazlitt Theatre, Carriage Museum, Maidstone Museum and the Bentlif 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 a vibrant nightlife. There are shops and supermarkets for all tastes within a short distance from the development.

Oakapple Place is perfectly situated for excellent transport links. Direct access to the M20 (Jct 5) is approximately 2 miles from the location. This 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. The nearest station, Barming, is on the London to Ashford line with services to Ashford International, Maidstone East, West Malling, and London Victoria. Ebbsfleet International is only a 22 minute drive away, with services to London St. Pancras International, Canterbury West, Dover, Folkestone as well as the Continent.

There are excellent bus route services which connect the surrounding towns and the introduction of further bus routes to service the growing community will provide frequent bus services within the local area.

The area is served by 16 well regarded Primary and Secondary schools, including 4 Maidstone Grammar Schools. There is also the Maidstone Hospital within 0.3 miles and medical and dental facilities within a 3 mile radius of the development.

Oakapple Place will provide a real 'destination' home and a community and environment for all the family.

Plots 191, 192 & 193



SITE PLAN



Key:

- AR Affordable Rent Homes owned and managed by Golding Homes
- SO Shared Ownership Properties
- Private sale plots
- 2 bed property
- ▲ 3 bed property
- ⊕ 4 bed property
- ★ Apartment Block

Development layout is not shown to scale and is given as a guide only. We work with our developers to continuously improve and reserve the right to make changes at any time. Please ask the sales consultant for current information when reserving your new home. Information is correct at the time of going to print.



SPECIFICATION



Houses

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
- Turfed rear garden with patio and garden shed
- Two on plot or right of use parking bays
- Garages to plots 116 & 117 only

Sustainability

The estate benefits from a range of ecology and biodiversity enhancements such as:

- Bat and bird boxes in trees
- Hedgehog and insect boxes
- Log piles
- Swift boxes (inc. To plot 166)
- Starling boxes (inc. To plot 188)
- Shared ownership homes also include renewable technology such as:
 - Solar Panels and Waste Water Heat Recovery to each home
 - Electric vehicle charging points (plots 115-117 & 185-189 only)

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback.
- Integrated oven, electric hob and fridge freezer.
- Karndean flooring
- Spot down lighting
- Washer Dryer

Bathroom

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

Phase two available to reserve now

Plot 191



Ground Floor

Kitchen 3.20/2.44m x 3.60m 10' 6"/8' 0" x 11' 9"

Living/Dining 4.23m x 3.54m 13' 10" x 11' 7"

First Floor

Bedroom 2 4.23m x 2.86m 13' 10" x 9' 4"

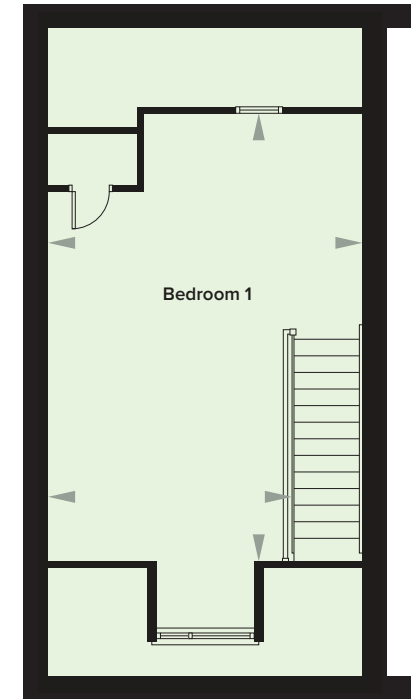
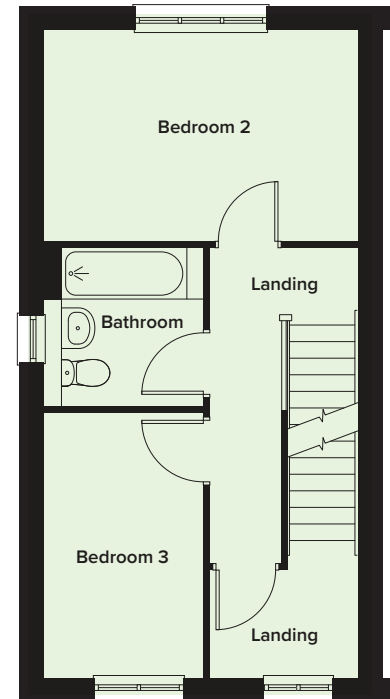
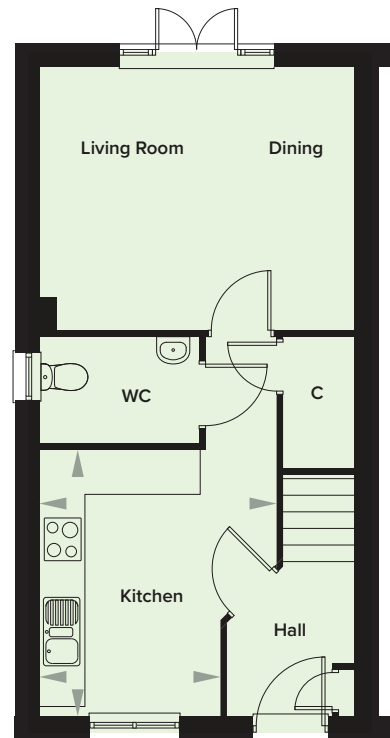
Bedroom 3 2.15m x 3.60m 7' 0" x 11' 9"

Bathroom 2.15m x 2.14m 7' 1" x 7' 0"

Second Floor

Bedroom 1 4.23/3.29m x 6.08m

13' 10"/10' 9" x 19' 11"



Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

Phase two available to reserve now

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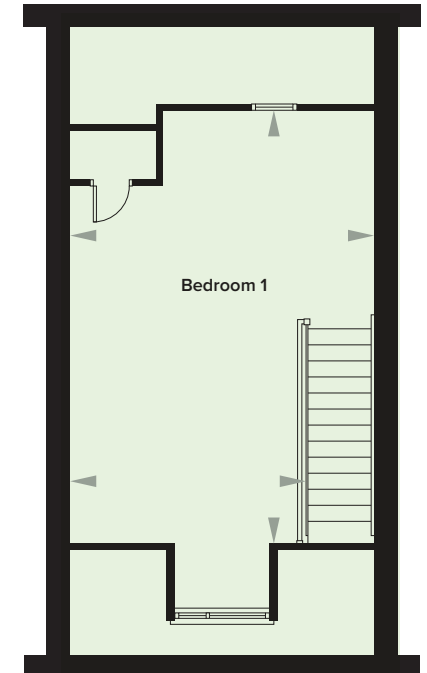
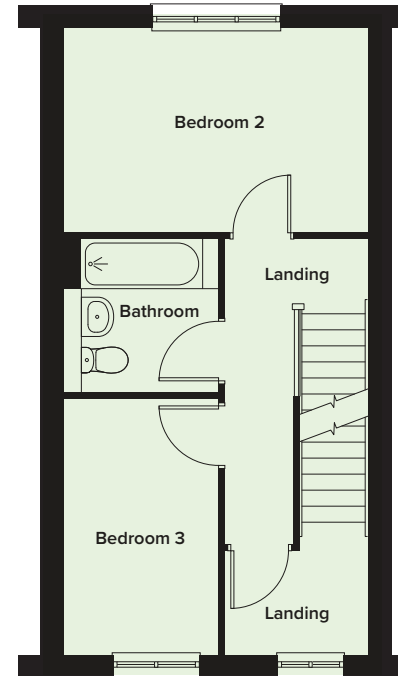
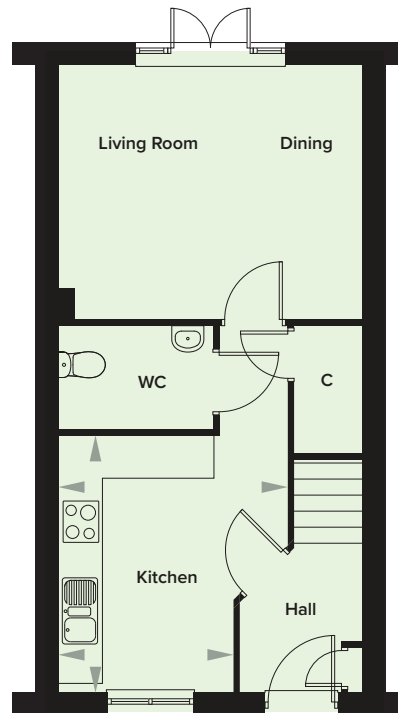
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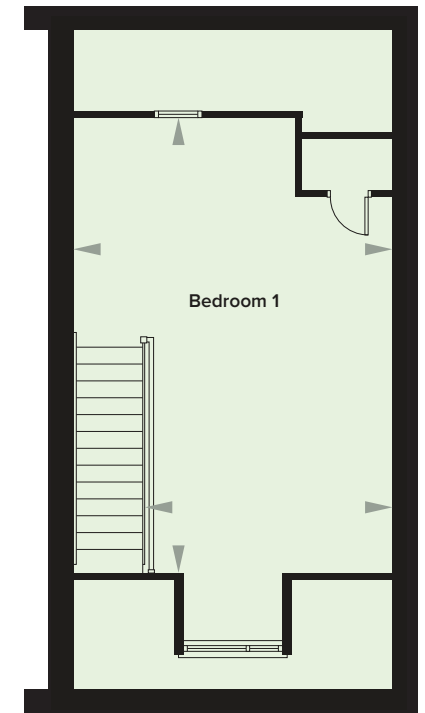
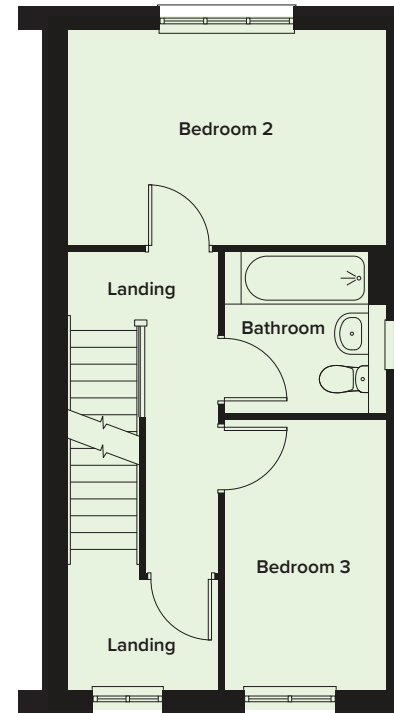
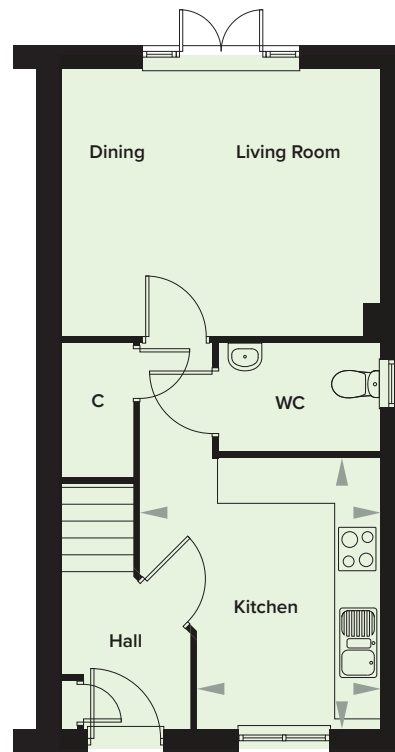
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Phase three launching late 2024

Plot 113



Ground Floor

Kitchen/Dining 4.67m x 2.88m 15' 4" x 9' 5"

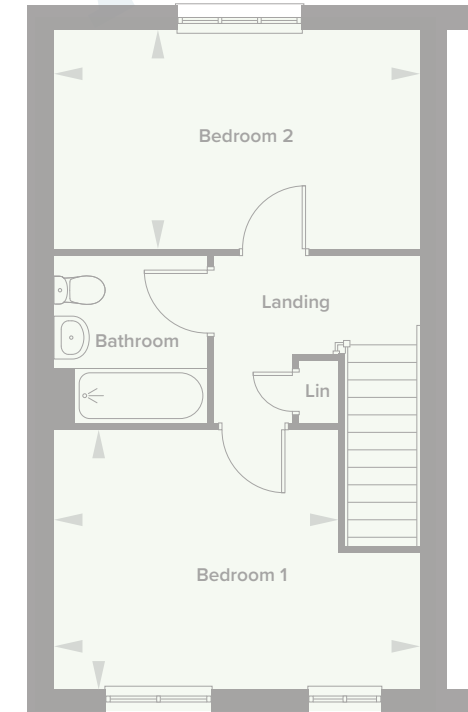
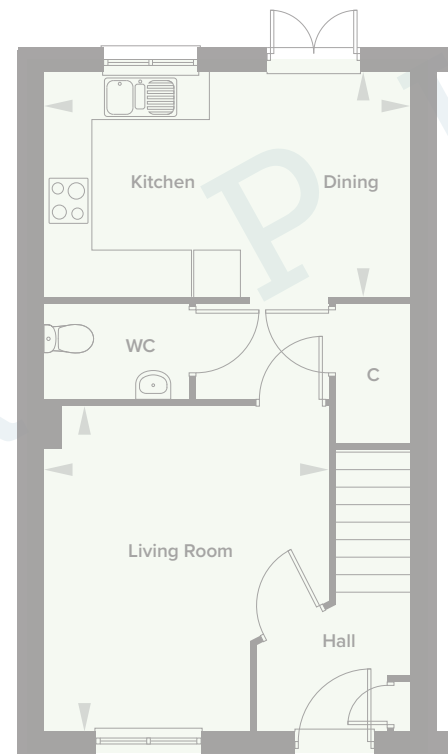
Living Room 3.64/2.63m x 4.17m 11' 11"/8' 7" x 13' 8"

First Floor

Bedroom 1 3.64/4.67m x 3.32m 11' 11"/15' 4" x 10' 10"

Bedroom 2 4.67m x 2.80m 15' 4" x 9' 2"

Bathroom 1.97m x 2.14m 6' 5" x 7' 0"



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Phase three launching late 2024

Plot 114



Ground Floor

Kitchen/Dining 4.67m x 2.88m 15' 4" x 9' 5"

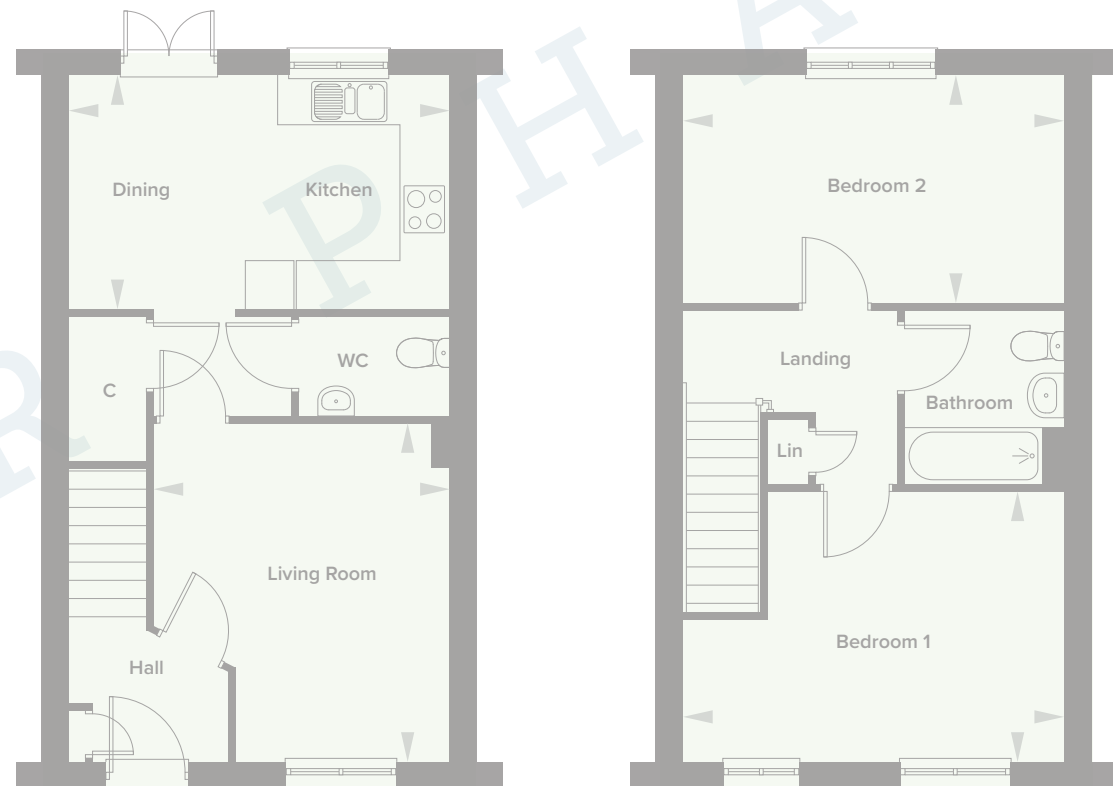
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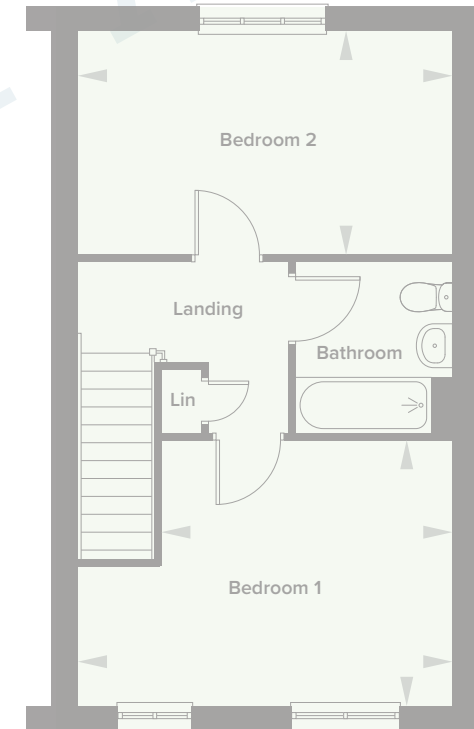
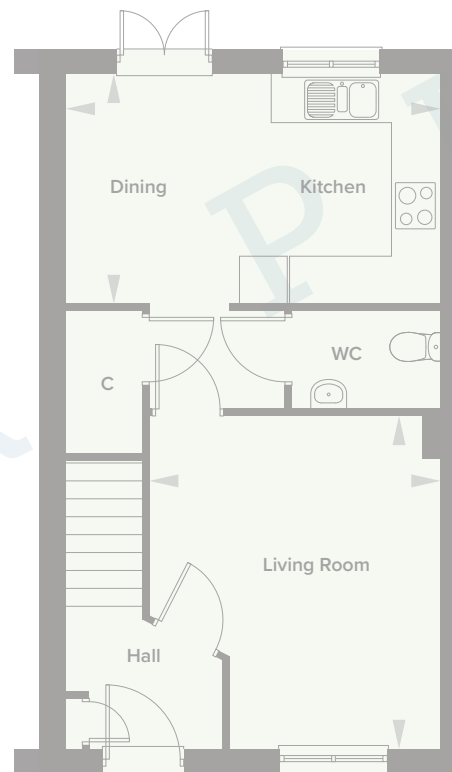
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Phase three launching late 2024

Plot 116



Ground Floor

Kitchen/Dining 5.74m x 3.01m 18' 9" x 9' 10"

Living Room 4.70/3.70m x 4.56m 15' 5"/12' 1" x 14' 11"

First Floor

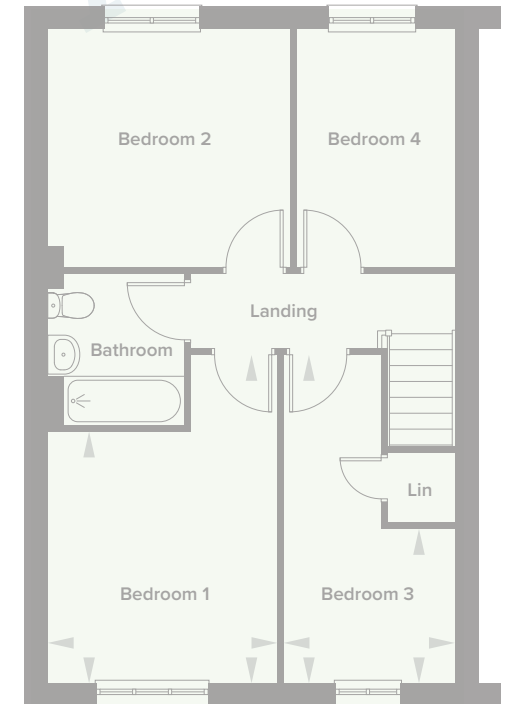
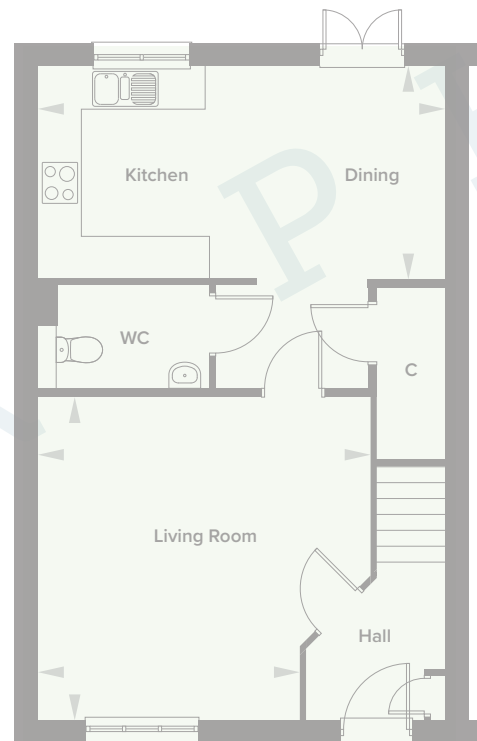
Bedroom 1 3.23m x 4.64/3.55m 10' 7" x 15' 2"/11' 7"

Bedroom 2 3.42m x 3.36m 11' 2" x 11' 0"

Bedroom 3 2.41m x 4.64/2.16m 7' 11" x 15' 2"/7' 1"

Bedroom 4 2.23m x 3.36m 7' 3" x 11' 0"

Bathroom 1.93m x 2.14m 6' 4" x 7' 0"



Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

Phase three launching late 2024

Plot 117



Ground Floor

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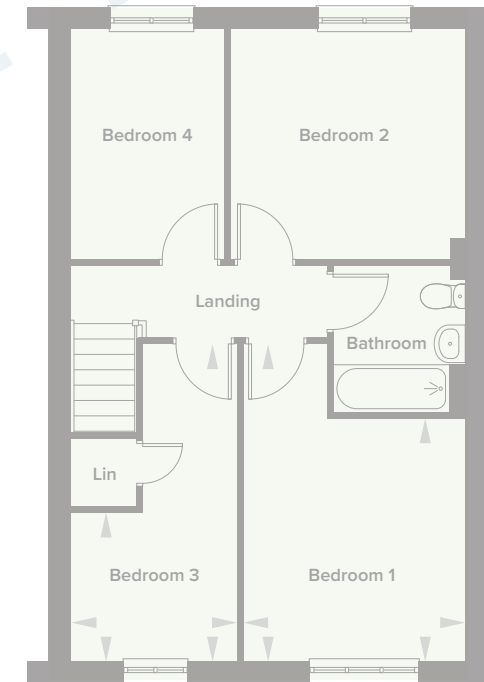
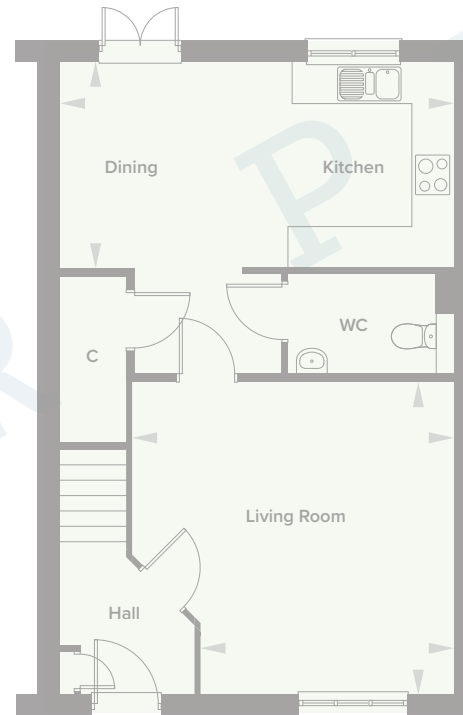
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Phase three launching late 2024

Plot 187 & 189



Ground Floor

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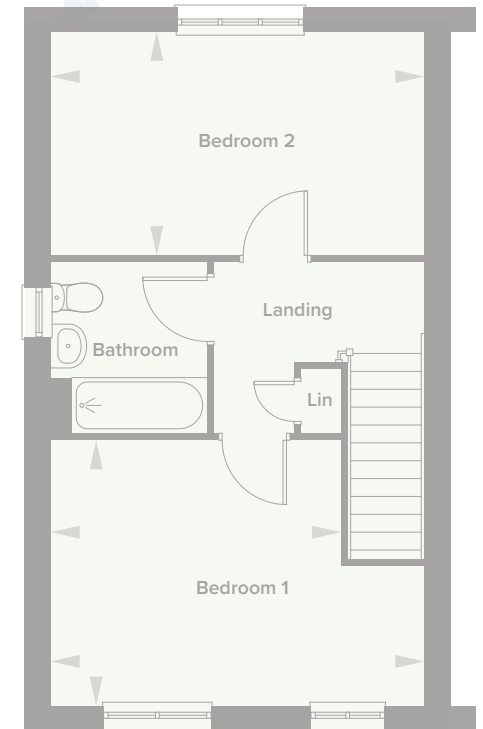
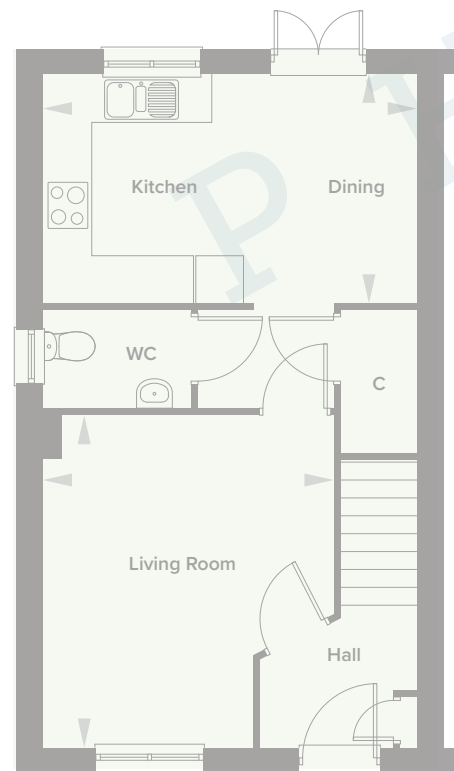
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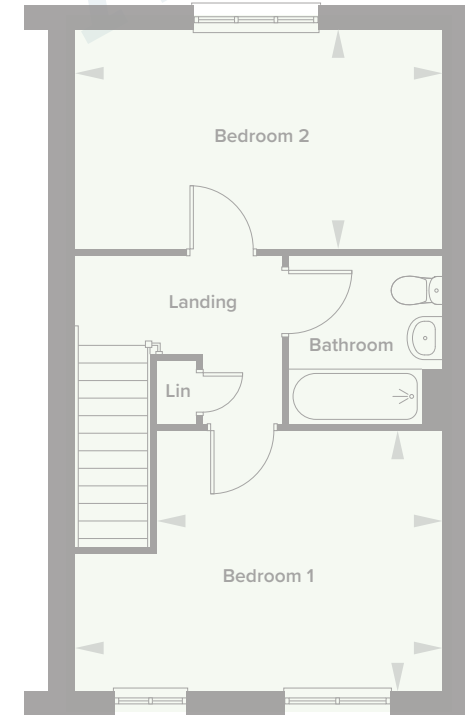
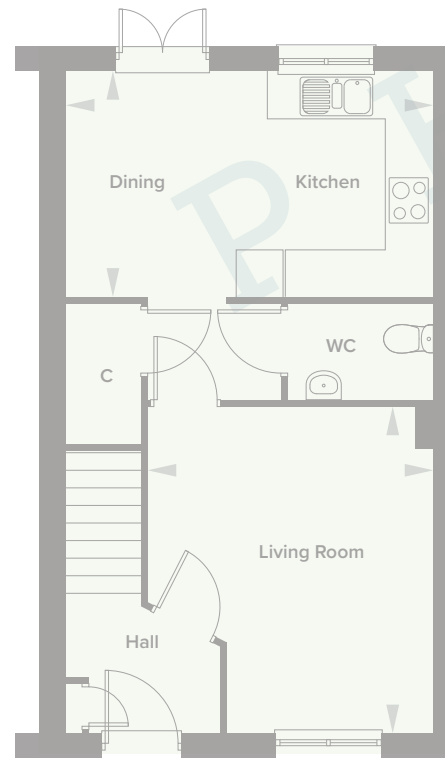
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Phase four launch anticipated release date mid 2025 with practical completion due early 2026



Plot 185

Ground Floor

Kitchen/Dining 4.67m x 2.88m 15' 4" x 9' 5"

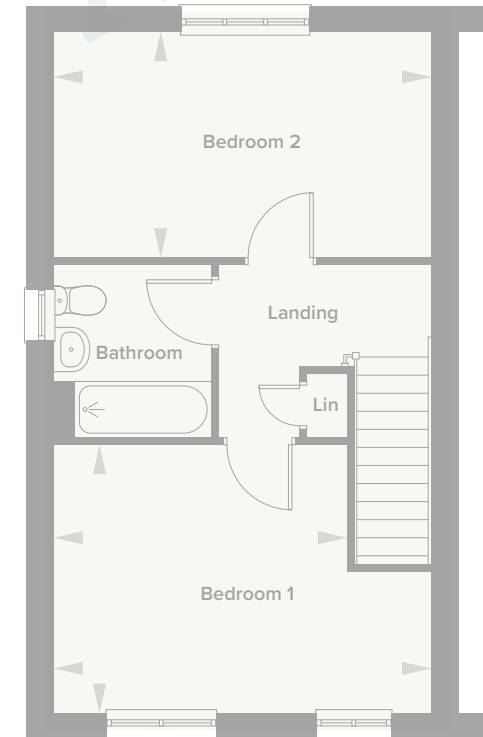
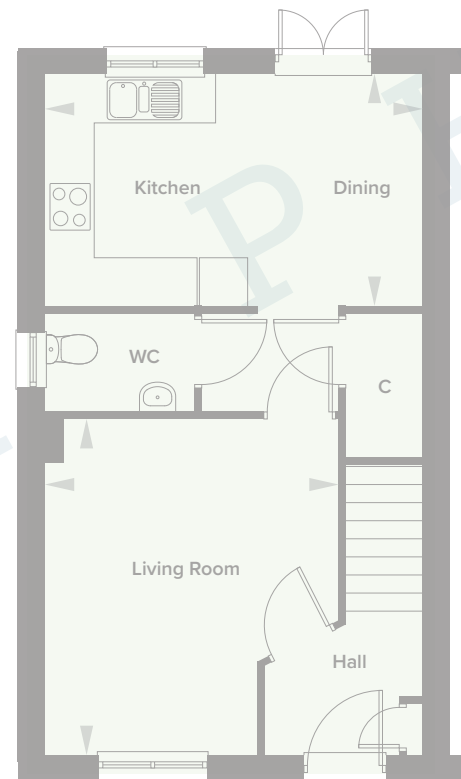
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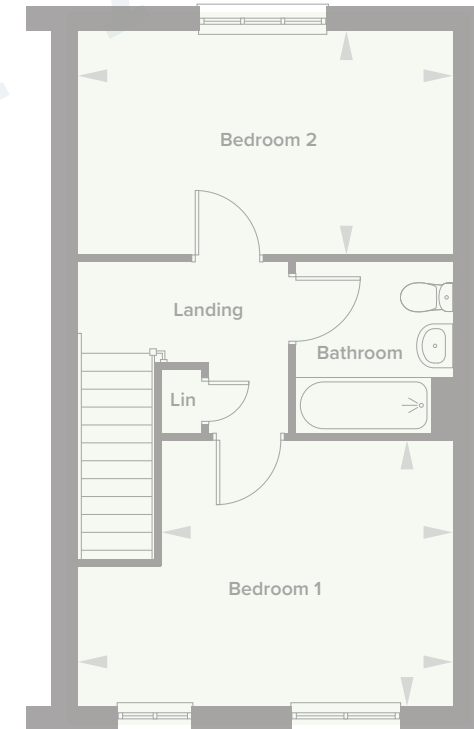
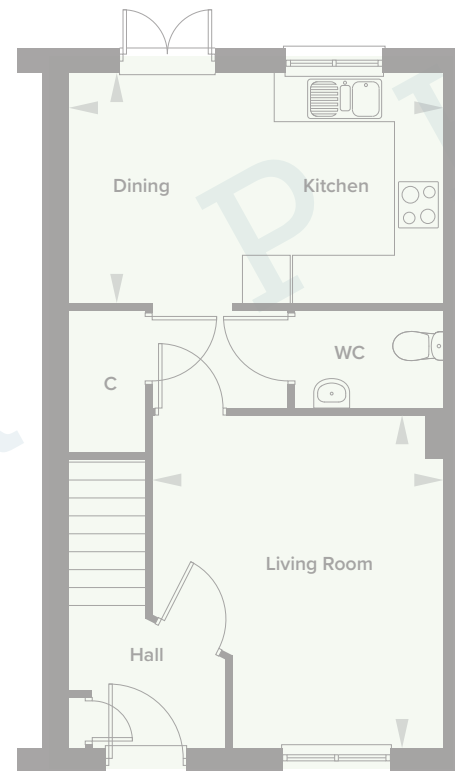
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SOLD

Practical completion Spring 2025

Plot 106



GROUND FLOOR

Kitchen/Dining 5.27m x 2.88m 17' 3" x 9' 5"

Living Room 4.24/3.15m x 4.22m 13' 11"/10' 4" x 13' 10"

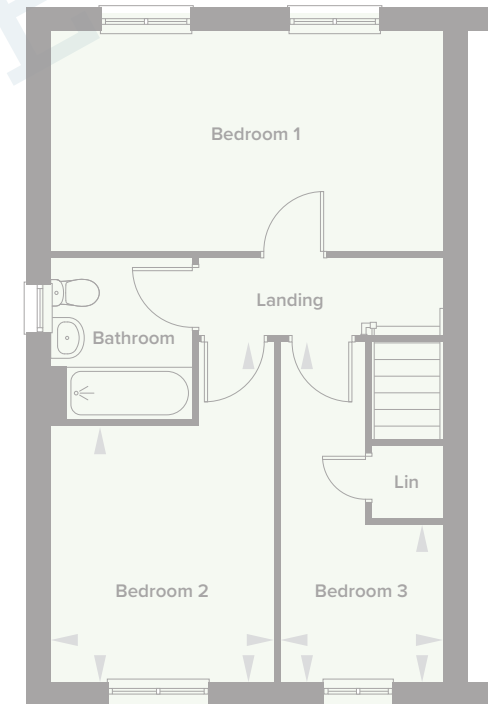
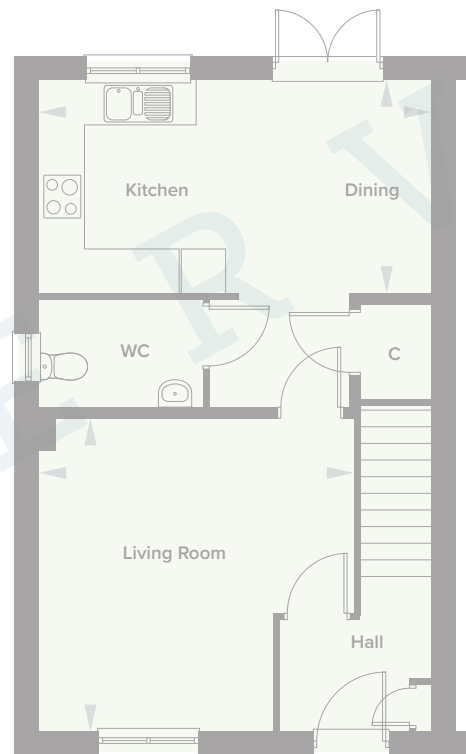
FIRST FLOOR

Bedroom 1 5.27m x 2.97m 17' 3" x 9' 9"

Bedroom 2 3.00m x 4.59/3.46m 9' 10" x 15' 0"/11' 4"

Bedroom 3 2.18m x 4.59/2.12m 7' 2" x 15' 0"/6' 11"

Bathroom 1.89m x 2.17m 6' 2" x 7' 1"



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SOLD

Practical completion Spring 2025

Plot 107



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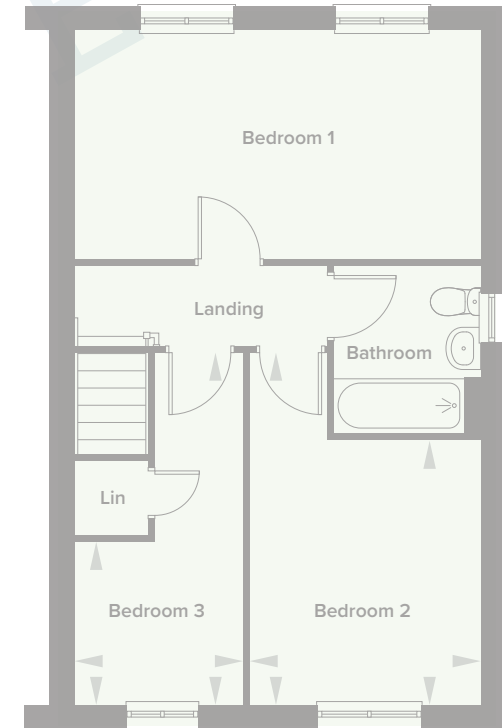
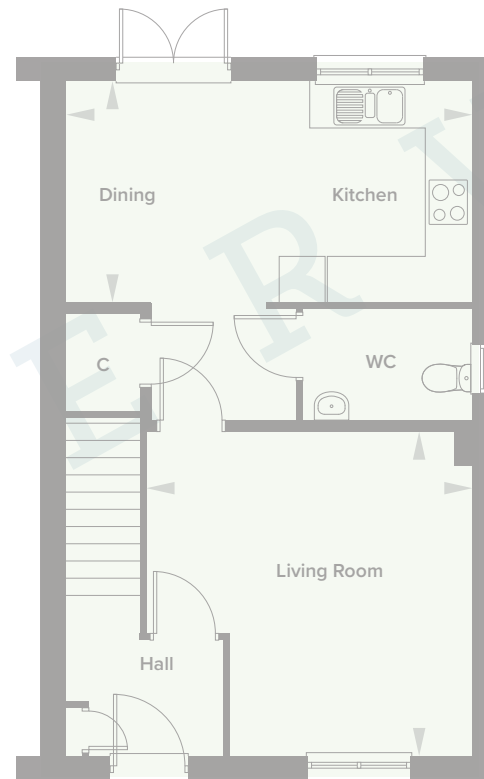
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SHARED OWNERSHIP



Shared Ownership is a 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.

Shared Ownership is a great solution if:

- You are a first-time buyer
- You used to own a home, but cannot afford to buy one now
- You own a home and want to move but cannot afford a new home suitable for your needs
- You are forming a new household - for example, after a relationship breakdown
- You are an existing shared owner and want to move

Under shared ownership, buyers purchase a proportion of their home and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property.

This is a standard model Shared Ownership development and the minimum share which can be bought is 35%.

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 of Kent - Shared Ownership.

For more information, please contact them on Tel: 01634 921 802
or Email: shared.ownership@wardandpartners.co.uk



 **OAKAPPLE**
— PLACE —



Attractions

- Hazlitt Theatre - 2.8 miles
- London - 41 miles
- Gatwick - 39 miles



Travel by car

- Maidstone East Train Station 3.3 miles
- Maidstone City Centre 2.9 miles
- Mote Park - 3.9 miles



Primary Schools

- Barming Primary School - 1.1 miles
- Bower Grove School - 1.1 miles
- Jubilee Primary School - 1.2 miles
- West Borough Primary and Nursery - 1.3 miles
- Allington Primary School: 2.7 miles
- St. Michaels C of E Infant School: 2.1 miles



Secondary Schools

- Maplesden Noakes School - 3.2 miles
- St Augustine Academy - 1.8 miles
- St Simon Stock Catholic School - 2 miles
- Valley Park School - 3.9 miles
- Oakwood Park Grammar School - 1.4 miles
- Maidstone Grammar School For Girls - 2.7 miles
- Maidstone Grammar - 3.5miles



— GOLDING — PLACES

ABOUT GOLDING PLACES

Golding Places provides quality homes for shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in quiet 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 additional extras such as built-in appliances. We're part of Golding Homes, an award-winning provider of quality, affordable homes, which owns and manages over 8,500 properties and provides homes to more than 29,000 people. Golding are committed to providing excellent customer service and quality, safe homes for social, affordable and market rent, shared ownership and outright sale. All our profits are invested back into building more new homes, reinvesting in our housing stock and delivering services. To keep updated with developments from Golding Places please visit:
www.goldingplaces.co.uk

Wards
Land & New Homes

Shared Ownership Department

01634 921 802

shared.ownership@wardsofkent.co.uk

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 Please ask your sales consultant for current information when reserving your new home. Information is correct at the time of going to print.