

Connells

HAVEN FARM, Sutton Valence

Maidstone, ME17 3HS

1, 2 & 3 bedroom
shared ownership homes
available in the sought after
village of Sutton Valence

On behalf of
— GOLDING —
PLACES



HAVEN FARM Sutton Valence, Maidstone

We are delighted to present a selection of 1 bedroom coach houses and 2 and 3 bedroom houses within this stunning new development at Haven Farm, Sutton Valence, Maidstone built by Fernham homes.



Haven Farm will form part of a countryside community in the historic village of Sutton Valence comprising 110 new homes, all set within eight acres of landscaping and open space, featuring a nature pond, natural play area, a range of ecology and biodiversity enhancements including bat, birds, hedgehog and insect boxes. In addition to the new homes, there will be a new GP surgery for the village along with a new local convenience store and a cycle path.

HAVEN FARM Sutton Valence, Maidstone

Residents of Haven Farm will enjoy a superior finish to their homes, not least of which is the energy efficiency helping to manage those household bills. The homes are neutrally finished to allow you the freedom to make the home your own. The contemporary kitchens are equipped with modern worktops and splashbacks, integrated appliances including oven, electric hob, fridge freezer and freestanding washing machine. Luxury vinyl tiled flooring and downlighters complete the modern appearance. The bathrooms are fully fitted with contemporary white branded sanitaryware to include bath with thermostatic shower with mixer tap and glass shower screen, chrome towel rail radiator, luxury vinyl tiled flooring and spot down lighters. While a 12-year premier Guarantee warranty brings peace of mind. All homes come with turfed rear gardens with patio and garden shed (excluding Plots 12 & 13) and two parking spaces.

The homes will be powered by air source heat pumps supplying hot water and heating at maximum efficiency, there is also access to electric vehicle charging. These features support sustainability and ensure homeowners have a high quality and sustainable home that is cost effective to run.



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
- You have a household income of under £80,000

Under shared ownership, buyers purchase a proportion of their home and pay rent for the remaining share. Service charges will also be payable on the property. This is a new model Shared Ownership development and the minimum share which can be bought is 10%. 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.



LOCATION Sutton Valence, Maidstone

Nestled in the heart of the picturesque Kent countryside, Sutton Valence is a charming and historic village just a short drive from Maidstone. Renowned for its rolling hills, scenic walking trails, and breathtaking views over the Weald of Kent, the village offers a tranquil rural lifestyle with easy access to modern amenities.

Sutton Valence is home to a thriving community and boasts a range of local facilities including quaint pubs, a village store, and the prestigious Sutton Valence School, one of the county's most respected independent schools. Its rich history is evident in the characterful architecture and landmarks such as the ruins of Sutton Valence Castle.

Maidstone town centre, with its wide selection of shops, restaurants, and transport links, is easily reached within 15 minutes. The nearby M20 provides swift connections to London, the Channel Tunnel, and coastal towns, making Sutton Valence an ideal location for commuters and families alike.

Combining countryside charm with convenience, Sutton Valence offers an enviable lifestyle in one of Kent's most sought-after settings.



LOCAL CONNECTIONS

Attractions:

Leeds Castle – 3.3miles

Fremlin Walk Shopping Centre – 5.9miles

Moat Park – 5.9miles

Transport:

Maidstone East Train Station

6.4miles with direct trains to London Bridge in 54mins

Headcorn Train Station

4.1miles with direct trains to London Bridge in 58mins

Staplehurst Train Station

5.2 miles with direct trains to London Bridge in 53mins

Schools:

Sutton Valence Preparatory School – 0.8miles

Sutton Valence Primary School – 0.2miles



SPECIFICATION

General

- Quality fitted carpets throughout (exc. Bathroom, Kitchen, and WC)
- Energy-efficient air source heat pump providing heating and hot water
- Premier Guarantee 12-year warranty
- Fibre broadband available
- Turfed rear garden with patio and garden shed (houses only)
- 2 on plot or right of use parking bays

Sustainability

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

- Bat and bird boxes
- Hedgehog and insect boxes
- Log piles
- Dedicated electric vehicle charging points

Kitchen

- Contemporary kitchen with complementary worktops and splashback
- Integrated oven, electric hob and fridge freezer
- Luxury vinyl tile flooring
- Spot down lighting
- Freestanding washing machine

Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Chrome towel rail radiator
- Luxury vinyl tile flooring
- Spot down lighting

SITE PLAN




Haven Farm Sutton Valence, Kent

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

✚ 4 bed property

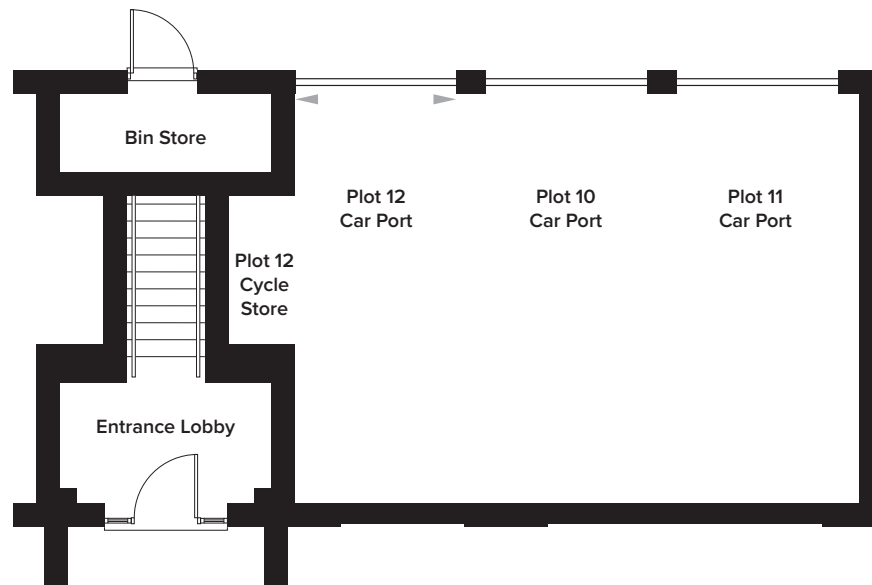
★ Apartment Block

CR Ground Floor - Commercial Retail Unit

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.

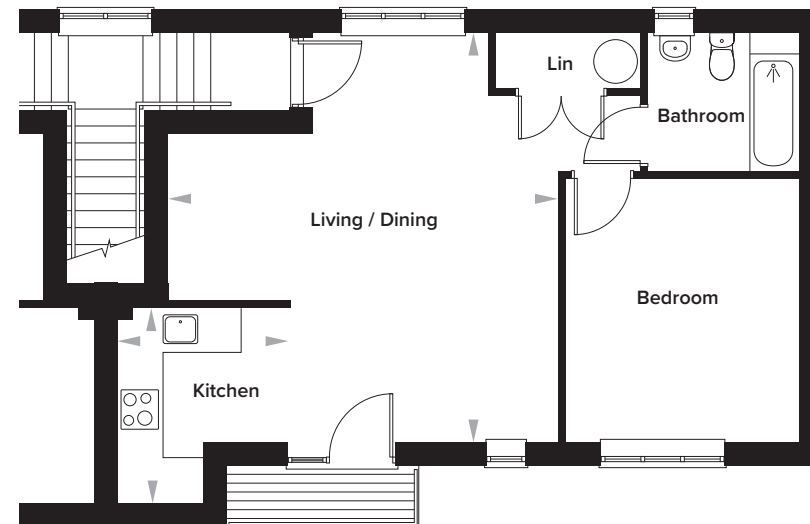


1 Bedroom Flat Over Garage - Plot 12



Ground Floor

Cycle Store	2189mm x 982mm / 7'2" x 3'2"
Car Port	6035mm x 2372mm / 19'9" x 7'9"

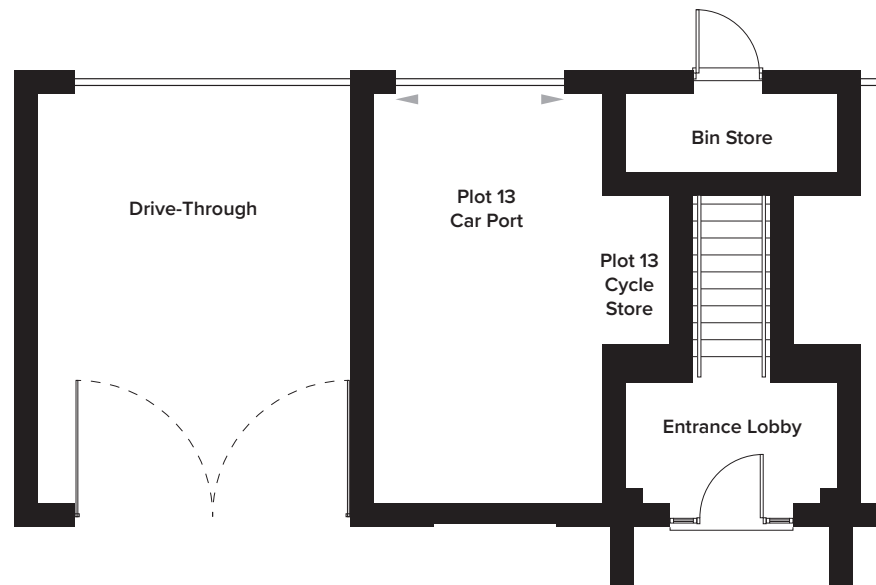


First Floor

Kitchen	2855mm x 2488mm / 9'4" x 8'2"
Living / Dining	5689mm x 5960mm / 18'8" x 19'6"
Bedroom	3871mm x 3419mm / 12'8" x 11'2"
Bathroom	2205mm x 2015mm / 7'3" x 6'7"

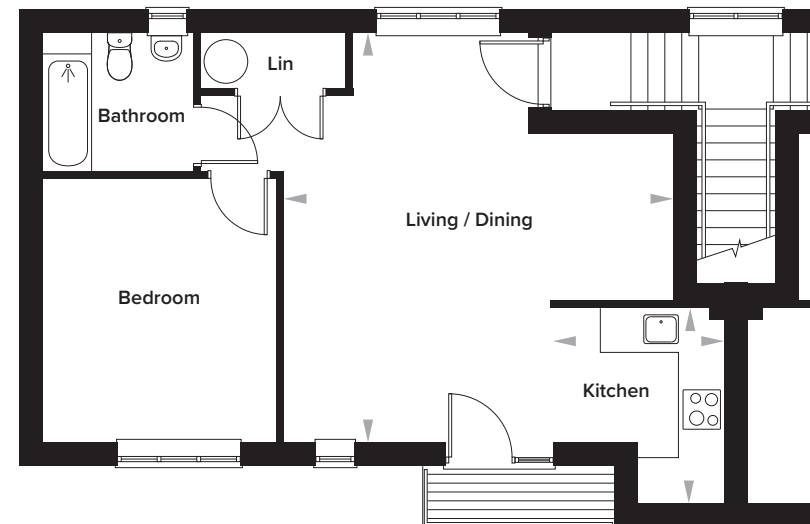
Please note: The floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

1 Bedroom Flat Over Garage - Plot 13



Ground Floor

Cycle Store	2189mm x 982mm / 7'2" x 3'2"
Car Port	6035mm x 2485mm / 19'9" x 8'2"

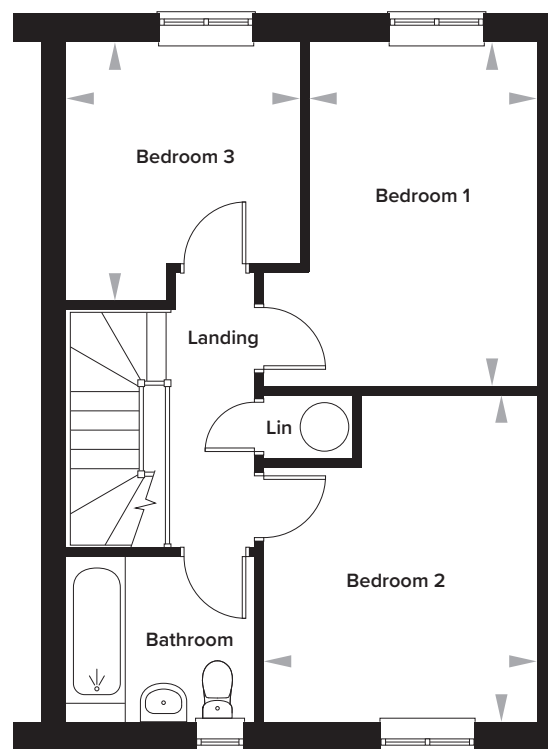
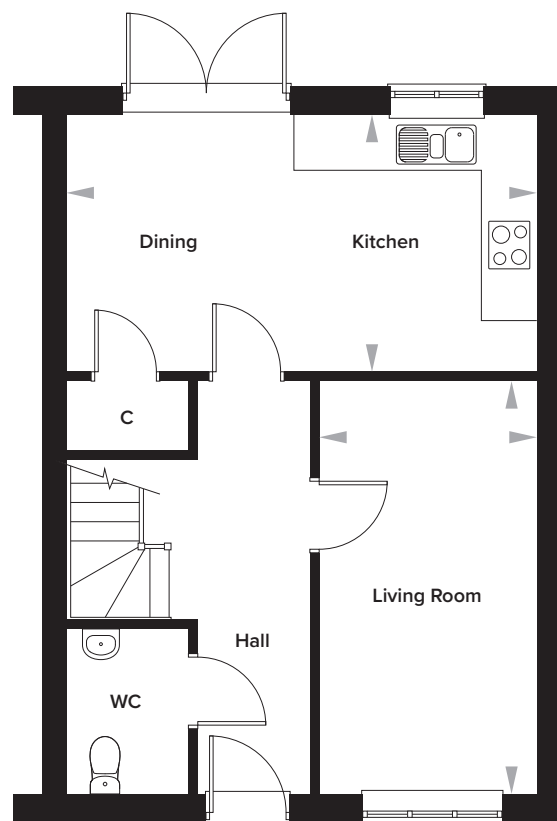


First Floor

Kitchen	2855mm x 2488mm / 9'4" x 8'2"
Living / Dining	5689mm x 5960mm / 18'8" x 19'6"
Bedroom	3871mm x 3419mm / 12'8" x 11'2"
Bathroom	2205mm x 2015mm / 7'3" x 6'7"

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.

3 Bedroom Semi-Detached House - Plots 16 & 50



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

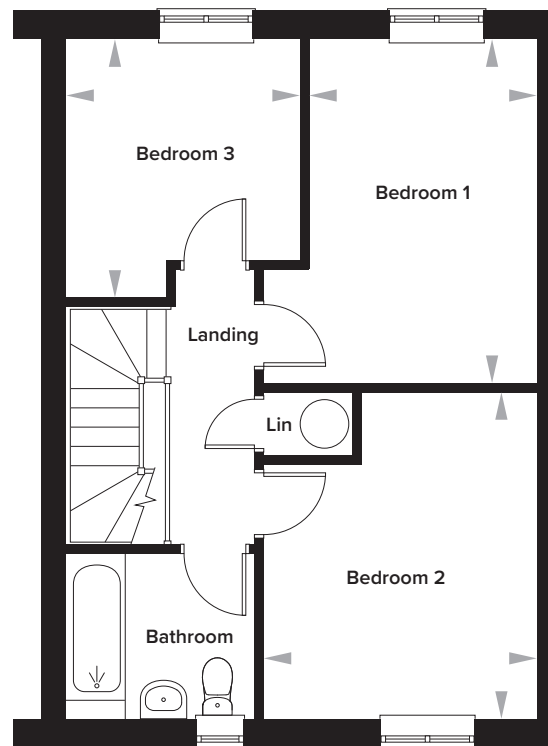
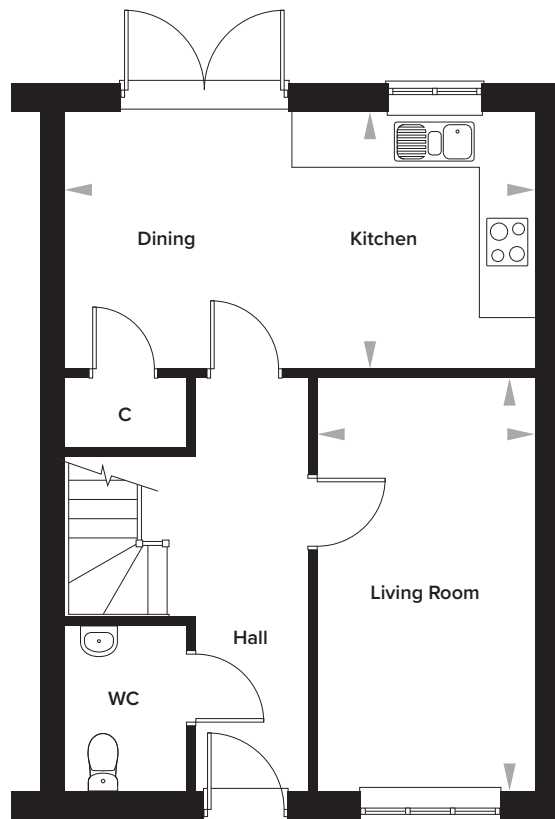
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plots 14 & 54



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

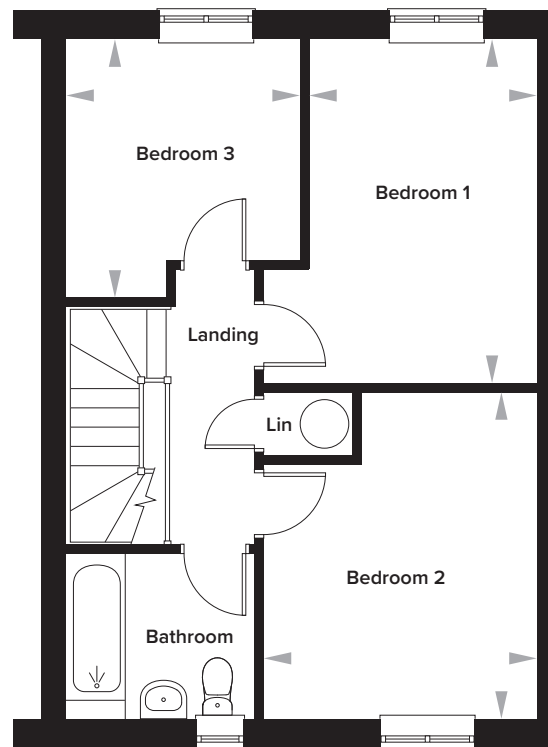
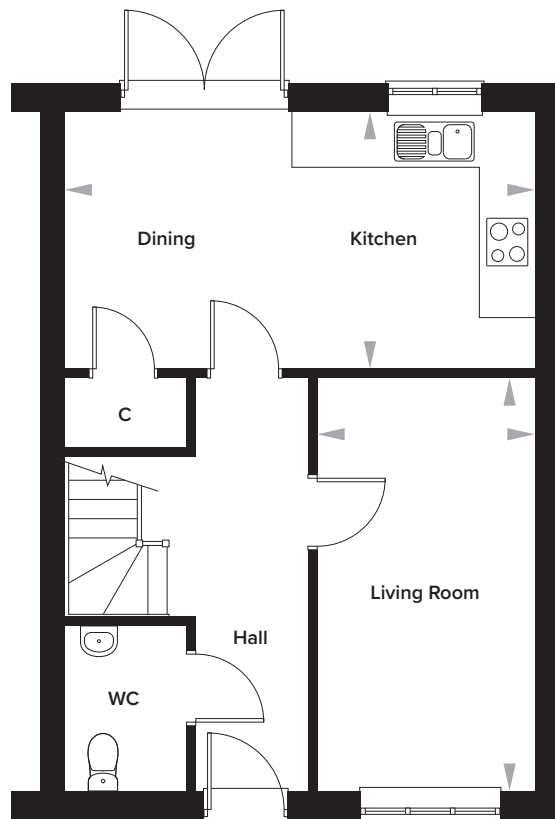
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plot 45



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

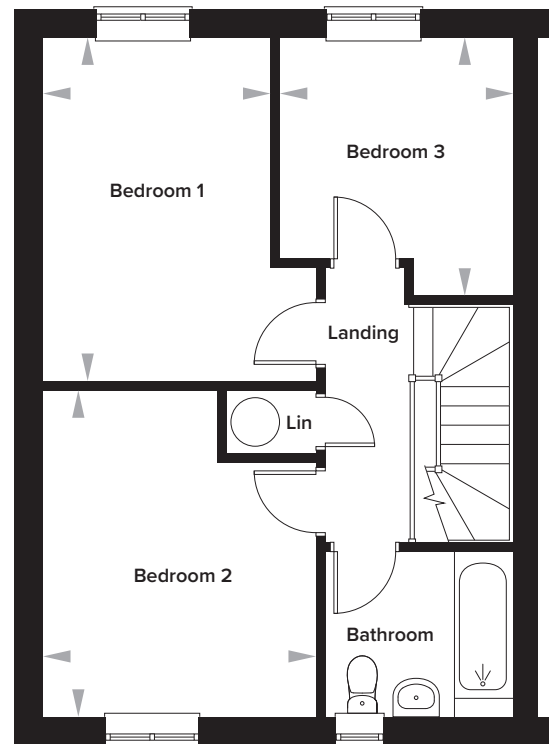
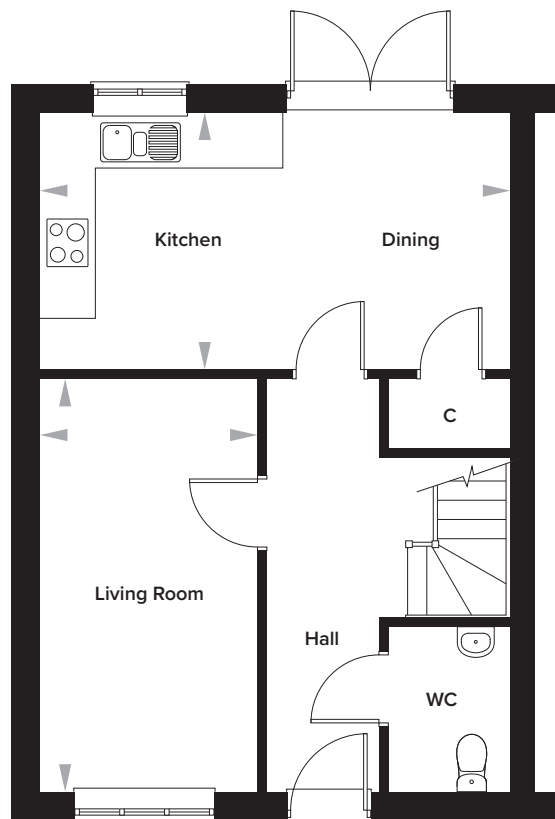
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plots 15 & 55



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

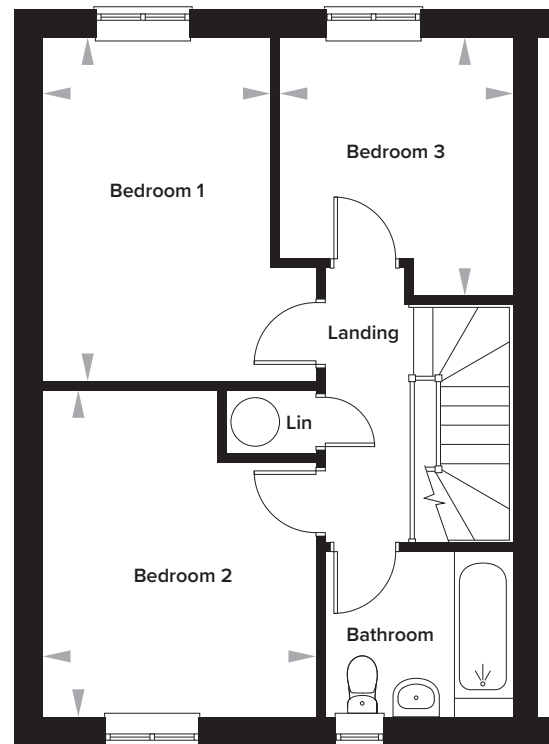
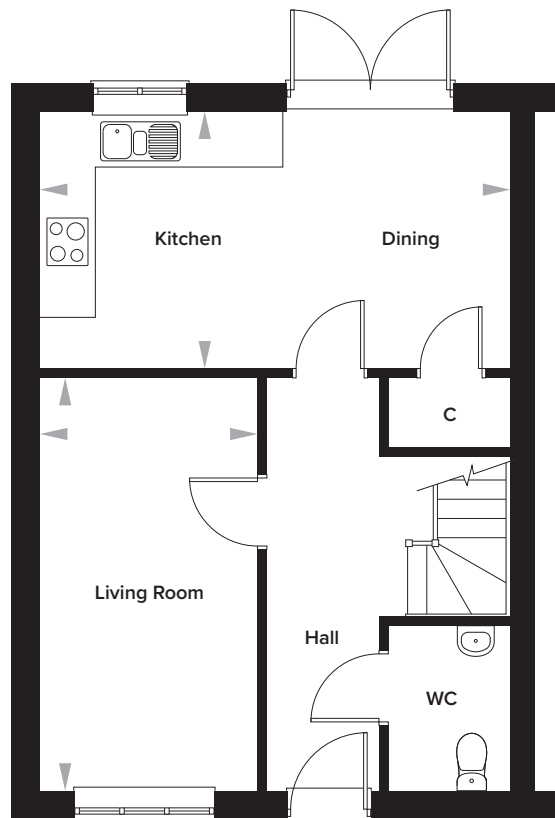
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plots 17 & 51



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

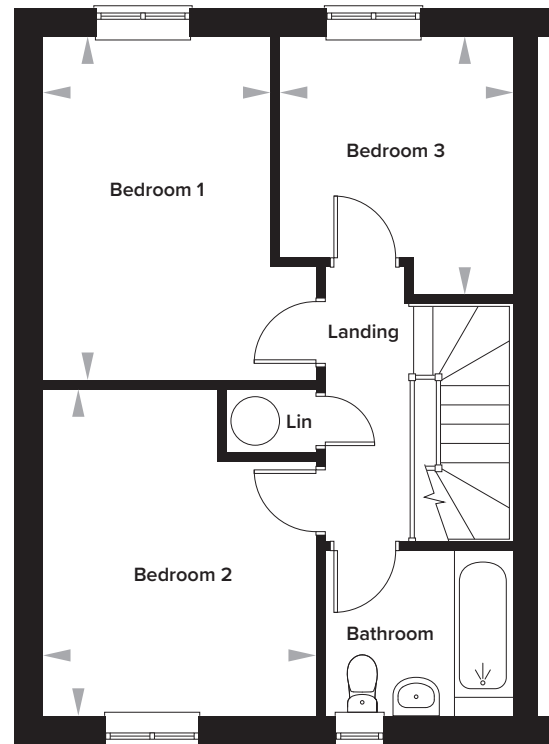
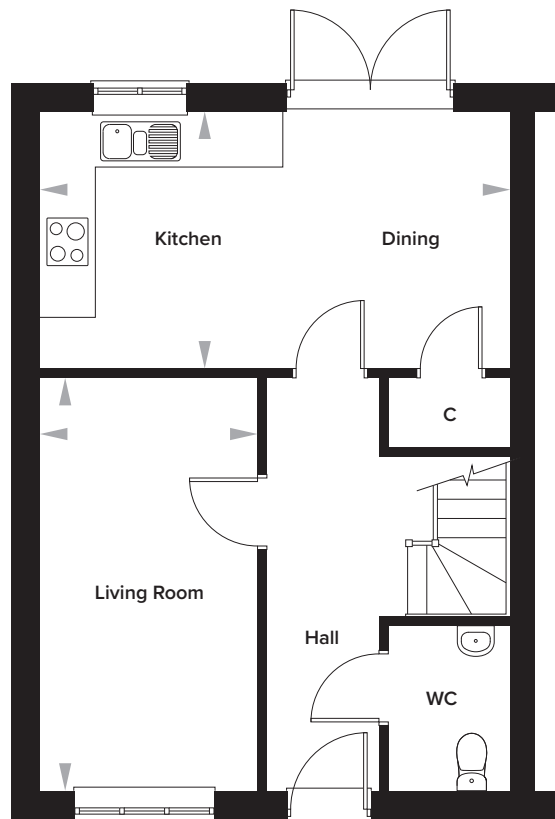
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plots 44 & 69



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

3 Bedroom Semi-Detached House - Plots 46



Ground Floor

Kitchen/Dining

5706mm x 3112mm / 18'8" x 10'2"

Living Room

5013mm x 2630mm / 16'5" x 8'7"

First Floor

Bedroom 1

4171mm x 2755mm / 13'8" x 9'0"

Bedroom 2

3965mm x 3310mm / 13'0" x 10'10"

Bedroom 3

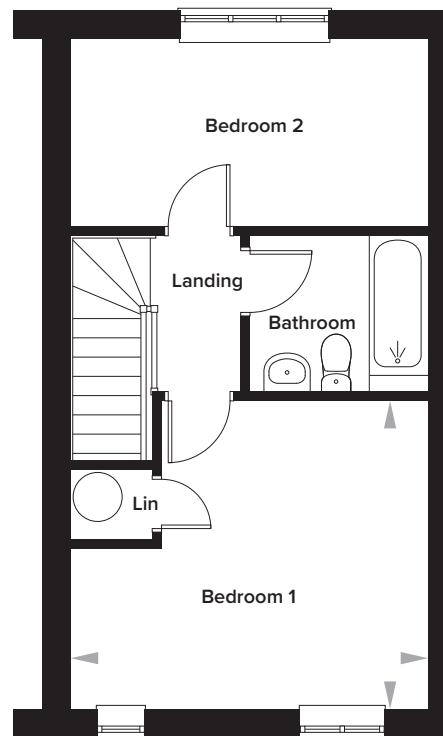
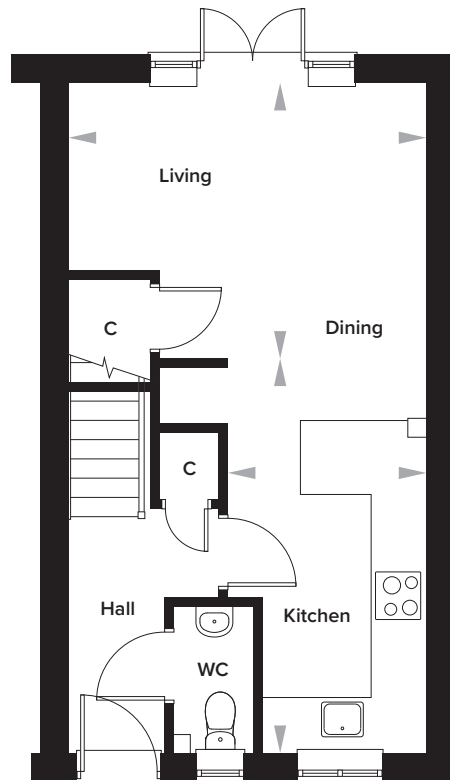
3133mm x 2832mm / 10'3" x 9'3"

Bathroom

2277mm x 1995mm / 7'5" x 6'6"

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.

2 Bedroom Semi-Detached House - Plots 64 & 66



Ground Floor

Kitchen

2400mm x 4802mm / 7'10" x 15'9"

Living/Dining

4311mm x 3326mm / 14'2" x 10'11"

First Floor

Bedroom 1

4356mm x 3740mm / 14'3" x 12'3"

Bedroom 2

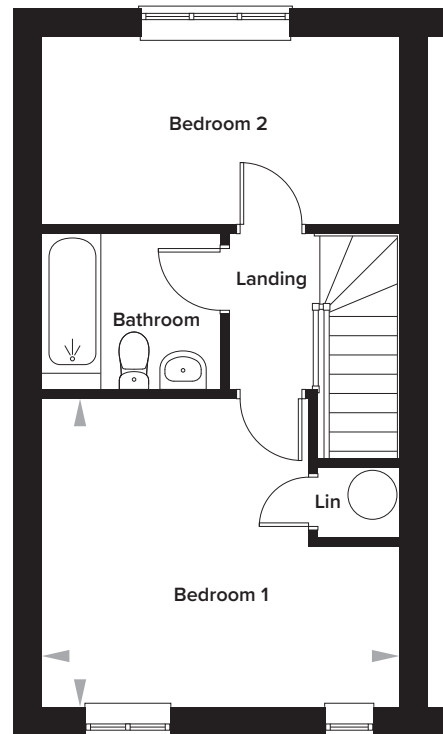
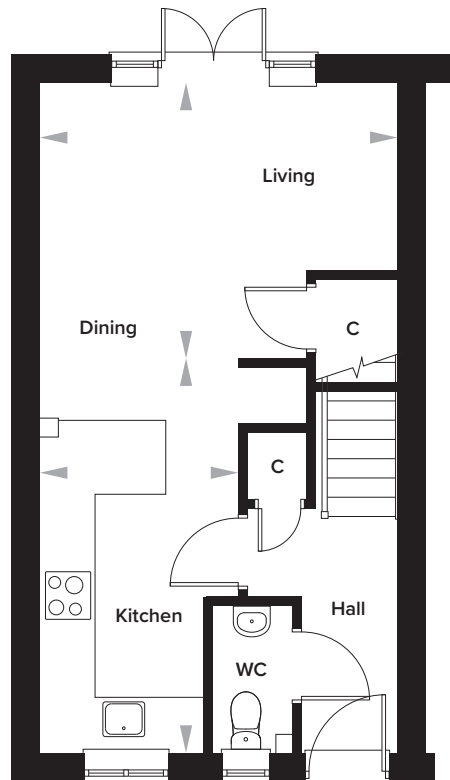
4356mm x 2270mm / 14'3" x 7'5"

Bathroom

2155mm x 1895mm / 7'1" x 6'2"

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.

2 Bedroom Semi-Detached House - Plots 65 & 67



Ground Floor

Kitchen

2400mm x 4802mm / 7'10" x 15'9"

Living/Dining

4311mm x 3326mm / 14'2" x 10'11"

First Floor

Bedroom 1

4356mm x 3740mm / 14'3" x 12'3"

Bedroom 2

4356mm x 2270mm / 14'3" x 7'5"

Bathroom

2155mm x 1895mm / 7'1" x 6'2"

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.

— 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

The Connells logo consists of the word "Connells" in a white, bold, sans-serif font, centered within a red rectangular background. Below the red rectangle is a thin, dark red horizontal bar.

Connells

Shared Ownership Department

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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.