



THE  
**HARBOUR**

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SUTTON VALENCE • MAIDSTONE  
ME17 3AB



# THE HARBOUR

SUTTON VALENCE



Golding Places are delighted to welcome you to The Harbour. A small exclusive development of just three, 2 & 3-bedroom houses in the sought-after village of Sutton Valence, Kent.

These homes are beautifully finished with quality fitted carpeting or ceramic tiled flooring throughout. The kitchens benefit from contemporary cabinetry, complementary worktops and glass splashbacks alongside the integrated oven, electric hob and fridge-freezer. Bathrooms are equally well appointed with contemporary branded sanitaryware and fittings.

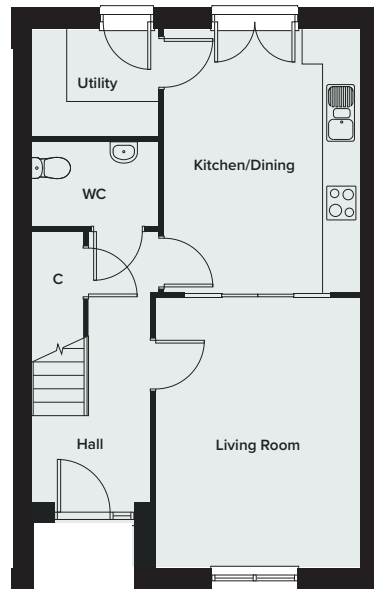
Each of these homes have been thoughtfully crafted for a busy modern lifestyle. The LABC 12-year warranty provides peace of mind. Hosting loved ones will be a carefree affair with spacious living areas that expand via patio doors to the turfed rear gardens. All homes are also complemented by off-street parking.

The Harbour is perfectly situated to make the most of Sutton Valence's charming rural setting, offering scenic landscapes, traditional English architecture, and beautiful countryside.

Commuters will be well served by the nearby Headcorn and Marden stations with fast travel links to London Bridge and London Charing Cross (journey time is roughly 1 hour). Alternatively, those working locally can hop on the hourly Arriva bus service. The A274 which runs through the village is the main road connecting to nearby towns Maidstone and Headcorn.

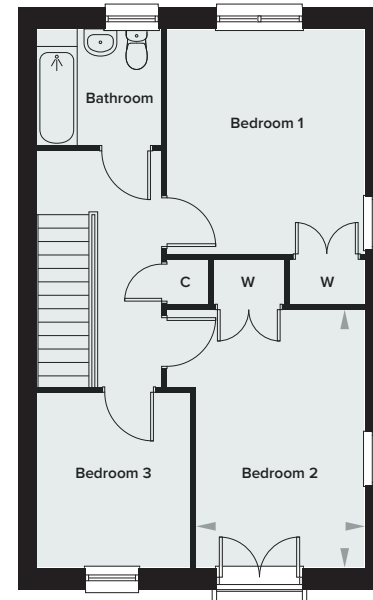
# FLOOR PLANS

## PLOT 1



### GROUND FLOOR

Kitchen/Dining  
3377mm x 4538mm 11' 1" x 14' 10"  
Living Room  
3525mm x 4637mm 11' 7" x 15' 2"  
Utility Room  
2188mm x 1852mm 7' 2" x 6' 1"  
WC  
2188mm x 1450mm 7' 2" x 4' 9"



### FIRST FLOOR

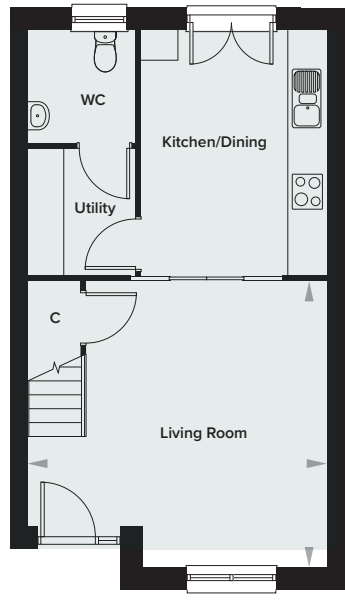
Bedroom 1  
3417mm x 3870mm 11' 2" x 12' 8"  
Bedroom 2  
2910mm x 4440mm 9' 6" x 14' 7"  
Bedroom 3  
2655mm x 3020mm 8' 8" x 9' 11"  
Bathroom  
2158mm x 2008mm 7' 1" x 6' 7"

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.



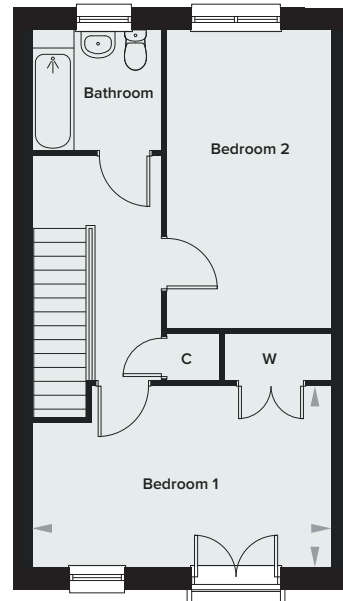
# FLOOR PLANS

## PLOT 2



### GROUND FLOOR

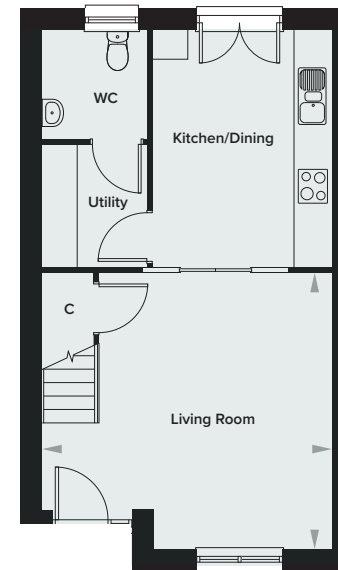
Kitchen/Dining  
3092mm x 4083mm 10' 2" x 13' 5"  
Living Room  
4988mm x 4755mm 16' 4" x 15' 7"  
Utility Room  
1803mm x 2112mm 5' 11" x 6' 11"  
WC  
1803mm x 1878mm 5' 11" x 6' 2"



### FIRST FLOOR

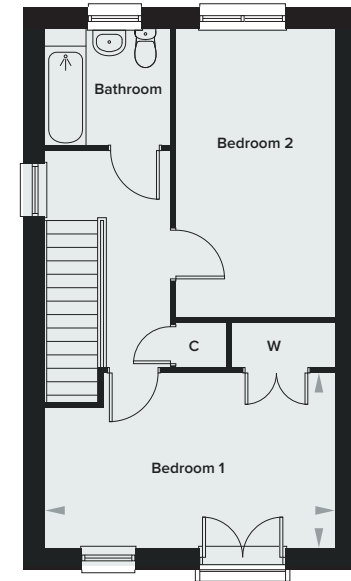
Bedroom 1  
4988mm x 3010mm 16' 4" x 9' 10"  
Bedroom 2  
2737mm x 4965mm 10' 0" x 16' 3"  
Bathroom  
2158mm x 2008mm 7' 1" x 6' 7"

## PLOT 3



### GROUND FLOOR

Kitchen/Dining  
3092mm x 4083mm 10' 2" x 13' 5"  
Living Room  
4988mm x 4755mm 16' 4" x 15' 7"  
Utility Room  
1803mm x 2112mm 5' 11" x 6' 11"  
WC  
1803mm x 1878mm 5' 11" x 6' 2"



### FIRST FLOOR

Bedroom 1  
4988mm x 3010mm 16' 4" x 9' 10"  
Bedroom 2  
2737mm x 4965mm 10' 0" x 16' 3"  
Bathroom  
2158mm x 2008mm 7' 1" 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.

# SPECIFICATION

## GENERAL

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms
- Energy-efficient Air Source Heat Pump providing hot water and central heating
- LABC 12-year warranty
- Fibre broadband available
- Turfed gardens with patio and garden shed
- Allocated parking
- Renewable technology such as:
  - Solar Panels
  - Mechanical Ventilation Heat Recovery System (MVHR)

## KITCHEN

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

## BATHROOM

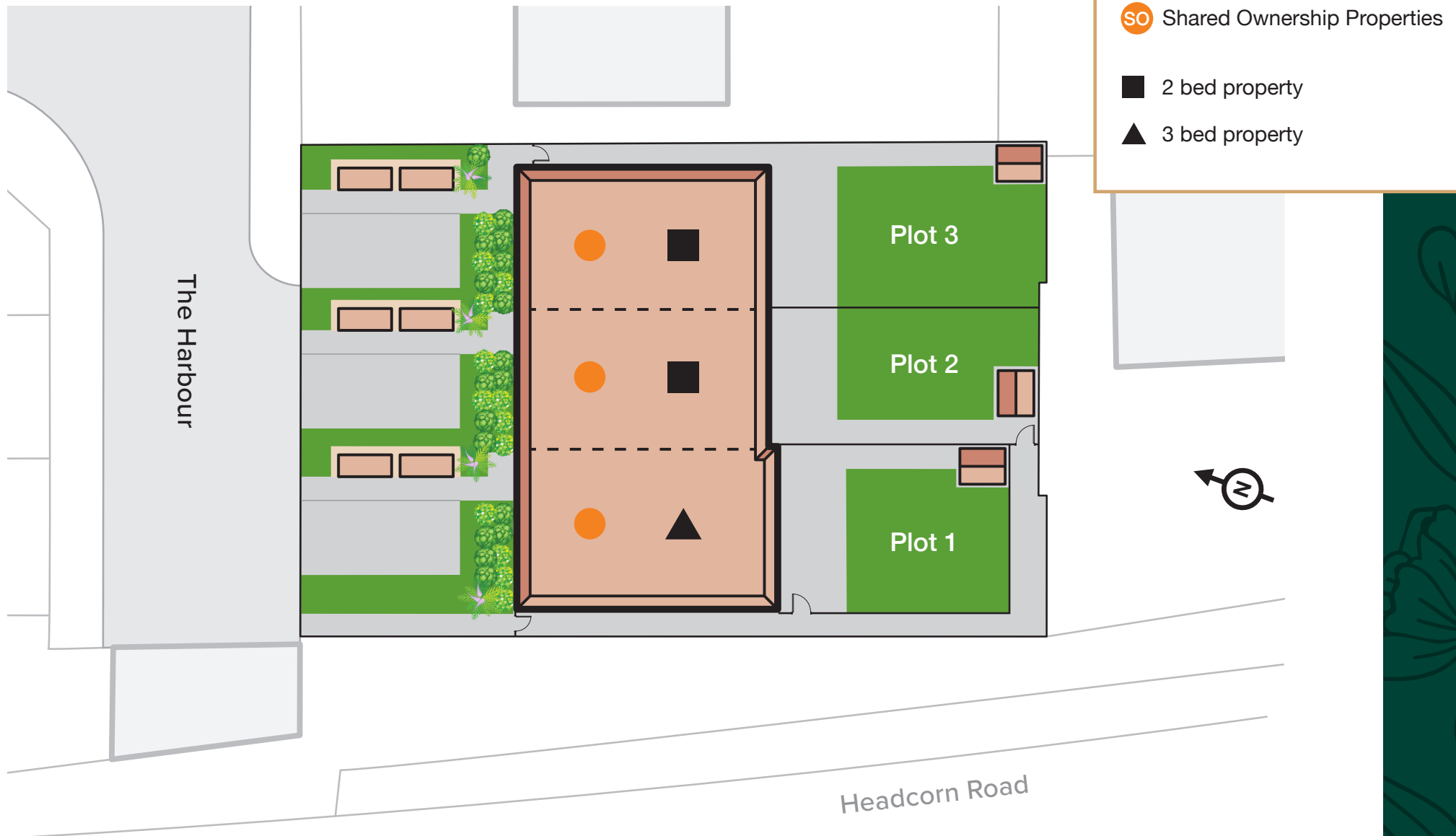
- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic tiled flooring
- Spot down lighting

## SUSTAINABILITY

- The areas benefit from a range of ecology and biodiversity enhancements such as:
  - Bat and bird boxes
  - Hedgehog and insect boxes



# SITE PLAN



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.



## 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 New Model Share 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.

— 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](http://www.goldingplaces.co.uk)





For more information, please speak to a member of the sales team.

*Wards*  
shared ownership

Shared Ownership Department  
**01634 921 802**  
[shared.ownership@wardsofkent.co.uk](mailto: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.