

A collection of four 2-bedroom Shared Ownership homes at Monchelsea Park, Maidstone



— GOLDING —
PLACES

Shared Ownership Department

Telephone: 07980 939 661

Connells

Monchelsea Park – Hambledon Road, Maidstone, Kent, ME17 3XY

Monchelsea Park is a prestigious new homes development in Langley, Maidstone, offering a blend of luxury living, contemporary design and excellent local connectivity. Situated on the Sutton Road, the development provides a thoughtfully planned neighbourhood surrounded by green spaces, well-designed streets, and easy access to everyday amenities.

Residents benefit from excellent transport links, with Maidstone East, Maidstone West and Headcorn stations providing regular rail services into London and surrounding towns. Road connections are equally convenient, offering easy access to the M20, A20, A229 and A26, making commuting and regional travel straightforward.

Maidstone offers an excellent mix of shopping, dining and leisure options, well regarded schools and beautiful surrounding countryside, making it a popular and well connected place to live.

Whether you're looking for convenience, community or contemporary living, this development presents a truly well-rounded place to call home.

Connells are delighted to work with Golding Homes to bring their shared ownership 2-bedroom homes to the market on this prestigious development.

Under shared ownership, buyers purchase a proportion of their home and pay rent for the remaining share. These homes are part of the standard model lease with shares available between 25% and 75%.

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

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Our well designed two-bedroom homes offer a practical and modern layout across two floors, ideal for first time buyers, couples or families.

The ground floor features a welcoming entrance hall leading directly into a bright and spacious open plan living/dining room, which spans the full width of the home. Patio doors help create a light filled living space, perfect for relaxing or entertaining.

The stylish front facing kitchen is thoughtfully laid out with contemporary units, generous worktop space, and a range of integrated appliances including an oven, electric hob and fridge/freezer, as well as a freestanding washing machine. A neatly positioned downstairs WC off the hallway enhances everyday convenience.

Upstairs, the home offers a calm and inviting retreat, with two well proportioned bedrooms and a beautifully finished family bathroom. The main bedroom, positioned at the back of the house, provides a peaceful space to unwind. At the front, the second bedroom enjoys a bright and relaxing outlook, making it perfect as a guest room or home office space whatever best suits your lifestyle.

The family bathroom has been thoughtfully designed to create a contemporary space perfect for unwinding at the end of the day. Stylish sanitaryware complements the clean modern look, while the full-size bath with a thermostatic shower and glass screen offers both comfort and convenience. Full height tiling around the bath adds a premium finish. A chrome heated towel rail completes the room, bringing a touch of luxury and ensuring warm, inviting towels all year round.

There is quality fitted carpets to the stairs, landing and bedrooms creating a warm and comfortable feel in the spaces where you relax the most. In contrast, the use of stylish Amtico flooring in the entrance hall, living room, kitchen, bathroom and WC offers a practical and easy to maintain finish, providing a premium look that stands up beautifully to everyday living.

The homes are powered by air source heat pumps supplying hot water and heating at maximum efficiency, and 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.

For fast and reliable connectivity, the homes are equipped for contemporary living, with fibre broadband availability ready for your choice of provider.

Outside, the rear garden is fully turfed and includes a patio area and a practical garden shed, along with a useful outside tap. Each property also benefits from two parking spaces, adding convenience for residents and visitors alike.

Peace of mind comes as standard thanks to the NHBC 12 year warranty.

Each home has a 990-year lease, and a service charge will apply.




Monchelsea Park, Maidstone


Key:

AR Affordable Rent Homes owned and managed by Golding Homes

SO Shared Ownership Properties

 Private sale plots

 2 Bedroom Property

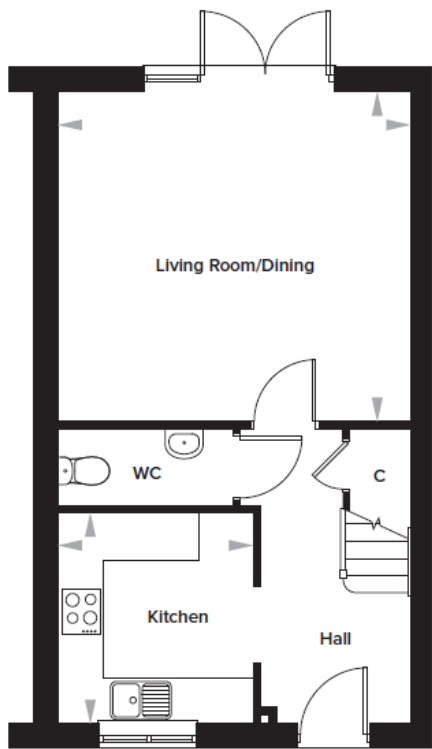
 Apartments Block



Monchelsea Park – Maidstone

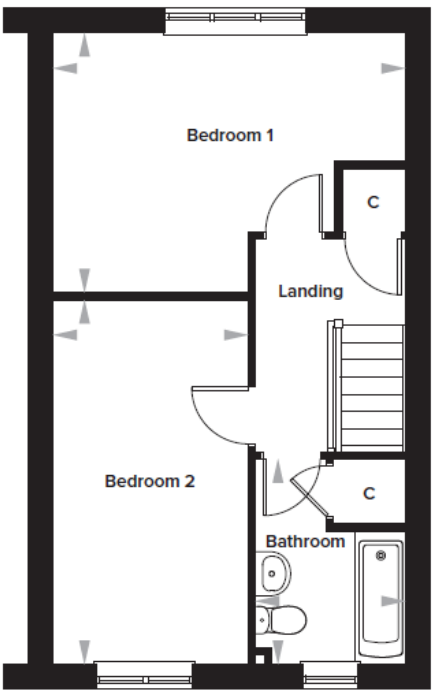
Tavy, G Series - 2 Bedroom End of Terrace

Plot 238



Ground Floor

Kitchen	2545mm x 2725mm	8' 4" x 8' 11"
Living Room/Dining	4646mm x 4269mm	15' 3" x 14' 0"
WC	2323mm x 1040mm	7' 7" x 3' 5"



First Floor

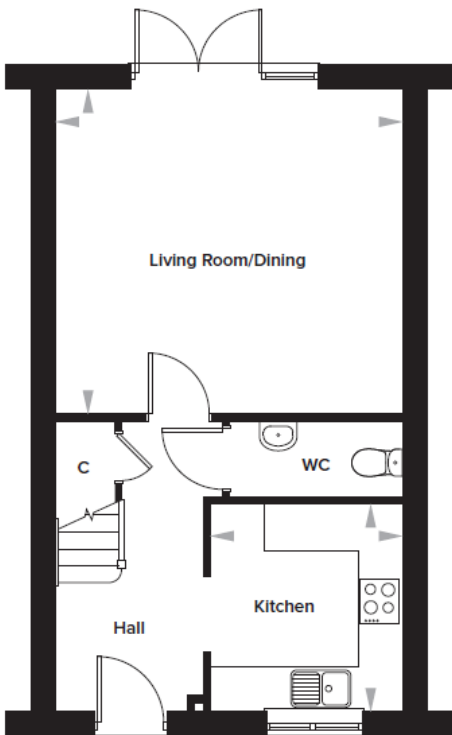
Bedroom 1	4646mm x 3042mm	15' 3" x 10' 0"
Bedroom 2	2589mm x 4763mm	8' 6" x 15' 7"
Bathroom	1994 mm x 2646mm	6' 6" x 8' 8"

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

Monchelsea Park – Maidstone

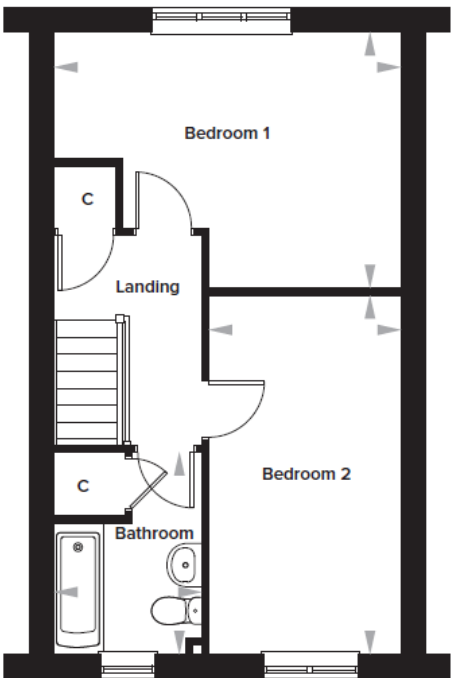
Tavy, G Series - 2 Bedroom Terraced

Plot 239



Ground Floor

Kitchen	2545mm x 2725mm	8' 4" x 8' 11"
Living Room/Dining	4646mm x 4269mm	15' 3" x 14' 0"
WC	2323mm x 1040mm	7' 7" x 3' 5"



First Floor

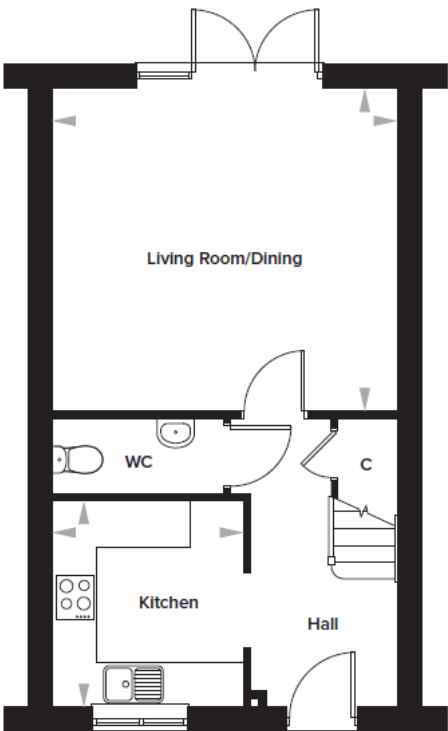
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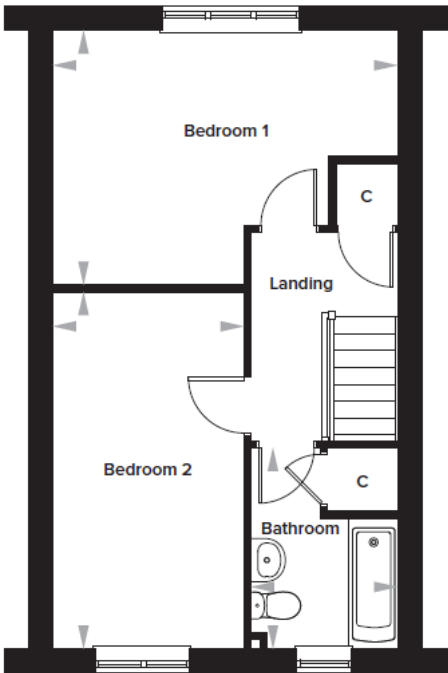
Tavy, G Series - 2 Bedroom Terraced

Plot 240



Ground Floor

Kitchen	2545mm x 2725mm	8' 4" x 8' 11"
Living Room/Dining	4646mm x 4269mm	15' 3" x 14' 0"
WC	2323mm x 1040mm	7' 7" x 3' 5"



First Floor

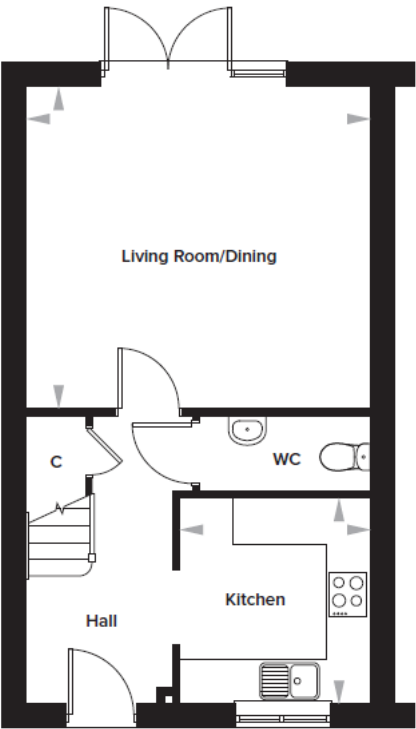
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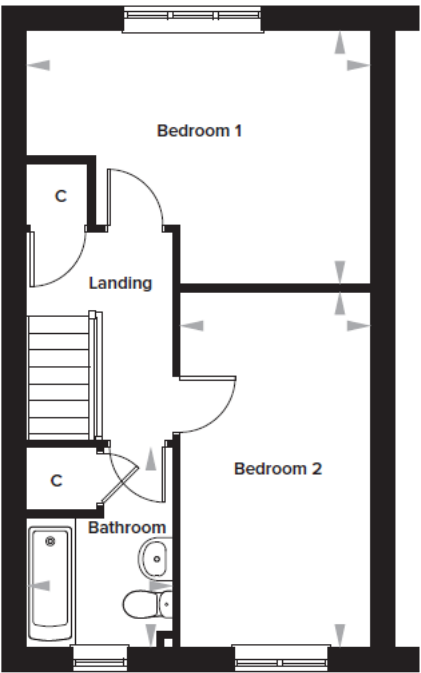
Tavy, G Series - 2 Bedroom End of Terrace

Plot 241



Ground Floor

Kitchen	2545mm x 2725mm	8' 4" x 8' 11"
Living Room/Dining	4646mm x 4269mm	15' 3" x 14' 0"
WC	2323mm x 1040mm	7' 7" x 3' 5"



First Floor

Bedroom 1	4646mm x 3042mm	15' 3" x 10' 0"
Bedroom 2	2589mm x 4763mm	8' 6" x 15' 7"
Bathroom	1994 mm x 2646mm	6' 6" x 8' 8"

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

Specification

General

- Quality fitted carpet to the stairs, landing and bedrooms
- Amtico flooring to hall, living room, kitchen, bathroom and WC
- Air Source Heat Pump
- NHBC 12-year warranty
- Fibre broadband available
- Turfed rear garden with patio and garden shed
- Outside tap to the rear
- 2 parking spaces

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback.
- Stainless steel 1.5 bowl sink
- Integrated single oven and electric hob
- Integrated fridge/freezer
- Free standing washing machine
- Chrome downlights

Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Full height tiling around bath
- Chrome heated towel rail
- Chrome downlights

Downstairs WC

- Chrome downlights

Sustainability

- The estate benefits from a range of ecology and biodiversity enhancements such as:
 - Bat and bird boxes in trees
 - Hedgehog and insect boxes
 - Invertebrate boxes
- Electric vehicle charging point per plot

Monchelsea Park – Hambledon Road, Maidstone, Kent, ME17 3XY

Attractions:

Leeds Castle – 2.8 miles

Fremlin Walk Shopping Centre – 3.6 miles

Mote Park – 2.9 miles

Transport:

Maidstone East Train Station

3.7 miles with direct trains to London Bridge in 54mins

Headcorn Train Station

6.4 miles with direct trains to London Bridge in 58 mins

Staplehurst Train Station

6.4miles with direct trains to London Bridge in 53mins

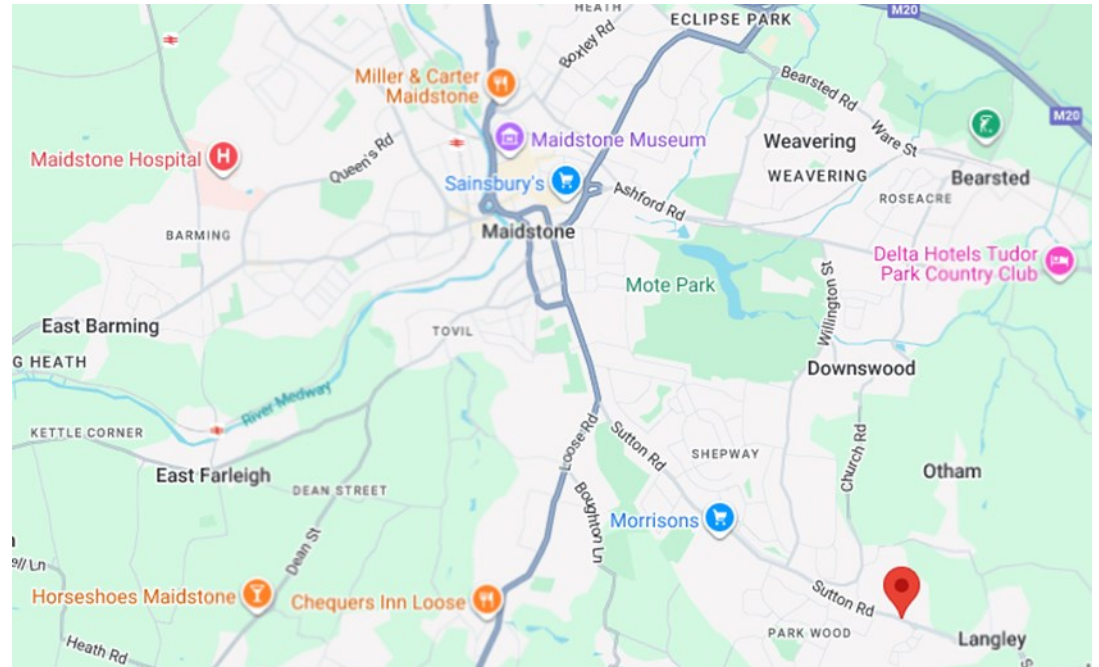
Schools:

Leigh Academy Langley Park

0.4miles – 3-11 years

Sutton Valence Primary School

2.1miles – 4-11 years



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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 a red rectangle with the word "Connells" in white, bold, sans-serif font. Below the rectangle is a thin horizontal line.

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.