



LANGLEY • MAIDSTONE • KENT • ME17 3NQ



Plots 268 - 271

Set against the stunning backdrop of the Kent countryside, yet less than four miles from the vibrant centre of Maidstone, Sutton Wood is located in the sought after area of Langley. It forms part of a modern community of homes with the conveniences of a thriving town and superb travel links close at hand. Built by Vistry the properties benefit from a modern contemporary style and can accommodate both families and first-time buyers alike.

Sutton Wood is set near to the heart of Maidstone which provides a wide variety of amenities for those looking for cultural highlights, such as the Hazlitt Theatre, Carriage Museum, Maidstone Museum and the Bently 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 also enjoying a vibrant nightlife.

The area is served by 16 well regarded Primary and Secondary schools, all with Ofsted ratings of 'Good'. Langley Primary Academy and Sutton Valence

Preparatory School being the nearest. Langley sits just under 2 miles from the A229 and is perfectly situated for excellent transport links. Access to the M20 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. Maidstone has two train stations, with connections into London and Ashford International. Ebbsfleet International is only a 25 minute drive away, with services to London St. Pancras International, Canterbury West, Dover, Folkestone with services to London St Pancras International, Stratford International, Gravesend, Faversham, Margate, and Ramsgate.

SPECIFICATION

BY PROPERTY TYPE:

APARTMENTS

- Quality fitted carpets to bedrooms
- Amtico flooring to living room and hall
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- 1 or 2 on plot or right of use parking bays

HOUSES

- Quality fitted carpets to bedrooms, landing and stairs
- Amtico flooring to living room and hall
- 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
- 1 or 2 on plot or right of use parking bays

ALL HOMES:

SUSTAINABILITY

- The estate benefits from a range of ecology and biodiversity enhancements such as:
 - Bat boxes
 - Insect nesting
 - Bee bricks
 - Swift and Sparrow boxes
- Shared ownership homes also include renewable technology such as:
 - Electric vehicle charging point per plot
 - Photovoltaic panels

KITCHEN

- Contemporary kitchen with complementary worktops and glass splashback.
- Integrated oven and gas hob
- Integrated fridge/freezer
- Integrated washing machine
- Integrated dishwasher
- Amtico flooring
- Spot down lighting

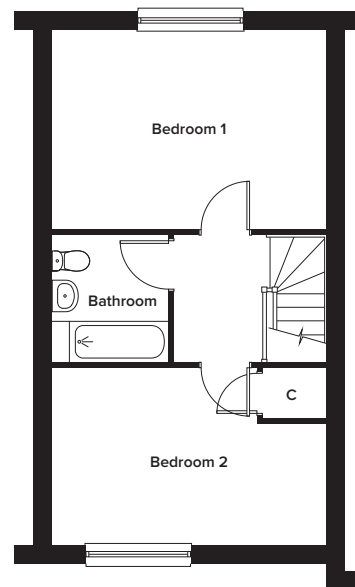
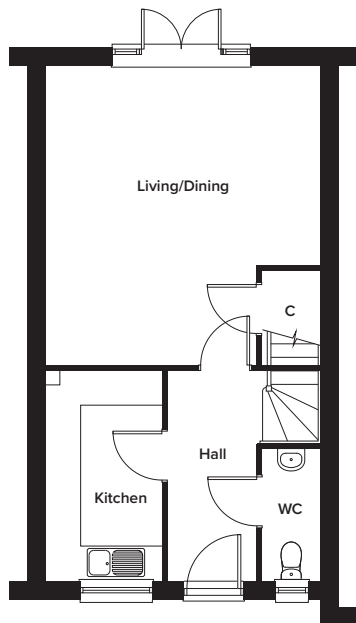
BATHROOM

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



PLOT 269

 x 2



Ground Floor

Kitchen	1.98m x 3.63m	6' 6" x 11' 11"
Living/Dining	4.73m x 5.17m	15' 7" x 17' 0"
WC	1.00m x 2.28m	3' 3" x 7' 6"


First Floor

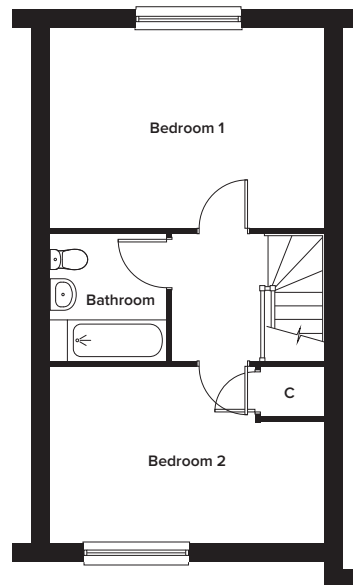
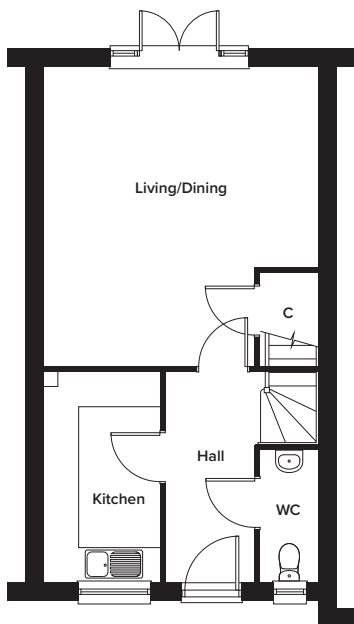
Bedroom 1	4.73m x 3.45m	15' 7" x 11' 4"
Bedroom 2	4.73m x 3.05m	15' 7" x 10' 1"
Bathroom	2.01m x 2.20m	6' 7" x 7' 3"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 274

 x 2



Ground Floor

Kitchen	1.98m x 3.63m	6' 6" x 11' 11"
Living/Dining	4.73m x 5.17m	15' 7" x 17' 0"
WC	1.00m x 2.28m	3' 3" x 7' 6"


First Floor

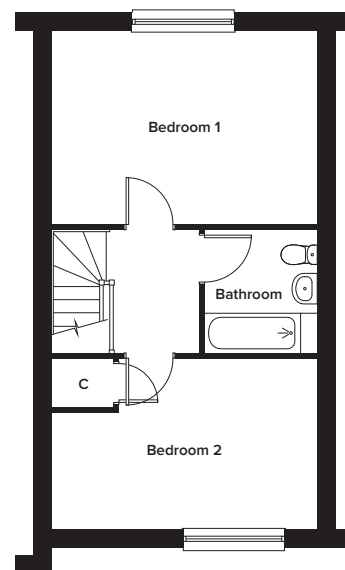
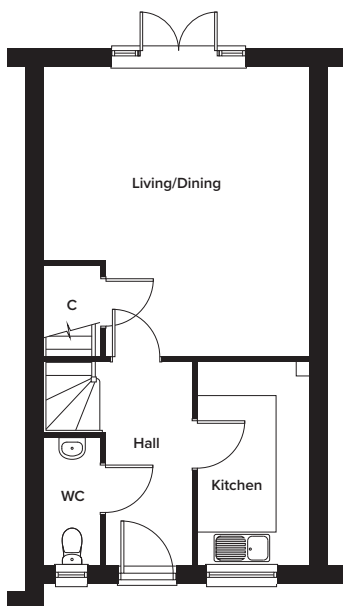
Bedroom 1	4.73m x 3.45m	15' 7" x 11' 4"
Bedroom 2	4.73m x 3.05m	15' 7" x 10' 1"
Bathroom	2.01m x 2.20m	6' 7" x 7' 3"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 270

 x 2



Ground Floor

Kitchen	1.98m x 3.63m	6' 6" x 11' 11"
Living/Dining	4.73m x 5.17m	15' 7" x 17' 0"
WC	1.00m x 2.28m	3' 3" x 7' 6"


First Floor

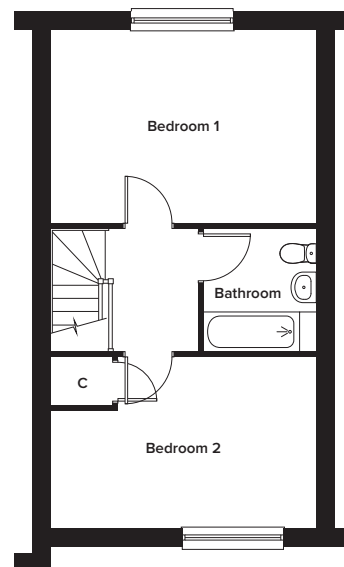
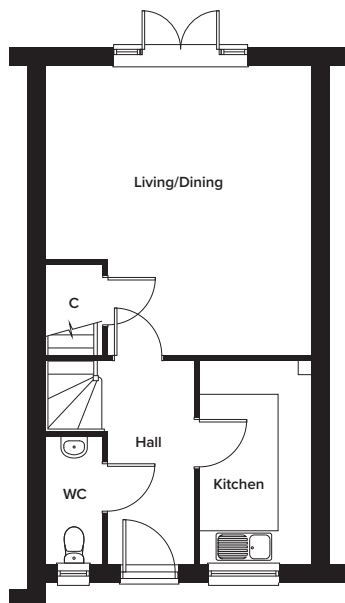
Bedroom 1	4.73m x 3.45m	15' 7" x 11' 4"
Bedroom 2	4.73m x 3.05m	15' 7" x 10' 1"
Bathroom	2.01m x 2.20m	6' 7" x 7' 3"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 275

 x 2



Ground Floor

Kitchen	1.98m x 3.63m	6' 6" x 11' 11"
Living/Dining	4.73m x 5.17m	15' 7" x 17' 0"
WC	1.00m x 2.28m	3' 3" x 7' 6"


First Floor

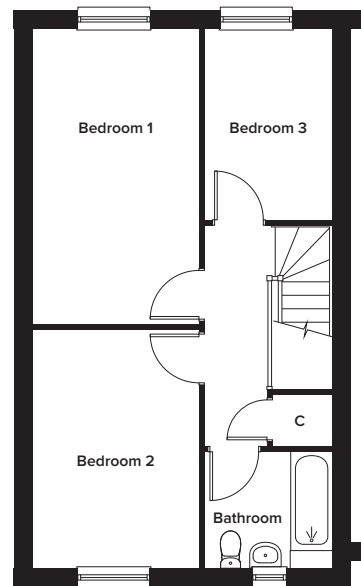
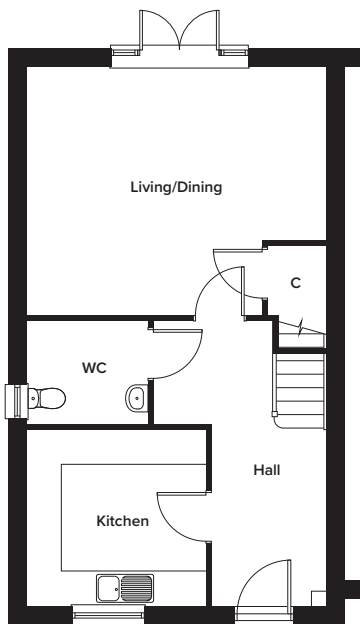
Bedroom 1	4.73m x 3.45m	15' 7" x 11' 4"
Bedroom 2	4.73m x 3.05m	15' 7" x 10' 1"
Bathroom	2.01m x 2.20m	6' 7" x 7' 3"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 271

 x 3



Ground Floor

Kitchen	3.10m x 3.05m	10' 2" x 10' 0"
Living/Dining	5.18m x 4.31m	17' 0" x 14' 2"
WC	2.10m x 1.79m	6' 11" x 5' 11"


First Floor

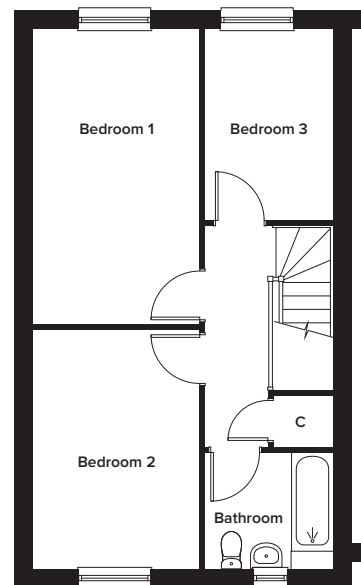
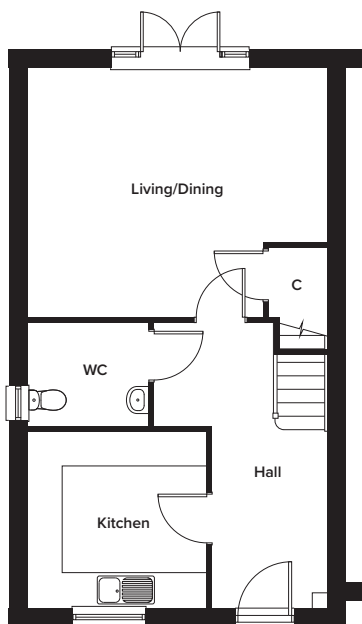
Bedroom 1	2.89m x 5.11m	9' 6" x 16' 10"
Bedroom 2	2.89m x 4.13m	9' 6" x 13' 7"
Bedroom 3	2.20m x 3.31m	7' 3" x 10' 10"
Bathroom	2.20m x 2.01m	7' 3" x 6' 7"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 276

 x 3



Ground Floor

Kitchen	3.10m x 3.05m	10' 2" x 10' 0"
Living/Dining	5.18m x 4.31m	17' 0" x 14' 2"
WC	2.10m x 1.79m	6' 11" x 5' 11"

First Floor

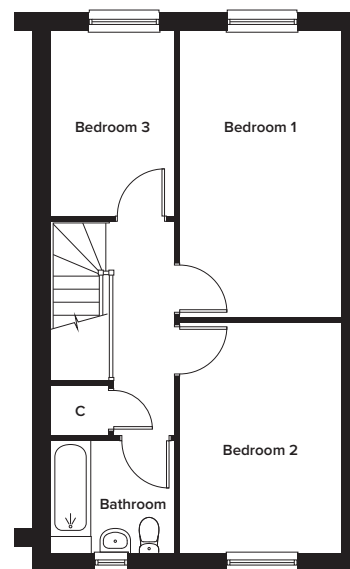
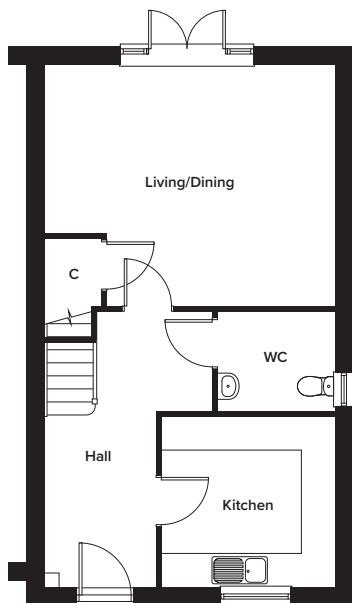
Bedroom 1	2.89m x 5.11m	9' 6" x 16' 10"
Bedroom 2	2.89m x 4.13m	9' 6" x 13' 7"
Bedroom 3	2.20m x 3.31m	7' 3" x 10' 10"
Bathroom	2.20m x 2.01m	7' 3" x 6' 7"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 268

 x 3



Ground Floor

Kitchen	3.10m x 3.05m	10' 2" x 10' 0"
Living/Dining	5.18m x 4.31m	17' 0" x 14' 2"
WC	2.10m x 1.79m	6' 11" x 5' 11"


First Floor

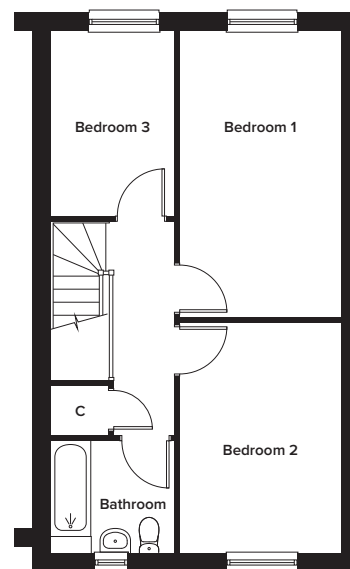
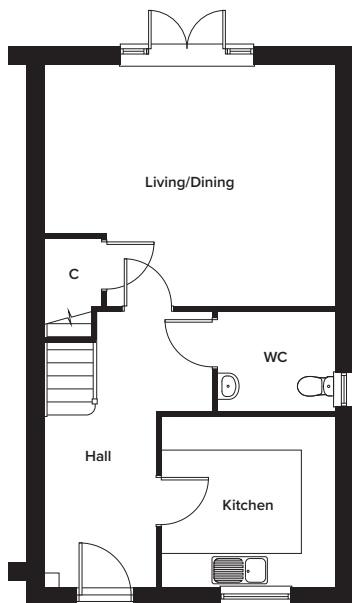
Bedroom 1	2.89m x 5.11m	9' 6" x 16' 10"
Bedroom 2	2.89m x 4.13m	9' 6" x 13' 7"
Bedroom 3	2.20m x 3.31m	7' 3" x 10' 10"
Bathroom	2.20m x 2.01m	7' 3" x 6' 7"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 273

 x 3



Ground Floor

Kitchen	3.10m x 3.05m	10' 2" x 10' 0"
Living/Dining	5.18m x 4.31m	17' 0" x 14' 2"
WC	2.10m x 1.79m	6' 11" x 5' 11"


First Floor

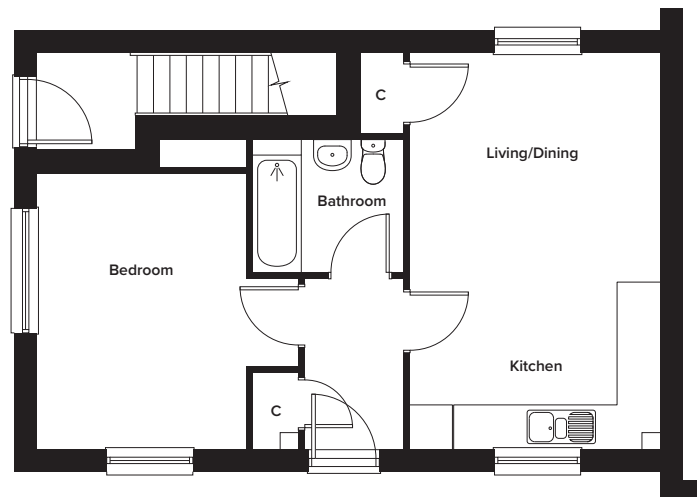
Bedroom 1	2.89m x 5.11m	9' 6" x 16' 10"
Bedroom 2	2.89m x 4.13m	9' 6" x 13' 7"
Bedroom 3	2.20m x 3.31m	7' 3" x 10' 10"
Bathroom	2.20m x 2.01m	7' 3" x 6' 7"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 264

 x 1




Ground Floor

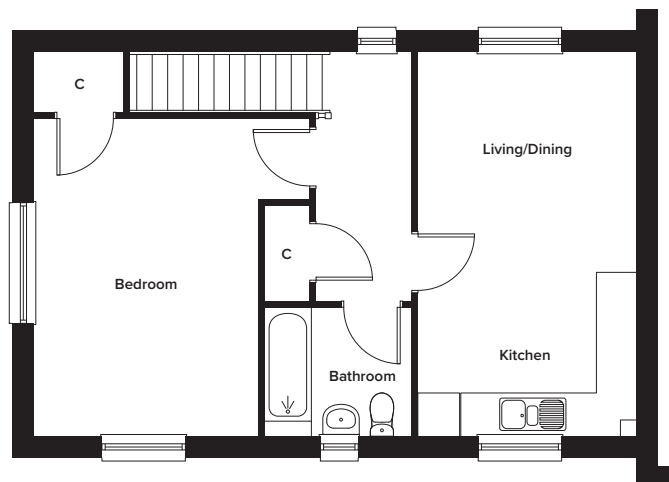
Kitchen/Living/Dining	3.61m x 5.75m	11' 10" x 18' 10"
Bedroom	3.04m x 4.00m	10' 0" x 13' 2"
Bathroom	2.20m x 1.93m	7' 3" x 6' 4"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 265

 x 1



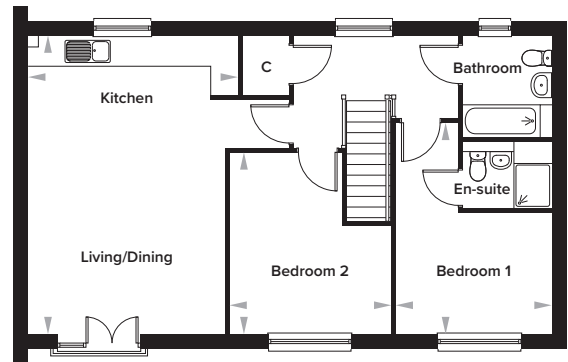
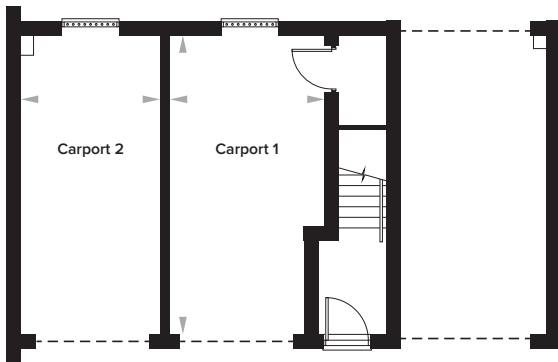
Kitchen/Living/Dining	3.27m x 5.75m	10' 9" x 18' 10"
Bedroom	3.30m x 4.76m	10' 10" x 15' 8"
Bathroom	2.20m x 1.93m	7' 3" x 6' 4"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



PLOT 252

🛏 x 2



Ground Floor

Carport 1	3.38m x 6.53m	11' 1" x 21' 5"
Carport 2	3.05m x 6.53m	10' 0" x 21' 5"

First Floor


Kitchen/Living/Dining	4.59m x 6.48m	15' 1" x 21' 4"
Bedroom 1	3.38m x 4.60m	11' 1" x 15' 1"
Bedroom 1 En-suite	1.93m x 1.38m	6' 4" x 4' 6"
Bedroom 2	3.53m x 3.96m	11' 7" x 13' 0"
Bathroom	1.93m x 2.20m	6' 4" x 7' 3"

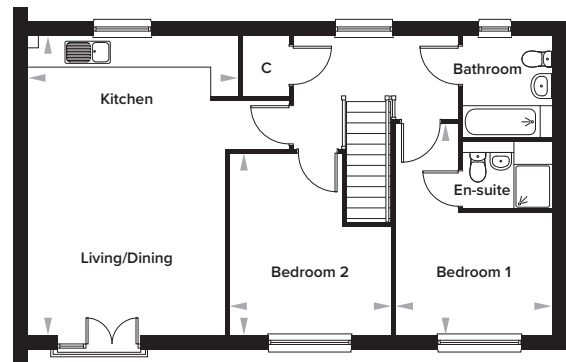
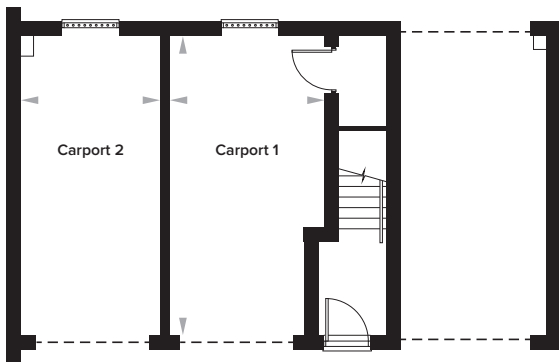
Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.

272



PLOT 272

 x 2



Ground Floor

Carport 1	3.38m x 6.53m	11' 1" x 21' 5"
Carport 2	3.05m x 6.53m	10' 0" x 21' 5"








First Floor

Kitchen/Living/Dining	4.59m x 6.48m	15' 1" x 21' 4"
Bedroom 1	3.38m x 4.60m	11' 1" x 15' 1"
Bedroom 1 En-suite	1.93m x 1.38m	6' 4" x 4' 6"
Bedroom 2	3.53m x 3.96m	11' 7" x 13' 0"
Bathroom	1.93m x 2.20m	6' 4" x 7' 3"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.

SITE PLAN

Key:

-  Affordable Rent Homes owned and managed by Golding Homes
-  Shared Ownership Properties
-  Private sale plots
-  1 Bedroom Maisonette
-  2 Bedroom Property
-  3 Bedroom Property
-  Apartments Block



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 25%.

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@wardsof Kent.co.uk

SUTTON WOOD • LANGLEY • MAIDSTONE • KENT • ME17 3NQ



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
shared ownership

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. 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.