



LAURUS

HERMITAGE PARK

croudacehomes



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HERMITAGE PARK

A SUPERB DEVELOPMENT OF 1, 2, 3, 4 AND 5 BEDROOM HOMES
IN MAIDSTONE, KENT



A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Adrian Watts,
Group Chief Executive



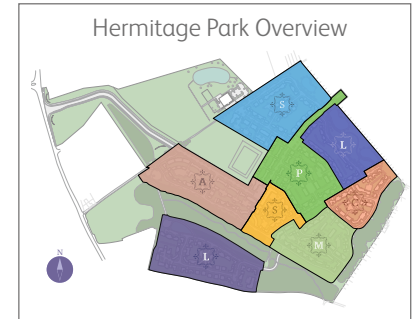
















5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



GENERAL DEVELOPMENT LAYOUT PHASE 4



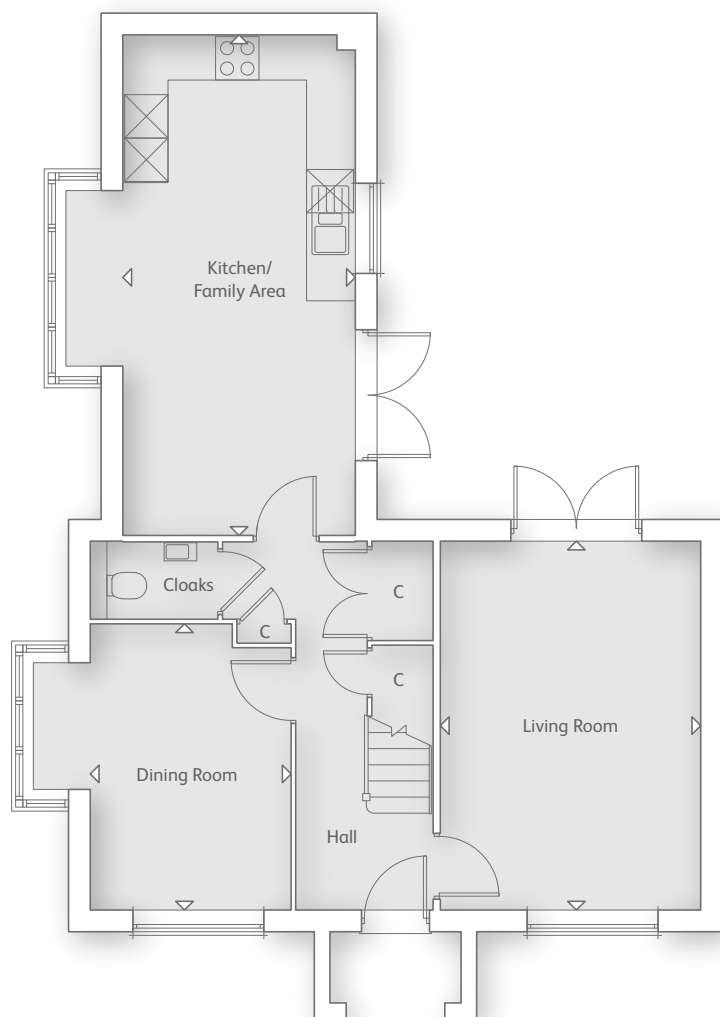
 <p>SOLD</p>	 <p>SOLD</p>	 <p>SOLD</p>	 <p>SOLD</p>
<p>THE LONSDALE 5 BEDROOM HOME PLOT 333</p>	<p>THE BURFORD 5 BEDROOM HOME PLOTS 331 & 332</p>	<p>THE KINGSDOWN 4 BEDROOM HOME PLOTS 328, 329, 339 & 344</p>	<p>THE MAYFIELD 4 BEDROOM HOME PLOTS 334 & 345</p>
 <p>SOLD</p>		 <p>SOLD</p>	 <p>SOLD</p>
<p>THE CLANFIELD 4 BEDROOM HOME PLOTS 312, 340 & 343</p>	<p>THE WESTBOURNE 4 BEDROOM HOME PLOTS 313, 346, 359, 364 & 365</p>	<p>THE CHAILEY 4 BEDROOM HOME PLOT 330</p>	<p>THE RICHMOND 3 BEDROOM HOME PLOTS 311 & 327</p>
 <p>SOLD</p>	 <p>SOLD</p>	 <p>SOLD</p>	 <p>SOLD</p>
<p>THE MELBURY 3 BEDROOM HOME PLOTS 335, 336, 350, 351, 354, 355, 370 & 371</p>	<p>THE ROSEBERY 3 BEDROOM HOME PLOTS 310, 325, 326, 341, 342, 356, 358, 360 & 361</p>	<p>THE STOCKBURY 2 BEDROOM HOME PLOTS 309, 337, 338, 362, 363, 372 & 373</p>	<p>THE ASHBANK 2 BEDROOM HOME PLOTS 352 & 353</p>
 <p>SOLD</p>	 <p>SOLD</p>		
<p>THE STRATTON 2 BEDROOM HOME PLOTS 347, 348 & 349</p>	<p>THE HARCOURT 1 BEDROOM HOME PLOT 357</p>		

Each home within Hermitage Park is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.

THE WESTBOURNE

4 BEDROOM HOME



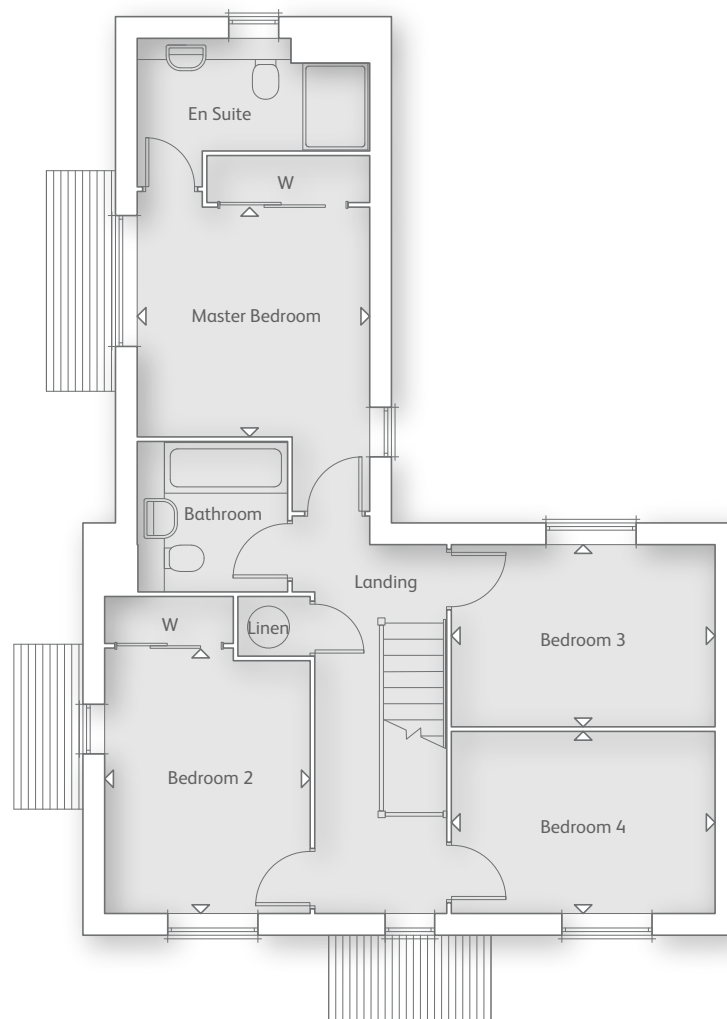


GROUND FLOOR

Kitchen/Family Area
6.86m x 3.16m 22' 6" x 10' 4"

Living Room
3.54m x 5.04m 11' 7" x 16' 6"

Dining Room
3.90m x 2.72m 12' 9" x 8' 11"



FIRST FLOOR

Master Bedroom
3.12m x 3.16m 10' 2" x 10' 4"

Bedroom 2
3.61m x 2.78m 11' 10" x 9' 1"

Bedroom 3
3.59m x 2.46m 11' 9" x 8' 0"

Bedroom 4
3.59m x 2.46m 11' 9" x 8' 0"



INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time. All of our available ranges are viewable at our Marketing Suite. We also offer a range of extras to help you get started with your new home.



MODERN KITCHEN AND UTILITY

Paula Rosa-Manhattan Designed Kitchen	■
High quality furniture with soft close doors/drawers and recessed LED pelmet lighting	
High quality furniture with soft close doors/drawers and LED pelmet lighting	■
Caesarstone or Granite worktops with up-stand and hob splashback to Kitchen	
Laminate worktops with up-stand to Utility†	
Laminate worktops with up-stand to Kitchen & Utility†	■
Chimney extractor hood	■
Stainless steel double electric oven with induction hob*	
Stainless steel double electric oven	■
Induction hob* with glass splashback	■
Stainless steel single electric oven	
Integrated Microwave	
Two Integrated Fridge/Freezers	
Integrated Fridge/Freezer	■
Space for Fridge/Freezer	
Integrated Dishwasher	■
Space for low level Fridge in the Studio Garage	
Integrated Washing Machine	
Integrated Washer Dryer	

† Where applicable/practicable. *The electromagnetic field created by an induction hob can interfere with a pacemaker. If you have a pacemaker fitted, please contact our Sales Consultants for more information.

QUALITY BATHROOM, EN SUITE & CLOAKROOM

Handmade British Quality Bathrooms by Utopia	■
Fitted furniture to Bathroom, En Suite(s) and Cloakroom [†]	■
White sanitaryware and chrome fittings	■
Thermostatic bath/shower mixer with bath screen	■
Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail	
Walk-in shower enclosure with fixed glass panel and thermostatic digital shower with adjustable head/rail in En Suite 2	
Shower enclosure with thermostatic shower in En Suite 2	
Shower enclosure with thermostatic shower in En Suite(s) [†]	■
Ceramic wall tiles	■
Heated towel radiators	■

DECORATION AND JOINERY

Vertical 5 panel moulded internal doors	■
Built-in wardrobe to Master Bedroom	■
Built-in wardrobe(s) to Bedroom 2	■
Built-in storage to other Bedroom(s)	

[†] Where applicable/practicable.

EXTERNAL FEATURE	
Double Studio Garage with Solid Timber garage door	
Integral Double Garage with Solid Timber garage door	
Automatic garage door opener with 2 remote control transmitters	
Integral Single Garage	
Single Garage or Timber framed Carport	
Driveway Parking	
External power point, EV ready (subject to layout)	
Outdoor patio space with gated access	
Wireless doorbell	
Motion activated front entrance light	
Easy clean hinges to all windows above ground floor level	
Water butt	
Slim Space Saver Water butt	

SECURITY AND PEACE OF MIND

Brick and block construction	■
NHBC Buildmark 10 year cover	■
Gas central heating system controlled with Hive Active Heating	■
Intruder alarm	
Mains smoke and carbon monoxide alarms	■
Hardwood front door and multipoint locking system	
Composite front door and multipoint locking system	■
Double glazed PVCu windows and French casement doors†	■
Double glazed PVCu windows in the Studio Garage	
Composite access door and multipoint locking system in the Studio Garage	

ELECTRICAL AND COMFORT

LED downlighters to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s)†	■
Satellite dish provided & wired for Sky Q to Living Room (subscription required)	■
TV point to Living Room, Kitchen/Dining Area, Dining Room, Family Room and all Bedrooms	■
TV point to Living Room, Kitchen/Dining Area and all Bedrooms	
Cat 6 Home Network points to Living Room, Master Bedroom, Studio or Family room & Study	
Cat 6 Home Network points to Living Room and Master Bedroom	■
Wiring for fibre optic broadband (FTTP)	■
Batten And Pendant Lighting to Hall, Stairwell and Studio in the Studio Garage	
Wall mounted convector heater in the Studio Garage	



paula rosa | manhattan



Photovoltaic Solar Panels

Some of the homes at Hermitage Park are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.





TRANSPORT & CONNECTIONS

BY CAR

- Maidstone Hospital
0.3 miles
- Lloyds Pharmacy
0.6 miles
- Tesco Express
0.7 miles
- Aldi
0.9 miles
- Nisa Local
0.9 miles
- Barming Rail Station
0.9 miles
- Sainsbury's
1 mile
- Barming Post Office
1.1 miles
- A20
1.1 miles
- Aylesford Retail Park
1.2 miles
- M20 (Jct 5)
1.5 miles
- Aylesford
2.4 miles
- Waitrose
2.5 miles
- Maidstone West Rail Station
2.7 miles
- Maidstone Town Centre
3 miles
- Mote Park
4 miles
- M2 (Jct 3)
5.8 miles
- M26 (Jct 2a)
7.1 miles

BY TRAIN

- From Barming
Rail Station
- Maidstone East
5 minutes
- Bearsted
11 minutes
- Otford
22 minutes
- Ashford International
31 minutes
- Sevenoaks
35 minutes
- Bromley South
42 minutes
- London Victoria
59 minutes
- Canterbury
1 hour 3 minutes

EDUCATION

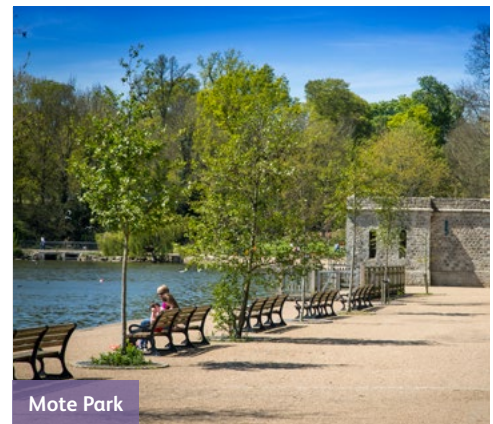
- Busy Bees Pre-school at
Maidstone Hospital
0.3 miles
- Palace Wood Primary School
0.78 miles
- West Borough Primary School
0.84 miles
- St Simon Stock Catholic
Secondary School
0.86 miles
- Bower Grove Specialist School
0.93 miles
- Allington Primary School
0.94 miles
- Oakwood Park
Grammar School
1.04 miles
- St Augustine Academy
1.05 miles



River Medway



Maidstone Town Centre



Mote Park

FROM M25 ANTICLOCKWISE

Exit the M25 at junction 5 to join the M26 signposted Dover, Channel Tunnel, Maidstone.

Continue onto the M20. Leave the M20 at junction 5 signposted A20, Aylesford, Maidstone (West). At the roundabout take the third exit onto the A20. At the next roundabout take the second exit onto the A20 London Road.

Take the next left onto the B2246 Hermitage Lane. After 800 metres you will see a sign for Barming Station. Shortly after you will pass over the railway line. Continue for a further 300 metres. You will see our entrance on the left hand side.

FROM M25 CLOCKWISE

Exit the M25 at junction 3 to join the M20 signposted Dover, Channel Tunnel, Maidstone.

Leave the M20 at junction 5 signposted A20, Aylesford, Maidstone (West). At the roundabout take the third exit onto the A20. At the next roundabout take the second exit onto the A20 London Road.

Take the next left onto the B2246 Hermitage Lane. After 800 metres you will see a sign for Barming Station. Shortly after you will pass over the railway line. Continue for a further 300 metres.

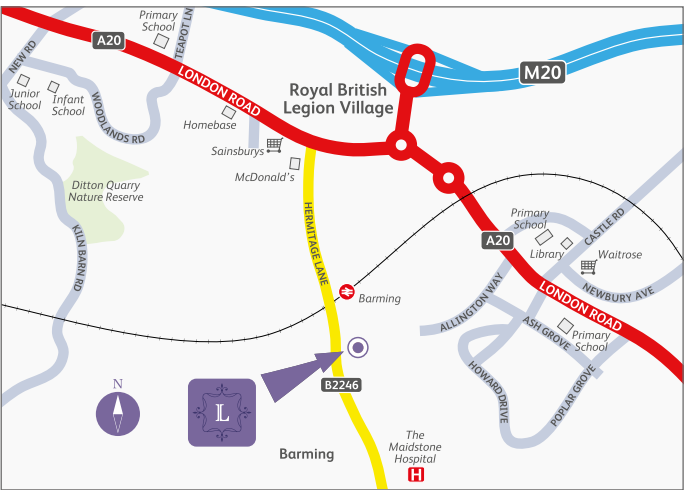
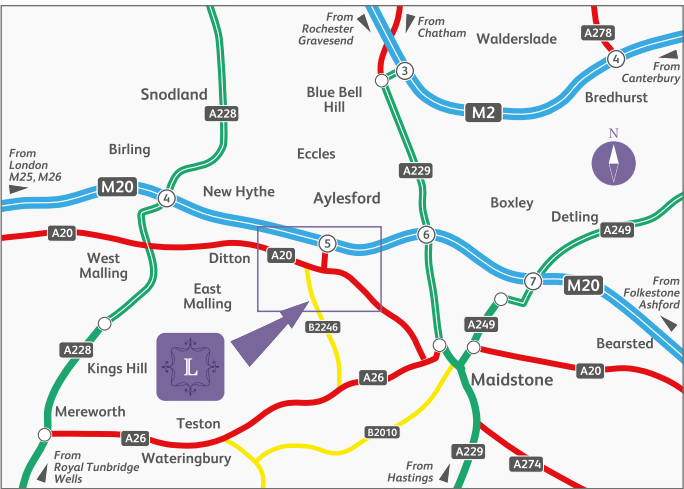
You will see our entrance on the left hand side.

SAT NAV: ME16 9NT

BY TRAIN

Barming is the nearest station. We are a short walk from the station.

For train times and fares, please phone the National Rail Enquiry Line on 03457 48 49 50, or visit www.nationalrail.co.uk.





11TH 5 STAR AWARD

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, carports and parking is truthful, these aspects are subject to change as Hermitage Park progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation January 2024.





For homes reserved from
Tuesday 4th April 2023



For homes reserved by
Monday 3rd April 2023



**Hermitage Lane
Maidstone
Kent
ME16 9NT**

Open daily by appointment 10am to 5pm

0333 321 8903
hermitagepark@croudacehomes.co.uk



HERMITAGE PARK
BY CROUDACE HOMES, MAIDSTONE