



POPULUS
HERMITAGE PARK
AYLESFORD



croudacehomes

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.



A stylized, handwritten signature in black ink, appearing to read 'Adrian Watts'.

Adrian Watts,
Group Chief Executive



5 BEDROOM HOMES

THE PADWORTH
PLOTS 1, 123 & 138

4 BEDROOM HOMES

THE WOODHILL
PLOTS 126 & 137

THE KENSWORTH
PLOT 127

THE RADFORD
PLOTS 121, 122, 140 & 141

THE BRIMPTON
PLOTS 3, 21, 24, 25, 31 & 147

3 BEDROOM HOMES

THE HARWELL
PLOTS 22, 23, 26, 27, 28, 29, 30,
120, 134, 142, 143, 144, 145 & 146

THE BROCKHAM
PLOTS 131, 132 & 133

THE BRIGHTWELL
PLOTS 128 & 136

THE IPSDEN
PLOTS 129 & 130

2 BEDROOM HOMES

THE LYNSTEAD
PLOTS 2 & 139

THE BORDEN
PLOTS 135 & 157

THE ASHBANK
PLOTS 124 & 125

HIGHSTEAD COURT APARTMENTS
PLOTS 148, 149, 150, 151, 152, 153, 154, 155 & 156



PHASE 1A
DEVELOPMENT
LAYOUT

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 PADWORTH

5 BEDROOM HOME

PLOT NUMBER

1

123

138

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Induction hob with splashback*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Hot water tap
- Two integrated fridge/freezers
- Integrated dishwasher
- Bosch freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- Fitted mirror to Bathroom and En Suites**
- White sanitaryware and chrome fittings
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Electric chrome towel rails to Bathroom & En Suites`

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

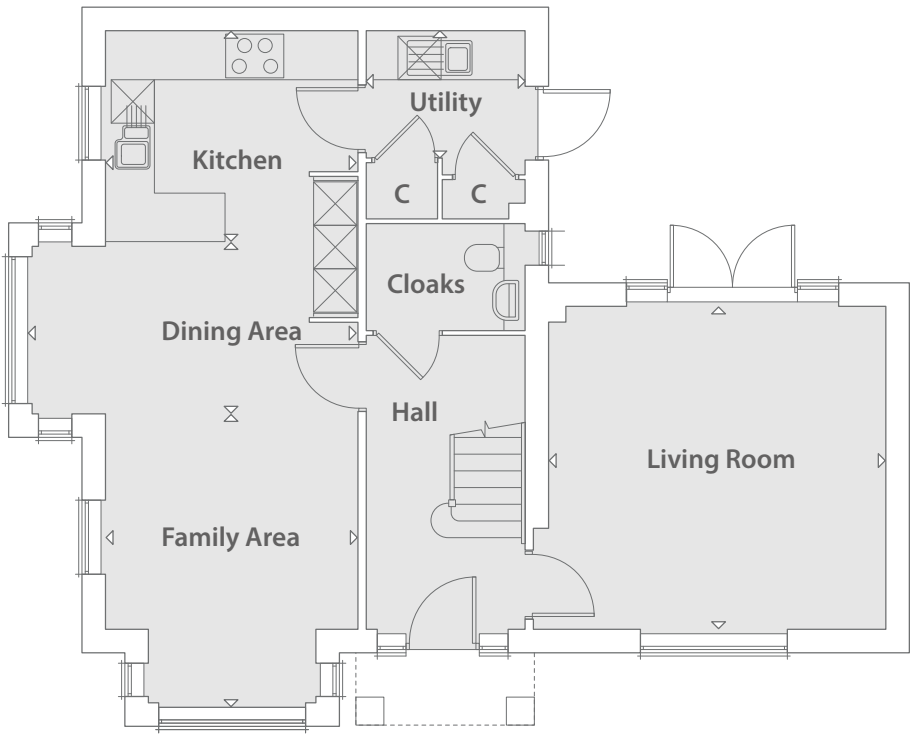
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floors
- Mechanical Ventilation Heat Recovery (MHVR) System

SECURITY AND PEACE OF MIND

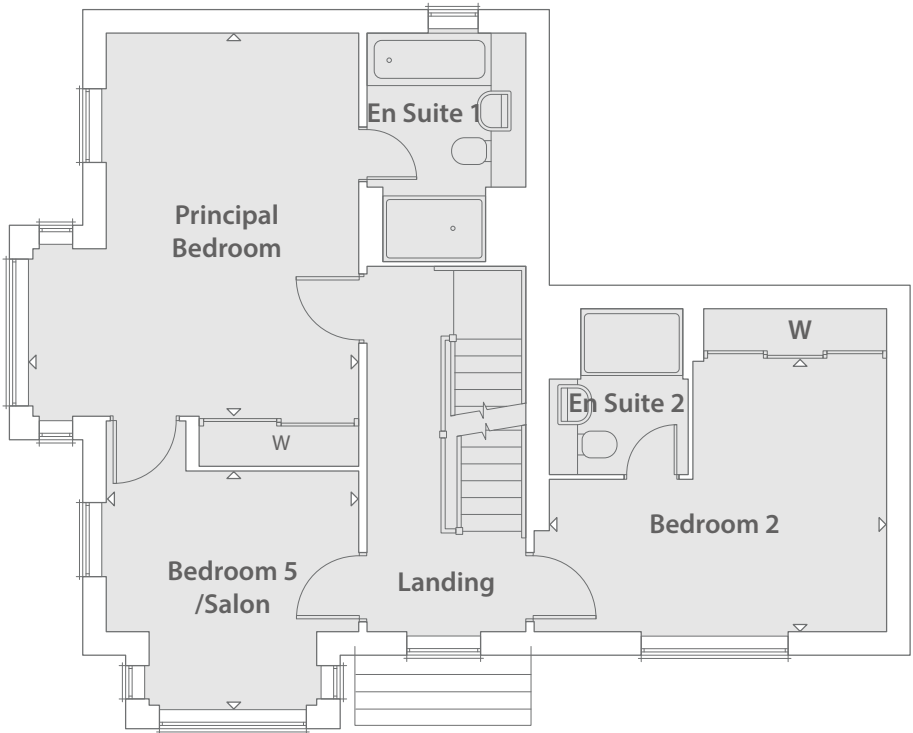
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

EXTERNAL FEATURES

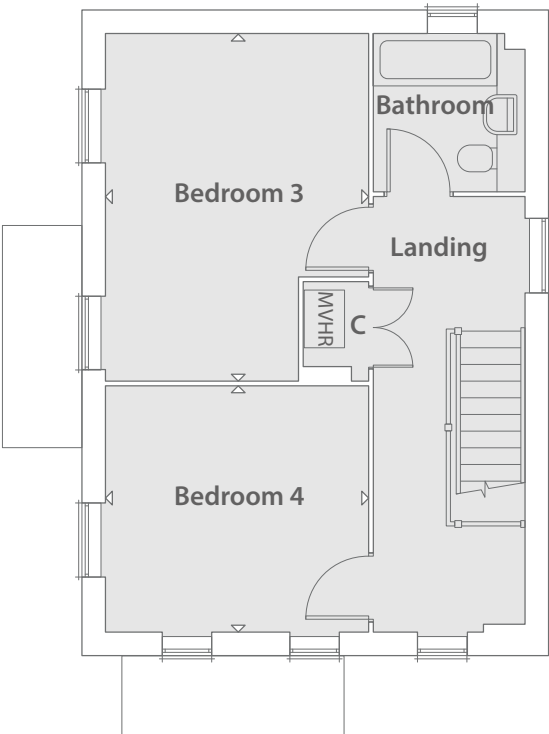
- EV car charging point
- Double drive-through to Plots 1 & 138
- Double garage to Plot 123
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden and traditional patio paving
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR		
KITCHEN/DINING/FAMILY AREA		
9.29M X 4.51M	30' 5" X 14' 8"	
LIVING ROOM		
4.90M X 4.66M	16' 1" X 15' 3"	
UTILITY		
2.72M X 1.87M	8' 11" X 6' 2"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
5.98M X 4.52M	19' 7" X 14' 10"	
BEDROOM 2		
4.90M X 4.47M	16' 1" X 14' 8"	
BEDROOM 5/SALON		
3.50M X 3.23M	11' 6" X 10' 7"	



SECOND FLOOR		
BEDROOM 3		
4.81M X 3.65M	15' 9" X 11' 12"	
BEDROOM 4		
3.65M X 3.41M	11' 12" X 11' 2"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WOODHILL

4 BEDROOM HOME

PLOT NUMBER

126

137

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Induction hob with splashback*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Hot water tap
- Two integrated fridge/freezers
- Integrated dishwasher
- Bosch Freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- Fitted mirror to Bathroom and En Suite**
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

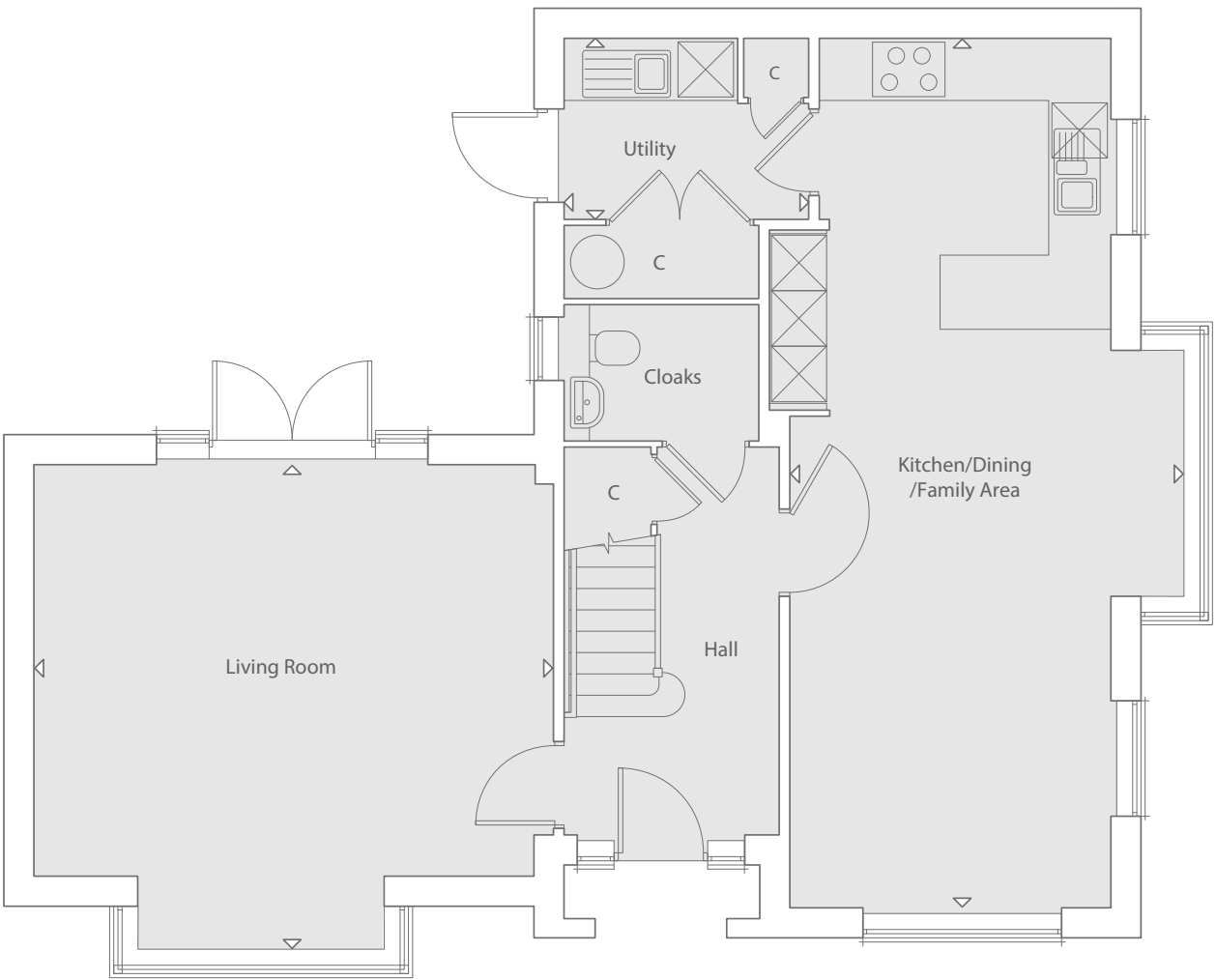
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

EXTERNAL FEATURES

- EV car charging point
- Double garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden and traditional patio paving
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.40M X 3.70M	30' 8" X 12' 1	
LIVING ROOM		
5.52M X 5.24M	18' 1" X 17' 2"	
UTILITY		
2.65M X 1.78M	8' 8" X 5' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.64M X 4.45M	18' 6" X 14' 7"	
BEDROOM 2		
3.57M X 3.36M	11' 9" X 11' 0"	
BEDROOM 3		
3.58M X 3.32M	11' 9" X 10' 11"	
BEDROOM 4		
3.57M X 2.59M	11' 9" X 8' 6"	

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THE KENSWORTH

4 BEDROOM HOME

PLOT NUMBER

127

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Induction hob with splashback*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Hot water tap
- Two integrated fridge/freezers
- Integrated dishwasher
- Bosch Freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- Fitted mirror to Bathroom and En Suites**
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

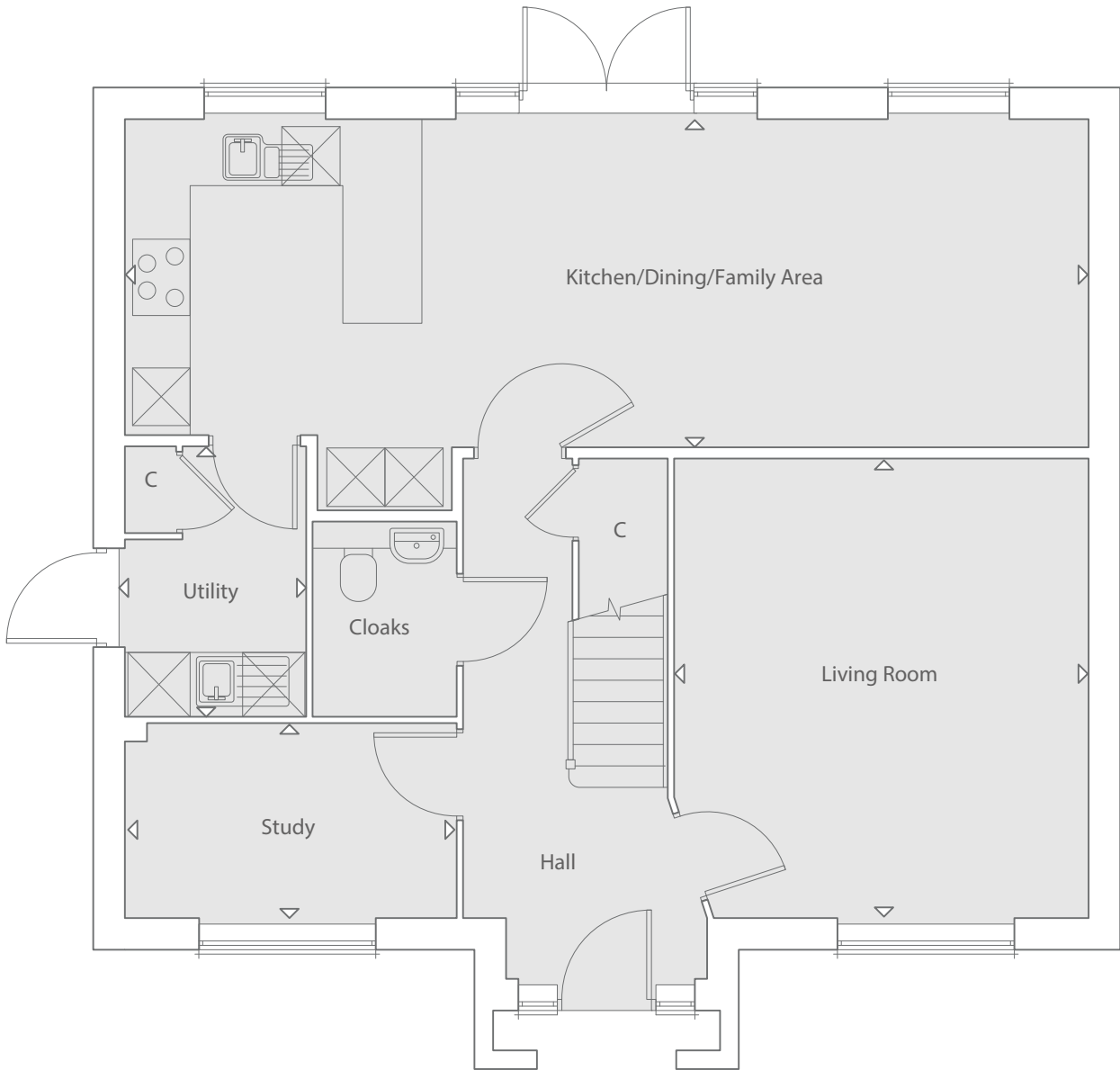
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

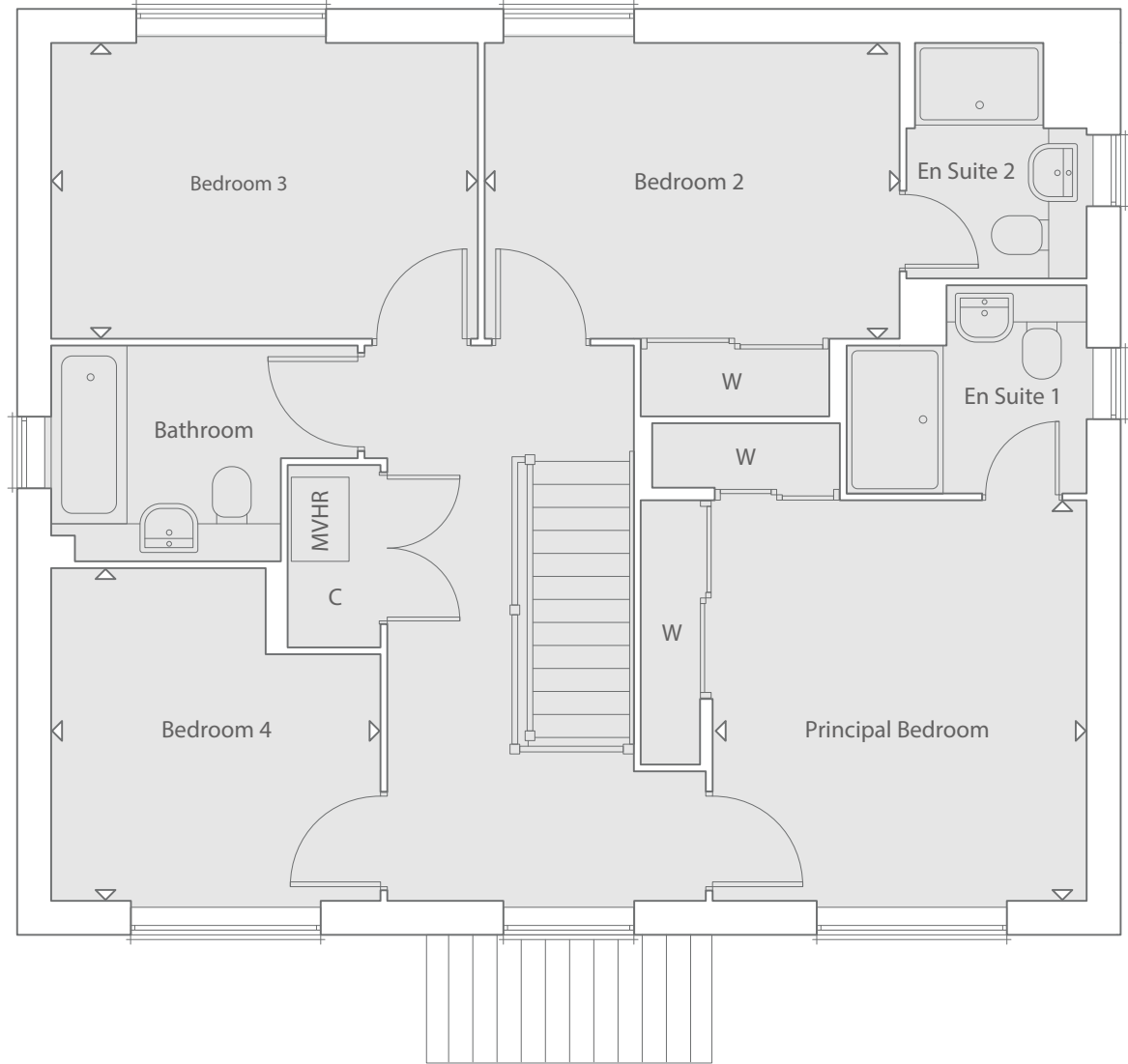
EXTERNAL FEATURES

- EV car charging point
- Double garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden and traditional patio paving
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.90M X 3.37M	32' 5" X 11' 1"	
LIVING ROOM		
4.73M X 4.26M	15' 6" X 13' 12"	
STUDY		
3.41M X 2.00M	11' 2" X 6' 7"	
UTILITY		
2.72M X 1.87M	8' 11" X 6' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.82M X 3.57M	12' 6" X 11' 9"	
BEDROOM 2		
3.97M X 2.83M	13' 0" X 9' 3"	
BEDROOM 3		
4.08M X 2.83M	13' 5" X 9' 3"	
BEDROOM 4		
3.18M X 3.15M	10' 5" X 10' 4"	

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THE RADFORD

4 BEDROOM HOME

PLOT NUMBER

121

122

140

141

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated fridge/freezer
- Integrated dishwasher
- Free standing washing machine to Utility Cupboard

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 4
- Built-in storage to Bedroom 3

ELECTRICAL AND COMFORT

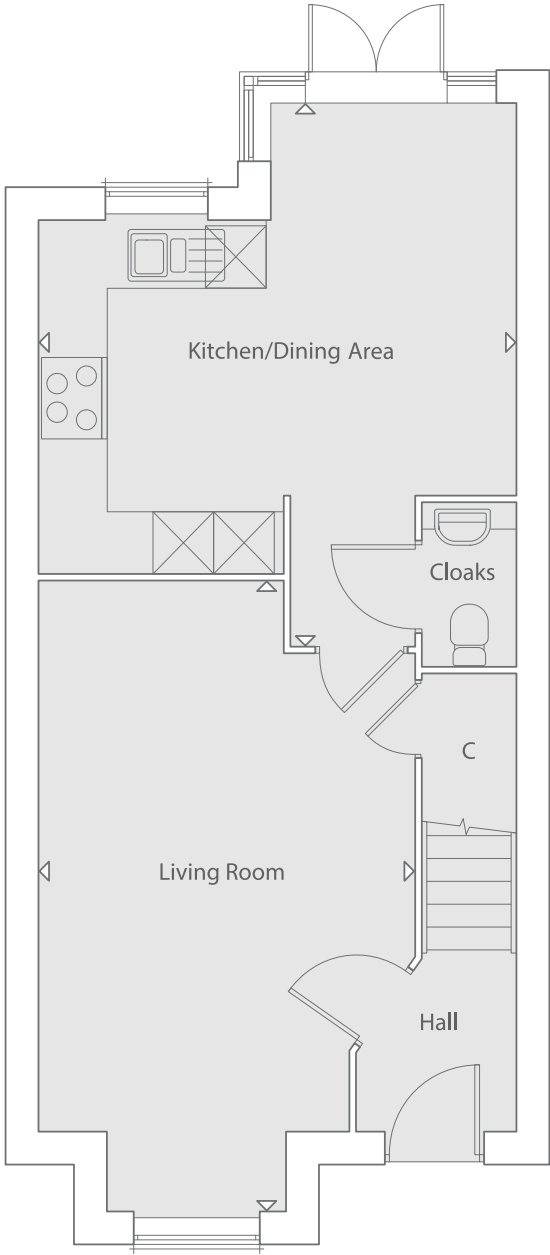
- Combi Boiler heating system controlled with Heatmiser neoStat
- (WWRS) Waste Water Recovery System
- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

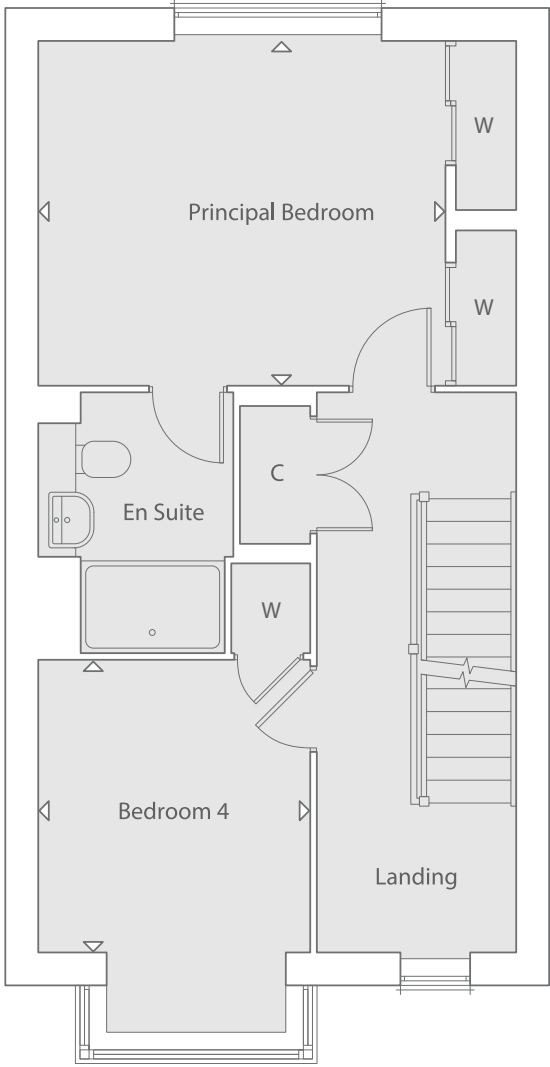
EXTERNAL FEATURES

- External power point and EV car charging point
- Drive-through to Plots 140 & 141
- Carport to Plots 121 & 122
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



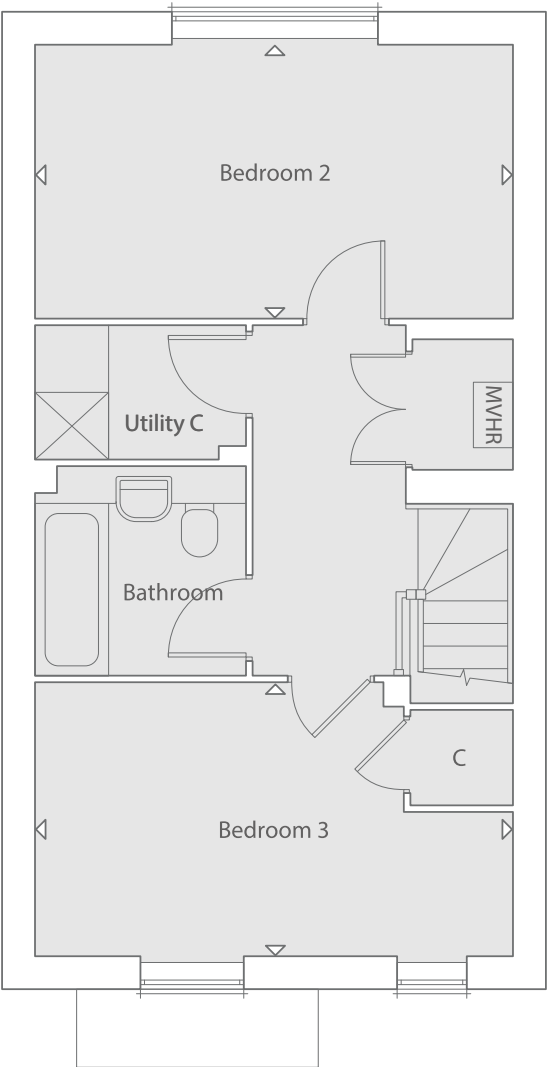
GROUND FLOOR

KITCHEN/DINING AREA		
4.72M X 3.88M	15' 6" X 12' 9"	
LIVING ROOM		
6.22M X 3.71M	20' 5" X 12' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.03M X 4.41M	13' 3" X 14' 6"	
BEDROOM 4		
2.89M X 2.68M	9' 6" X 8' 10"	



SECOND FLOOR

BEDROOM 2		
4.73M X 2.71M	15' 6" X 8' 11"	
BEDROOM 3		
4.73M X 2.71M	15' 6" X 8' 11"	

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THE BRIMPTON

4 BEDROOM HOME

PLOT NUMBER

3	21	24	25	31	147
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MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Walk-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

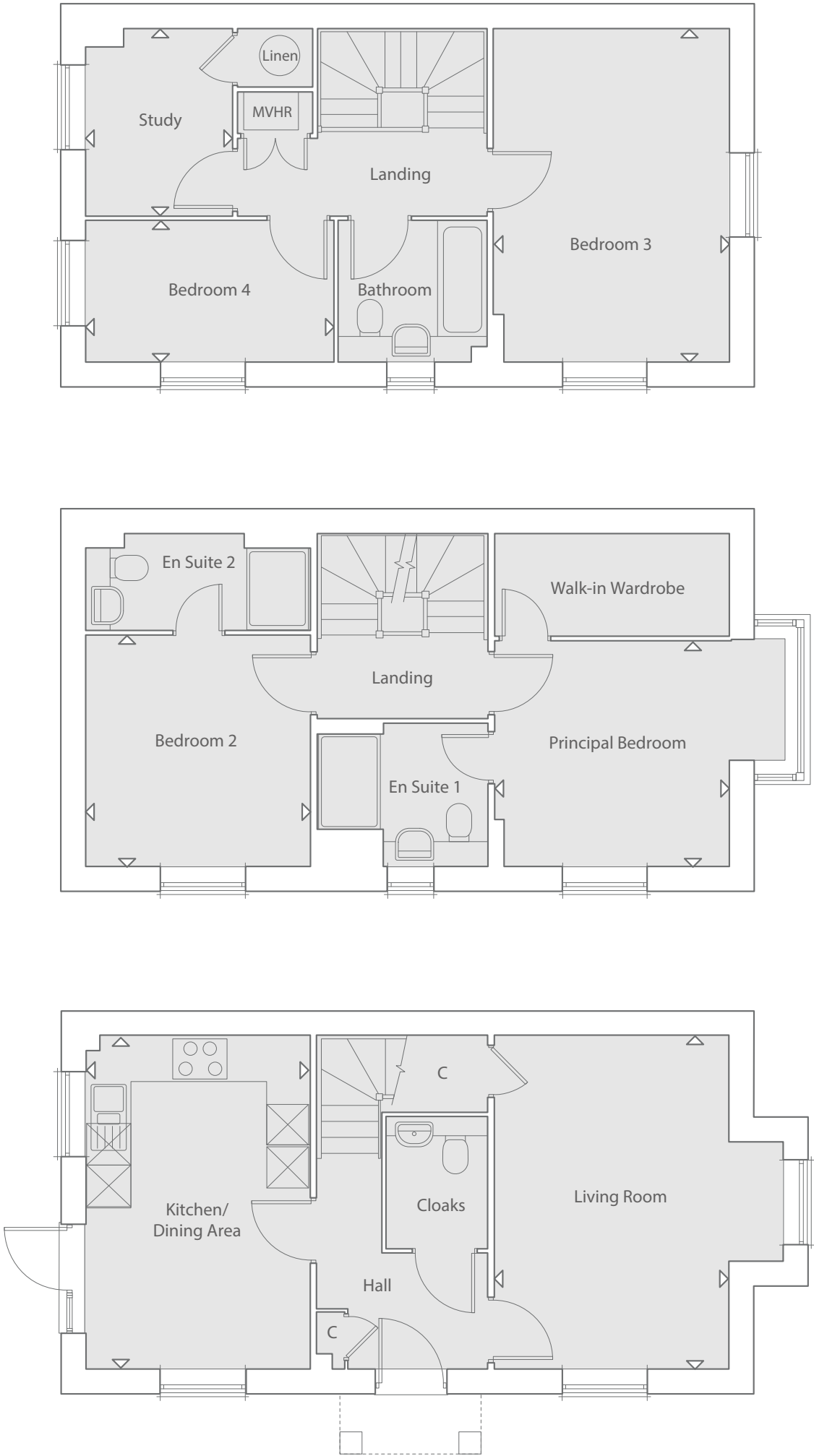
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

EXTERNAL FEATURES

- EV car charging point
- Single garage to Plot 21, 24, 31 & 147
- Drive-through to Plot 3
- Carports to Plot 25
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



SECOND FLOOR

BEDROOM 3	4.90M X 3.40M	16' 1" X 11' 15"
BEDROOM 4	3.65M X 2.08M	11' 12" X 6' 10"
STUDY	2.76M X 2.16M	9' 1" X 7' 1"

FIRST FLOOR

PRINCIPAL BEDROOM	3.30M X 3.47M	16' 1" X 11' 5"
BEDROOM 2	3.39M X 3.29M	11' 12" X 10' 8"

GROUND FLOOR

KITCHEN/DINING AREA	4.90M X 3.30M	16' 1" X 10' 10"
LIVING ROOM	4.90M X 3.45M	16' 1" X 11' 4"

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THE HARWELL

3 BEDROOM HOME

PLOT NUMBERS

22

23

26

27

28

29

30

120

134

142

143

144

145

146

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Free standing washing machine to Utility Cupboard
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

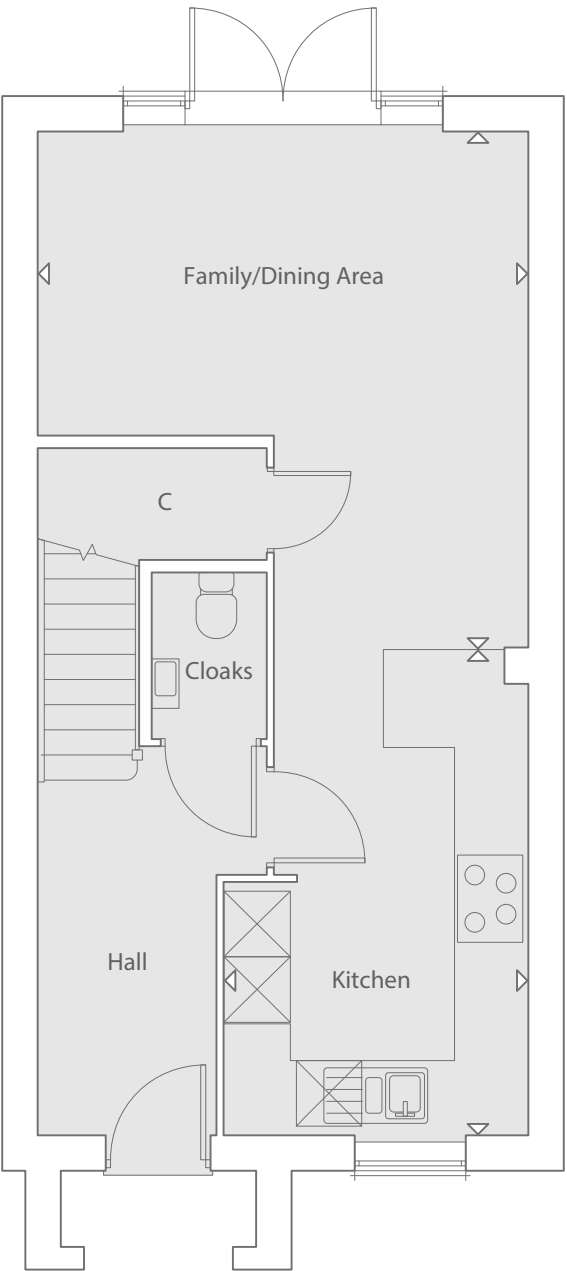
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Family/ Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Family/Dining Area and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

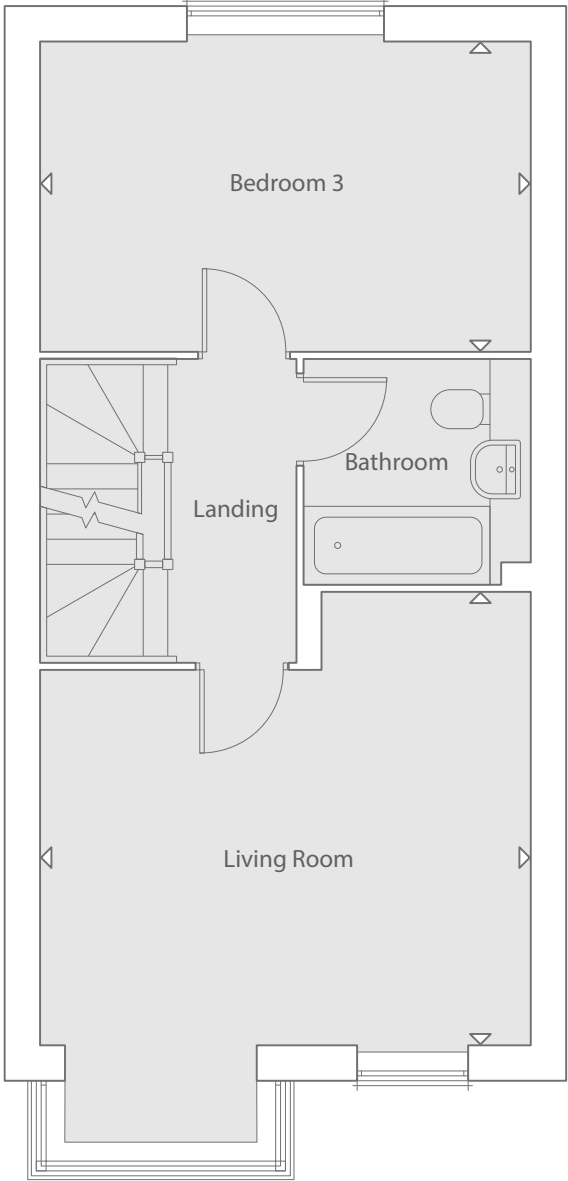
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

EXTERNAL FEATURES

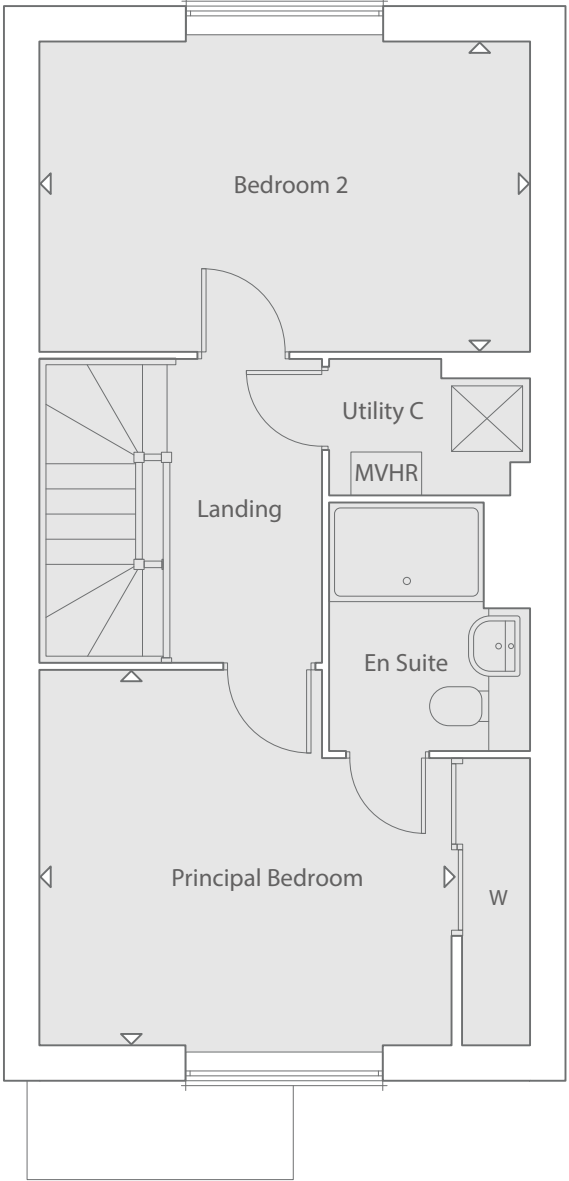
- EV car charging point
- Timber framed carport to Plots 22, 23, 26, 27, 28, 29, 120, 143, 144, 145 & 146
- Single garage to Plots 30 & 134
- Drive-through to Plot 142
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR		
KITCHEN		
4.47M X 2.80M		14' 8" X 9' 2"
FAMILY/DINING AREA		
4.73M X 4.50M		15' 6" X 14' 9"



FIRST FLOOR		
LIVING ROOM		
4.50M X 4.15M		14' 9" X 13' 7"
BEDROOM 3		
4.50M X 2.85M		14' 9" X 9' 4"



SECOND FLOOR		
PRINCIPAL BEDROOM		
3.79M X 3.43M		12' 5" X 11' 3"
BEDROOM 2		
4.50M X 2.85M		14' 9" X 9' 4"

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THE BROCKHAM

3 BEDROOM HOME

PLOT NUMBER

131

132

133

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Free standing washing machine to Utility Cupboard
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

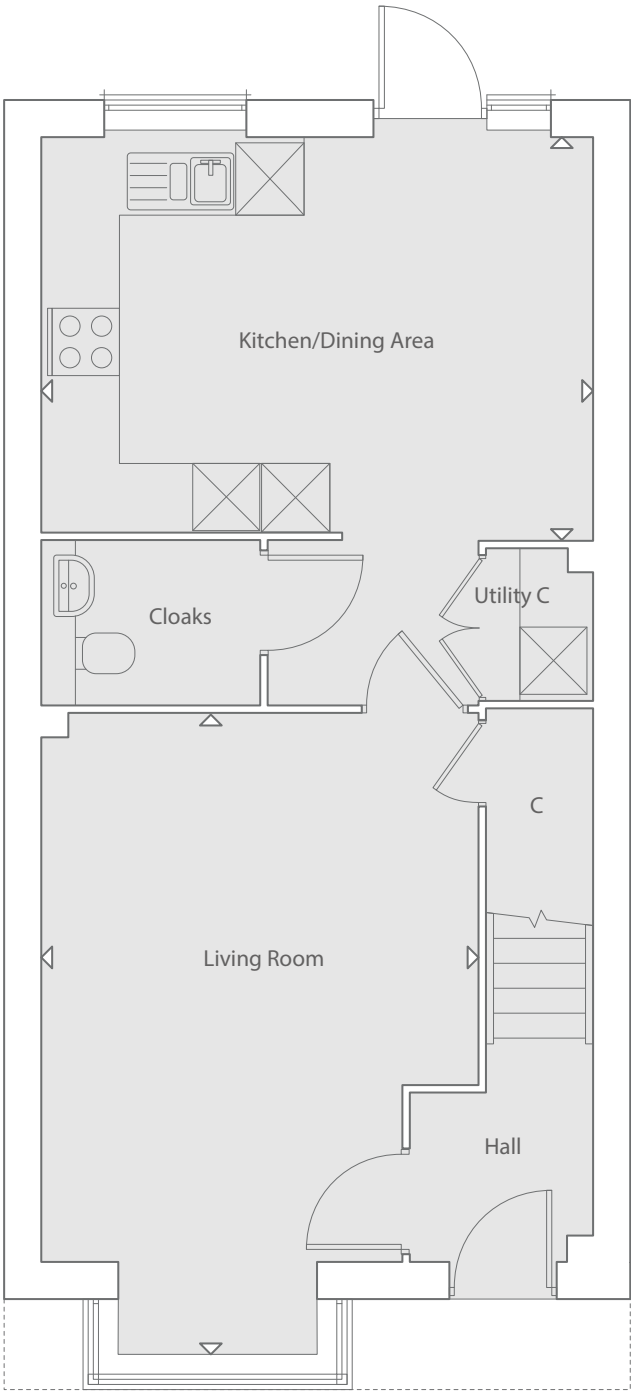
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement single door†

EXTERNAL FEATURES

- EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



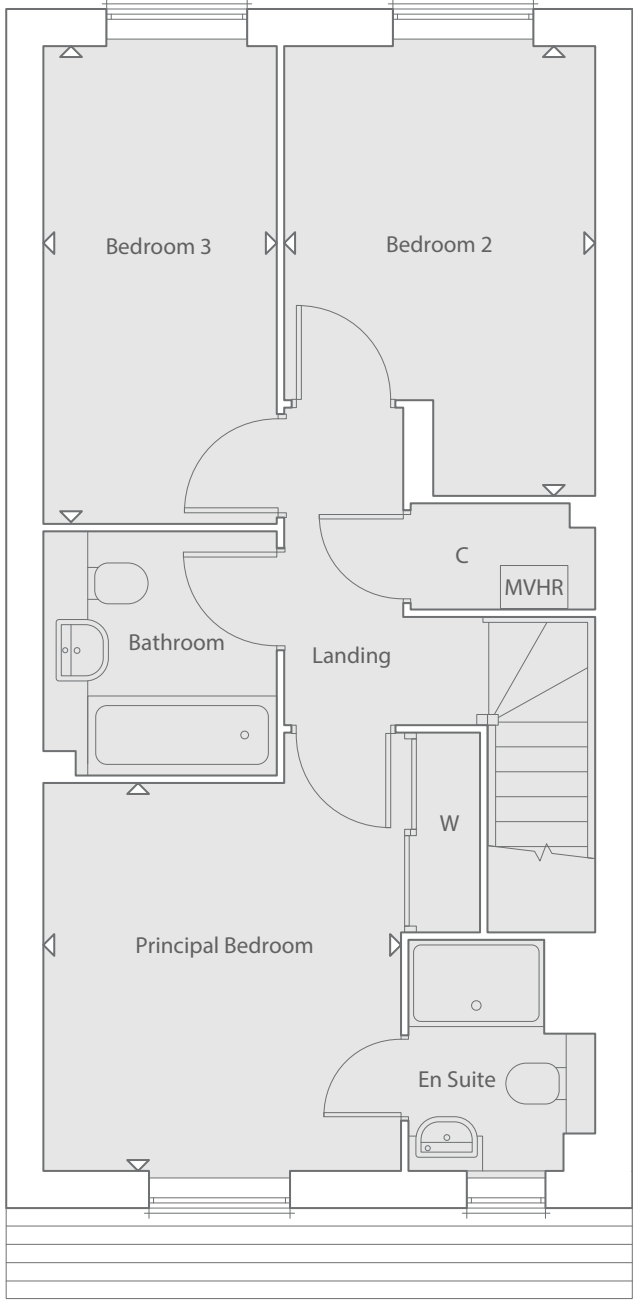
GROUND FLOOR

KITCHEN/DINING AREA

4.90M X 3.57M 16' 1" X 11' 9"

LIVING ROOM

4.89M X 3.88M 16' 1" X 12' 9"



FIRST FLOOR

PRINCIPAL BEDROOM

3.46M X 3.17M 11' 4" X 10' 5"

BEDROOM 2

3.99M X 2.75M 13' 1" X 9' 0"

BEDROOM 3

4.24M X 2.08M 13' 11" X 6' 10"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BRIGHTWELL

3 BEDROOM HOME

PLOT NUMBER

128

136

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

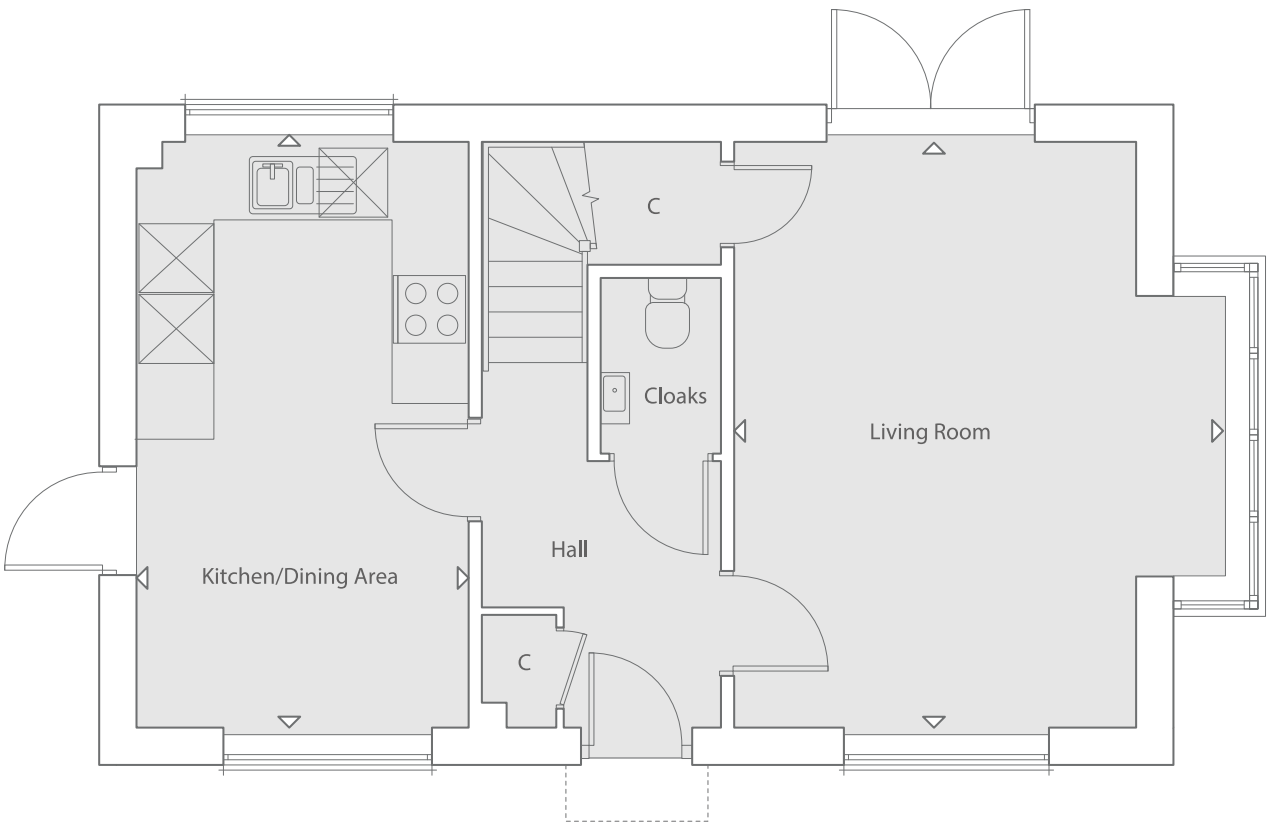
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

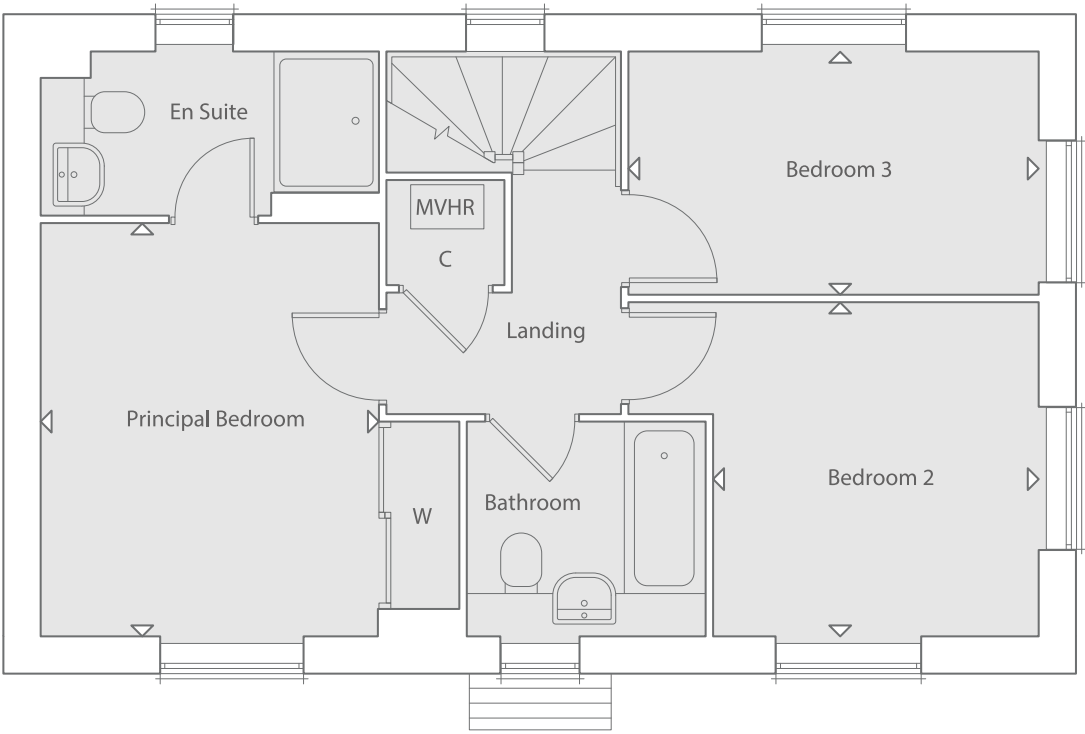
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport to Plot 128
- Drive-through to Plot 136
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
4.20M X 2.90M	13' 9" X 9' 6"	
LIVING ROOM		
5.10M X 3.50M	16' 9" X 11' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 2.95M	11' 10" X 9' 8"	
BEDROOM 2		
2.91M X 2.83M	9' 7" X 9' 3"	
BEDROOM 3		
3.57M X 2.12M	11' 9" X 6' 11"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE IPSDEN

3 BEDROOM HOME

PLOT NUMBER

129

130

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washing machine to Utility Cupboard

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

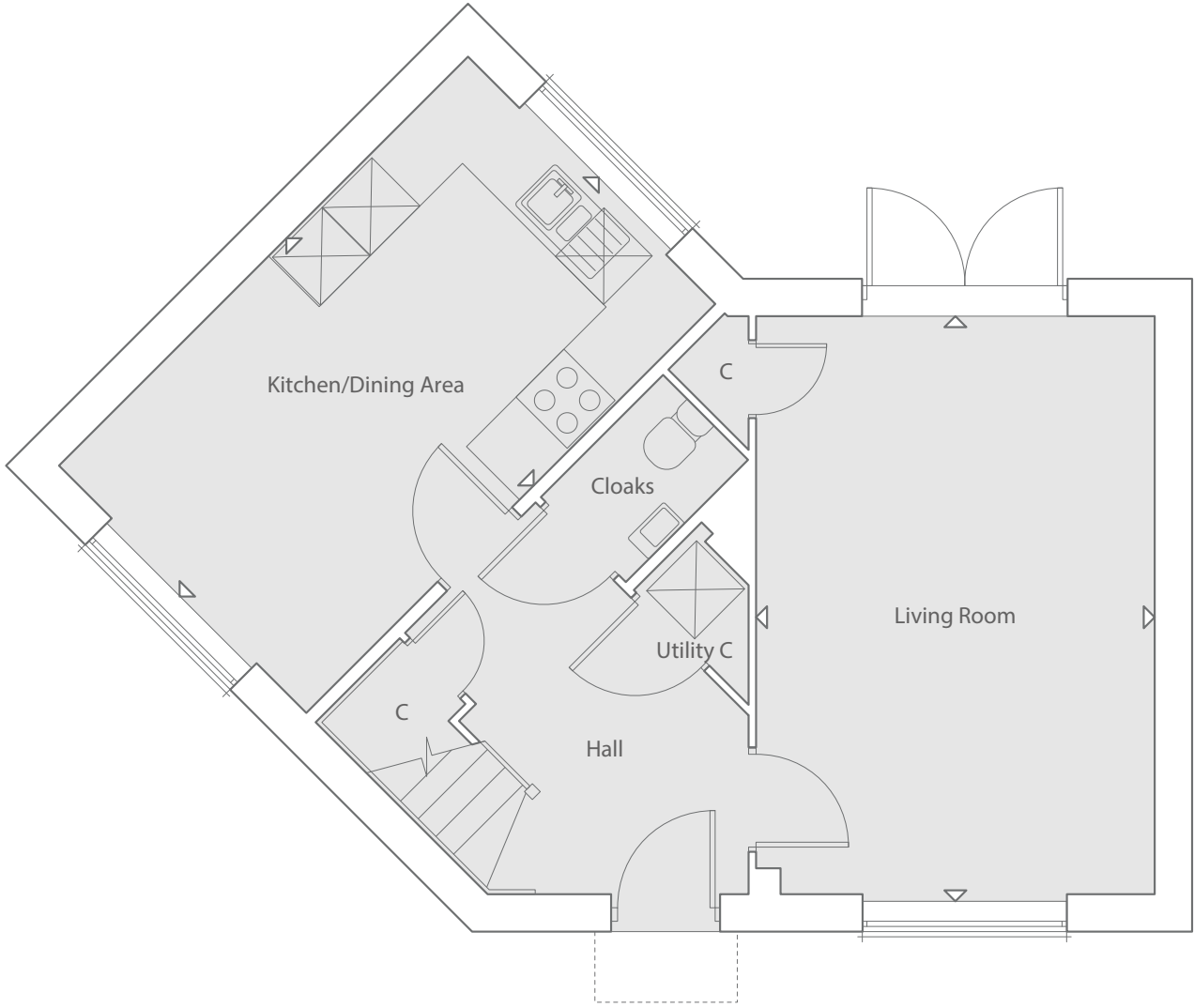
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

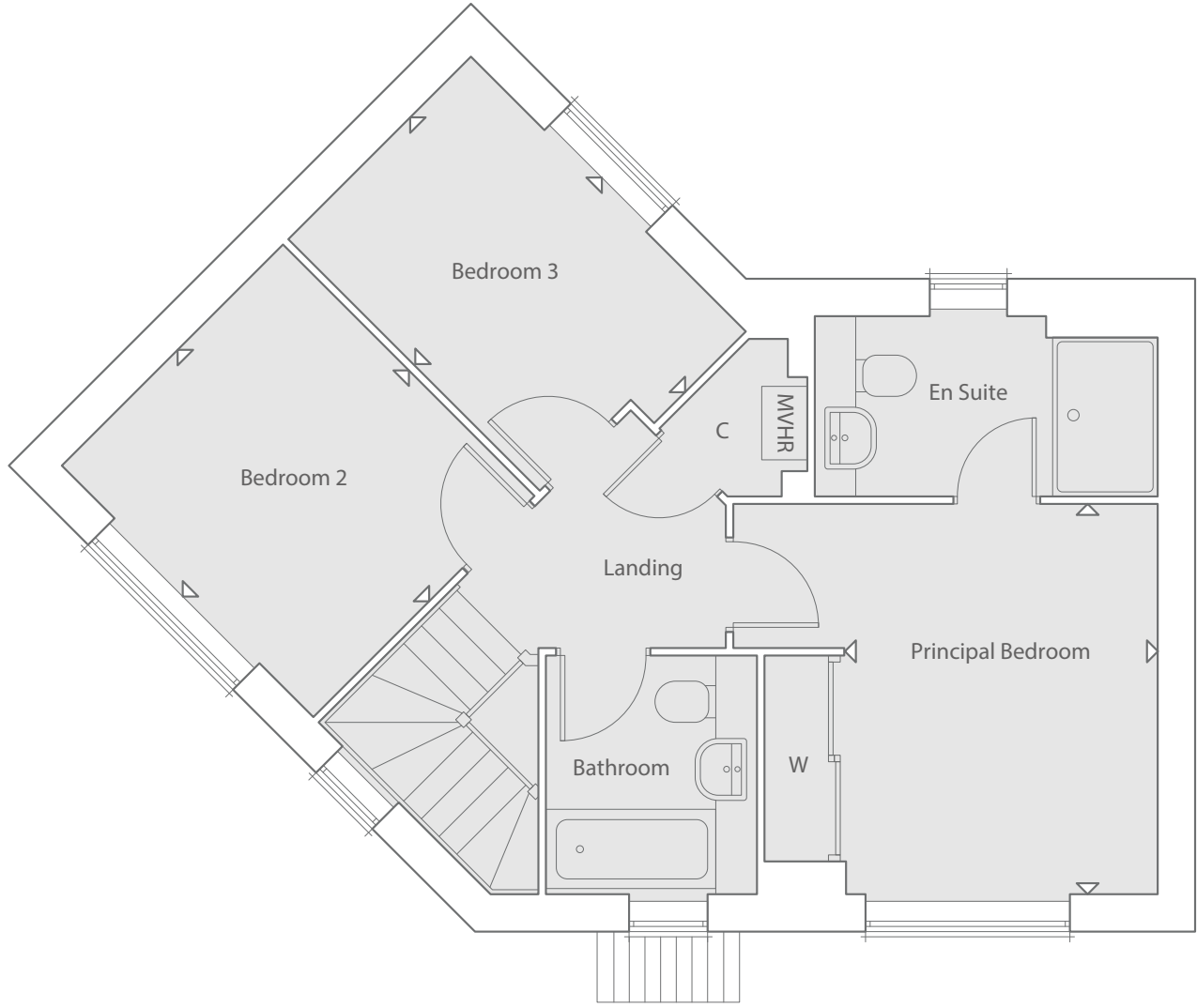
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
5.10M X 3.10M	16' 9" X 10' 2"	
LIVING ROOM		
5.10M X 3.52M	16' 9" X 11' 7"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.75M X 3.44M	12' 4" X 11' 3"	
BEDROOM 2		
3.48M X 2.76M	11' 5" X 9' 1"	
BEDROOM 3		
3.44M X 2.28M	11' 3" X 7' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE LYNSTEAD

2 BEDROOM HOME

PLOT NUMBER

2

139

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

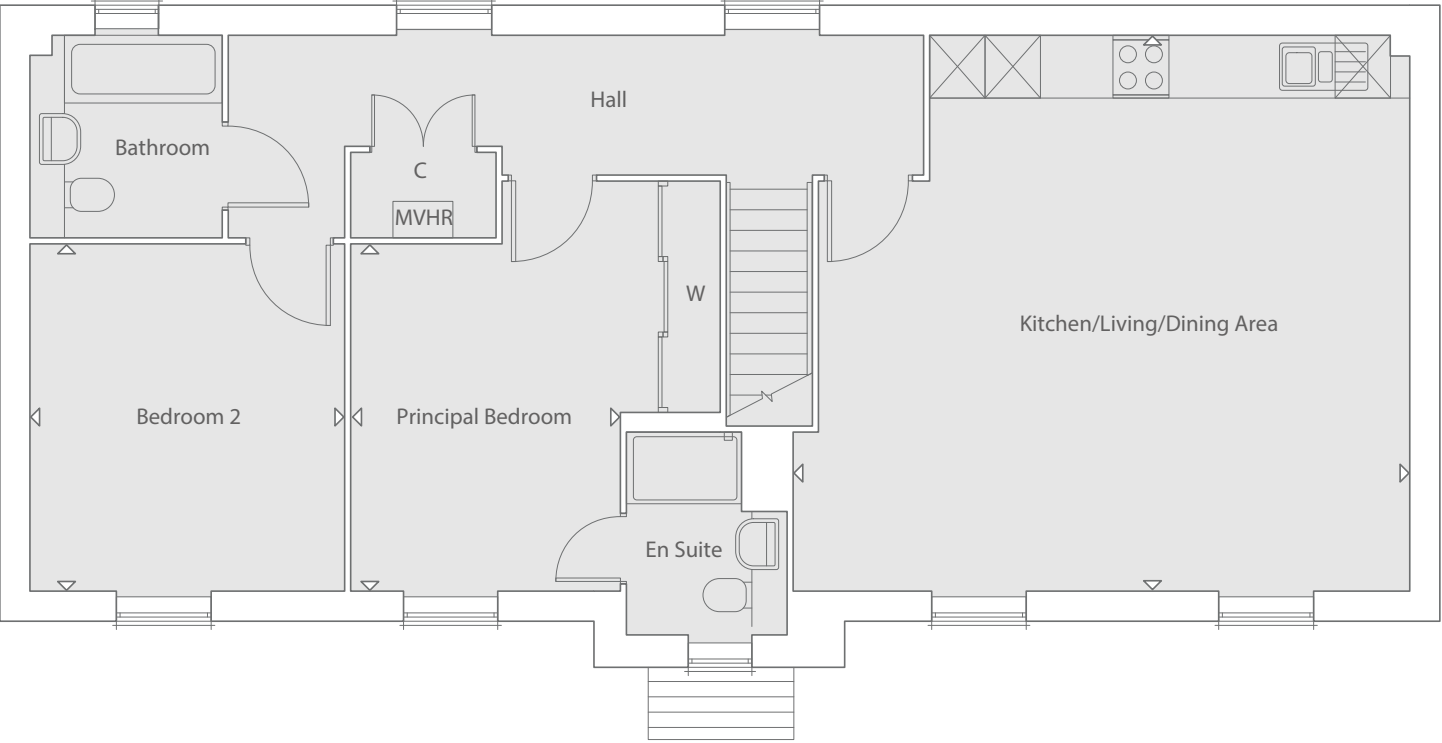
- LED downlights to Hall, Kitchen/Living/ Dining Area, Bathroom and En Suite
- TV point to Kitchen/Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Kitchen/ Living/Dining Area and all Bedrooms
- Mechanical Ventilation Heat Recovery (MVHR) System
- Radiators throughout

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and door**

EXTERNAL FEATURES

- EV car charging point
- Drive-through with driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number
- PV panels



FIRST FLOOR

KITCHEN/LIVING/DINING AREA

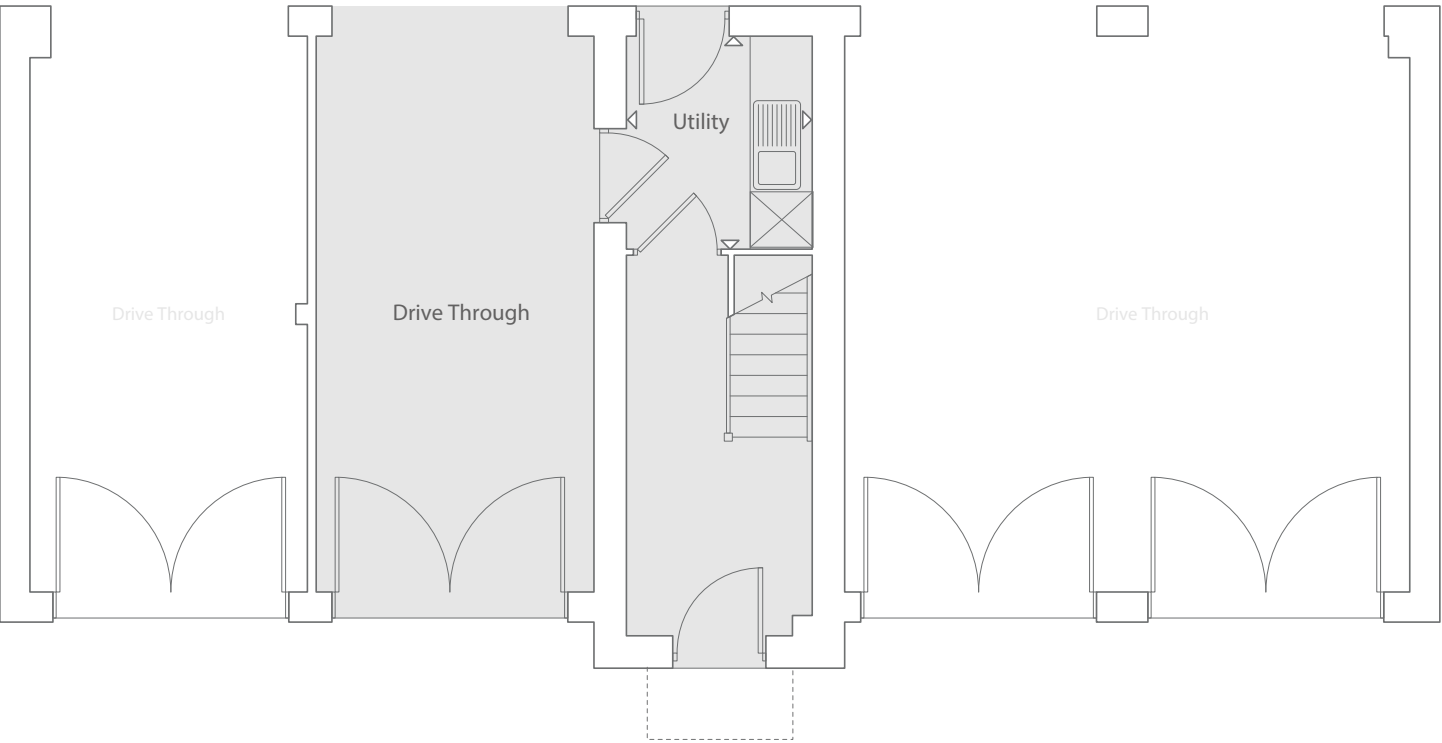
6.68M X 6.00M 21' 11" X 19' 8"

PRINCIPAL BEDROOM

4.13M X 2.94M 13' 7" X 9' 8"

BEDROOM 2

3.75M X 3.39M 12' 4" X 11' 1"



GROUND FLOOR

UTILITY

2.30M X 2.01M 7' 7" X 6' 7"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BORDEN

2 BEDROOM HOME

PLOT NUMBER

135

157

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Freestanding washing machine to Utility
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM AND
EN SUITE

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

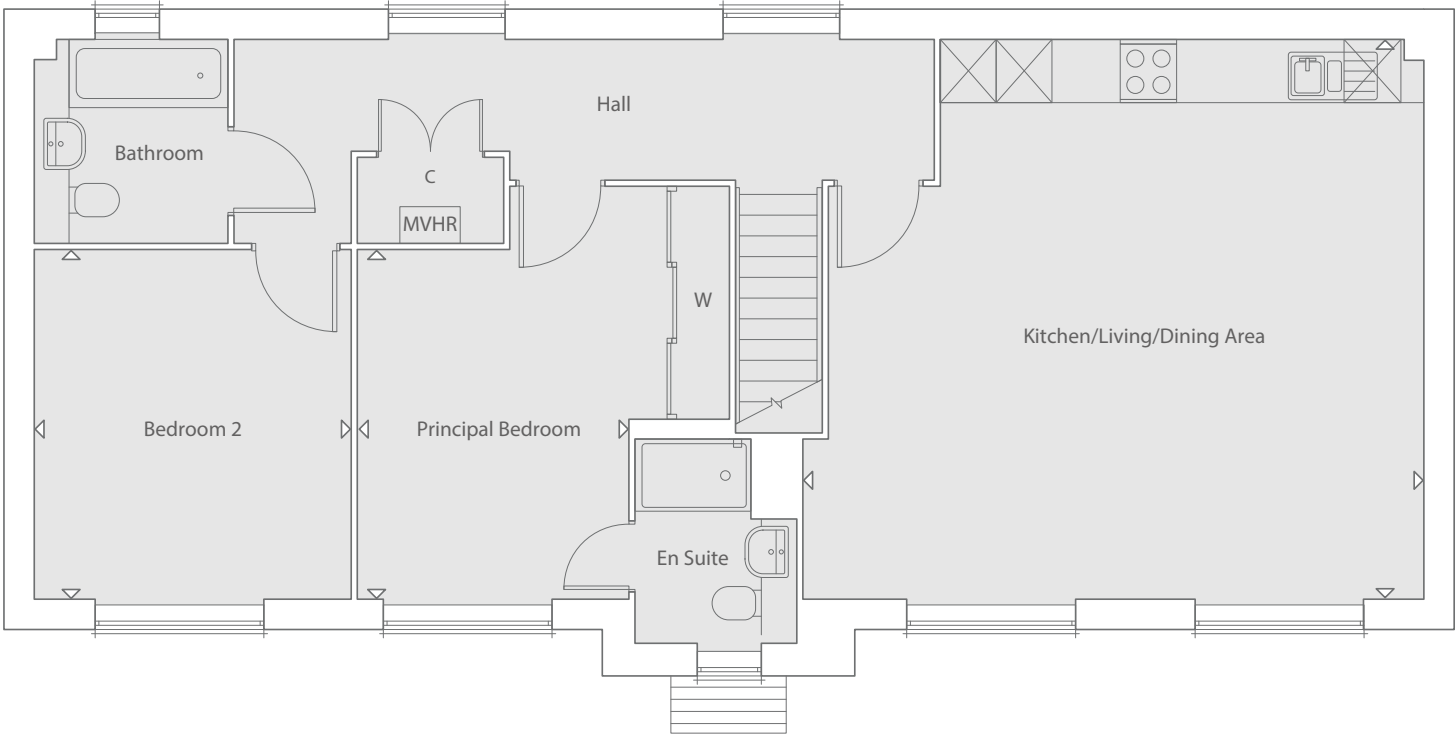
- LED downlights to Hall, Kitchen/Living/ Dining Area, Bathroom and En Suite
- TV point to Kitchen/Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Kitchen/ Living/Dining Area and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Radiators throughout

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and door†

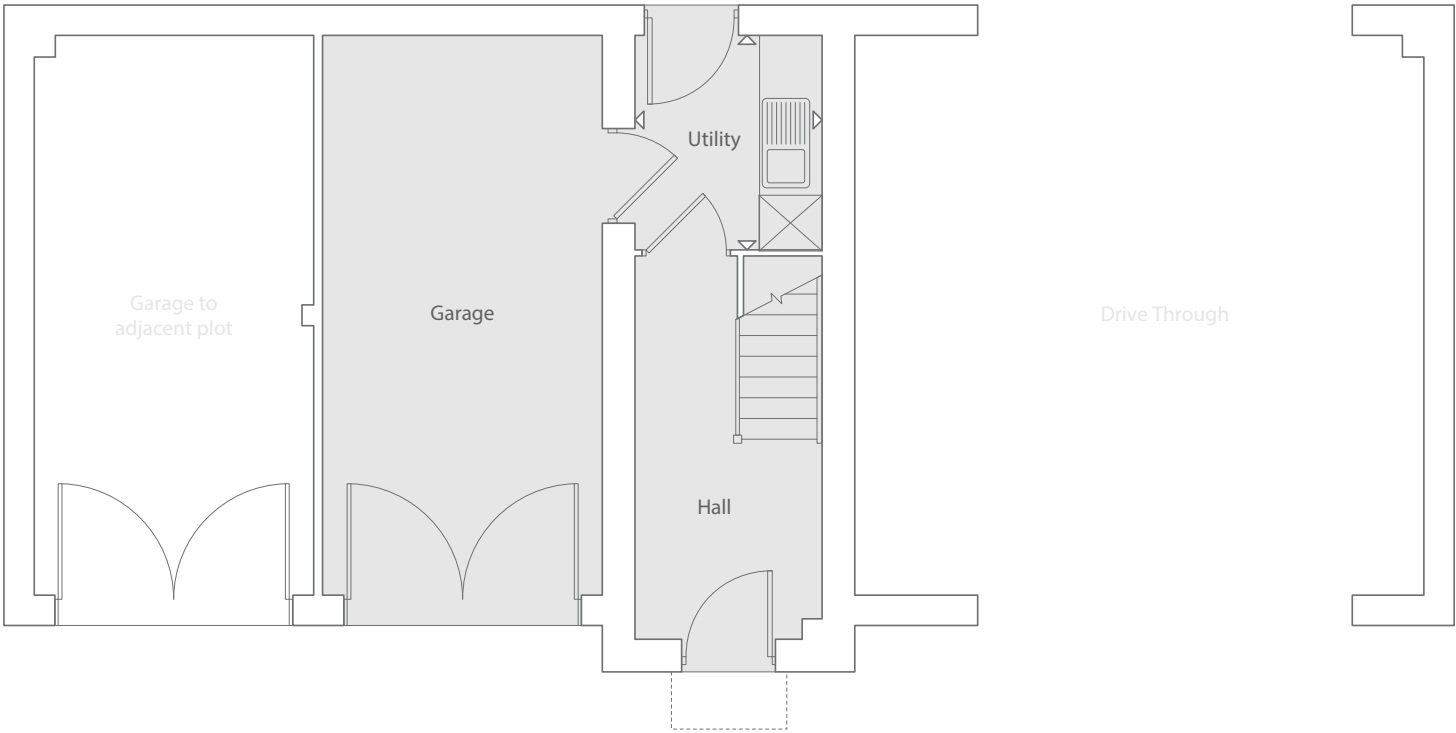
EXTERNAL FEATURES

- EV car charging point
- Drive-through with driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number
- PV panels



FIRST FLOOR

KITCHEN/LIVING/DINING AREA		
6.68M X 6.00M	21' 11" X 19' 8"	
PRINCIPAL BEDROOM		
4.13M X 2.94M	13' 7" X 9' 8"	
BEDROOM 2		
3.75M X 3.39M	12' 4" X 11' 1"	



GROUND FLOOR

UTILITY		
2.30M X 2.01M	7' 7" X 6' 7"	

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THE ASHBANK

2 BEDROOM HOME

PLOT NUMBER

124

125

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

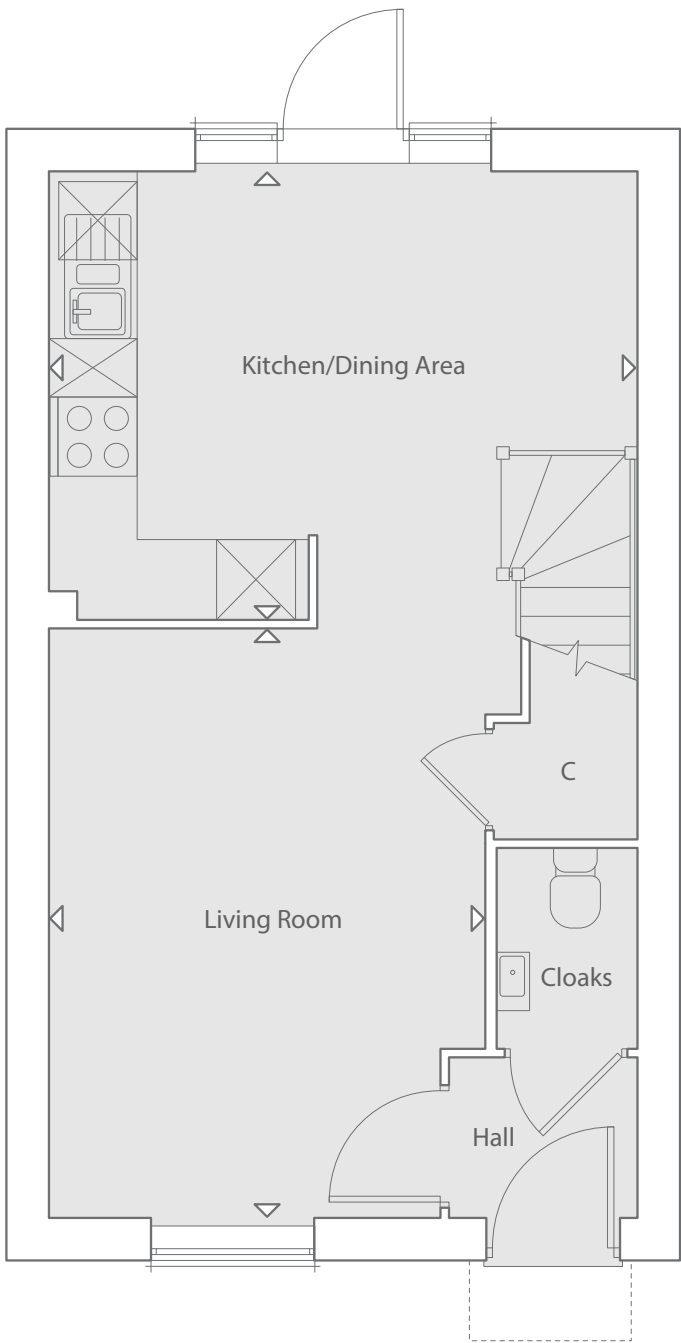
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door*

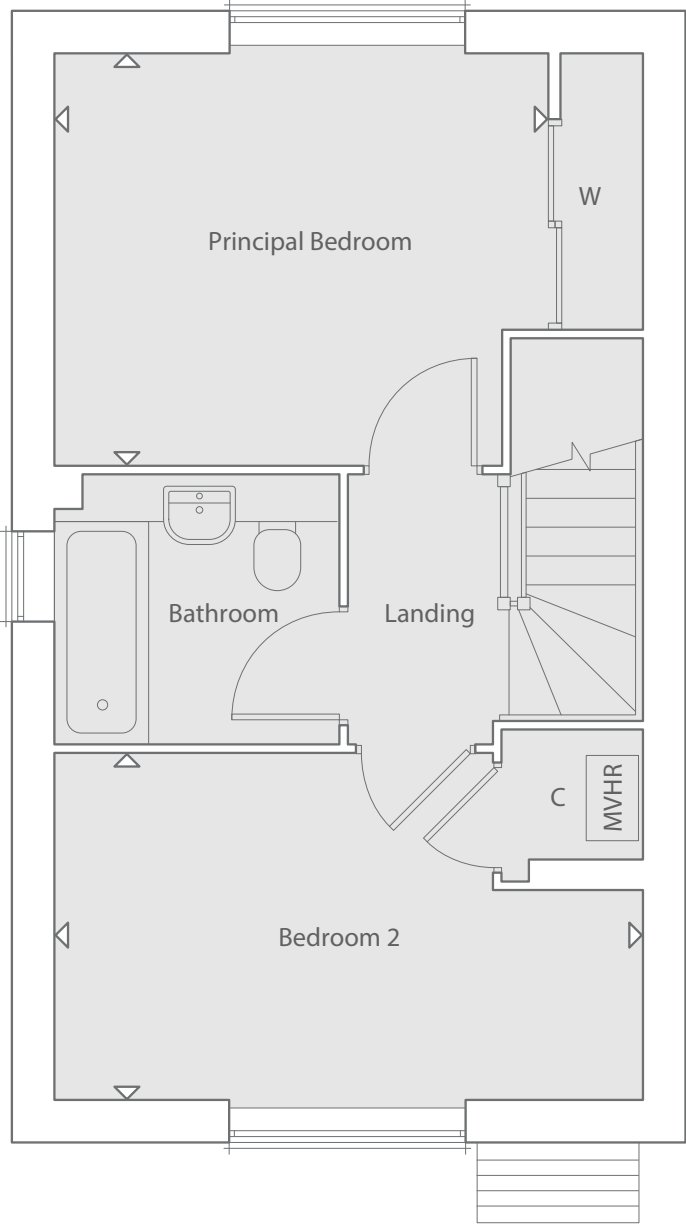
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport with driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
4.50M X 3.43M	14' 9" X 11' 3"	
LIVING ROOM		
4.51M X 3.33M	14' 10" X 10' 11"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.79M X 3.15M	12' 5" X 10' 4"	
BEDROOM 2		
4.50M X 2.65M	12' 5" X 10' 4"	

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HIGHSTEAD COURT

2 BEDROOM HOME

PLOT NUMBER

148	149	150	151	152
153	154	155	156	

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Freestanding washing machine to Utility Cupboard
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM AND EN SUITE

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

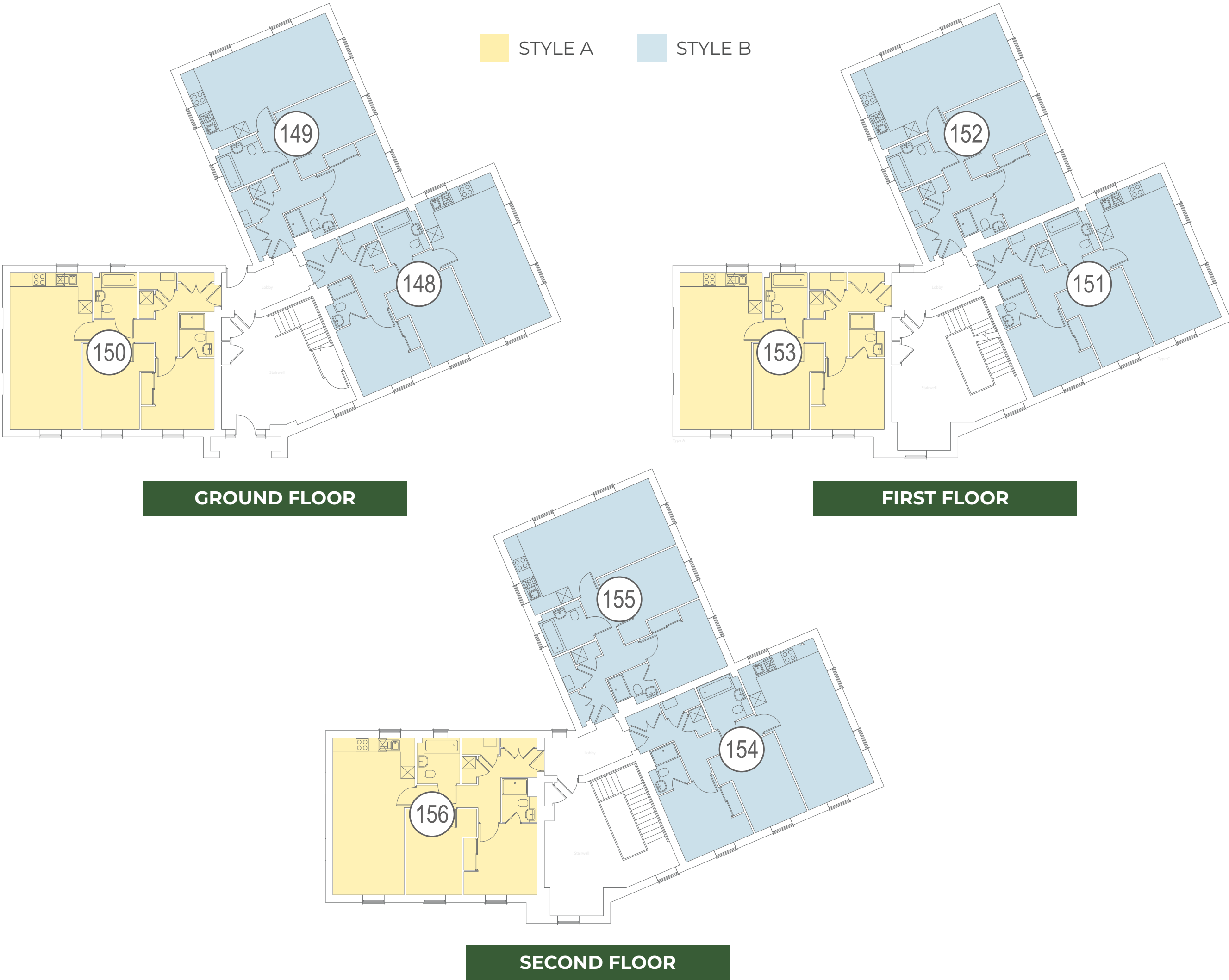
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen/Dining/ Living Area, Bathroom and En Suite
- TV point to Kitchen/Dining/Living Area and all bedrooms
- Communal Integrated TV/SAT reception system and TV point to Kitchen/Dining/ Living Area and Bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to all floors

SECURITY AND PEACE OF MIND

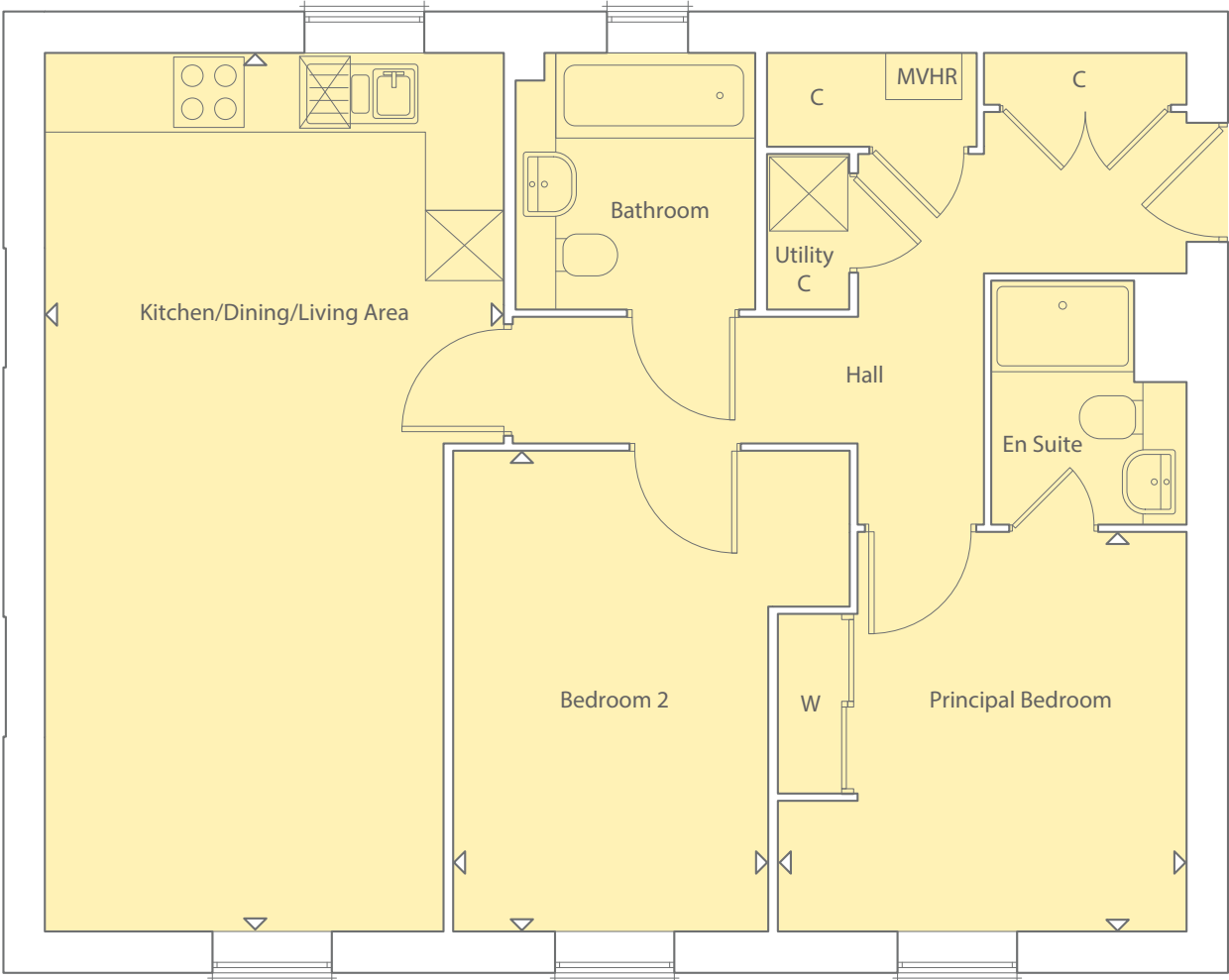
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows

EXTERNAL FEATURES

- EV car charging point
- Allocated parking space



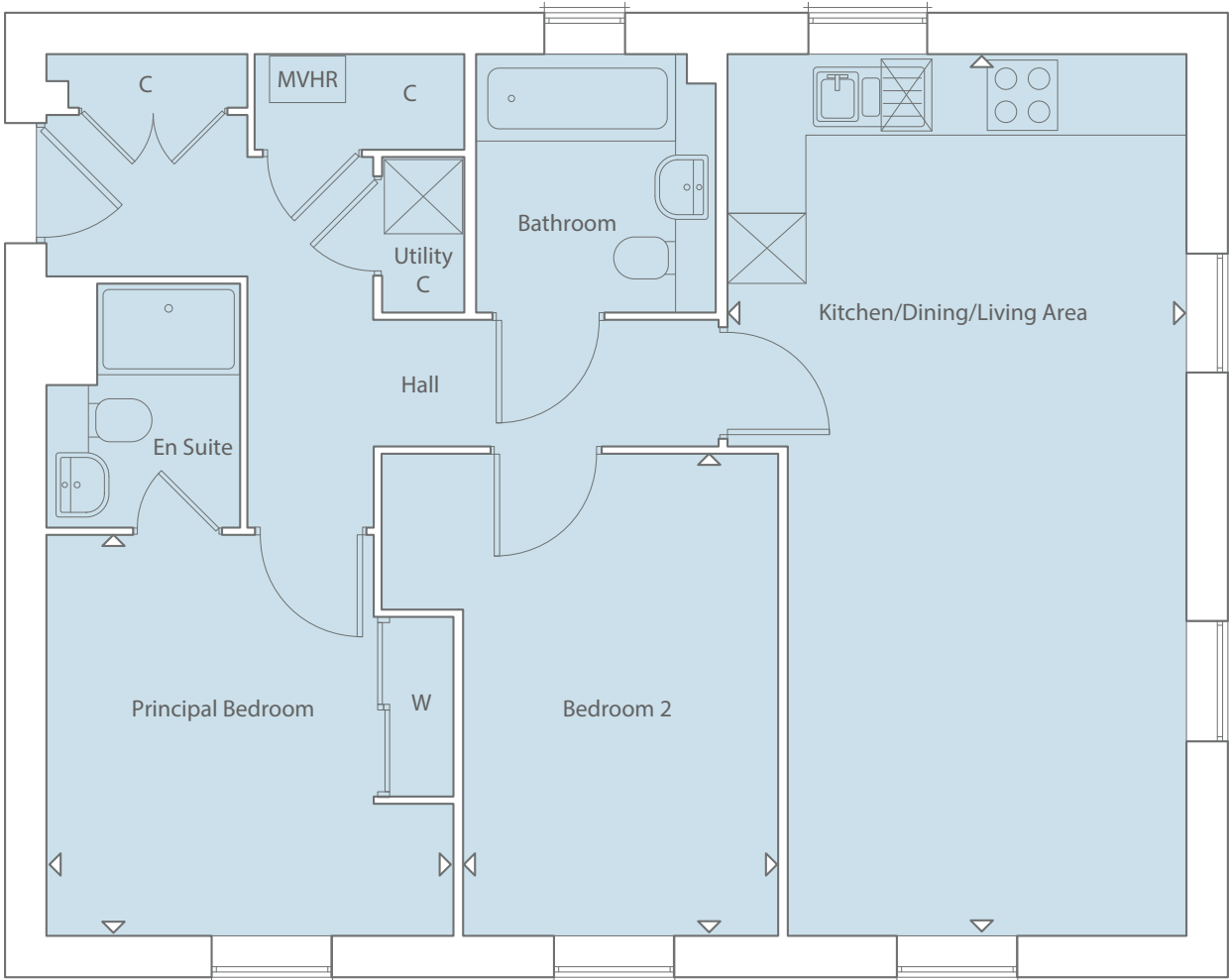
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STYLE A

KITCHEN/DINING/LIVING AREA		
7.5M X 3.7M	24' 1" X 12' 2"	
PRINCIPAL BEDROOM		
3.41M X 2.81M	11' 2" X 9' 3"	
BEDROOM 2		
4.1M X 2.68M	13' 5" X 8' 10"	

PLOTS 150, 153 & 156



STYLE B

KITCHEN/DINING/LIVING AREA		
7.5M X 3.7M	24' 1" X 12' 2"	
PRINCIPAL BEDROOM		
3.41M X 2.81M	11' 2" X 9' 3"	
BEDROOM 2		
4.1M X 2.68M	13' 5" X 8' 10"	

PLOTS 148, 149, 151, 152, 154 & 155

**Hermitage Park, Newbridge Avenue,
Maidstone, Kent ME16 9RF**

Marketing Suite and Show Homes
open daily 10am to 5pm

Phone:
0333 321 8903
Email:
HermitageParkAylesford@croudacehomes.co.uk

What 3 Words location:
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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, including trees and landscaping, are 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, car ports 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 March 2026.





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