



# HERMITAGE PARK

MAIDSTONE

**Croudace**  
HOMES.CO.UK







A NEW COMMUNITY OF  
2, 3, 4, 5 & 6 BEDROOM HOMES

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## A WARM WELCOME

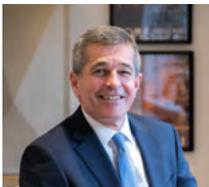
**Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.**

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace Homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Russell Denness,  
Group Chief Executive







## OUR VISION

**At Hermitage Park our vision is to create a vibrant new community offering a blend of inspirational architecture, an attractive verdant setting and open spaces with a variety of amenities and transport links.**

Blending award winning home styles with carefully considered landscaping and communal areas, Hermitage Park has been designed to seamlessly connect to its surroundings and enhance features of the existing landscape. A mixture of new and improved footpaths and cycle routes connect each phase within the development as well as providing links to the surrounding area.

Plans are in place for a primary school and grounds to the north of Hermitage Park, which will be within the Borough of Maidstone. A new community centre, with planting, pedestrian footpaths and allocated parking has also been agreed.

With a central green at it's heart, Hermitage Park comprises ancient woodlands, communal open spaces, a community orchard, ponds and play areas, with scenic views of the Kent countryside available across the development.

A mixture of retained and newly designed landscaping form almost half of Hermitage Park. Open spaces with footpaths and cycle routes have been introduced to provide recreational areas and a series of environments for residents and visitors to enjoy while improving biodiversity within the immediate area.





Creating a natural setting for new homes is the cornerstone of our vision at Hermitage Park. Front gardens and communal areas are defined by a variety of hedging and planting with thoughtful inclusion of additional garden boundaries and squares in key locations to enhance the character of each phase within this stunning new community.

Homes within Hermitage Park will benefit from a mixture of street scenes and tree bordered avenues, some acting as links between phases, others as quieter residential streets. Many homes will be mirrored, giving residents protected rear gardens with secure boundaries flanking footpaths for added security and privacy. The use of mixed parking has been designed to minimise the impact on the overall street scene and limit obstructions to pedestrians and cyclists while ensuring parking is safe and secure.

Please refer to our Home Style brochure for more information regarding availability at Hermitage Park.





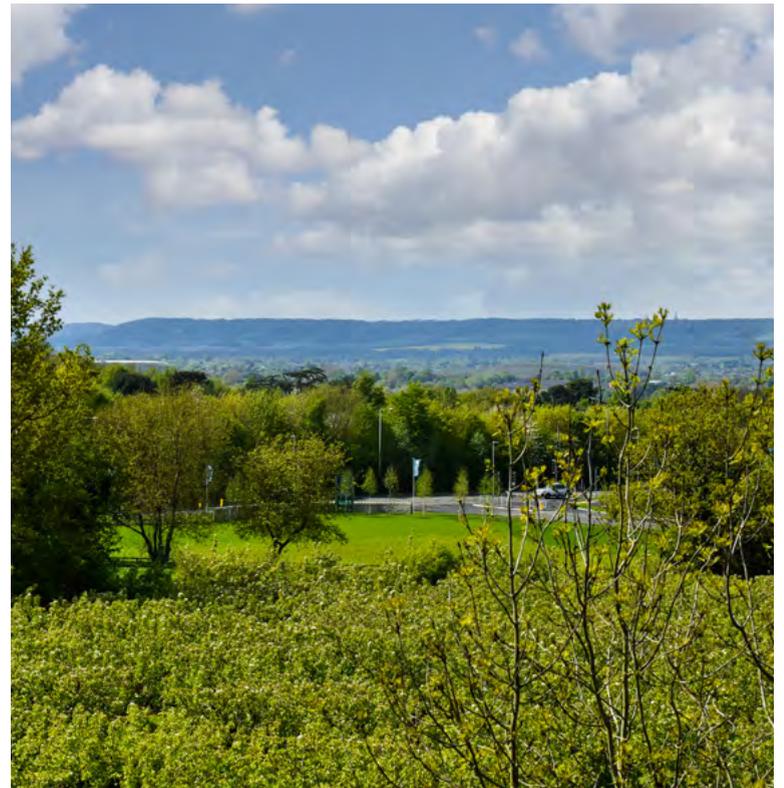
## NATURE AT ITS HEART

**In addition to the beautiful new homes available at Hermitage Park, we will create new open spaces.**

The introduction of key buildings, coupled with planting and squares at main junctions, will enhance street scenes, create vistas and assist with way-finding throughout Hermitage Park. Tree and foliage planting throughout Hermitage Park has been carefully planned to provide both character and privacy. This includes a mixture of landscaped spaces, tree-lined avenues, retained woodland, waterside planting and greensand that will offer a verdant, rural setting for new homes while complementing and improving the ecology and biodiversity of the area.

Inspiration for these schemes originates in the immediate area and surrounding villages. Plants have been chosen for their suitability to cohabit with existing species which thrive on the soil mixture underlying the development. The tree and shrub schemes for each phase within Hermitage Park have been expertly designed to create a coherent identity for the new neighbourhood while providing each phase with an informal border and its own character.

A key part of our vision for Hermitage Park includes the conservation, protection and improvement of the natural environment. Stunning ancient woodland divides phases Laurus & Sylvestris. Preserving this woodland is paramount and the introduction of a 15m buffer called the 'Woodland Ride' will offer a mature landscaped border between the new homes and the retained woodland.





By adding a natural railing for the woodland buffer and providing a footpath that follows the boundary, a dedicated area will be formed from which the retained ancient woodland can be appreciated. This 'Woodland Ride' will connect multiple phases and include focal points such as play areas, new woodland planting and wildflower grasslands.

In addition to the planting schemes at Hermitage Park, the traditional orchard at the entrance of Avellana will be enhanced and restored to create a 'community orchard' for residents and visitors to enjoy. The development of the orchard, currently predominantly pear trees, will include the introduction of a range of other fruit trees and augmentation of the current grasslands with wildflowers. This will provide residents with a communal space while adding habitats for local wildlife. For more information regarding areas of open space and communal areas within the phases at Hermitage, please speak to one of our Sales Consultants.



## MODERN & CONSIDERED DESIGN

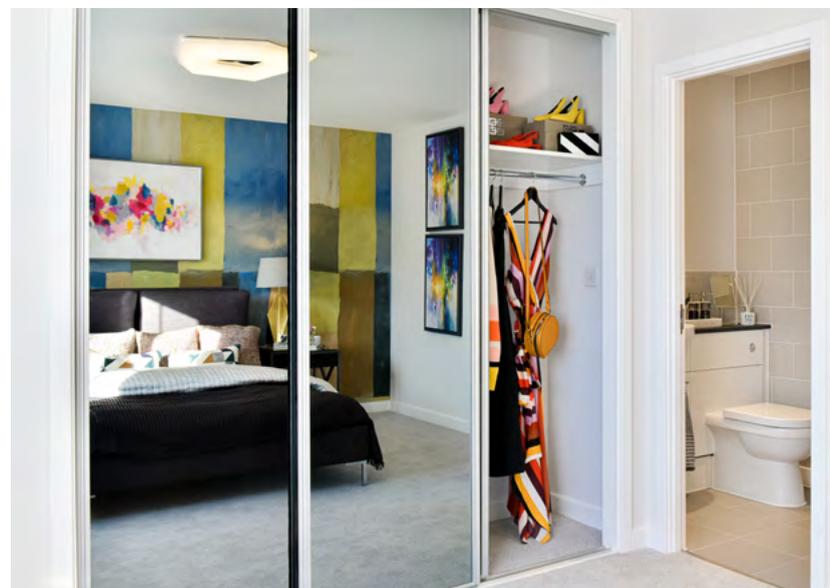
**This fantastic new community features a select collection of 2, 3, 4, 5 & 6 bedroom homes suited to all life stages.**

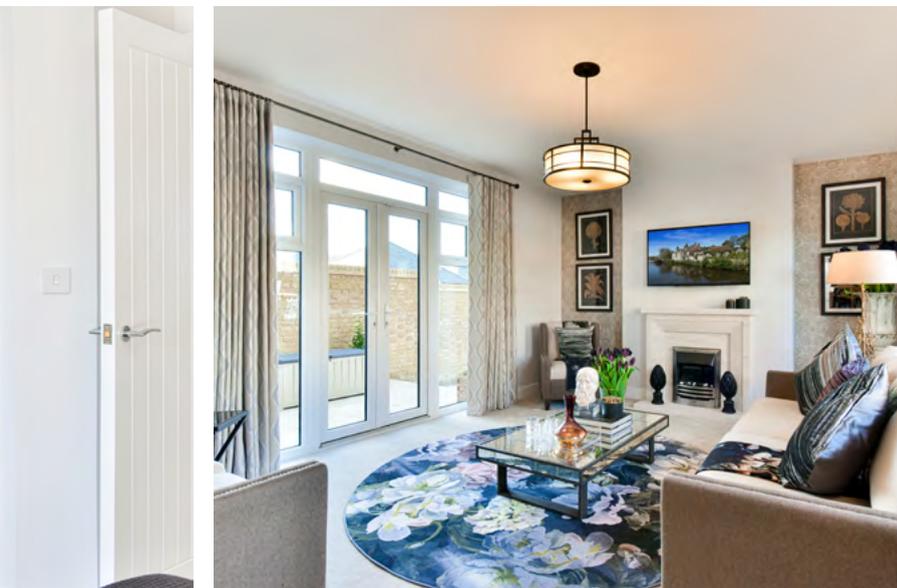
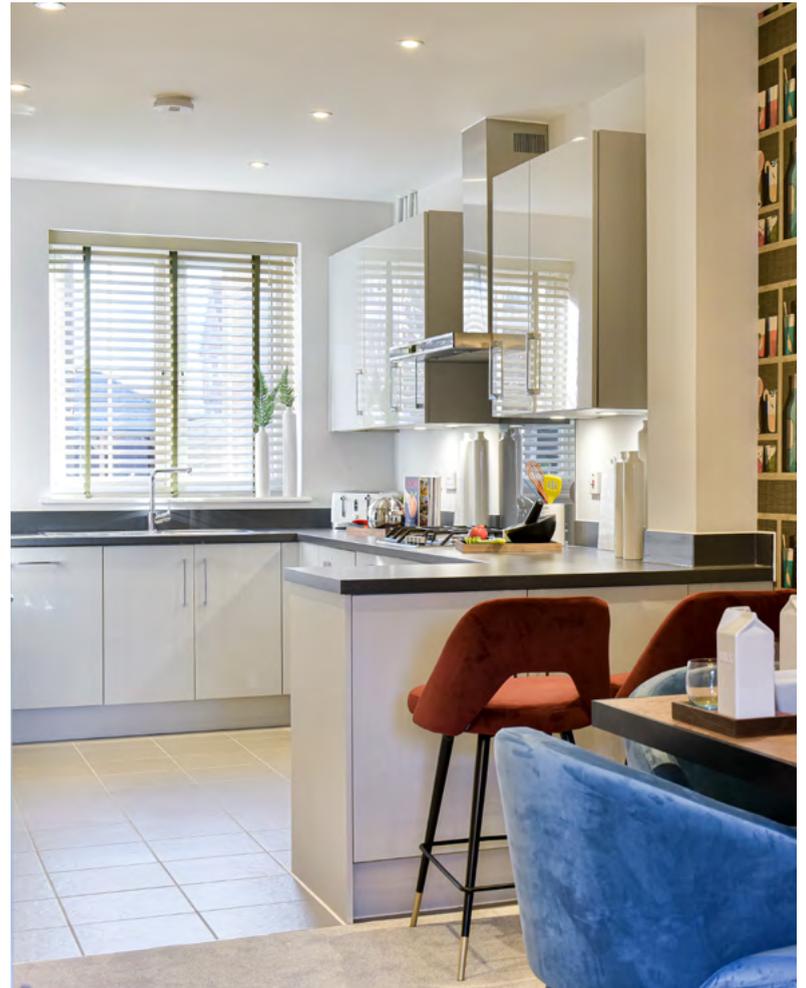
Our award winning Architects have designed our home styles at Hermitage Park with its surroundings and modern living in mind. Key features from local architecture and surrounding village details will blend these new homes into the existing landscape while retaining a sense of character and uniqueness.

Residents can be rest assured when buying a Croudace home that they are benefiting from our signature high quality finish and modern specification, including integrated appliances\* as standard.

A measured combination of on and off street parking, garages and car ports will generate a varied street character with a number of allocated and unallocated spaces which enables visitors to park with ease. Croudace built homes are secure by design with all streets, pathways and parking areas featuring brick walls or established boundaries, with rear gates giving privacy and security.

While there may be homes of the same style, these will feature different and varied treatments to add distinctive character to this flourishing new community.





We know that moving into a new home is a fresh, exciting start. Our homes are a blank canvas ready and waiting for you to make your own. Quality, style and 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, kitchen choice, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, the stage of construction at time of reservation. All of our available ranges are viewable at our Marketing Suite.



## EXPLORE & ENJOY

**Maidstone is in the heart of the Garden of England, on the banks of the River Medway, linking to Rochester and the Thames Estuary. The river cuts through a ridge of greensand and the town spans two hills, with the town centre located to the east.**

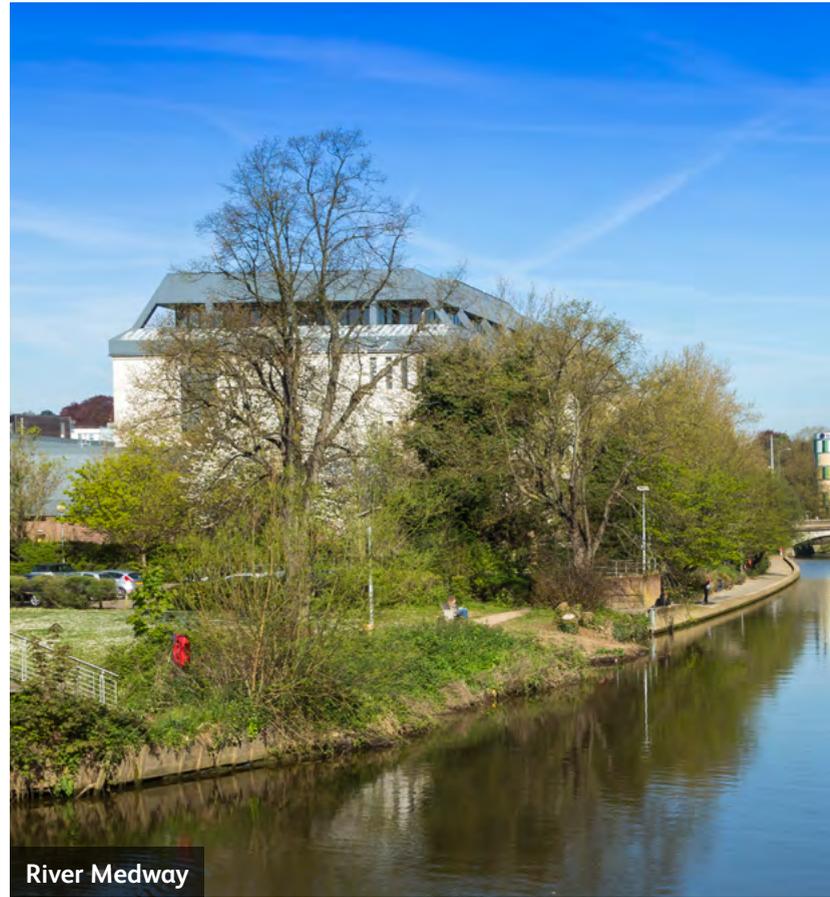
The North Downs is a designated Area of Outstanding Natural Beauty. This protected landscape offers breathtaking views, starting from Farnham in Surrey, sweeping across Kent and ending atop the White Cliffs of Dover. The popular North Downs Way trail covers the length of this national treasure.

Due to the abundance of orchards and hop gardens, Kent has long been known as 'The Garden of England'. The county experiences a maritime climate with mild winters and cool summers. Maidstone sits at the heart of this food producing region and provides some of the finest food and drink in the country.

The town showcases its local produce at the Maidstone General Market every Tuesday and Saturday. There is also a furniture auction every Thursday and a Farmer's Market held on the last Friday of every month. Maidstone has held markets for over 700 years.

Maidstone is steeped in history. The town has over 2000 listed buildings and hidden delights to discover including All Saints Church, Corpus Christi Hall, Maidstone Town Hall, Maidstone Carriage Museum, Maidstone Museum and Bentrif Art Gallery. There are several historical locations nearby including The Friars, Museum of Kent Life, Kits Coty and the stunning Leeds Castle.

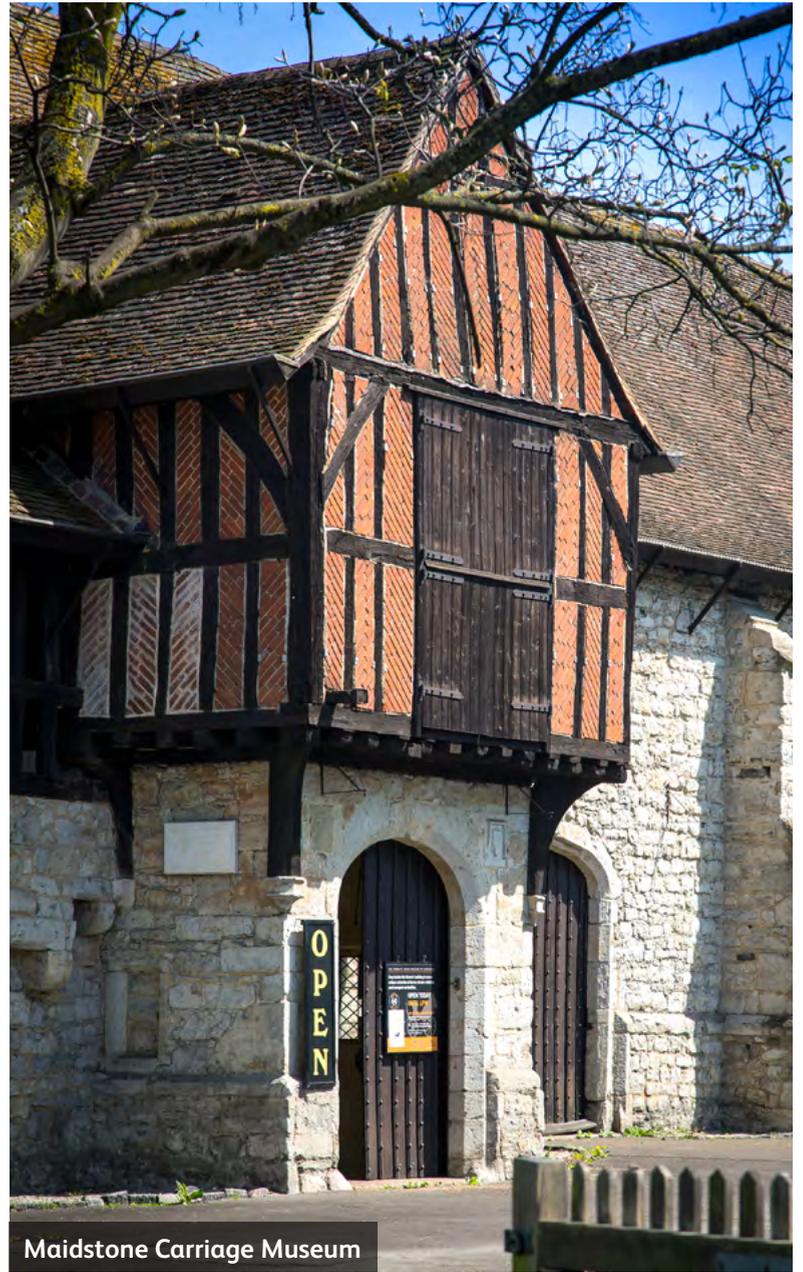
Maidstone is also home to the Kent History and Library Centre, which opened in 2012 and houses historic material relating to the county from as far back as 699 AD.



River Medway



Maidstone Museum & Bentrif Art Gallery



Maidstone Carriage Museum

Maidstone is renowned as a shopping destination and ranked as one of five top shopping destinations in the southeast of England. Fremlin Walk hosts many high street retailers with over 40 stores and places to eat. Further afield, Ashford Designer Outlet is just over 30 minutes away by car, with 85 stores and 14 restaurants.

Maidstone has over 80 restaurants and cafés offering the best of Kent produce as well as a wide range of international cuisine. The Hazlitt Theatre hosts some of the UK's best touring plays, musicians, comedies and dance shows and nearby Lockmeadow Entertainment Centre combines restaurants, a bowling alley and cinema with eight screens.

South Aylesford Retail Park is under 4 miles away, and is home to many popular high street brands including Smyths Toys, a Marks & Spencer food hall, Halfords and Pets at Home.

Mote Park is a vast, award-winning green space in the heart of Maidstone that is perfect for a long, leisurely afternoon stroll. Originally a water source for a Roman Villa, Mote Park House was transformed into a country estate with the 450 acres later developed by the owners and bought by Maidstone Borough Council in 1929.

The local council actively promotes cycling in Kent, funding a 'Bikeability Club' that offers training courses and advice to improve cycling safety. Cycling is a great way to see the superb Kent countryside, with vineyards, historical houses and numerous vibrant village communities nearby making for a perfect family day out.

In addition to the planned primary school in Hermitage Park, there are five primary schools in the local area. These include Palace Wood Primary, St. Francis Catholic Primary, West Borough Primary, Barming Primary and Brunswick House Primary. Nearby secondary schools and colleges include St Simon Stock Catholic School, Bower Grove School, Oakwood Park Grammar School, Maidstone Grammar School for Girls, Maidstone Grammar School and Mid Kent College.

Maidstone Hospital is just one of many healthcare facilities in the area. Maidstone Hospital, Barming Dental Centre, Oakwood Dental Surgery, College Practice Barming and Blackthorn Medical Centre are all a short drive away. Additional amenities can be found in and around Mid-Kent Shopping Centre, which is just under a mile away.



Ashford Designer Outlet



Fremlin Walk



Fremlin Walk



Mote Park



# MASTER PLAN

Hermitage Park combines eight new neighbourhoods connected by an orchard, ancient woodlands, open green spaces and dedicated amenities. This fantastic new community will blend the natural and constructed environment to create a stunning place to call home. Every property 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. For more information about a specific phase within Hermitage Park or our current availability, please speak to one of our Sales Consultants.



**AVELLANA**  
HERMITAGE PARK

**PHASE 1A**



**SYLVESTRIS**  
HERMITAGE PARK

**PHASE 1B**



**PYRUS**  
HERMITAGE PARK

**PHASE 1C**



**SPINOSA**  
HERMITAGE PARK

**PHASE 2A**



**LAVANDULA**  
HERMITAGE PARK

**PHASE 2B**



**CASTANEA**  
HERMITAGE PARK

**PHASE 3A**



**MAHONIA**  
HERMITAGE PARK

**PHASE 3B**



**LAURUS**  
HERMITAGE PARK

**PHASE 4**



Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful. However these aspects are subject to change as Hermitage Park progresses. We continually review our specification and our scheme, reserving the right to make amendments. For more information regarding our proposed phasing plan and forthcoming construction, please speak to one of our Sales Consultants.



## CONNECTIONS & TRAVEL

Hermitage Park has excellent transport links. Hermitage Lane leads north to the A20 London Road, which gives direct access to the M20 (Jct 5), which is approximately two miles from our location. From this junction, the motorway network allows quick and easy access to the M26 (Jct 2a), the M25 (Jct 5), Dover Seaport, the M23 (Jct 7) and Gatwick Airport. Aylesford and West Malling can also be accessed by the A20, with the A26 approximately a mile away, leading to Maidstone Town Centre, Wateringbury, Tonbridge and Tunbridge Wells.

Hermitage Park is also well located for commuting by rail. The nearest station, Barming, is on the London to Ashford line with services to Ashford International, Maidstone East, West Malling, East Malling, Bromley South and London Victoria. Nearby, Maidstone West Rail Station provides links to Maidstone Barracks and Aylesford. Ebbsfleet International is a 22 minute drive away, with services to London St. Pancras International, Stratford International, Canterbury West, Dover Priory, Folkstone West, Folkstone Central as well as the Continent.

Regular bus connections between Chatham, Faversham, Sittingbourne, Tonbridge, Tunbridge Wells, Ashford and Tenterden can be found at one of three Bus Service Centres in Maidstone. The introduction of further bus routes and the addition of a dedicated bus (and emergency) access for Hermitage Park will allow residents and visitors to benefit from frequent bus services within the local area.





Jubilee Square, Maidstone Town Centre



Ashford International Train Station



■ Busy Bees Pre-school  
at Maidstone Hospital  
0.3 miles

■ Palace Wood Primary  
School  
0.78 miles

■ St Francis' Catholic  
Primary School  
0.79 miles

■ West Borough  
Primary School  
0.84 miles

■ St Simon Stock Catholic  
Secondary School  
0.86 miles

■ Barming Primary School  
0.88 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

■ Shernold School  
1.05 miles

■ Jubilee Primary School  
1.06 miles

■ Brunswick House Primary  
School  
1.33 miles

■ The Maplesdon Noakes  
School  
1.36 miles

■ Maidstone Grammar  
School for Girls  
1.44 miles

■ Maidstone Grammar  
School  
3.9 miles



■ Maidstone Hospital  
0.3 miles

■ Barming Dental Healthcare  
Centre  
0.7 miles

■ Blackthorn Medical Centre  
1.1 miles

■ St. Michael's Dental Care  
1.6 miles

■ Allington Park Surgery  
2.3 miles

■ Identics Dental Centre  
2.6 miles

■ Bower Mount Medical  
Practice  
2.6 miles

■ The Vine Medical Centre  
2.8 miles

■ London Road Surgery  
2.9 miles

■ Oakwood Dental Surgery  
2.9 miles





- Barming Rail Station  
0.9 miles
- A20  
1.1 miles
- Aylesford  
2.4 miles
- Maidstone West Rail Station  
2.7 miles
- Maidstone East Rail Station  
4.4 miles
- M2 (Jct 3)  
6.4 miles
- M20 (Jct 5)  
7.3 miles
- M26 (Jct 2a)  
8.5 miles
- Leeds Castle  
8.8 miles
- M25 (Jct 5)  
17.4 miles
- Ebbsfleet International Station  
18.7 miles
- Ashford  
23.2 miles
- Ashford International Station  
28.1 miles
- M23 (Jct 8)  
29.3 miles
- Folkstone  
37.2 miles
- Gatwick Airport  
38 miles
- Dover Seaport  
43.6 miles
- Lloyds Pharmacy  
0.6 miles
- Tesco Express  
0.7 miles
- Aldi  
0.9 miles
- Nisa Local  
0.9 miles
- Sainsbury's  
1 mile
- Barming Post Office  
1.1 miles
- South Aylesford Retail Park  
1.2 miles
- Tesco Esso Express  
1.6 miles
- Dunelm Mill  
2.1 miles
- London Road Park & Ride  
2.2 miles
- Waitrose  
2.5 miles
- Lidl  
2.7 miles
- Town Centre  
3 miles
- Iceland  
3.2 miles



## NEXT STEPS

For more information regarding Hermitage Park, please visit or speak to one of our consultants. Our Marketing Suite and Show Homes are open daily from 10am to 5pm by appointment only. Alternatively please email or visit our website.

Hermitage Lane, Maidstone, Kent ME16 9NT

0333 321 8903

hermitagepark@croudacehomes.co.uk

### 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.

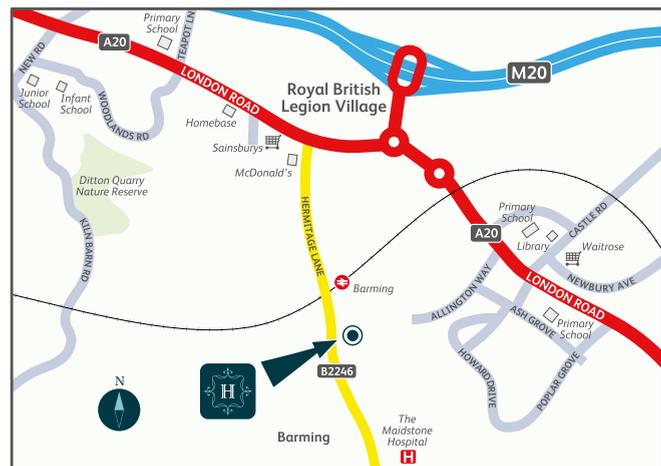
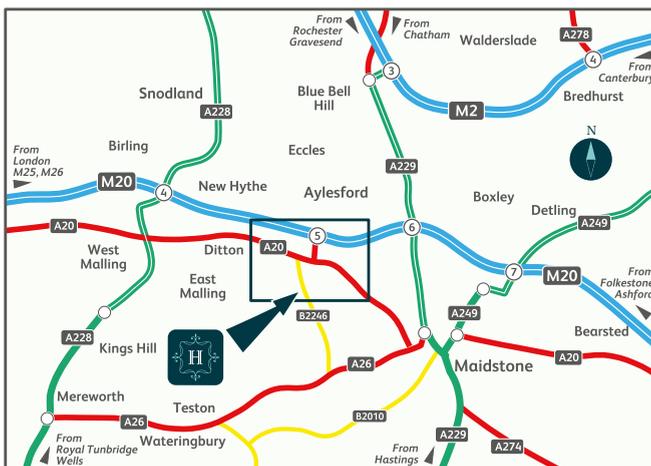
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You will see our entrance on the left hand side.

### 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](http://www.nationalrail.co.uk).



Please note that distances and times are approximate and may vary from shown, information has been collated using Google Maps, National Rail and 'Find a School' Government website using the postcode ME16 9NT.

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5 STAR HOME BUILDER  
CUSTOMER SATISFACTION



2013 - 2020



**Hermitage Lane  
Maidstone  
Kent  
ME16 9NT**

**Open Daily from 10am to 5pm**

**0333 321 8903**

**[hermitagepark@croudacehomes.co.uk](mailto:hermitagepark@croudacehomes.co.uk)**



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