



SYLVESTRIS

HERMITAGE PARK

Croudace
HOMES.CO.UK



THE BERKELEY

6 BEDROOM HOME



KITCHEN AND APPLIANCES

- High quality furniture with storage/workspace
- Granite worktop with up-stand to Kitchen
- Laminate worktop to Utility
- Chimney extractor hood
- Stainless steel double electric oven with 5 burner gas hob
- Integrated Microwave
- Integrated Fridge/Freezer
- Integrated Dishwasher

BATHROOM, EN SUITES & CLOAKROOM

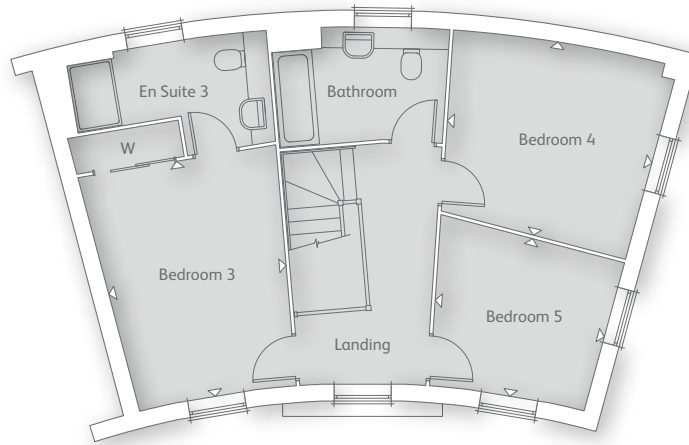
- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, En Suites and cloakroom
- Shower enclosure with thermostatic digital shower in En Suites
- Walk-in shower enclosure with thermostatic digital shower in En Suite 1
- Bath screen with thermostatic bath/shower mix

DECORATION & JOINERY

- Smooth ceilings
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel or ladder moulded internal doors
- Walk-in wardrobe to Master Bedroom
- Built-in wardrobe to Bedroom 2
- Built-in wardrobe to Bedroom 3

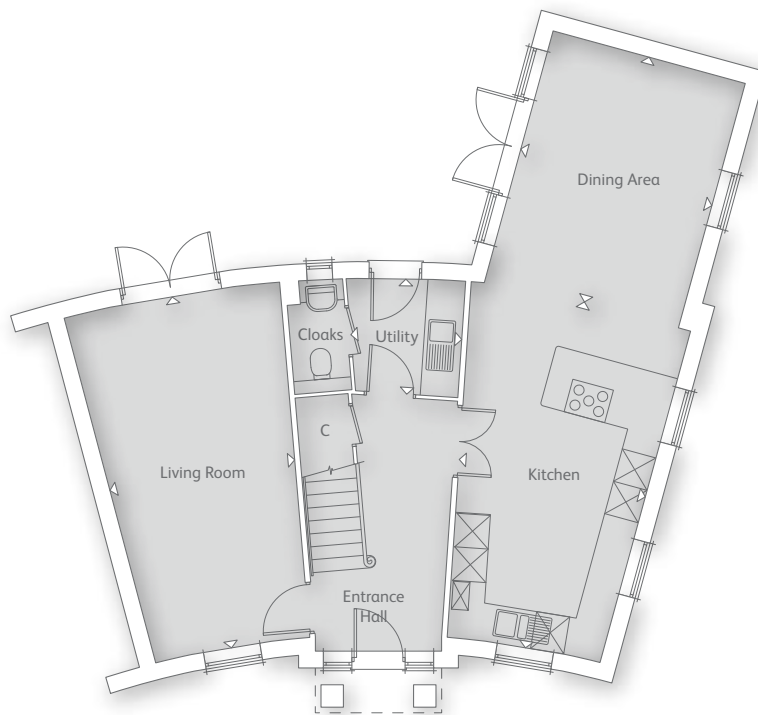
SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating controlled with Hive Active Heating
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- Wiring for fibre optic broadband (FFTP)
- TV point to Living Room, Kitchen, Dining Room, Family Room and all Bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and Bedroom 6/Study
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors
- LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suites
- Photovoltaic Solar Panels
- Double studio garage and 2 allocated parking spaces



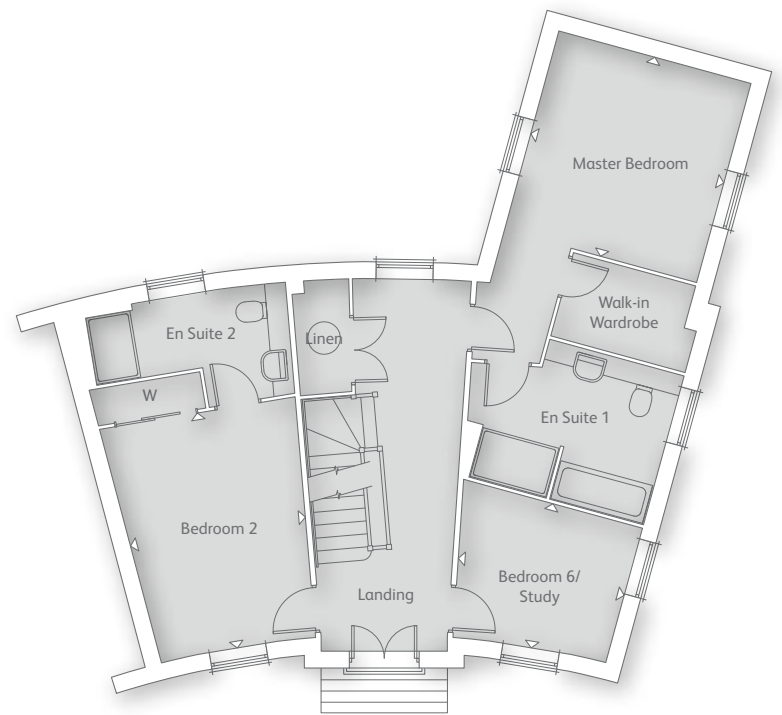
SECOND FLOOR

Bedroom 3	3.17m x 4.25m	10' 4" x 13' 11"
Bedroom 4	3.69m x 3.39m	12' 1" x 11' 1"
Bedroom 5	3.32m x 2.77m	10' 10" x 9' 1"



GROUND FLOOR

Kitchen	3.14m x 5.35m	10' 3" x 17' 6"	Living Room	3.28m x 6.30m	10' 9" x 20' 8"
Dining Area	3.50m x 5.34m	11' 5" x 17' 6"	Utility	1.78m x 1.95m	5' 10" x 6' 4"



FIRST FLOOR

Master Bedroom	3.49m x 3.62m	11' 5" x 11' 10"	Bedroom 6/Study	2.99m x 2.53m	9' 9" x 8' 3"
Bedroom 2	3.17m x 4.25m	10' 4" x 13' 11"			

THE NEWINGTON

5 BEDROOM HOME



KITCHEN AND APPLIANCES

- High quality furniture with storage/workspace
- Granite worktop with up-stand to Kitchen
- Laminate worktop to Utility
- Chimney extractor hood
- Stainless steel double electric oven with 5 burner gas hob
- Integrated Microwave
- Integrated Fridge/Freezer
- Integrated Dishwasher

BATHROOM, EN SUITES & CLOAKROOM

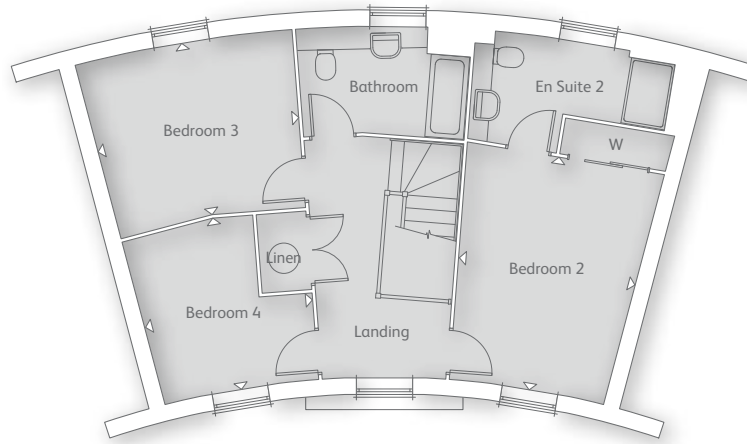
- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, Cloakroom and En Suites
- Shower enclosure with thermostatic digital shower in En Suites
- Walk-in shower enclosure with thermostatic digital shower in En Suite 1
- Bath screen with thermostatic bath/shower mix

DECORATION & JOINERY

- Smooth ceilings
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel or ladder moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in wardrobe to Bedroom 2

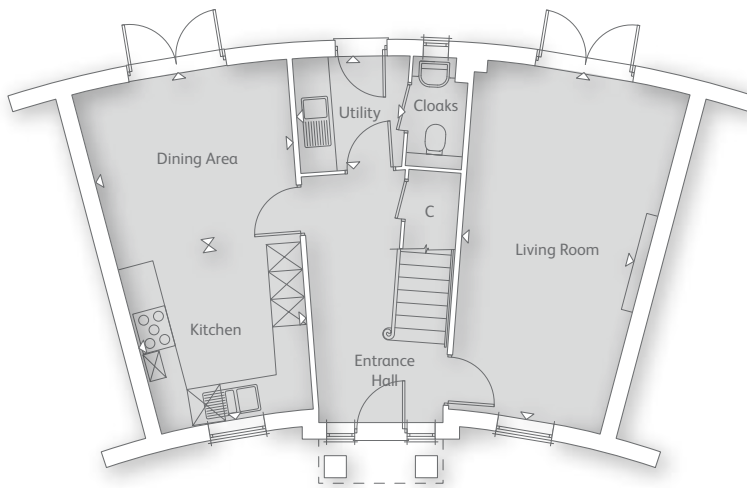
SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating controlled with Hive Active Heating
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- Wiring for fibre optic broadband (FFTP)
- TV point to Living Room, Kitchen, Dining Area, Family Room and all Bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and Bedroom 5/Study
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors
- LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suites
- Photovoltaic Solar Panels
- Double studio garage and 2 allocated parking spaces



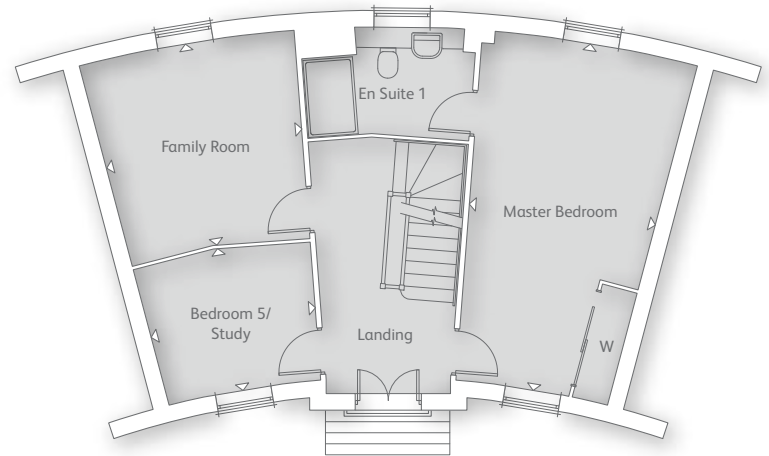
SECOND FLOOR

Bedroom 2	3.12m x 4.17m	10' 2" x 13' 8"
Bedroom 3	3.61m x 3.12m	11' 10" x 10' 2"
Bedroom 4	3.02m x 3.06m	9' 10" x 10' 0"



GROUND FLOOR

Kitchen	3.07m x 3.41m	10' 0" x 11' 2"	Living Room	3.16m x 6.30m	10' 4" x 20' 8"
Dining Area	3.51m x 2.83m	11' 6" x 9' 3"	Utility	1.82m x 2.06m	5' 11" x 6' 9"



FIRST FLOOR

Master Bedroom	3.30m x 6.30m	10' 9" x 20' 8"	Bedroom 5/Study	2.99m x 2.54m	9' 9" x 8' 4"
Family Room	3.54m x 3.63m	11' 7" x 11' 10"			

THE CHILHAM

4 BEDROOM HOME



KITCHEN AND APPLIANCES

- High quality furniture with storage/workspace
- Granite worktop with up-stand to Kitchen
- Laminate worktop to Utility
- Chimney extractor hood
- Stainless steel double electric oven with 5 burner gas hob
- Integrated Microwave
- Integrated Fridge/Freezer
- Integrated Dishwasher

BATHROOM, EN SUITES & CLOAKROOM

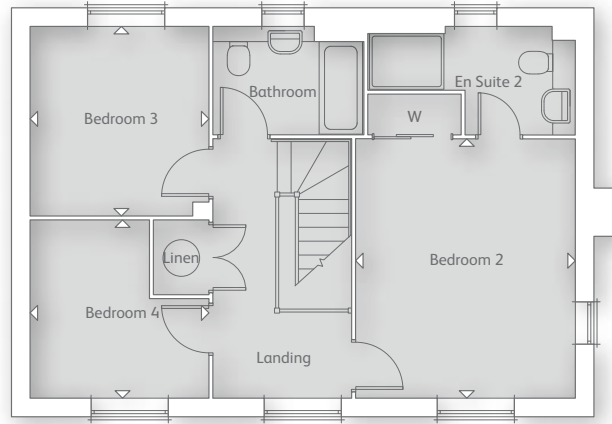
- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, Cloakroom and En Suites
- Shower enclosure with thermostatic digital shower in En Suites
- Bath screen with thermostatic bath/shower mix

DECORATION & JOINERY

- Smooth ceilings
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel or ladder moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating controlled with Hive Active Heating
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- Wiring for fibre optic broadband (FFTP)
- TV point to Living Room, Kitchen/Dining Area, Family Room and all Bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and Study
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors
- LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suites
- Photovoltaic Solar Panels
- Double studio garage and 2 allocated parking spaces

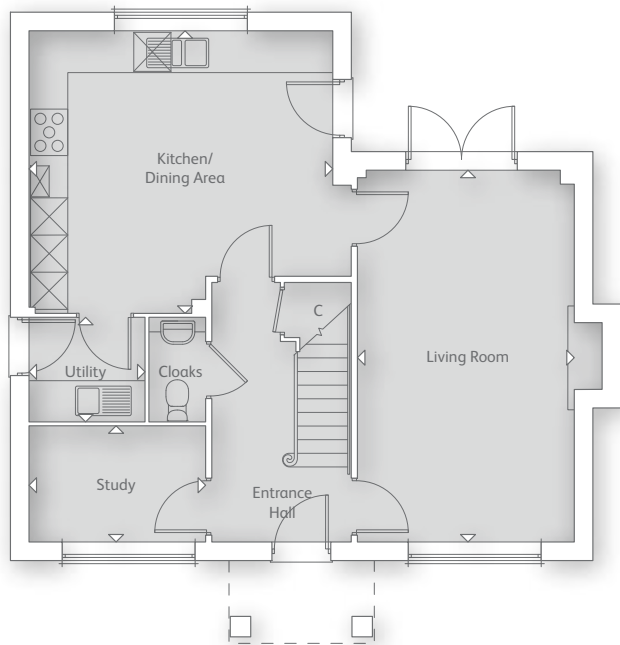


SECOND FLOOR

Bedroom 2
3.48m x 4.12m 11' 5" x 13' 6"

Bedroom 3
2.83m x 3.00m 9' 3" x 9' 10"

Bedroom 4
2.83m x 2.81m 9' 3" x 9' 2"



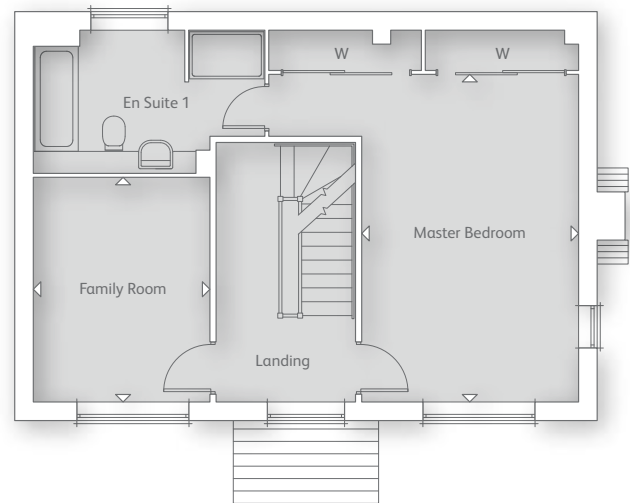
GROUND FLOOR

Kitchen/Dining Area
4.84m x 4.50m 15' 10" x 14' 9"

Living Room
3.44m x 5.94m 11' 3" x 19' 5"

Utility
1.79m x 1.62m 5' 10" x 5' 3"

Study
2.79m x 1.81m 9' 1" x 5' 11"



FIRST FLOOR

Master Bedroom
3.44m x 5.23m 11' 3" x 17' 1"

Family Room
2.79m x 3.56m 9' 1" x 11' 8"

STUDIO GARAGE

WITH THE BERKELEY, THE CHILHAM AND THE NEWINGTON ONLY



KITCHEN AND APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktop with up-stand to Kitchen Area
- Space for Fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles

DECORATION & JOINERY

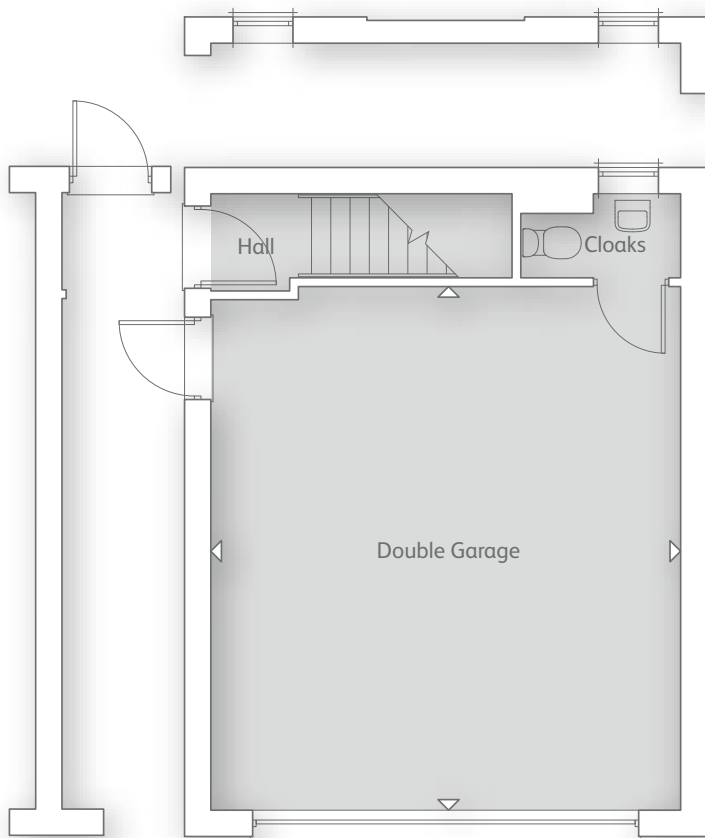
- Smooth ceilings
- Pencil rounded white painted skirtings and architraves

EXTERNAL FEATURES

- Car charging port
- Automatic garage door opener

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm linked to house
- Batten and pendant lighting to Hall, Stairwell and Studio
- Mains smoke and carbon monoxide detectors
- Cat 6 Home Network points linked to house
- Double glazed PVCu windows

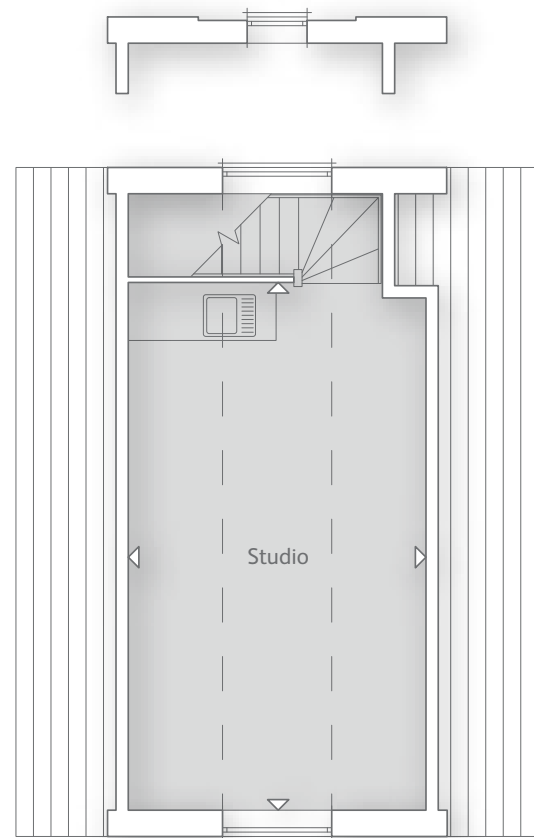


Windows to
Plot 86
Only

Wall to
Plots
87 & 88
Only

GROUND FLOOR

Double Garage
5.31m x 5.77m 17' 5" x 18' 11"



Window to
Plot 85
Only

FIRST FLOOR

Studio
3.34m x 5.96m 10' 11" x 19' 6"

Hermitage Lane
Maidstone
Kent
ME16 9NT

Open Daily from 10am to 5pm

0333 321 8903

hermitagepark@croudacehomes.co.uk



HERMITAGE PARK

MAIDSTONE