



MAHONIA

HERMITAGE PARK

croudacehomes



**MAHONIA**  
HERMITAGE PARK

A SUPERB DEVELOPMENT OF 1, 2, 3 AND 4 BEDROOM HOMES  
INCLUDING APARTMENTS, 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



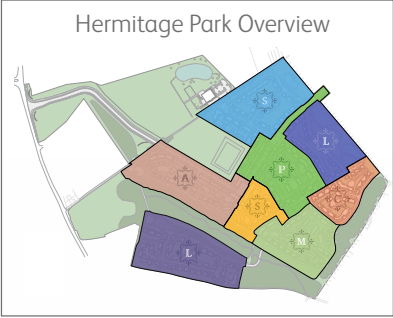
## 5 STAR AWARD WINNING HOME BUILDER

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 3B



**THE WESTBOURNE**  
4 BEDROOM HOME  
PLOTS 376, 381, 386, 391, 404 & 480



**THE RICHMOND**  
3 BEDROOM HOME  
PLOTS 466, 477, 489 & 494



**THE MELBURY**  
3 BEDROOM HOME  
PLOTS 382, 392, 393, 402, 403, 462, 463, 490, 493, 495, 498 & 499



**THE ROSEBERY**  
3 BEDROOM HOME  
PLOTS 374, 377, 378, 379, 380, 384, 385, 478, 497 & 500



**THE CLEVEDON**  
3 BEDROOM HOME  
PLOTS 375, 383, 387, 388, 389, 390, 396 & 479



**THE HAMILTON**  
3 BEDROOM HOME  
PLOT 464



**THE ASHBANK**  
2 BEDROOM HOME  
PLOT 401



**THE STOCKBURY**  
2 BEDROOM HOME  
PLOTS 394, 465, 491 & 492



**CHAINHURST COURT**  
1 & 2 BEDROOM APARTMENTS  
PLOTS 395, 396, 397, 398, 399 & 400

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.

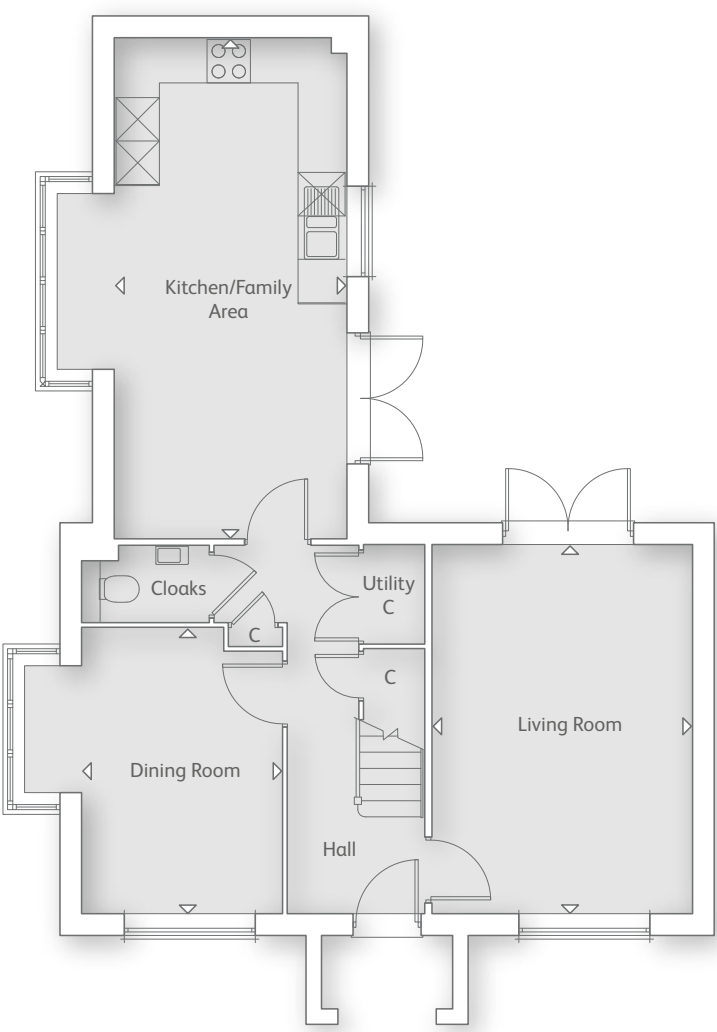


# THE WESTBOURNE

## 4 BEDROOM HOME

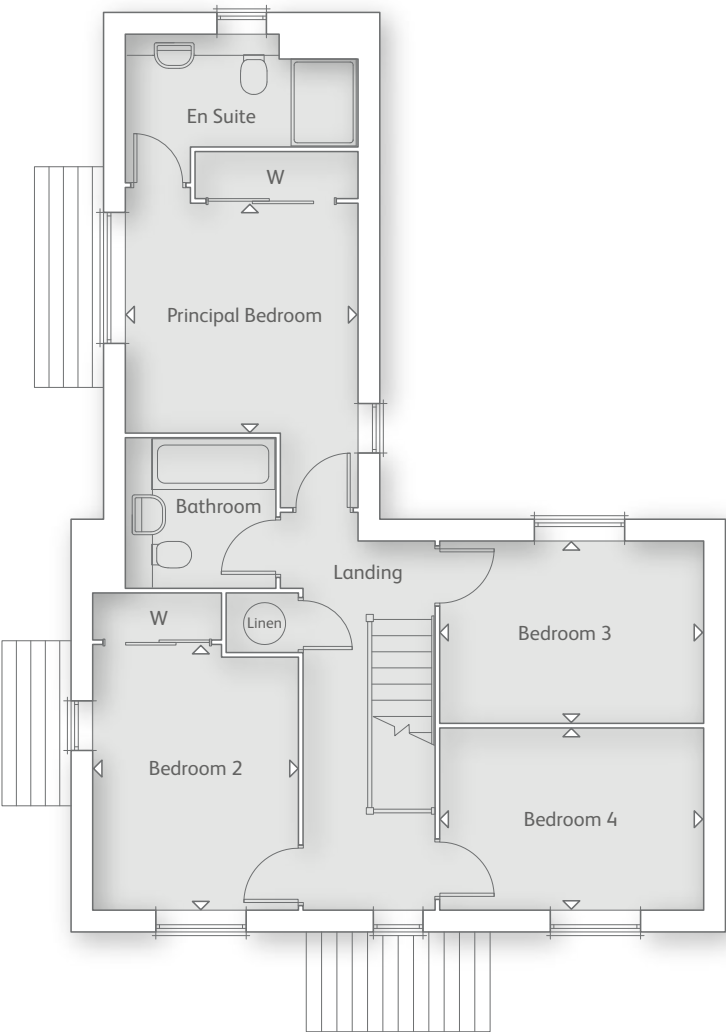


Please note that this CGI is from a previous phase at Hermitage Park, Maidstone



GROUND FLOOR

Kitchen/Family Area	6.84m x 3.19m	22' 5" x 10' 5"
Living Room	3.54m x 5.04m	11' 7" x 16' 6"
Dining Room	3.90m x 2.72m	12' 9" x 8' 10"

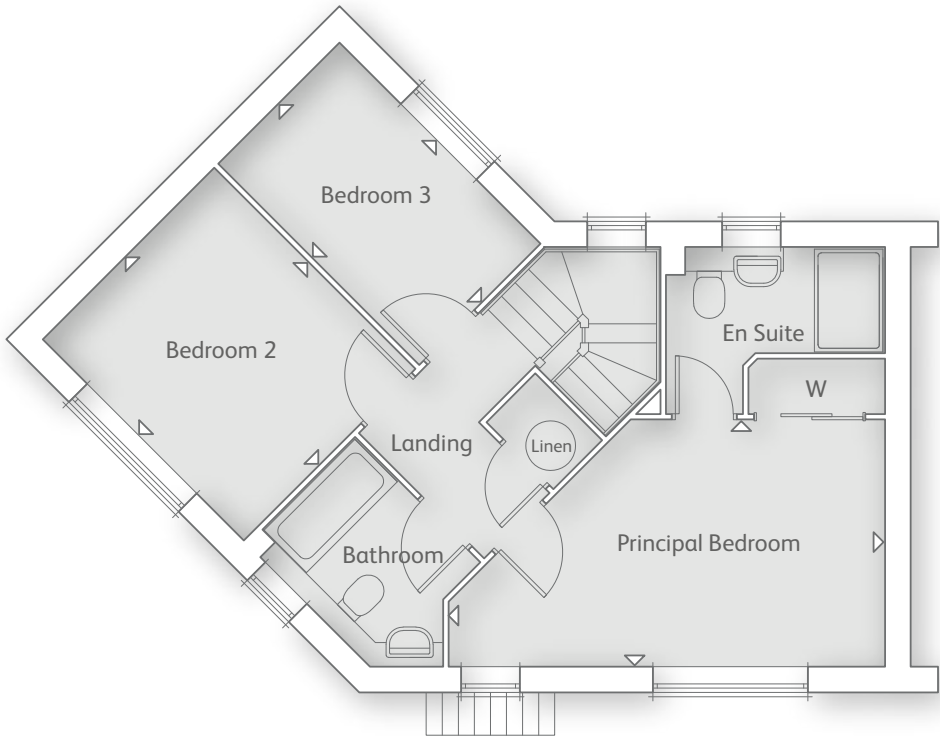


FIRST FLOOR

Principal Bedroom	3.16m x 3.12m	10' 4" x 10' 2"
Bedroom 2	2.78m x 3.61m	9' 1" x 11' 10"
Bedroom 3	3.59m x 2.46m	11' 9" x 8' 0"
Bedroom 4	3.59m x 2.46m	11' 9"x 8' 0"

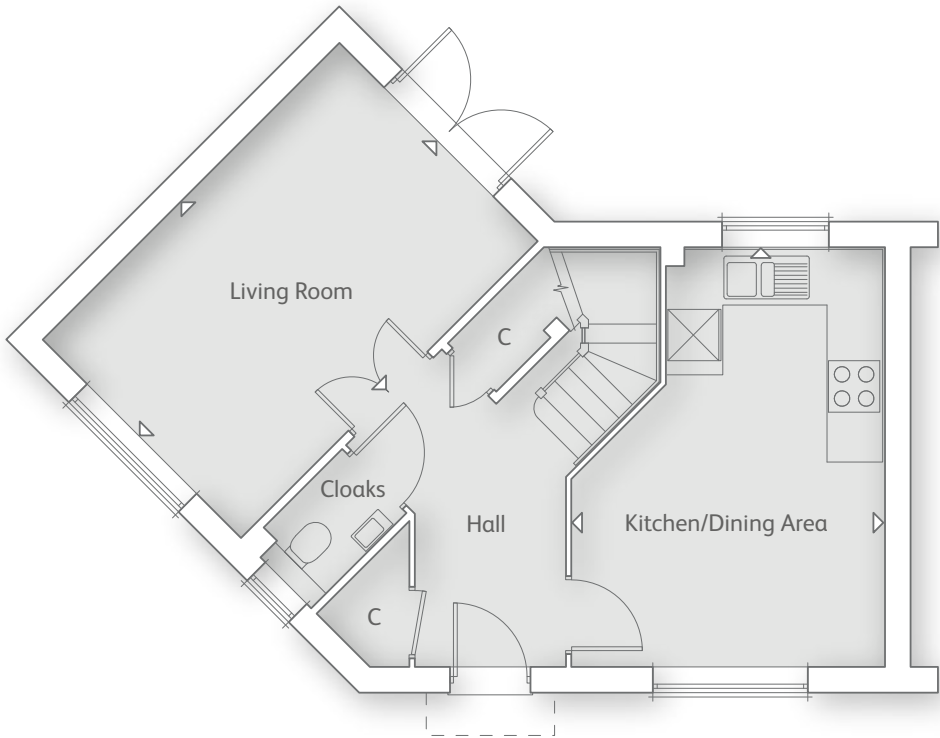


THE MELBURY  
3 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	5.04m x 2.83m	16' 6" x 9' 3"
Bedroom 2	2.78m x 3.26m	9' 1" x 10' 8"
Bedroom 3	3.26m x 1.94m	10' 8" x 6' 4"



GROUND FLOOR

Kitchen/Dining Area	4.84m x 3.60m	15' 10" x 11' 9"
Living Room	4.84m x 3.22m	15' 10" x 10' 6"



THE ROSEBERY  
3 BEDROOM HOME

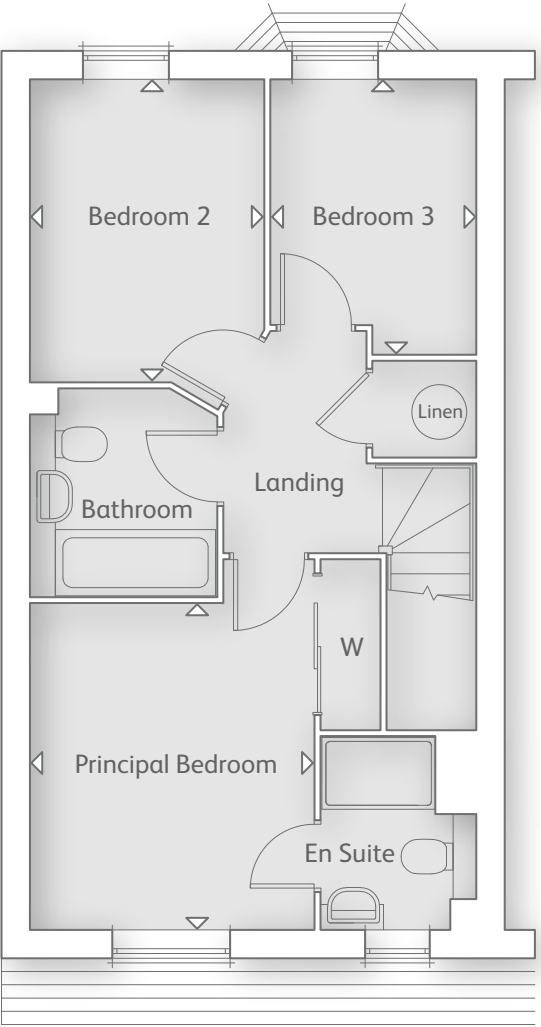


Please note that this CGI is from a previous phase at Hermitage Park, Maidstone



GROUND FLOOR

Kitchen/Dining Area	
4.67m x 3.43m	15' 3" x 11' 3"
Living Room	
5.39m x 3.65m	17' 8" x 11' 11"

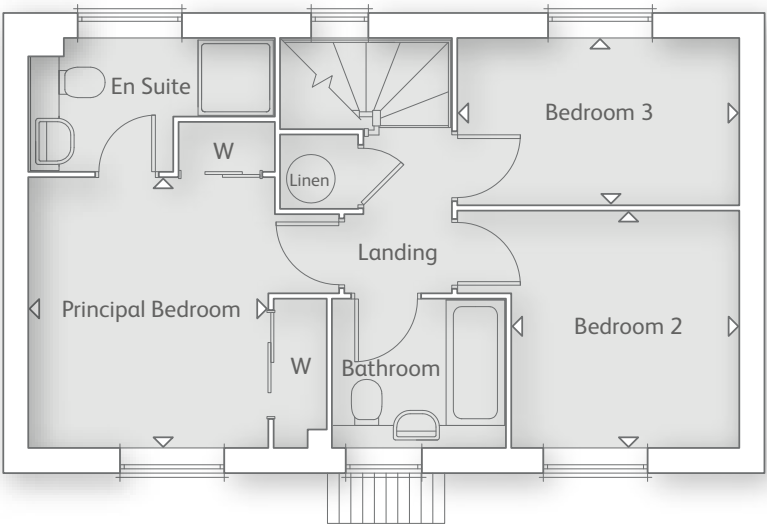


FIRST FLOOR

Principal Bedroom	
2.95m x 3.40m	9' 8" x 11' 1"
Bedroom 2	
2.42m x 3.15m	7' 11" x 10' 3"
Bedroom 3	
2.12m x 2.85m	6' 11" x 9' 4"

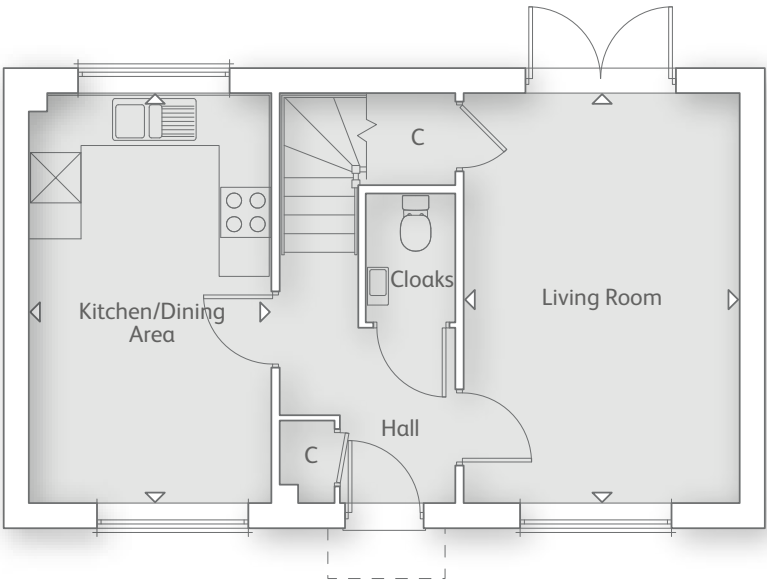


THE CLEVEDON  
3 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	2.81m x 3.18m	9' 2" x 10' 5"
Bedroom 2	2.67m x 2.78m	8' 9" x 9' 1"
Bedroom 3	3.31m x 1.94m	10' 10" x 6' 4"



GROUND FLOOR

Kitchen/Dining Area	2.84m x 4.84m	9' 3" x 15' 10"
Living Room	3.24m x 4.84m	10' 7" x 15' 10"

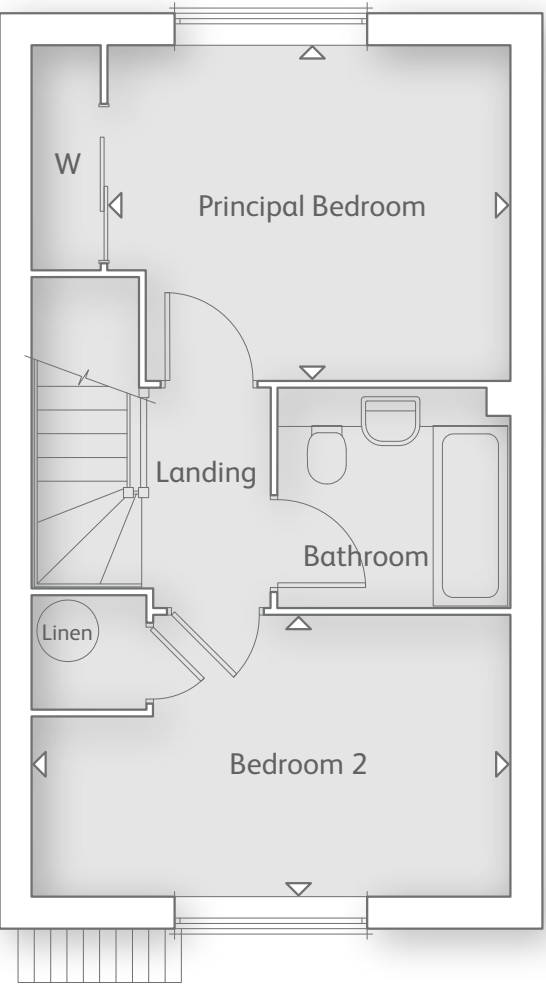


THE ASHBANK  
2 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area	4.44m x 3.37m	14' 6" x 11' 0"
Living Room	3.27m x 4.45m	10' 8" x 14' 7"



FIRST FLOOR

Principal Bedroom	3.73m x 3.09m	12' 2" x 10' 1"
Bedroom 2	2.59m x 4.44m	8' 5" x 14' 6"



# 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.



	THE WESTBOURNE	THE MELBURY	THE ROSEBURY	THE CLEVEDON	THE ASHBANK
MODERN KITCHEN AND UTILITY					
Paula Rosa-Manhattan Designed Kitchen	■	■	■	■	■
High quality furniture with soft close doors/drawers and LED pelmet lighting	■	■	■	■	■
Laminate worktops with up-stand to Kitchen†	■	■	■	■	■
Laminate worktops with up-stand to Kitchen & Utility†	■	■	■	■	■
Chimney extractor hood	■	■	■	■	■
Stainless steel single electric oven	■	■	■	■	■
Stainless steel double electric oven	■	■	■	■	■
Induction hob* with glass splashback	■	■	■	■	■
Integrated Fridge/Freezer	■	■	■	■	■
Space for Fridge/Freezer	■	■	■	■	■
Integrated Dishwasher	■	■	■	■	■
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.



	THE WESTBOURNE	THE MELBURY	THE ROSEBURY	THE CLEVEDON	THE ASHBANK
QUALITY BATHROOM, EN SUITE & CLOAKROOM					
Handmade British Quality Bathrooms by Utopia	■	■	■	■	■
Fitted furniture to Bathroom, En Suite and Cloakroom ♦†	■	■	■	■	
Fitted furniture to Bathroom					■
White sanitaryware and chrome fittings	■	■	■	■	■
Thermostatic bath/shower mixer with bath screen	■	■	■	■	■
Shower enclosure with thermostatic shower in En Suite†	■	■	■	■	
Ceramic wall tiles	■	■	■	■	■
Heated towel radiators	■	■	■	■	■
DECORATION AND JOINERY					
Vertical 5 panel moulded internal doors	■	■	■	■	■
Built-in wardrobe(s) to Master Bedroom	■	■	■	■	■
Built-in wardrobe to Bedroom 2	■				
Built-in storage to other Bedroom(s)					

	THE WESTBOURNE	THE MELBURY	THE ROSEBURY	THE CLEVEDON	THE ASHBANK
EXTERNAL FEATURES					
Single Garage or Timber framed Carport	■	■	■	■	■
Driveway Parking	■	■	■	■	■
Allocated Parking Space					
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	■	■	■	■	■
Slate number tile	■	■	■	■	■
Slim Space Saver Water butt	■	■	■	■	■
External cycle store					

	THE WESTBOURNE	THE MELBURY	THE ROSEBURY	THE CLEVEDON	THE ASHBANK
SECURITY AND PEACE OF MIND					
Brick and block construction	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■
Gas central heating system controlled with Hive Active Heating	■	■	■	■	■
Video entry system					
Mains smoke and carbon monoxide alarms	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■
Double glazed PVCu windows and French casement doors†	■	■	■	■	■
ELECTRICAL AND COMFORT					
LED downlighters to Hall, Landing, Kitchen, Utility Cupboard, Bathroom and En Suite†	■	■	■	■	■
Satellite dish provided & wired for Sky Q to Living Room/Dining Room/Area or Kitchen (subscription required)*	■	■	■	■	■
TV point to Living Room/Dining Room/Area, Kitchen and all Bedrooms*	■	■	■	■	■
Cat 6 Home Network points to Living/Dining Area and Master Bedroom	■	■	■	■	■
Wiring for fibre optic broadband (FTTP)	■	■	■	■	■
Communal Integrated TV/SAT reception system with wiring for Sky Q to Living/Dining Area (subscription required) and TV point to Living Room and bedrooms					



paularosa | 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.

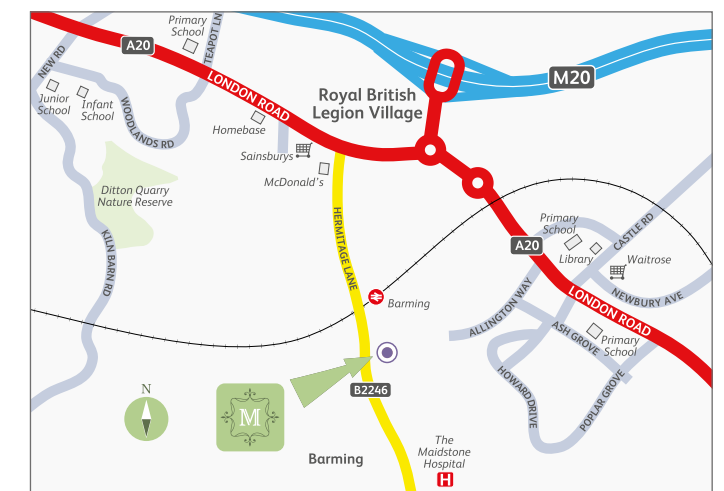
You will see our entrance on the left hand side.

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





11<sup>TH</sup> 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 July 2023.



**CONSUMER  
CODE** FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

5 STAR HOME BUILDER  
CUSTOMER SATISFACTION

**HBF 2023**

HOME BUILDERS FEDERATION

11<sup>TH</sup> 5 STAR AWARD

For homes reserved from  
Tuesday 4th April 2023

For homes reserved by  
Monday 3rd April 2023



Hermitage Lane  
Maidstone  
Kent  
ME16 9NT

Open daily 10am to 5pm

**0333 321 8903**

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



**HERMITAGE PARK**  
BY CROUDACE HOMES, MAIDSTONE