



HERMITAGE PARK

BY CROUDACE HOMES, AYLESFORD



croudacehomes

Welcome

TO EFFORTLESSLY ELEGANT LIVING

Imagine a place where your new home is waiting for you, pristine and beautifully crafted; a place where you can meet and make friends easily; somewhere you can step out into beautiful green space, cycle into the countryside or walk to school, the station and the everyday shops and services you need.

At Hermitage Park Aylesford, we are creating a vibrant new community with inspirational architecture and attractive landscaping, in a location with easy access to transport links and amenities. Seamlessly connecting to its surroundings and enhancing features of the existing landscape, this new neighbourhood will feel comfortably at one with the local area.

A community hall in neighbouring Hermitage Park Maidstone is a fantastic place to gather, with spaces for events, activities and clubs for all ages – and can be reached from your new home along the network of footpaths.





Landscaping and open space is an integral part of life here, making up almost half of Hermitage Park Aylesford, with green areas, play and recreational zones, footpaths and cycleways, and thoughtful planting schemes.

A mixture of street styles – some as main links, some as quieter residential roads and tree-lined avenues – create character. Parking has been planned to be safe, secure and easily accessible, while at the same time minimising its impact on the street scene and enabling a clear flow for pedestrians and cyclists.

At Hermitage Park Aylesford, everything is designed so you can effortlessly enjoy the lifestyle on offer in this elegant new development.

MAKING LIFE IN YOUR NEW HOME *easier*

At Croudace, we do everything we can to make buying and living in your new home easier, with designs that enhance life and outstanding customer care.

We are with you every step of the way as you buy your new home and after you move in, with first class service from our experienced and dedicated team.





You'll enjoy living in a home that has been designed for modern living, with the flexibility to adapt to how lifestyles change over time. We are always striving to improve our homes, using feedback from our customers alongside our own research. Sustainability is built in from the beginning, with homes designed to reduce energy demands and minimise their impact on their surroundings.

The quality of our homes is exceptional, and we are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

If you decide to buy a Croudace home, you'll enjoy complete peace of mind – and many happy years living in it.

MASTER PLAN



ROSA
HERMITAGE PARK
AYLESFORD



VIBURNUM
HERMITAGE PARK
AYLESFORD



CHOISYA
HERMITAGE PARK
AYLESFORD



POPULUS
HERMITAGE PARK
AYLESFORD



SORBUS
HERMITAGE PARK
AYLESFORD



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.

For more information about a specific phase within Hermitage Park or our current availability, please speak to one of our Sales Consultants.



LIVE IN *harmony* WITH NATURE

Enjoy a serene and tranquil setting for your new home at Hermitage Park, where you are only ever moments from nature. Footpaths and communal areas connect each phase of the neighbourhood, creating a warm and inclusive environment for a leisurely stroll or a bike ride.

The carefully planned tree and foliage planting adds charm and privacy, with inviting spaces, tree-lined avenues, retained woodland, waterside planting and lush greenery that enhances the natural beauty of the area. This vibrant environment not only complements the homes but also supports ecology and biodiversity.

Key buildings and landscaped squares will augment the inviting street scenes and create easy-to-navigate pathways throughout Hermitage Park Aylesford. Our inspiration comes from the surrounding villages, with plant species selected to blend harmoniously with the existing landscape and thrive in the local soil. Tree and shrub planting schemes have been expertly designed to provide a coherent overarching identity while also giving each phase its own unique character, fostering a cohesive yet relaxed neighbourhood atmosphere.

WHERE EVERY

detail

IS TAKEN CARE OF

Within this new community, you'll find a home that's the ideal fit for you, with a range of two to five bedroom properties.

Designed by award-winning architects, these homes blend inspiration from key features of the local vernacular with their own distinctive identity to create real character. Variety in materials and treatment of architectural details add to the charm and attractiveness of this new neighbourhood.





Inside, all homes are finished to the signature Croudace high quality and modern specification, including integrated appliances* and turf to rear gardens. Your new home here will be a calming, neutral space, ready and waiting for you to make your own. To make life even easier, we can help you personalise your new Croudace home with advice from our expert Sales Consultants and our considered range of customer choices^ including wall colours, fitted furniture, tiling and wardrobe door finishes.

With a new home at Hermitage Park Aylesford, you can move straight in, feel immediately comfortable, and start to discover your new life here.

*Please check our specification within our home styles brochure for more information about integrated appliances within your chosen plot. ^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 sales centre after launch. Please speak to a Sales Consultant for more information.

Enjoy THE BEST OF TOWN AND COUNTRY

At Hermitage Park, you'll be able to choose the pace of life to suit you. With easy access to both the historic County Town of Maidstone and the glorious Kent countryside, you can indulge in shopping, dining and culture one day, then peaceful walks and charming villages the next.

Maidstone sits on the banks of the River Medway in the heart of Kent, known as 'The Garden of England' thanks to its abundance of fruit growing and hop gardens. With such a cornucopia of produce on the doorstep, you can sample some of the finest food and drink in Maidstone's shops, markets and restaurants. Maidstone General Market is open every Tuesday and Saturday, plus a Farmers' Market takes place every third Sunday of the month at nearby Aylesford Priory.





The town itself is steeped in history, with several listed buildings including All Saints Church, Corpus Christi Hall, Maidstone Town Hall, the Carriage Museum, Maidstone Museum and Bently Art Gallery. Beyond this historic façade is a leading shopping, dining and cultural scene. Maidstone is ranked as one of the top five shopping centres in the southeast of England, while over 80 cafés and restaurants in the town bring you outstanding local produce and international flavours. The Hazlitt Theatre hosts some of the country's best touring plays, music, comedies and dance, so you can sit back and let the pick of the crop come to you.

The surrounding countryside is perfect for walks and bike rides. When you want rolling hills and stunning views, head for The North Downs. This Area of Outstanding Natural Beauty offers spectacular scenery, tranquillity and a fascinating history to enjoy. The popular North Downs Way covers its length, from Farnham in Surrey to the White Cliffs of Dover, while cycling along the quiet lanes of the Weald takes in local vineyards and historic houses. The Friars, Kent Life Heritage Farm Park, Kits Coty and the magnificent Leeds Castle are all within easy reach of Hermitage Park and perfect for a family day out.

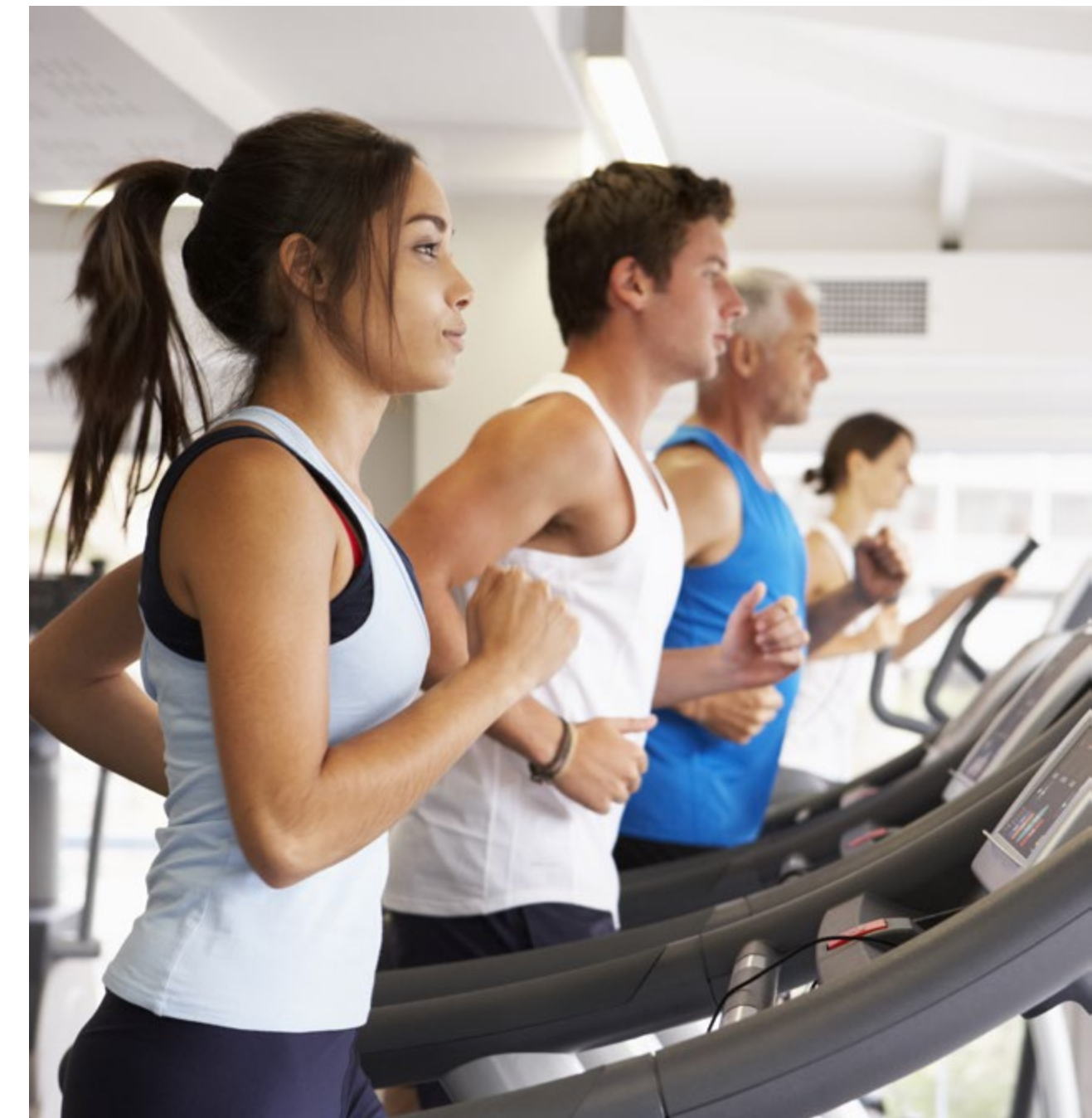
CLOSE TO THE *essentials*

Living at Hermitage Park makes those everyday activities a breeze. Food stores, supermarkets and pharmacies are just a walk or short drive away, so you can easily pick up last minutes items or do your weekly shopping.

When it comes to education, Hermitage Park is in an excellent position for a range of primary and secondary schools, with several within easy walking distance, helping to make the school run more relaxed.

A variety of healthcare facilities can also be found within a short drive away including Maidstone Hospital, Maidstone Dental Care, Maidstone Leisure Centre, Oakwood Dental Surgery, College Practice Barming and Blackthorn Medial Centre.

For inside activity and keeping fit, the nearby Lockmeadow complex combines a gym, restaurants, a Hollywood Bowl bowling alley, pool and Odeon cinema with eight screens.



Nursery	
DinoDen Childminding and After School	0.2 mile
Preschool	
Busy Bees at Maidstone Hospital	0.8 miles
Primary Schools	
Palace Wood Primary School <i>(Ofsted Rating: Good)</i>	0.8 miles
Allington Primary School <i>(Ofsted Rating: Outstanding)</i>	1.2 miles
Jubilee Primary School <i>(Ofsted Rating: Outstanding)</i>	1.5 miles
Valley Invicta Primary School <i>(Ofsted Rating: Outstanding)</i>	1.6 miles
West Borough Primary School <i>(Ofsted Rating: Good)</i>	1.8 miles
Secondary Schools	
St Simon Stock Catholic Secondary School <i>(Ofsted Rating: Good)</i>	2.2 miles
Oakood Park Grammer School <i>(Ofsted Rating: Good)</i>	2.2 miles
Maidstone Grammar School <i>(Ofsted Rating: Good)</i>	4.4 miles
College	
Midkent college	2 miles
University	
University of Kent	30 miles

Education

FOR ALL AGES

There are many vibrant schools in the local area highly rated by Ofsted. With this selection of schools ranging from nursery to colleage and with the University of Kent within an hour's drive away, Hermitage Park offers students of all ages the opportunity for an impressive education.

Connect

SEAMLESSLY

Travelling from A to B is refreshingly straightforward at Hermitage Park Aylesford. It is ideally situated for commuters, with Barming station a short walk away. From here there are direct services to local towns, Ashford International and London Victoria.

For car travel, the nearby A20 leads to the M20, which gives access to the M25 and M23. Ditton and West Malling can be reached via the A20, and the A26, approximately a mile away, takes you to Maidstone Town Centre, Watlingbury, Tonbridge and Tunbridge Wells.

You'll also find travel abroad is within easy reach from Hermitage Park Aylesford. Nearby Maidstone East can get you into London in an hour, while Gatwick Airport and the Port of Dover are just under an hour's drive away.

Bus services run from Hermitage Park too, so you can take advantage of the connections between Chatham, Faversham, Sittingbourne, Tonbridge, Tunbridge Wells, Ashford and Tenterden that run from Maidstone.

TRAIN

From Barming Station

- **East Malling**
3 mins
- **Maidstone East**
5 mins
- **West Malling**
6 mins
- **Bearsted**
11 mins
- **Otford**
23 mins
- **Ashford International**
37 mins
- **Bromley South**
45 mins
- **London Victoria**
1 hour 4 mins

From Maidstone East Station

- **London Bridge**
53 minutes
- **London Waterloo East**
1 hour
- **London Charing Cross**
1 hour 4 mins

WALK

- **Barming Hermitage Farm Bus Stop**
0.2 miles
- **Barming Train Station**
0.2 miles
- **Hermitage Park Community Centre**
0.5 miles
- **Woodstock Coffee Shop**
0.5 miles
- **Maidstone and Tunbridge Wells Hospital**
0.7 miles
- **Tesco Extra**
0.7 miles
- **Allington Post Office**
1 mile
- **The Duke of Edinburgh Pub**
1.3 miles
- **Adventure Kidz**
1.4 miles

DRIVE

- **Sainsbury's**
1.5 miles
- **South Aylesford Retail Park**
1.7 miles
- **Allington Post Office**
2.2 miles
- **The Chequers Inn Pub**
2.2 miles
- **The Friars, Aylesford Priory**
2.7 miles
- **Aylesford Pottery**
2.7 miles
- **Tesco Superstore**
3.5 miles
- **Fremlin Walk Shopping Centre**
3.7 miles
- **Sissinghurst Castle Gardens**
15.7 miles
- **Biddenden Vineyards**
21.8 miles
- **Smallhythe National Trust**
24.3 miles
- **Eurotunnel**
34 miles



5 STAR
award
WINNING
HOME
BUILDERS



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

A COMMITMENT TO *quality*



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.



A stylized, handwritten signature in black ink, representing Adrian Watts.

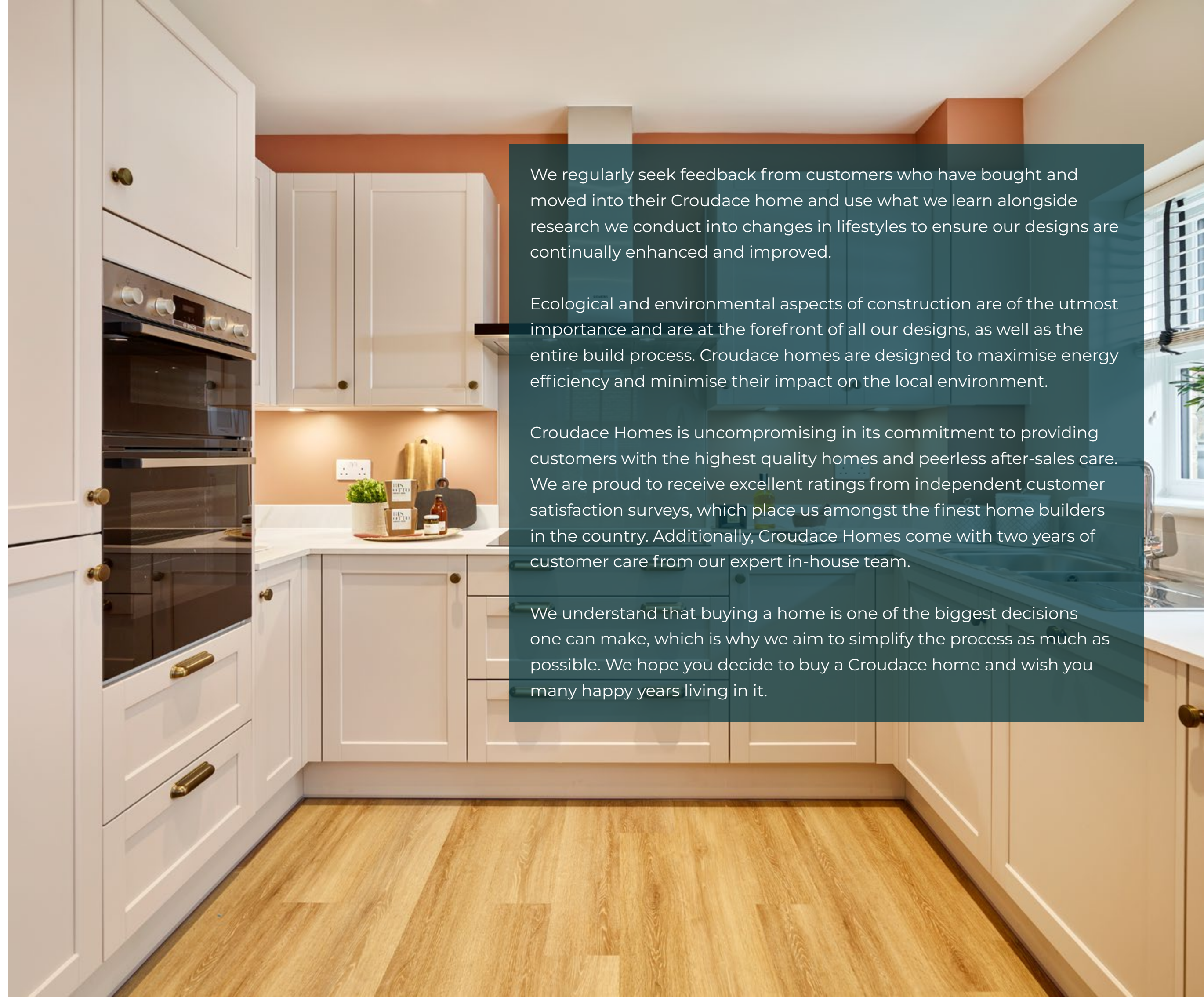
Adrian Watts,
Group Chief Executive

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. Additionally, Croudace Homes come with two years of customer care from our expert in-house team.

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.





ENERGY *efficient*

According to research by the House Builders Federation (HBF) the average new build home makes **heating, hot water and lighting costs 50% cheaper**, with the average new build house owner paying just over £800 a year for these utilities. **New build homes also emit 65% less carbon** than older counterparts, with the average new build home emitting 1.22 tonnes of carbon per year.*

Energy saving features in your new Croudace home

Energy efficiency is built into our homes. Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home
- Thermal Insulation inside floors, walls and roof
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- Integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Hermitage Park.

*Data from HBF Watt a Save - Energy efficient new homes January 2025 report <https://www.hbf.co.uk/research-insight/wattasave/>

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. Our Sales Consultants are always on hand to help whenever possible.



THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers



**Hermitage Park, Newbridge Avenue,
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Marketing Suite and Show Homes
open daily 10am to 5pm

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What 3 Words location:
///tree.funds.elder

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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