



THE
OAKS

SUTTON VALENCE



NEWCOURT
RESIDENTIAL



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INTRODUCTION

AN IDYLIC BACKDROP TO COUNTRY LIFE

Situated in 'The Garden of England' The Oaks is a private gated development of four and five bedroom detached family homes. This exceptional development is set within the countryside village of Sutton Valence, Kent.

The Oaks is generously set out around a landscaped island which compliments the Kentish garden setting perfectly. The stunning collection of homes reflects Newcourt Residential's trademark quality specification and seamless finish to create an idyllic family lifestyle.

Our individually designed properties incorporate the convenience and ease of modern living that is embraced in aspirational homes while using optimum materials, expert craftsmanship and meticulous attention to detail.



THE LOCATION

A CHARMING VILLAGE OF HISTORY AND CHARACTER

The historic village of Sutton Valence is set within The Weald of Kent. Surrounded by an abundance of the finest woodlands, fruit farms and gardens make this one of the most tranquil places to live, with the capital only 1 hour and 18mins away.

For families, peace of mind is assured with reputable schools such as Sutton Valence Primary and Sutton Valence Senior. Providing a superior academic journey, the co-educational schools deliver excellence from preschool to sixth form, while neighbouring Maidstone offers a further selection of highly established schools.

The ruined fortress of Sutton Valence castle is the pinnacle of heritage in this rural village, if you enjoy culture the medieval grounds are open from dusk till dawn.

The renowned Leeds Castle is located just over 3 miles away, home to an eclectic range of attractions. This Georgian mansion was once a palace used by Henry VIII and his first wife Catherine of Aragon.

The close-knit community prides itself on its local farm shops and their traditional village. The Oaks residents will also benefit from further parklands such as The Weald of Kent Golf Course, where they can unwind in beautifully maintained 18 hole fairways. Alongside the country High Street lies three local pubs; The Queens Head, The Kings Head and The Clothwork Arms, which contribute to the authentic atmosphere within the village.

The popular town of Maidstone is north-west of the village, with an impressive choice of amenities including a vast shopping experience, entertainment, extensive dining and contemporary bars, granting Sutton Valence locals the best of both worlds.

The nearby village of Headcorn is one of the largest villages in the area, however it has retained its culture and heritage through its history and architecture. Headcorn railway station offers direct trains to London Bridge.





LIVING AREAS

EACH LIVING AREA HAS BEEN CAREFULLY
DESIGNED TO CREATE AN IDYLIC PLACE
TO RELAX AND ENTERTAIN FRIENDS.



FEATURES INCLUDE:

- ◆ Contemporary heritage colour scheme ◆ Spacious and well-proportioned rooms ◆ Decorative cornicing throughout
- ◆ Classically designed skirting and architraves ◆ A combination of luxury floor finishes including oak parquet and carpet.





KITCHENS

ELEGANT, TRADITIONAL SHAKER STYLE
KITCHENS FORM THE HEART OF THE HOME.

FEATURES INCLUDE:

- ◆ Contemporary paint finishes ◆ Bespoke chrome handles
- ◆ High quality traditional shaker style kitchens ◆ Wine fridges ◆ Fully integrated Bosch appliances including fridge freezer, dishwasher, oven, induction hob and combination microwave ◆ 20mm composite stone worktops ◆ Painted timber bi-folding doors from kitchen.





DINING AREAS

THE PERFECT PLACE TO HOST GUESTS
SETTING THE SCENE FOR CONVIVIAL
DINING IN LUXURIOUS SURROUNDINGS.

FEATURES INCLUDE:

- ◆ Dining areas with porcelain tiles or parquet flooring
- ◆ Separate room or designed into the heart of the home
 - ◆ Contemporary colour scheme throughout
- ◆ Outstanding decorative finish ◆ Central pendant light fitting
 - ◆ Decorative corning, skirting and architraves.



BEDROOMS

DECORATED WITH PRIVACY AND COMFORT IN MIND, EVERY BEDROOM IS A PERSONAL SPACE TO RELAX AND UNWIND.



FEATURES INCLUDE:

- ◆ Built in wardrobes with shaker style doors to master bedroom dressing area ◆ En suite bathroom to master bedrooms
- ◆ Luxuriously carpeted.

BATHROOMS

ALL BATHROOMS AND EN SUITES ARE FINISHED WITH METICULOUS ATTENTION TO DETAIL AND TO THE HIGHEST SPECIFICATION.



FEATURES INCLUDE:

- ◆ Built in baths to family bathrooms and walk in showers to master en suite ◆ Italian porcelain floor and wall tiles
- ◆ A combination of traditional and contemporary luxury brassware with polished chrome finish ◆ Neptune washstands
- ◆ Polished chrome heated towel rails ◆ Bespoke mirrors.

EXTERNAL SPACES

ENJOY THE COUNTRY AIR IN PROFESSIONALLY
DESIGNED AND LANDSCAPED GARDENS.



FEATURES INCLUDE:

- ◆ Private gated development
- ◆ Private driveway with either double garage or car barn
- ◆ Landscaped gardens feature lawn and patios
- ◆ Exterior lighting.













SITE PLAN

THE OAKS

	THE LAUREL
	THE MIRBECK
	THE HOLM
	THE EMORY
	THE DARLINGTON
	THE MULLER

PLOT	BEDS	BATHROOMS	GARAGE TYPE	SQ FT	ACRES
1	4	3	CAR PORT	2,027	0.51
2	5	3	CAR PORT	2,067	0.25
3	5	3	CAR PORT	2,105	0.24
4	5	3	INTEGRATED	2,470	0.44
5	5	3	CAR PORT	2,105	0.25
6	5	3	CAR PORT	2,067	0.26
7	5	3	CAR PORT	2,031	0.48
8	5	3	CAR PORT	2,105	0.35
9	5	3	INTEGRATED	2,470	0.29
10	5	3	CAR PORT	2,031	0.26







THE LAUREL

FOUR BEDROOM DETACHED HOME WITH TRADITIONAL OAK FEATURES, HERRINGBONE BRICK DETAILING, COUNTRY CREAM TIMBER WEATHERBOARD, SUSSEX STYLE CHIMNEY, BESPOKE DETACHED OAK CAR BARN AND OAK PORCH.

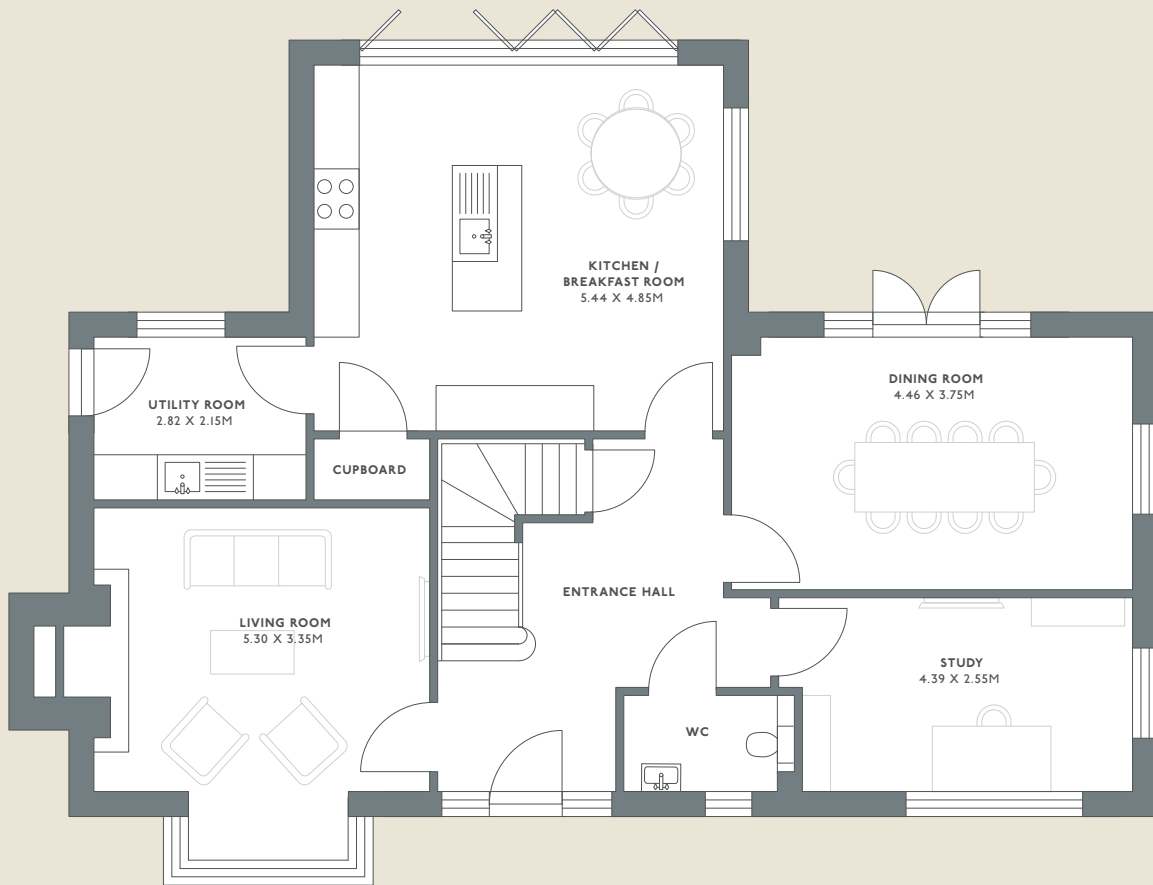


FEATURES INCLUDE:

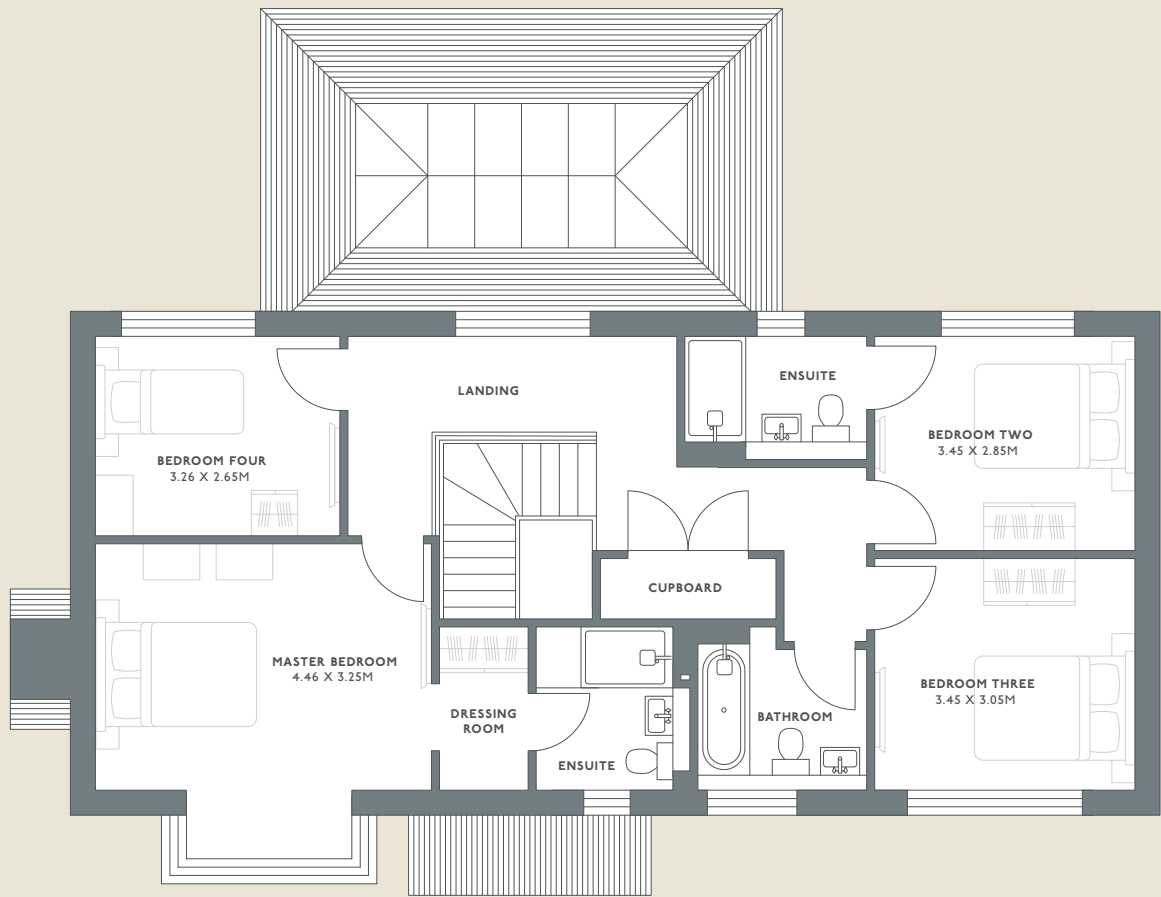
- ◆ Open plan kitchen and breakfast room
- ◆ Dining room ◆ Living room with wood burning stove
- ◆ Master bedroom with luxury en suite and designated dressing area ◆ Second bedroom with en suite ◆ Two further spacious double bedrooms ◆ Family bathroom ◆ Study
- ◆ WC ◆ Utility room ◆ Detached double car barn

THE LAUREL

TOTAL AREA
188 SQ M / 2,027 SQ FT



GROUND FLOOR



FIRST FLOOR



THE MIRBECK

DETACHED FIVE BEDROOM HOME WITH ATTRACTIVE
TILE HUNG FAÇADE, TIMBER PAINTED WINDOWS
AND A DOUBLE CAR BARN.

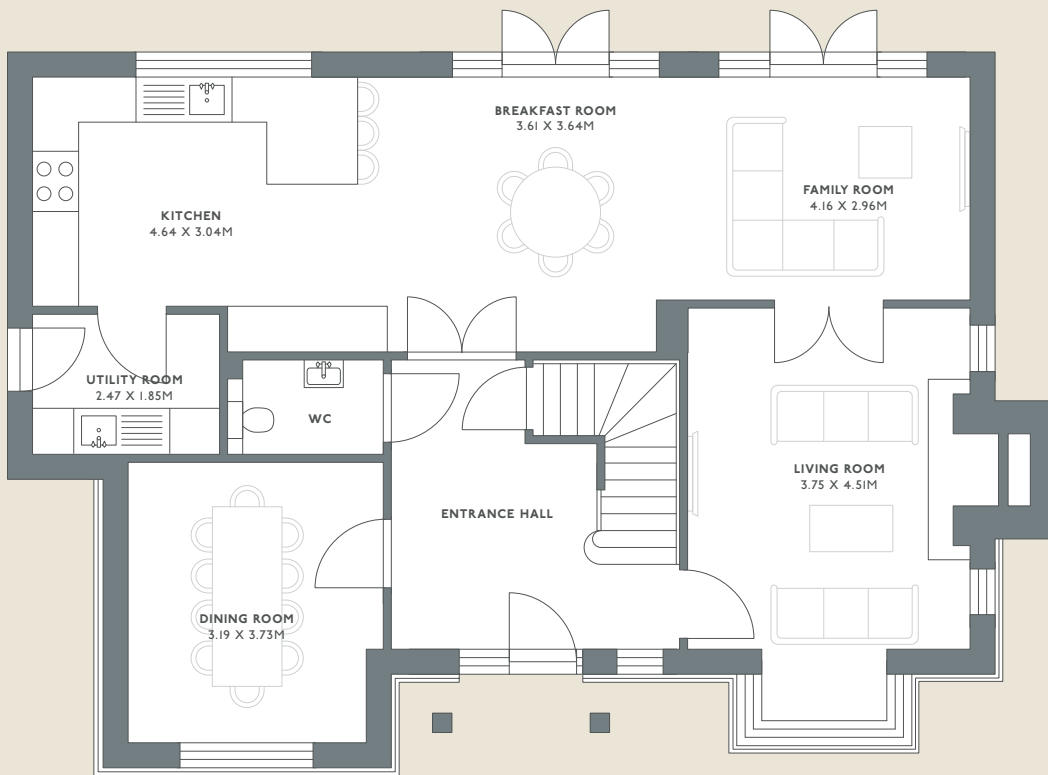


FEATURES INCLUDE:

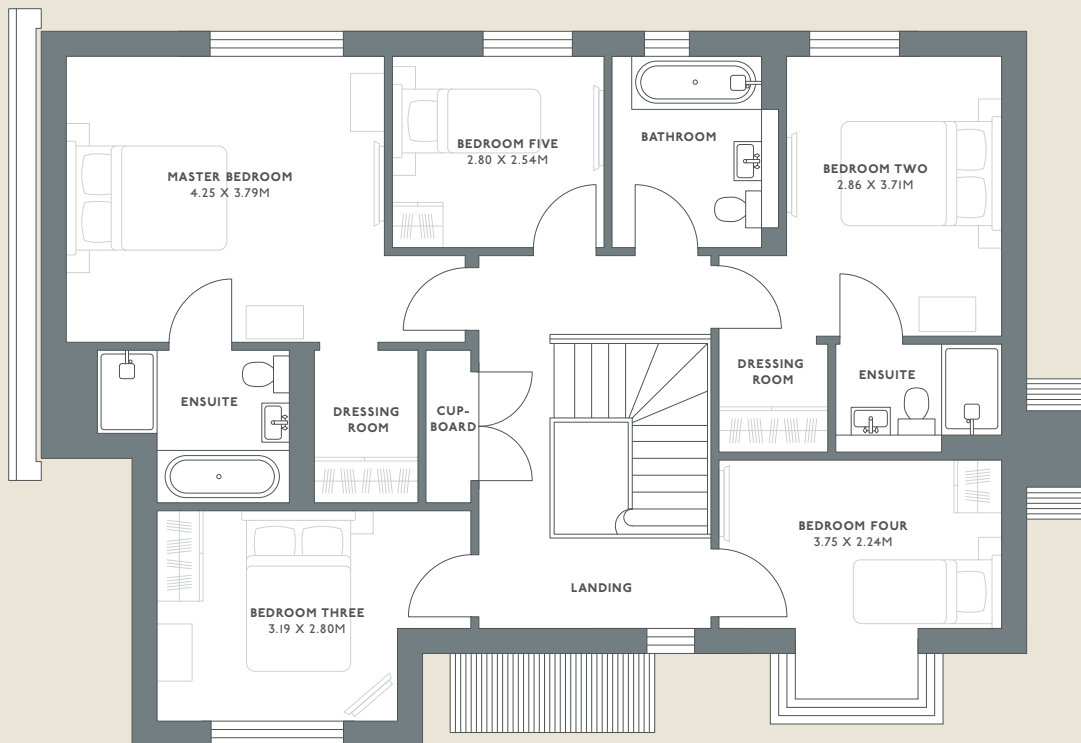
- ◆ Open plan kitchen, breakfast room and family room
- ◆ Dining room ◆ Living room with fire place ◆ Master bedroom with built in wardrobes and luxury en suite ◆ Second bedroom with en suite ◆ Three further bedrooms ◆ WC ◆ Utility

THE MIRBECK

TOTAL AREA
192 SQ M / 2,067 SQ FT



GROUND FLOOR



FIRST FLOOR



THE HOLM

DETACHED DOUBLE FRONTED FIVE BEDROOM HOUSE WITH
TRADITIONAL BRICK, TIMBER CASEMENT PAINTED WINDOWS,
OAK PORCH AND DETACHED OAK DOUBLE CAR BARN.

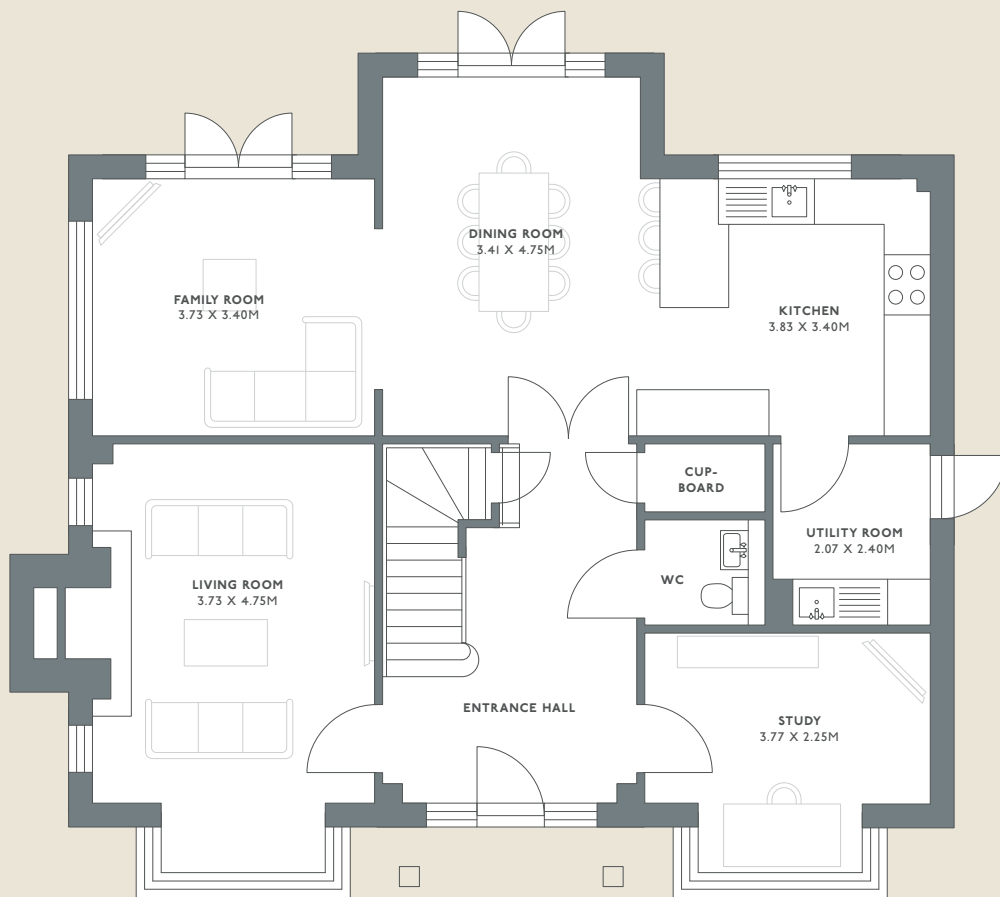


FEATURES INCLUDE:

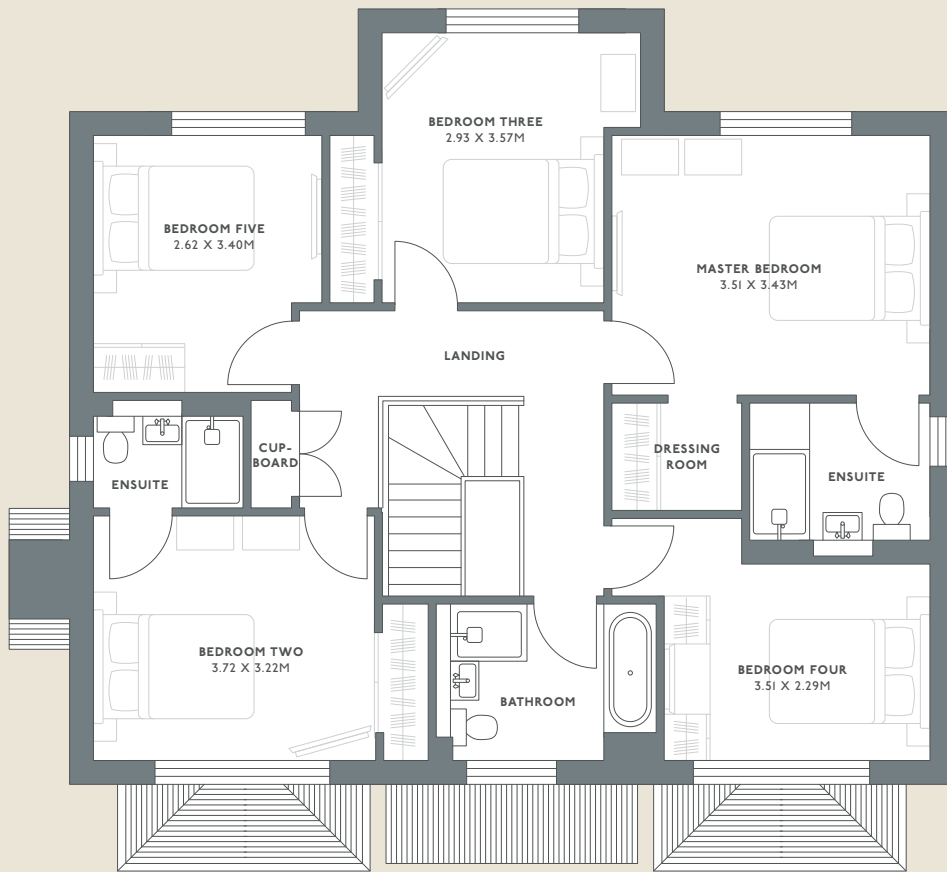
- ◆ Open plan kitchen, dining room and family room
- ◆ Living room with fireplace ◆ Master bedroom with luxury en suite and designated dressing room ◆ Second bedroom with en suite bathroom ◆ Three further spacious bedrooms ◆ Family bathroom ◆ WC ◆ Utility room ◆ Detached double car barn

THE HOLM

TOTAL AREA
195 SQ M / 2,105 SQ FT



GROUND FLOOR



FIRST FLOOR



THE EMORY

OUR LARGEST PROPERTY WITH FIVE BEDROOMS AND THREE BATHROOMS INCLUDING TWO EN SUITES. TIMBER WINDOWS. OAK PORCH WITH TRADITIONAL TIMBER COUNTRY STYLE FRONT DOOR AND A DOUBLE INTEGRATED GARAGE.



FEATURES INCLUDE:

- ◆ Open plan kitchen and dining room ◆ Family room
- ◆ Living room with fireplace ◆ Master bedroom with luxury en suite bathroom and designated dressing room ◆ Second bedroom with en suite bathroom ◆ Two further spacious double bedrooms ◆ Bedroom five or study
- ◆ Family bathroom ◆ WC ◆ Utility room ◆ Integrated double garage

THE EMORY

TOTAL AREA
230 SQ M / 2,470 SQ FT



GROUND FLOOR



FIRST FLOOR



THE DARLINGTON

DETACHED FIVE BEDROOM HOME WITH TRADITIONAL COUNTRY CREAM TIMBER WEATHERBOARD, DECORATIVE OAK GABLE, SOLID OAK DETAILING TO TIMBER PAINTED WINDOWS AND A DOUBLE CAR BARN.

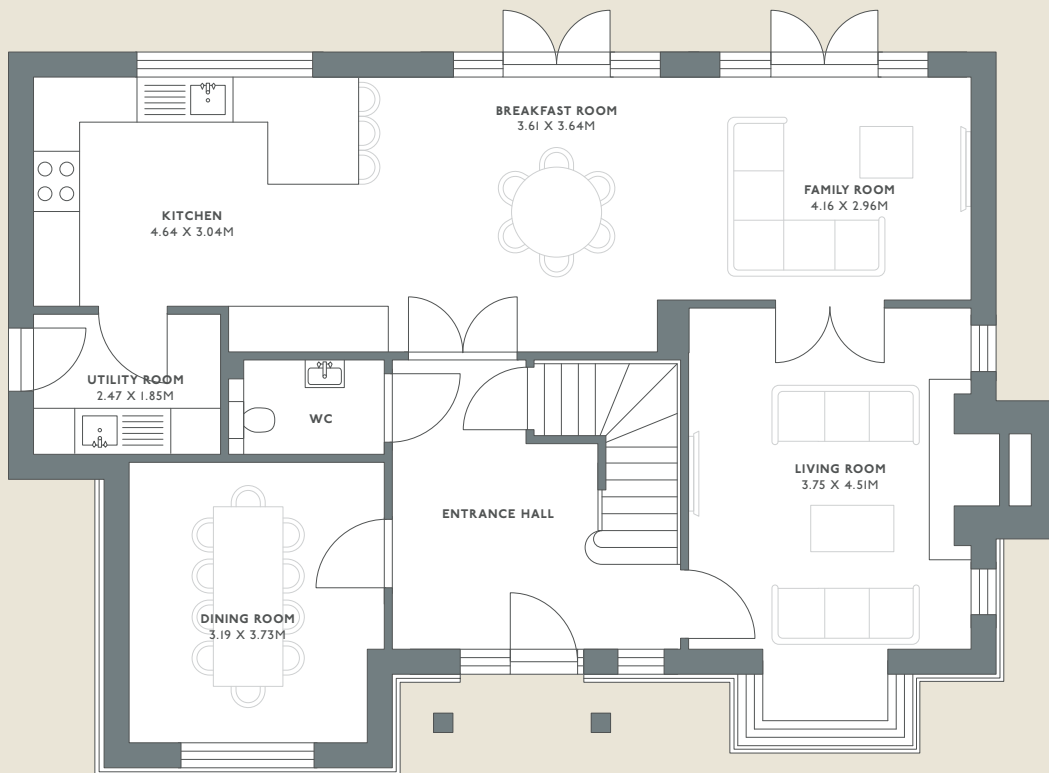


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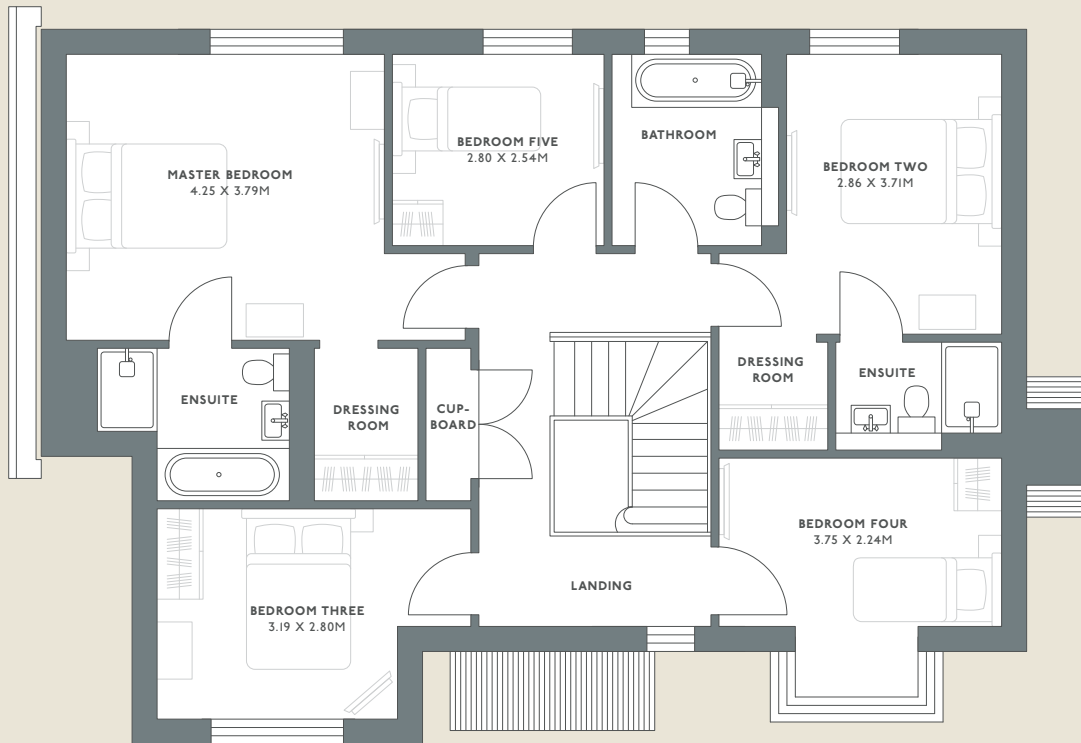
- ◆ Open plan kitchen, breakfast room and family room
- ◆ Formal dining room
- ◆ Living room with fireplace
- ◆ Master bedroom with built in wardrobes and luxury en suite
- ◆ Second bedroom with en suite
- ◆ Three further spacious bedrooms
- ◆ WC
- ◆ Utility

THE DARLINGTON

TOTAL AREA
192 SQ M / 2,067 SQ FT



GROUND FLOOR



FIRST FLOOR



THE MULLER

DETACHED FIVE BEDROOM HOUSE IN KEEPING WITH THE KENT COUNTRY STYLE. ATTRACTIVE TILE HUNG FAÇADE, TIMBER WINDOWS, BESPOKE OAK PORCH AND A TRADITIONAL OAK CAR BARN.

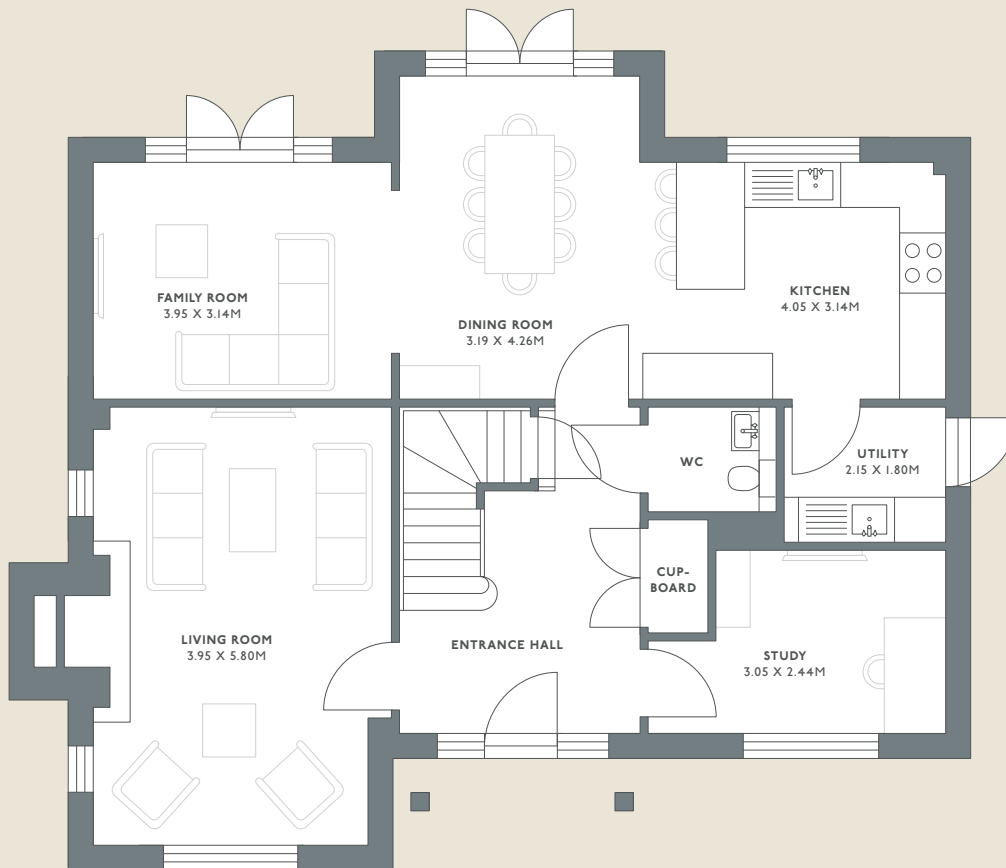


FEATURES INCLUDE:

- ◆ Open plan kitchen, dining room and family room
- ◆ Living room with wood burning stove
- ◆ Master bedroom with luxury en suite and designated dressing room
- ◆ Second bedroom with en suite bathroom
- ◆ Three further spacious bedrooms
- ◆ Family bathroom
- ◆ WC
- ◆ Utility room
- ◆ Detached double car barn

THE MULLER

TOTAL AREA
189 SQ M / 2,031 SQ FT



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

“DETAILS ARE NOT DETAILS;
THEY MAKE THE PRODUCT”
— CHARLES EAMES



EXTERNAL FINISHES

- ◆ Private gated development
- ◆ Private spacious driveway with either double garage or car barn
- ◆ Traditional timber casement painted windows
- ◆ Traditional timber country style front door with chrome ironmongery
- ◆ Exterior lighting
- ◆ Landscaped gardens

KITCHENS

- ◆ Traditional shaker style kitchens in a variety of Farrow & Ball paint finishes
- ◆ 20mm composite stone worktops
- ◆ Fully integrated Bosch appliances including: fridge freezer, dishwasher, oven, induction hob, and combination microwave.
- ◆ Fitted cabinetry, Bosch washing machine, tumble dryer and worktops to utility room
- ◆ Wine cooler

BATHROOMS & EN SUITES

- ♦ A combination of traditional and contemporary luxury brassware with polished chrome fittings
- ♦ Villeroy & Boch floor mounted white WC pan with soft close lid and concealed cistern with designer flush plate
- ♦ Traditional freestanding Neptune wash stands
- ♦ Built in baths and shower enclosures in the family bathroom and master en suite
- ♦ Polished chrome heated towel rails to all bathrooms
- ♦ Porcelain tiling to family bathrooms and en suite
- ♦ Recessed mirror cabinet with internal light and shaver socket to family bathroom

LIGHTING & POWER

- ♦ White adjustable LED ceiling downlighters
- ♦ Satin or brushed steel switches and sockets throughout

INTERIOR FINISHES

- ♦ Painted timber bi-folding doors from kitchen
- ♦ Traditional painted oak internal three panel doors with complementing chrome ironmongery
- ♦ Outstanding decorative finish throughout
- ♦ Decorative cornice throughout
- ♦ Classically designed skirting and architraves
- ♦ Stone skirting to wet areas
- ♦ Traditional oak handrail to staircases and decorative painted spindles.
- ♦ A combination of luxury floor finishes included, oak parquet, porcelain tiling and carpet
- ♦ Contemporary heritage colour scheme throughout
- ♦ Built in wardrobes with shaker style doors to master bedroom dressing area

SECURITY

- ♦ Intruder and fire alarm system connected to smoke and heat detectors
- ♦ Gated development

HEATING & COOLING

- ♦ Energy efficient Potterton boiler
- ♦ Underfloor heating throughout (wet system) with individually zoned areas controlled via digital thermostats
- ♦ Fireplace with traditional limestone surround & contemporary wood burning stoves
- ♦ Bosch extractor hood to kitchen and extractor fans to bathrooms

AFTERCARE

- ♦ 10 year Construction Warranty
- ♦ 24 month defect liability period
- ♦ Full comprehensive home user manual
- ♦ Dedicated customer care team



LOCATION & CONNECTIONS

Sutton Valence is a prime location offering country living while city life is within easy reach. The M20 is easily accessible providing straightforward routes to London, while local train stations offer direct trains within an hour.

Maidstone and Ashford are both under 30 minutes' drive away ensuring residents have a balance of rural and urban living. The Oaks is located within reach of major airports Heathrow and Gatwick, ensuring family and business trips can be taken at your leisure.



M20
5 MILES



BLUEWATER
28 MILES



M25
26 MILES



CENTRAL LONDON
40 MILES



LONDON GATWICK
48 MILES



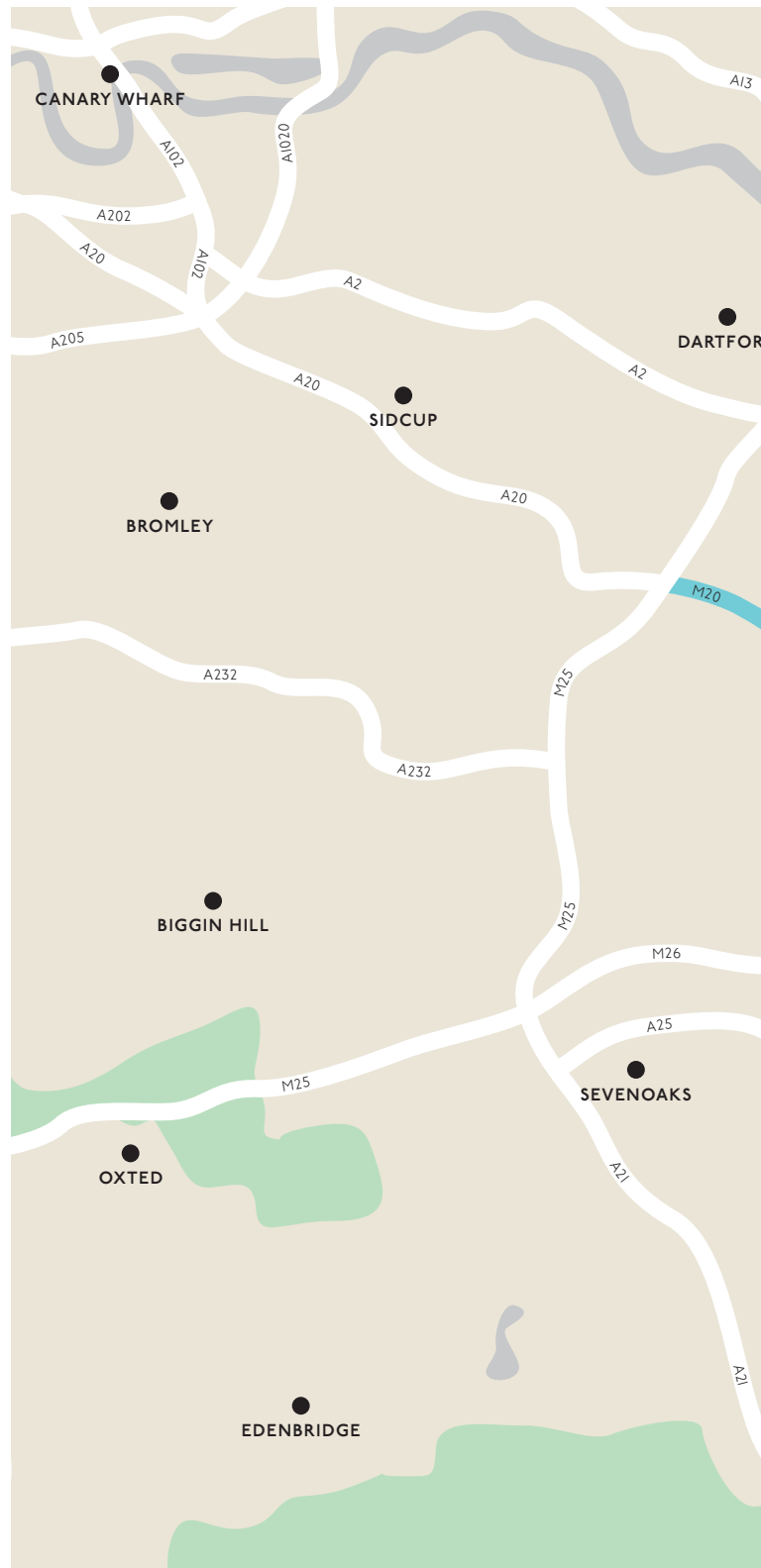
LONDON HEATHROW
69 MILES

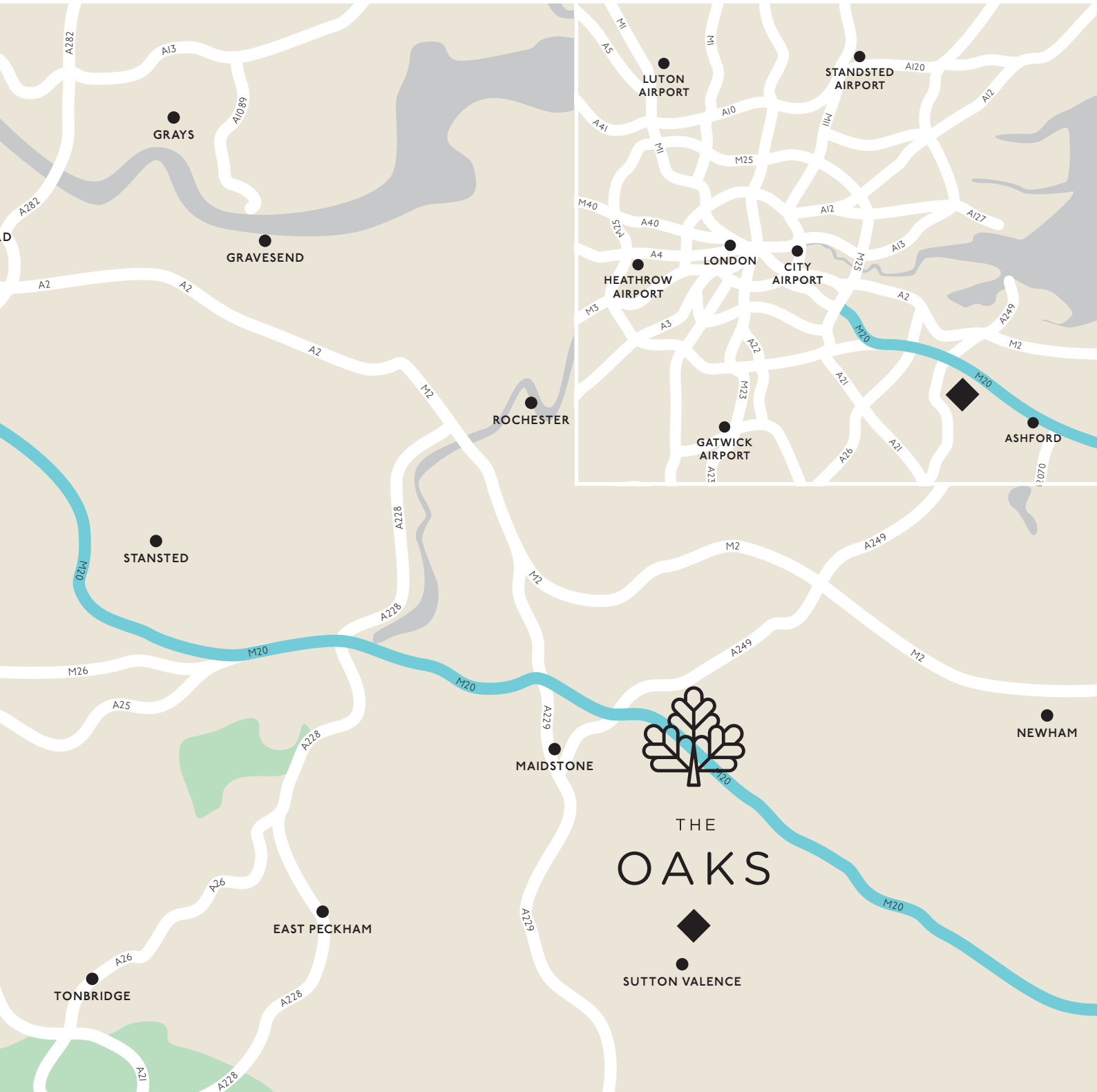


**MAIDSTONE EAST STATION TO
LONDON VICTORIA STATION**
1 HOUR



**HEADCORN STATION TO
LONDON WATERLOO STATION**
1 HOUR 30 MINS





GRAYS

GRAVESEND

ROCHESTER

STANSTED

MAIDSTONE

EAST PECKHAM

TONBRIDGE



THE
OAKS



SUTTON VALENCE

LUTON AIRPORT

STANDSTED AIRPORT

HEATHROW AIRPORT

GATWICK AIRPORT

CITY AIRPORT

ASHFORD

NEWHAM

THE

OAKS

SUTTON VALENCE



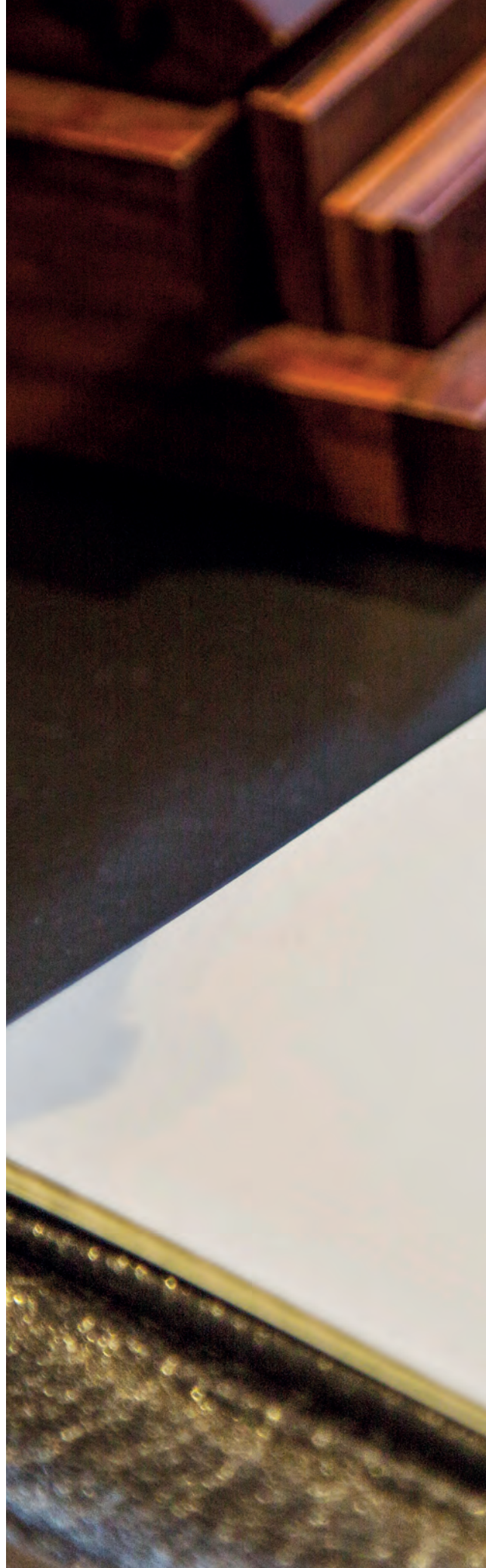
CUSTOMER CARE

From inception to completion and beyond, our committed team is on hand to inform and assist clients, making sure that their new house meets our high expectations.

For new owners, a high standard of customer service is essential, our dedicated customer care team provides expert assistance on any matters that may arise.

Purchasers of Newcourt Residential homes receive a detailed handover manual where all finishes, appliance details and instruction booklets are housed in one easy to find file. Online access to all of this information is also provided.

Our properties are covered by an initial two year defect period and a 10 year structural warranty.





THE
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ABOUT NEWCOURT RESIDENTIAL

We are dedicated to creating exceptional, carefully crafted, aspirational homes. With a strong portfolio of residences in London and the South East, we have cemented our reputation as trusted award-winning developers.

We believe that attention to detail can make all the difference to a property. Our professional team manages every aspect of the design and build process, ensuring each element is meticulously executed.

Our approach always begins with finding the most desirable locations before sourcing the highest quality materials. We then select talented craftsmen who uphold our commitment to excellence. Our dedicated aftercare team will look after you and your new home after completion ensuring that the highest standard of customer care is adhered to.

The result is an exclusive, bespoke home that perfectly complements your lifestyle.



KARL ELKHADRAOUI

MANAGING DIRECTOR
NEWCOURT RESIDENTIAL



NEWCOURT
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ENQUIRIES

FOR MORE INFORMATION OR TO MAKE AN
ENQUIRY PLEASE CONTACT OUR SALES MANAGER:

SALES@NEWCOURT.CO.UK

020 7205 2785

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Particulars dated July 2017.



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