



COUNTRYSIDE

— *at* —

KINGS HILL

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES IN KENT



COUNTRYSIDE
Places People Love

WELCOME TO COUNTRYSIDE AT KINGS HILL

Whether you are looking for your first move onto the property ladder, a new family home or even looking to downsize, this new development has something for everyone.

Located in the heart of Kings Hill, Kent, this exciting new development provides a stylish mix of 132 contemporary apartments, 2, 3, 4 and 5 bedroom homes. Finished to the highest of specifications, Kings Hill is the perfect place to call home.



THE GARDEN OF ENGLAND



Kings Hill is located just 2 miles from the village of West Malling, a former RAF airbase that has been transformed into a modern village in the heart of Kent.

Drawing on the location's aviation heritage, Kings Hill offers a beautiful, safe and sustainable community where everything needed for an active and aspirational lifestyle is on your doorstep.

Built with community in mind, the vibrant and friendly village centre Liberty Square, is home to many shops and cafés such as Waitrose, Costa and The Spitfire public house. The development benefits from a doctors' surgery, dentist, opticians and vets as well as a community centre for residents. The neighbourly spirit makes it the perfect environment to make a home.

Kings Hill also benefits from great transport links to surrounding towns Maidstone, Sevenoaks and Tonbridge. West Malling has a lovely selection of boutiques, restaurants and bars. Sevenoaks provides a wealth of activities for days out such as the enchanting National Trust property, Knole. Slightly further afield are the rippling hills of the High Weald and the rolling North Downs, perfect for country walks, pub lunches and picturesque views of the South of England.



STAY CONNECTED

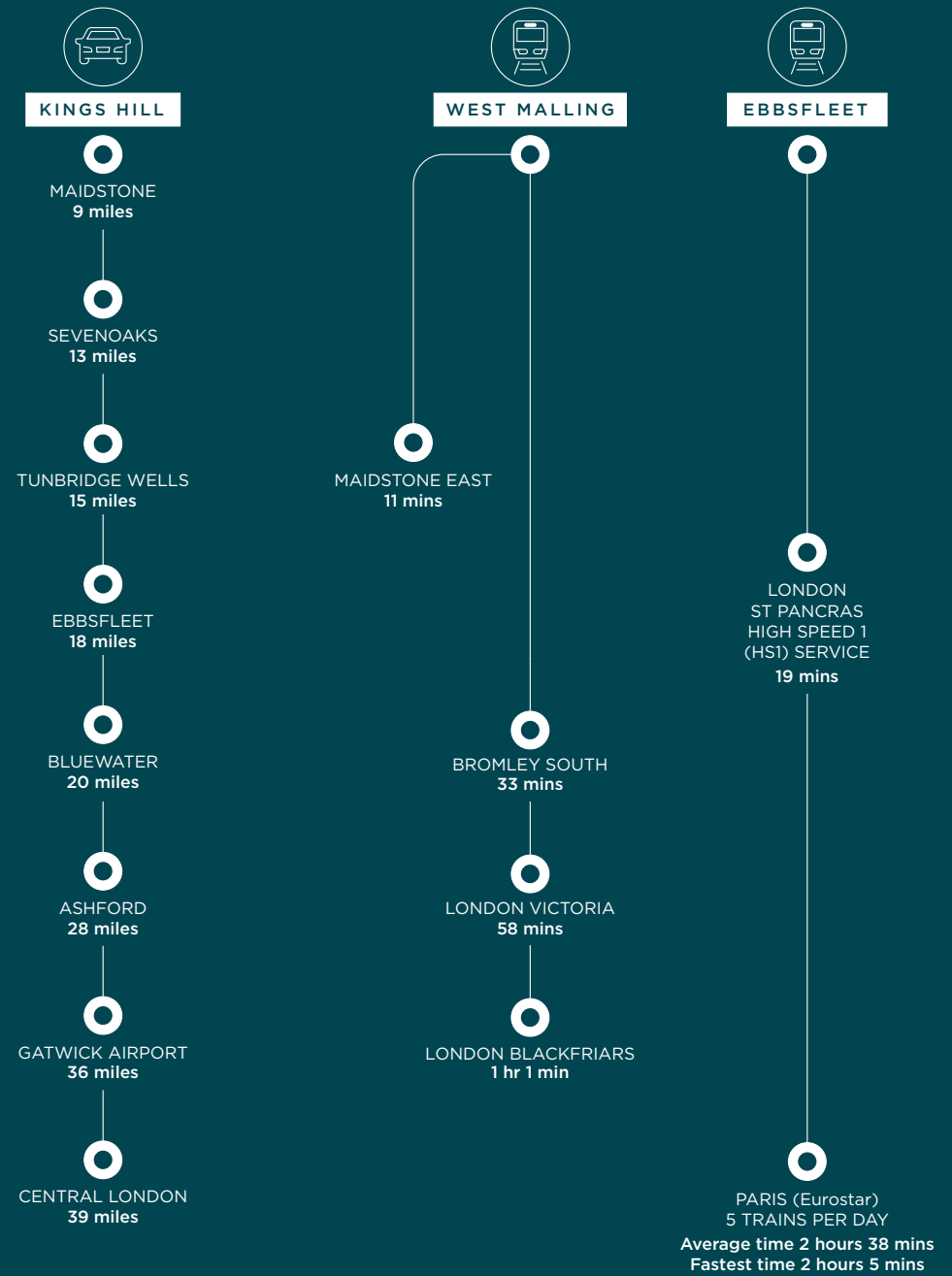
Kings Hill is excellently located providing easy access to numerous forms of transport.

By road the development is situated just 3 miles from junction 4 on the M20, providing links to Dover, London and the M25 motorway network. For those wanting to travel further afield, Gatwick airport is just under 40 minutes drive.

Within walking distance and just a few minutes away by car, West Malling train station provides an excellent choice of rail services to London

Victoria and London Blackfriars. London Victoria can be reached in just under 50 minutes and London Blackfriars in just over an hour making Kings Hill the perfect location for those looking to commute by rail to London. Alternatively, Ebbsfleet station, which is just under half an hour away by car, offers additional rail links to London St Pancras International and Paris via the Eurostar. For added ease, there is a shuttle bus, which is scheduled to meet every train arriving at West Malling station daily.

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at
KINGS HILL



Mileages are taken from Google and are used as a guide only.
Travel times are taken from National Rail and are used as a guide only.

MODERN KENT LIVING

Kings Hill is the perfect place to call home. In keeping with Kentish designs, the properties feature traditional architectural accents finished in a modern way. The apartments, 2, 3, 4, 5 bedroom homes benefit from airy useable spaces, with large full height windows, providing bright, light living areas to suit a variety of different needs.

The landscaping is an important aspect of the development with the focus on providing a formal stance around the central square. The woodland to the rear of the development seamlessly blends with the properties to create a harmonious living environment.

In keeping with the premium quality you would expect from Countryside, the two and three bedroom homes are the perfect retreat for first time buyers and young families, whilst the larger four and five bedrooms homes are suitable for those looking for a piece of Kent luxury. All properties are fitted with state of the art appliances and finishes making it an impressive choice for everyone.





AN EXCEPTIONAL ENVIRONMENT

Preserving King Hill's connections to its past and retaining awareness of its history is very much a part of the developments philosophy. Originally a Royal hunting ground in the Middle Ages, Kings Hills became a strategic airfield in the twentieth century. During World War I, the area was used as an emergency landing

ground and Kings Hill's role in aviation history began. Home to as many as four day and night fighter squadrons at a time, the base was active in missions over France and Germany, additionally intercepting doodlebug flying bombs launched towards London from the French and Dutch coasts.



SHOPPING

You are really spoilt for choice when it comes to shopping and leisure. Maidstone town centre is home to Fremlin Walk providing a great range of high street stores including House of Fraser and Marks & Spencer's. If you're a fashionista, Ashford Designer Outlet is easily accessible via the M20 providing a range of designer stores such as Ralph Lauren, Kurt Geiger, Ted Baker and Bose. Bluewater located just 20 miles away for further more extensive shopping, restaurants, bars and a cinema.



SUITS ALL TASTES

There is a huge range of sports and leisure facilities available at your fingertips. Visit Kings Hill Golf Club, one of the best 18 hole courses in the county, relax by the indoor pool and play tennis at the David Lloyd or join the Kings Hill Cricket Club and fully immerse yourself in village life. Community sports and leisure facilities are also available at Kings Hill Sports Park, which benefits from artificial and grass sport pitches, a sports pavilion and The Sports Café and Bar.



KINGS HILL FROM THE SKY



- | | | | | | | |
|-------------------|-----------------|--------------------|----------------|------------------|-----------------------|------------------------------|
| 1 Entrance | 4 Golf Club | 7 Surgery | 10 Sports Park | 13 Asda | 16 Future Residential | 19 Countryside at Kings Hill |
| 2 Control Tower | 5 Business Park | 8 David Lloyd | 11 Nature Park | 14 Day Nurseries | 17 Future Public Park | |
| 3 Primary Schools | 6 Cricket Pitch | 9 Community Centre | 12 Waitrose | 15 Capital Space | 18 Regus | |





YOUR CHANCE TO FLOURISH

Kings Hill benefits from a variety of schools in the area for every educational stage.

Valley Invicta Primary School

This school offers an education for children aged 4-11 where art and culture are central to the school curriculum.

Kings Hill Primary School

At the heart of the Kings Hill community, it offers a unique and vibrant primary school experience with high academic expectations coupled with a caring ethos.

The Discovery School

A popular primary school benefitting from large attractive grounds and a happy and motivating environment for pupils to prosper.

Maidstone Grammar School

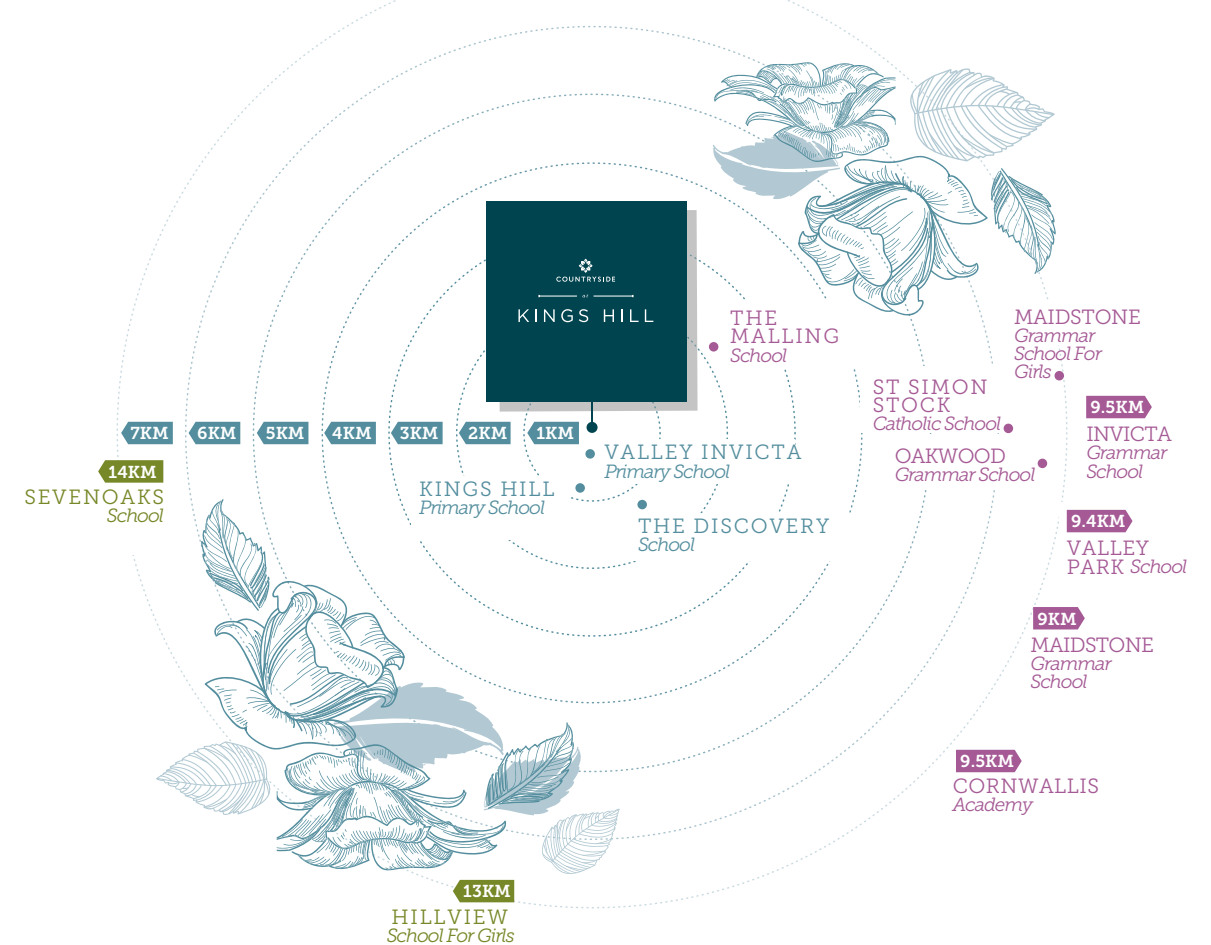
A prestigious secondary school founded in 1549 with core values that include developing morals and respecting individuals and individuality.

Hillview School for Girls

One of the highest-achieving non-selective girls' School in Kent offering an education for girls aged 11 to 18 with a thriving, mixed Sixth Form.

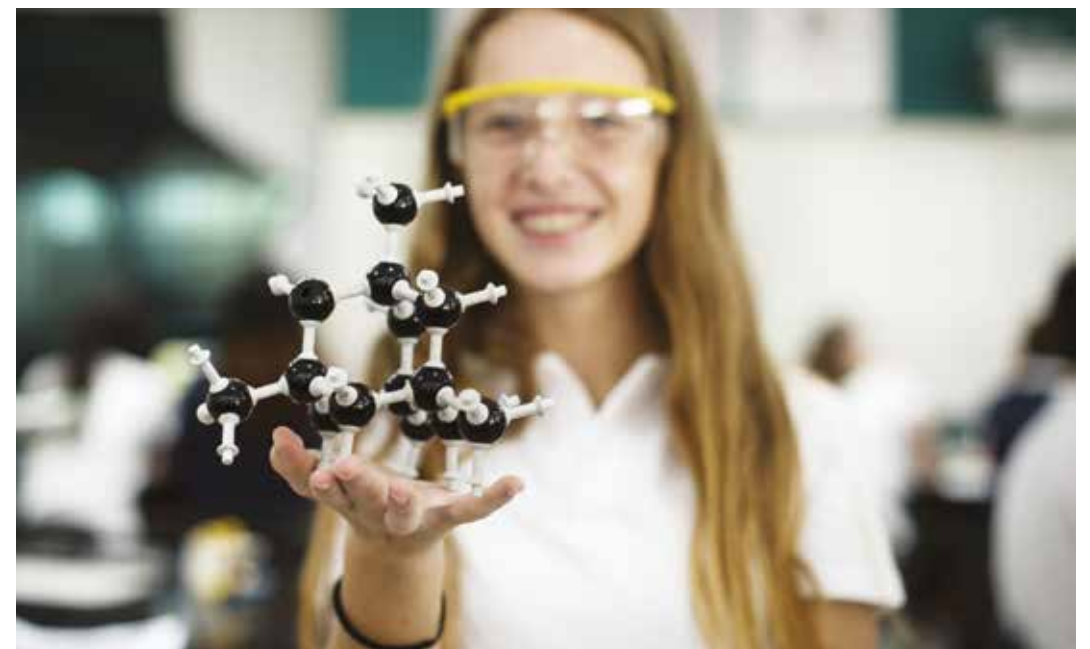
Sevenoaks School

A co-educational day and boarding school for 11 to 18 year olds. The school is proud of its innovative approach to education and academic excellence.



KEY: ■ PRIMARY SCHOOL ■ SECONDARY SCHOOL ■ INDEPENDENT SCHOOL

All distances are approximate and calculated as the crow flies. Source Google Maps



THE BENEFITS OF OWNING A NEW HOME

BUILDING A BETTER FUTURE

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, lower running costs and low maintenance. These provide compelling reasons to choose a new home from Countryside.

NO NASTY SURPRISES

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind for a 10-year NHBC guarantee as well as a dedicated 2 years Customer Service warranty following completion.

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!



MAKE YOUR NEW HOME EVEN MORE AFFORDABLE

Help to Buy* is a Government scheme that makes it easier to buy your brand new home. The Government will lend you up to 20% of the full purchase price, which is interest free for 5 years. You'll only need 5% for your deposit!

For more information, please visit the website www.help2obuy.org.uk

*5% deposit only applicable when using the Help to Buy scheme. Selected homes only. Please ask the Sales Consultants for more details.





Herschel Place, Hawkhurst

ABOUT COUNTRYSIDE

AWARD-WINNING DEVELOPER COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE
Places People Love

COMMITTED TO OUR CUSTOMERS



The customer service teams at Countryside are committed to providing you, our customers, with quality homes.

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Kings Hill carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards.

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion. Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover.

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com.





KINGS HILL SPECIFICATION

At Countryside, we have spent a great deal of time in finding the perfect specification for your new home. We believe that the quality of the features within these new homes will rival any other and feel like home from day one.

ENVIRONMENTALLY FRIENDLY FEATURES

- Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources
- Materials sourced locally where available or commercially feasible
- 'A' rated kitchen appliances, where possible
- Dual flush toilets
- Low energy lighting throughout
- Recycling bins provided

BATHROOM

- White sanitaryware with chrome mono mixer tap and dark swiss elm finish vanity top
- White double ended bath with dark swiss elm bath panel
- Low level Vado over bath shower
- Chrome finish towel rail
- Half height Saloni tiling to bath and sanitaryware walls (please ask Sales Consultant for full details)
- Amtico Spacia flooring

EN SUITE

- White sanitaryware with chrome mono mixer tap and dark swiss elm finish vanity top
- Vado shower with concealed shower mixer and enclosed shower door
- Chrome finish towel rail
- Full height Saloni wall tiling to shower enclosure and half height to all other sanitaryware walls (please ask Sales Consultants for more details)
- Amtico Spacia flooring



KITCHEN

- Contemporary Commodore kitchen with handleless base and wall units (ask Sales Consultant for full details)
- Laminate worktops and upstand with glass splashback behind hob to 2 & 3 bedroom homes
- Silestone worktop with glass splashback behind the hob to 4 & 5 bedroom homes
- Stainless steel one and half bowl sink with stainless steel tap
- Under cupboard LED lighting to wall units
- Electrolux single oven with stainless steel 4 ring ceramic hob and Electrolux chimney extractor in 2 & 3 bedroom properties
- Two Electrolux single ovens and 5 ring ceramic hob in 4 bedroom homes
- Two AEG single ovens in 5 bedroom homes
- Integrated Electrolux fridge/freezer
- Integrated Electrolux dishwasher
- Integrated Electrolux washer dryer where applicable
- Capel Sense single wine cabinet to 5 bedroom properties only



GENERAL FINISHES

- Internal doors painted white with polished chrome door furniture
- Pure Brilliant White painted ceilings
- White single square groove skirtings and architraves
- Pure Brilliant White to walls
- Fitted wardrobe to master bedroom finished with sliding doors

FLOORING

- Amtico Spacia Flooring and Carpet provided throughout as standard (ask Sales Consultant for full details)

ELECTRICAL

- Low energy light fittings throughout
- Pendant lighting to living areas and bedrooms
- Recessed downlighters to bathroom, en suite, kitchen and hallway
- USB ports, telephone points and TV sockets with Sky Q wiring in all properties (ask Sales Consultant for full details)
- Fibre connection to all homes for instant broadband access through Hyperoptics (for more details please visit www.hyperoptics.com)

HEATING

- Gas fired central heating

EXTERNAL

- Turf as standard
- External tap



FINDING US

BY TRAIN

Arrive at West Malling station and take the Kings Hill Connect X2 or Medway Valley Links151 shuttle buses to the Kings Hill development in just over 10 minutes. The development can be reached from London Victoria in approximately an hour.

BY ROAD

The development is a short distance from junction 4 on the M20 and 2a on the M26.

If driving from junction 4, M20 follow the A228. When you reach the large roundabout take the first exit in to Kings Hill. If arriving from junction 2a M26, follow the A20 until you reach the roundabout, take the second exit onto Seven Mile Lane. Then take the first left onto Teston Road. After 3.8 miles turn right onto Kings Hill. At the first roundabout take the first exit onto the A228 and then at the following roundabout take the second exit onto Tower View. Follow Tower View until you reach the development.



countrysideproperties.com/kingshill

01732 497609

kingshill@cpplc.com

Tower View, Kings Hill, Kent ME19 4HA

