

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



PLOTS 1 AND 2
44 STOCKETT LANE
COXHEATH
MAIDSTONE, ME17 4PT
PRICE £525,000 PER PLOT



EXCITING NEW DEVELOPMENT OF TWO LUXURY DETACHED FAMILY RESIDENCES, BUILT BY KING & JOHNSTON TO A VERY HIGH STANDARD AND SPECIFICATION WITH ANTICIPATED COMPLETION JULY 2016

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TWO PRESTIGIOUS LUXURY DETACHED FAMILY HOUSES CURRENTLY BEING CONSTRUCTED WITH AN ANTICIPATED COMPLETION DATE OF JULY 2016

SITUATED WITHIN EASY WALKING-DISTANCE OF THE VILLAGE OF COXHEATH, AN OPPORTUNITY TO PLACE A RESERVATION FOR ONE OF TWO ONLY SUPERIOR DETACHED QUALITY HOUSES BUILT BY KING & JOHNSTON TO AN EXCEPTIONALLY-HIGH STANDARD

ENTRANCE PORCH, HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM TWO WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Linton on the outskirts of Maidstone, proceed along Heath Road to Coxheath. Proceed to the centre and turn right into Stockett Lane and the properties will be found a short way along on the right-hand side with our For Sale board outside.

Both properties have been constructed to an exceptionally-high standard. Using the finest quality fittings throughout, both kitchen and bathroom fittings are of the highest standard. One of the features of the houses is the good-sized rear gardens, which will be landscaped with immediate areas of paved patio with log retaining walls.

Reservations are now being taken with a view to completing in July 2016.

Coxheath is a large village just a short drive from the County town of Maidstone. The village boasts a range of shops, a restaurant, a cafe, two medical practices, a dental surgery, a primary school, a modern library, a church, a public house, a purpose-built village hall and open spaces for sport and recreation. A wider range of both leisure and shopping facilities will be found in both Maidstone and nearby Tunbridge Wells.



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Each property provides:-

KITCHEN

- Contemporary-designed luxury fitted kitchen
- A range of fully integrated Neff or AEG appliances including Gas hob, electric oven, stainless steel & glass extractor hood, fridge, freezer, dishwasher and microwave.
- Blanco sink and tap
- Toughened glass splashback
- Under-unit lighting

BATHROOM AND EN-SUITES

- Contemporary chrome-plated taps and fittings
- Chrome heated towel rails
- Specially-selected ceramic wall tiles around bath and shower cubical
- White sanitaryware from our selected range

SAFETY AND SECURITY

- Smoke and heat detectors (mains powered)
- Security locks to windows
- Fully-installed intruder alarm system
- External security lighting

ELECTRICAL

- A generous provision of power points and lights to all rooms
- TV points to dining room, living room and all bedrooms
- Telephone points to dining room, living room and all bedrooms
- Automatic ventilation to all bathrooms and en-suites
- Polished chrome switches and sockets throughout
- Energy-efficient light fittings



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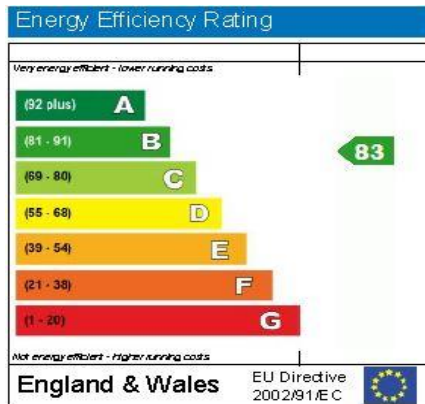
HEATING AND ENERGY EFFICIENCY

- Gas-fired approved central heating and hot water system
- Thermostatic radiator valves
- Double-glazed windows and doors
- Extensive insulation exceeding current regulations

NHBC

- NHBC 10-year warranty

PREDICTED ENERGY PERFORMANCE RATINGS



- Predicted EPC rating for both properties: B

FINISHES

- Oak hand rail and caps to staircase
- Walls finished in matt emulsion
- Smooth finish to ceilings
- Karndean flooring to hall, kitchen, utility, cloakroom, bathroom and en-suites
- Solid finished timber internal doors with chrome-plated ironmongery
- Attractive fitted wardrobes to master bedroom and bedroom 2
- All external areas completed to a design by specialist landscape gardener.
- Electrically-operated garage door

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PLOT 1

Ground Floor

Garage

5250mm x 2560mm (17'2" x 8'4")

Living Room

5465mm x 3740mm (17'11" x 12'3")

Kitchen/Breakfast

4345mm x 3665mm (14'3" x 12'0")

Dining Room

4320mm x 3530mm (14'2" x 11'7")

Utility

2190mm x 1910mm (7'2" x 6'3")

First Floor

Bedroom 1

3740mm x 3380mm (12'3" x 11'0")

Bedroom 2*

3910mm* x 2810mm (12'10"* x 9'2")

Bedroom 3

3480mm x 3410mm (11'4" x 11'2")

Bedroom 4

2745mm x 2645mm (9'0" x 8'8")

**into wardrobe*

PLOT 2

Ground Floor

Garage

5250mm x 2560mm (17'2" x 8'4")

Living Room

5465mm x 3740mm (17'11" x 12'3")

Kitchen/Breakfast

4345mm x 3665mm (14'3" x 12'0")

Dining Room

4320mm x 3530mm (14'2" x 11'7")

Utility

2190mm x 1910mm (7'2" x 6'3")

First Floor

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Bedroom 3

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Bedroom 4

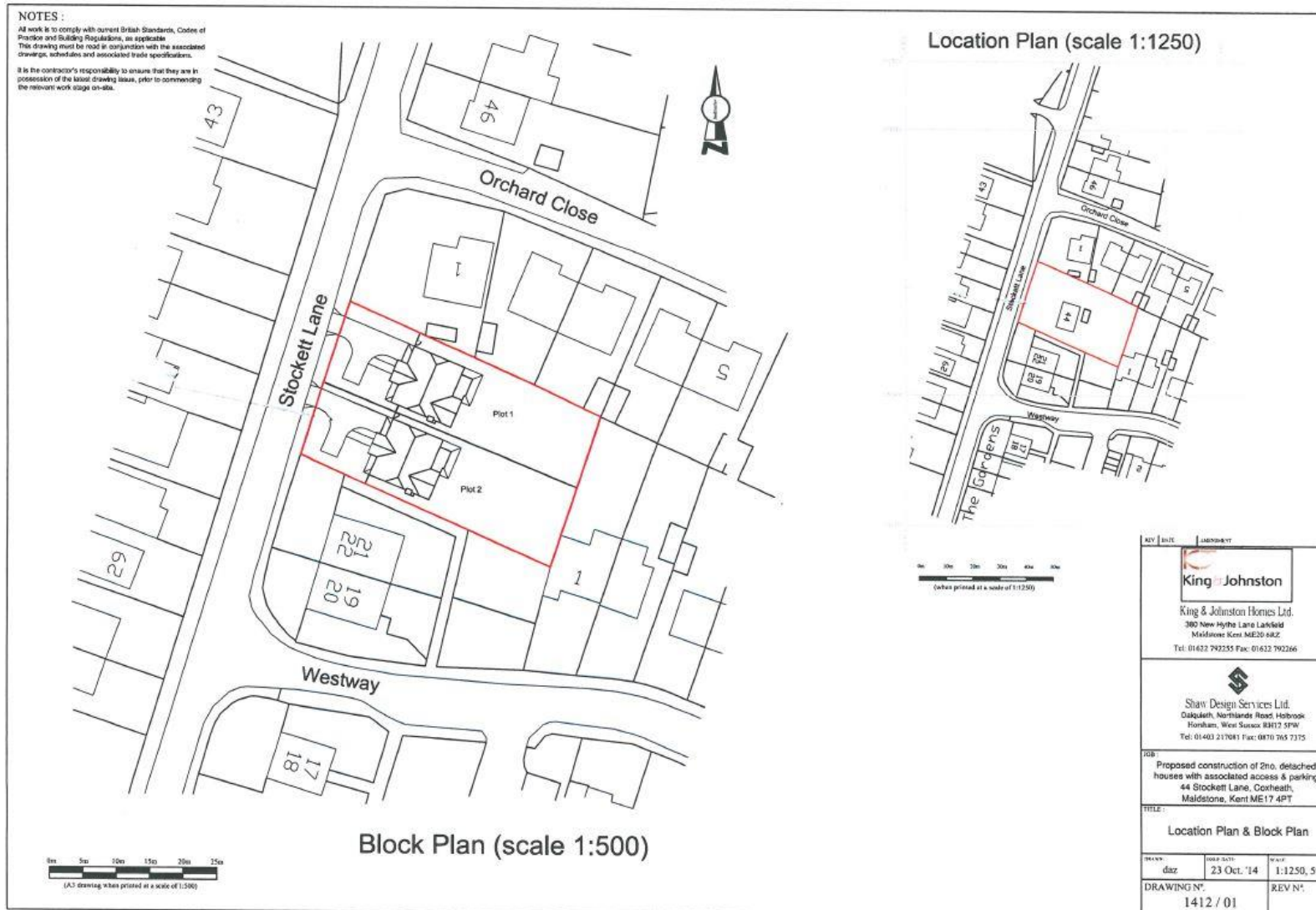
2745mm x 2645mm (9'0" x 8'8")

**into wardrobe*



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LOCATION PLAN AND BLOCK PLAN



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FLOOR PLANS – PLOTS 1 AND 2

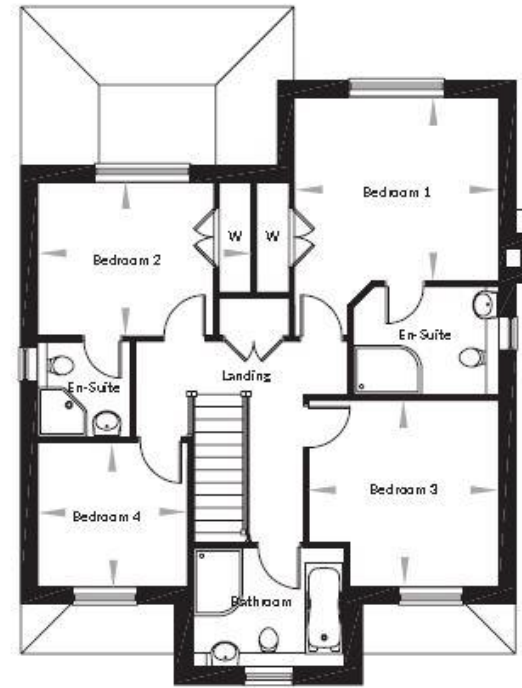
Coxheath, Kent

Plots 1&2



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*into wardrobe

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Plot 1



Plot 2

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.