KINGS OAK PARK

HEADCORN, KENT

The Heyford

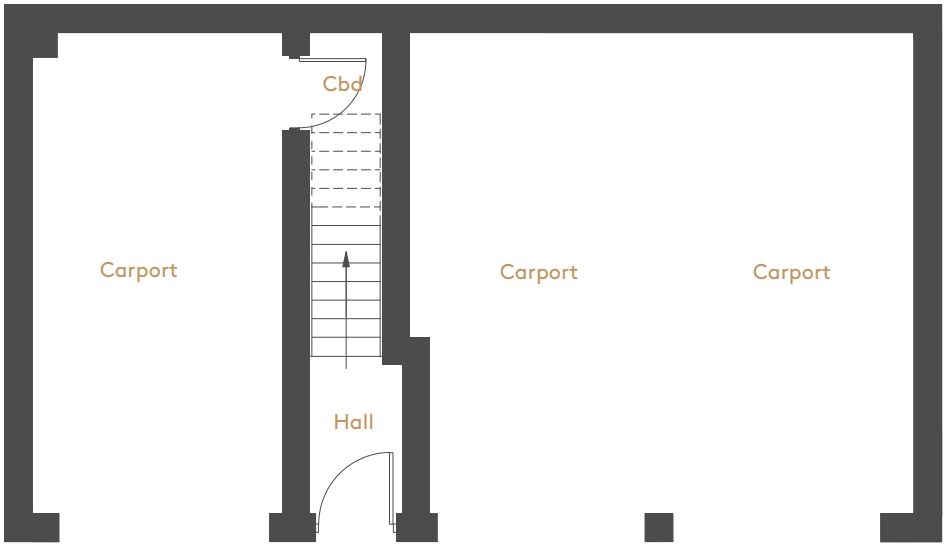
2 bedroom coach house

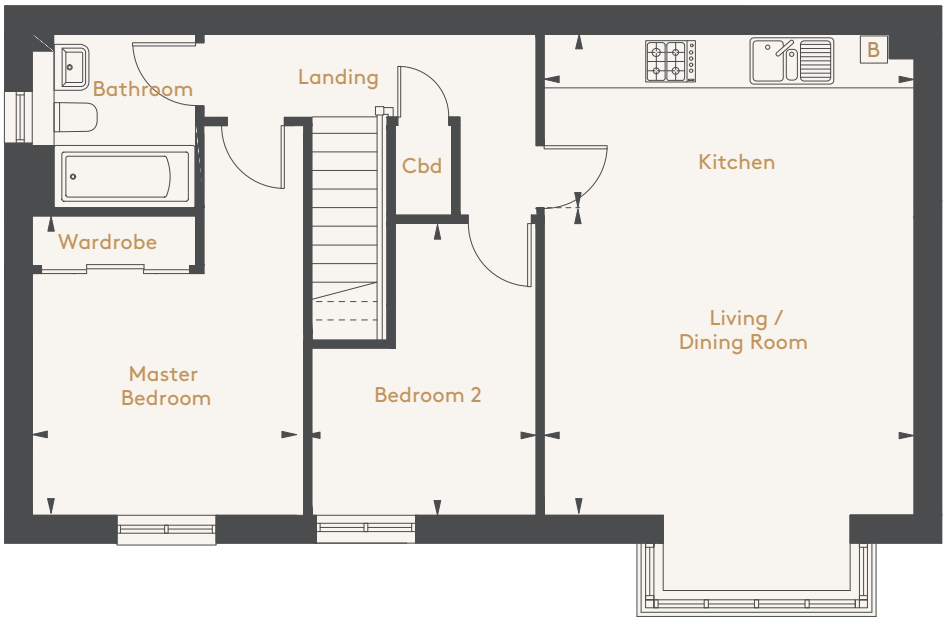
The Heyford features a traditionally-clad façade with an elegant bay window overlooking the frontage and boasts a single carport. The front door leads upstairs to a large landing, which opens out into a spacious, open-plan kitchen/living/dining room, ideal for entertaining. You will also find a master bedroom with built-in wardrobe, family bathroom, second bedroom and outdoor garden space.

The Heyford

2 bedroom coach house

86 162





First Floor

Living / Dining Room	4.47m x 4.62m	(14'7" x 15'2")
Kitchen	4.47m x 2.12m	(14'7" x 6'11")
Master Bedroom	3.27m x 3.62m	(10'9" x 11'11")
Bedroom 2	2.72m x 3.55m	(8'10"x 11'7")

Gross internal area	62.7 sq m	675 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard

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HEADCORN, KENT

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The Warwick

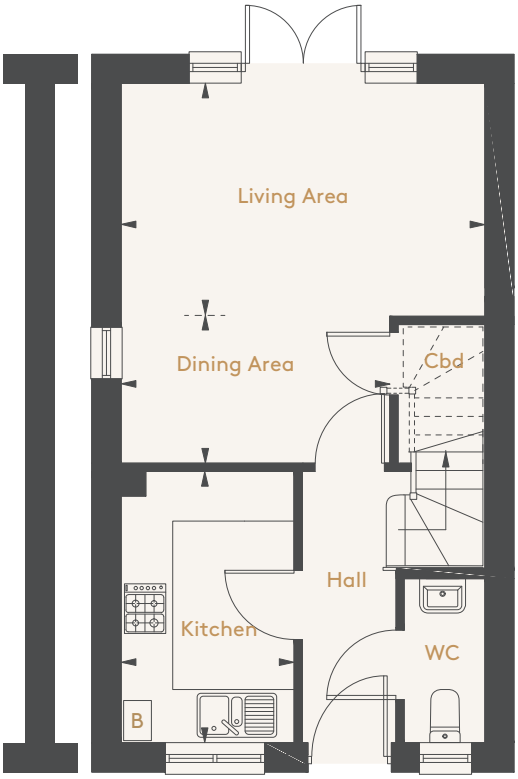
2 bedroom house

The Warwick is a great two bedroom home. On the ground floor, the main hallway leads through to a spacious living/dining room which has double doors opening out into the garden. The hallway also leads through into a kitchen and a convenient downstairs WC. Upstairs, you will find a master bedroom to the front with built-in wardrobe, a large family bathroom and a second bedroom.

The Warwick

2 bedroom house

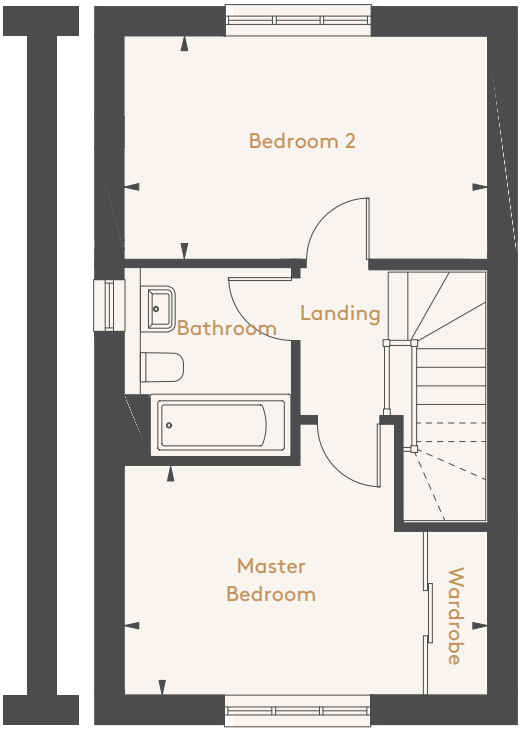
78 79* 83 84* 85* 183 184* 185* *Handed



Plot 84 &
184 only

Ground Floor

Living Area	4.45m x 2.87m (14'7" x 9'5")
Dining Area	3.30m x 1.75m (10'9" x 5'9")
Kitchen	2.12m x 3.27m (7'0" x 10'9")



Plot 84 &
184 only

First Floor

Master Bedroom	4.45m x 2.77m (14'7" x 9'1")
Bedroom 2	4.45m x 2.77m (14'7" x 9'1")

Gross internal area	71.6 sq m	771 sq ft

B Boiler **Cbd** Cupboard

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KINGS OAK PARK

HEADCORN, KENT

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The Belvedere

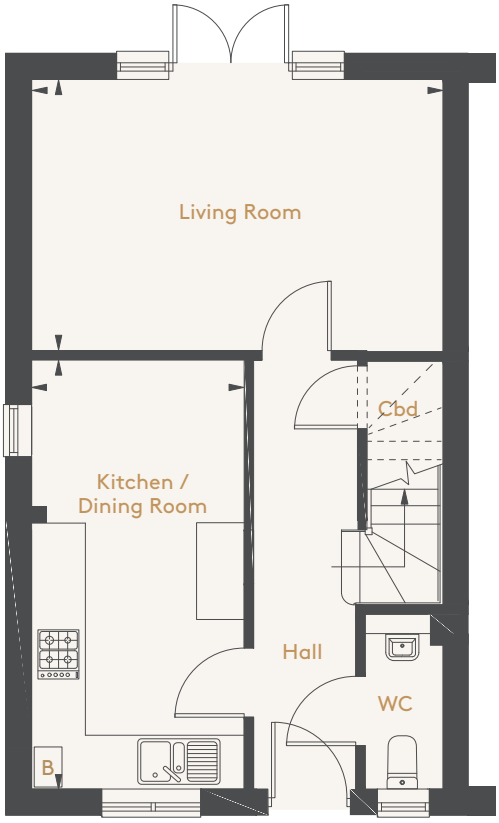
3 bedroom house

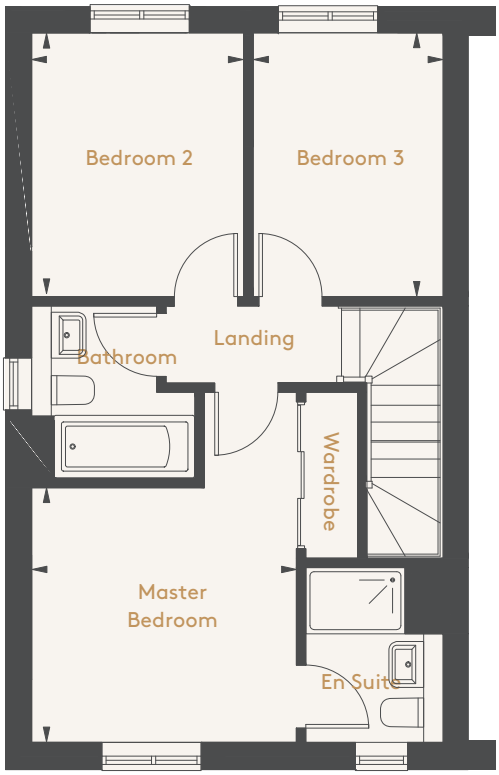
The main hallway of the Belvedere leads through to a good sized living room with double doors opening out into the garden. The hallway also leads through into a kitchen/dining room and a downstairs WC. Upstairs, you will find a master bedroom with en suite shower room and built-in wardrobe, a large family bathroom and two further bedrooms.

The Belvedere

3 bedroom house

87 88* 129 130* 154* 155 200* 201 *Handed





First Floor

Master Bedroom	3.20m x 3.08m (10'6" x 10'1")
Bedroom 2	2.56m x 3.19m (8'5" x 10'6")
Bedroom 3	2.28m x 3.19m (7'6" x 10'6")

Ground Floor

Living Room	4.98m x 3.29m (16'4" x 10'10")
Kitchen/Dining Room	2.57m x 5.17m (8'5" x 17'0")

Gross internal area	85.4 sq m	919 sq ft

B Boiler **Cbd** Cupboard

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HEADCORN, KENT

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The Hudson

3 bedroom house

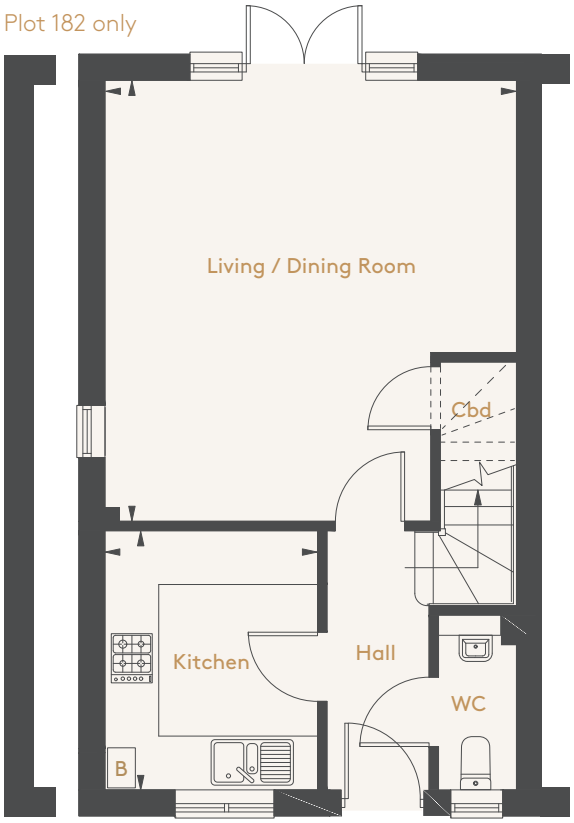
The main hallway of the Hudson leads through to a good sized living/dining room with double doors opening out into the garden. The hallway also leads through into a kitchen and a downstairs WC. Upstairs, you will find a master bedroom with en suite shower room and built-in wardrobe, a large family bathroom and two further bedrooms.

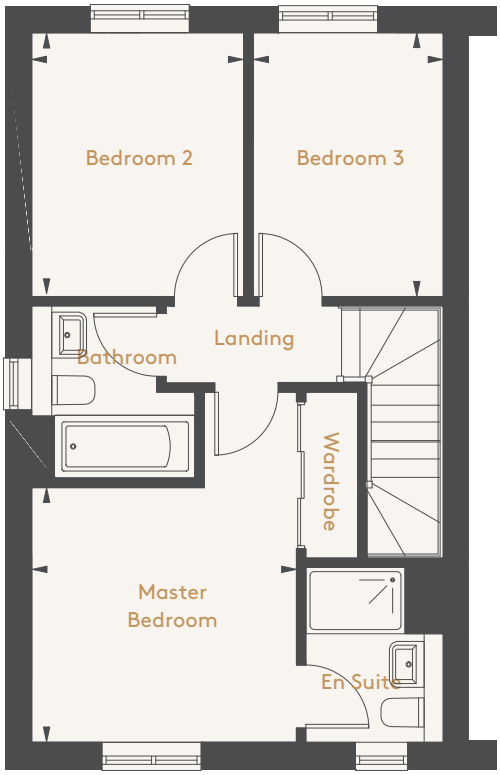
The Hudson

3 bedroom house

89 90* 137 138* 157* 158 181 182* 193* 194 *Handed

Plot 182 only





First Floor

Master Bedroom	3.20m x 3.08m (10'6" x 10'1")
Bedroom 2	2.56m x 3.19m (8'5" x 10'6")
Bedroom 3	2.28m x 3.19m (7'6" x 10'6")

Ground Floor

Living/Dining Room	4.98m x 5.33m (16'4" x 17'6")
Kitchen	2.57m x 3.13m (8'5" x 10'3")

Gross internal area	85.4 sq m	919 sq ft

B Boiler **Cbd** Cupboard

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KINGS OAK PARK

HEADCORN, KENT

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The Falcon

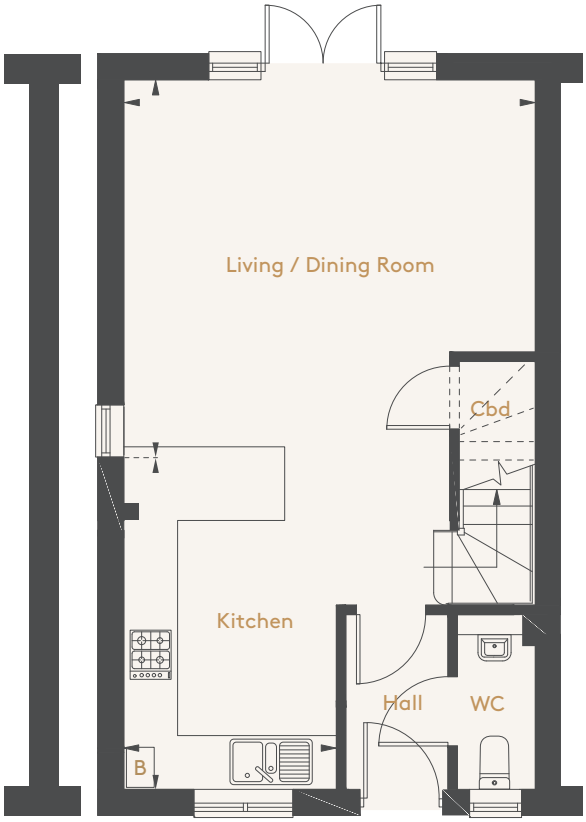
3 bedroom house

The Falcon offers a contemporary open-plan ground floor with kitchen/living/dining room with double doors opening out into the garden, plus downstairs WC. Upstairs, you will find a master bedroom with en suite shower room and built-in wardrobe, a large family bathroom and two further bedrooms.

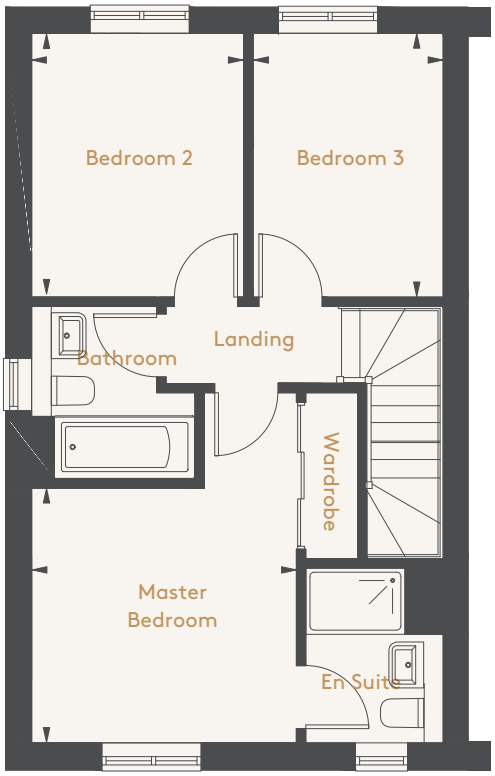
The Falcon

3 bedroom house

81 82* 109 110* 135 136* 152* 153 *Handed



Plot 82 only



First Floor

Master Bedroom	3.20m x 3.08m (10'6" x 10'1")
Bedroom 2	2.56m x 3.19m (8'5" x 10'6")
Bedroom 3	2.28m x 3.19m (7'6" x 10'6")

Ground Floor

Living/Dining Room	4.98m x 4.54m (16'4" x 14'11")
Kitchen	2.57m x 4.04m (8'5" x 13'3")

Gross internal area	85.4 sq m	919 sq ft

B Boiler **Cbd** Cupboard

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The Beaufort

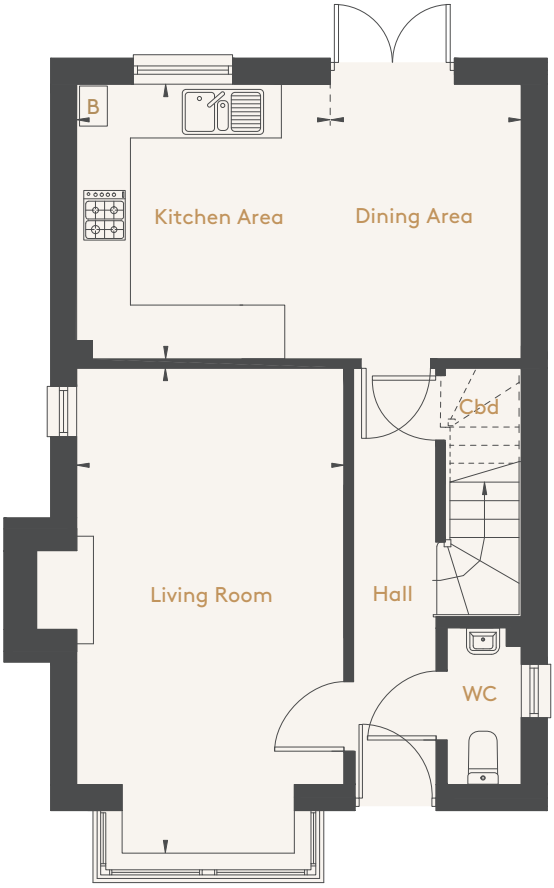
3 bedroom house

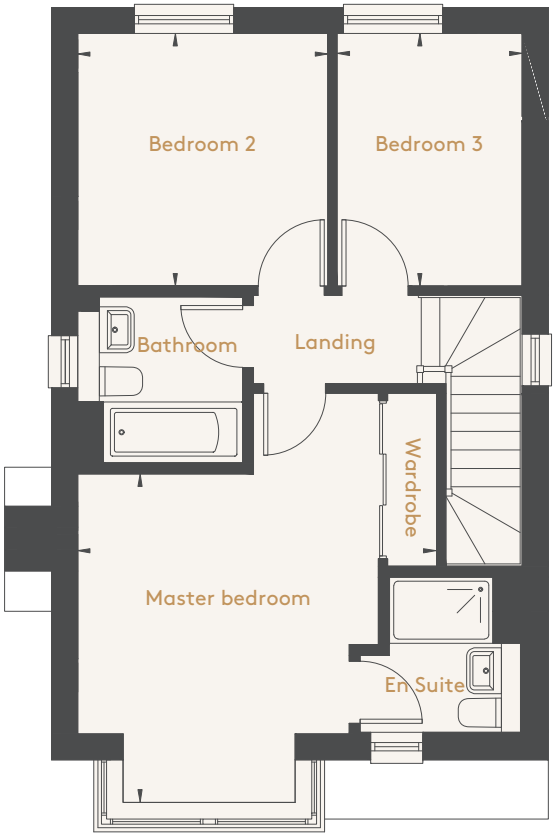
The Beaufort is an attractive, detached house with the convenience of a carport to the side or rear. Downstairs, you will find a large, airy living room, a spacious kitchen/dining room with double doors opening out into the rear garden, and a WC. Upstairs, there is a very generously-sized master bedroom with en suite shower room and built-in wardrobe, a large family bathroom and two further bedrooms.

The Beaufort

3 bedroom house

80* 112* 131* 159 160 190 195 199* *Handed





Ground Floor

Living Room	3.22m x 5.87m (10'7" x 19'2")
Kitchen Area	3.07m x 3.32m (10'1" x 10'10")
Dining Area	2.30m x 3.32m (7'6" x 10'10")

First Floor

Master Bedroom	4.35m x 3.97m (14'2" x 13'0")
Bedroom 2	3.02m x 3.05m (9'11" x 10'0")
Bedroom 3	2.30m x 3.05m (7'6" x 10'0")

Gross internal area	91 sq m	979 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard

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The Whitworth

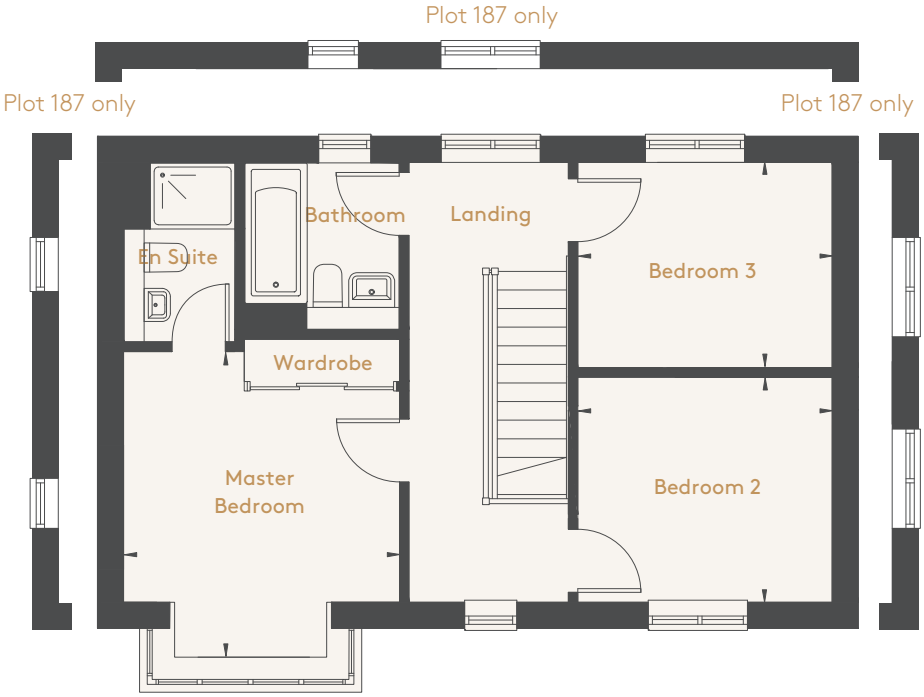
3 bedroom house

The elegantly-styled Whitworth is a traditional home with allocated parking. The front door opens into a large hallway with downstairs WC, then leads into a lovely, open-plan living room with bay window facing the front. On the other side is an equally roomy, open-plan kitchen/dining room. Upstairs, the landing leads through to a generous master bedroom with en suite shower room and built-in wardrobe, a large family bathroom and two further bedrooms.

The Whitworth

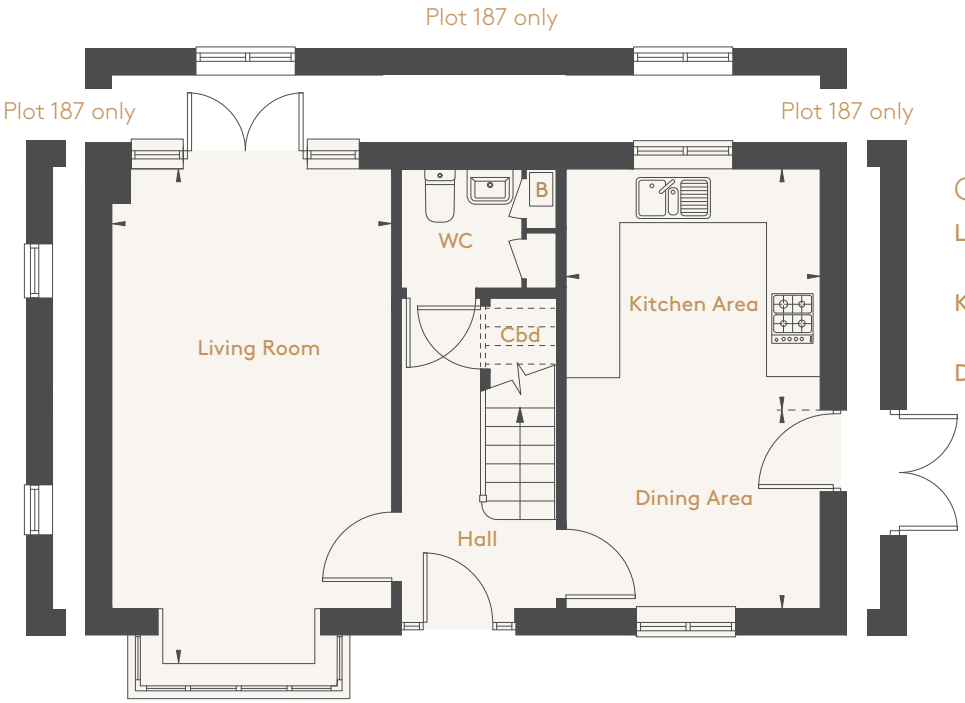
3 bedroom house

91 114 115* 142 163 166* 187 188* *Handed



First Floor

Master Bedroom	3.34m x 3.76m (10'11" x 12'4")
Bedroom 2	3.07m x 2.72m (10'1" x 8'11")
Bedroom 3	3.07m x 2.48m (10'1" x 8'2")



Ground Floor

Living Room	3.38m x 6.05m (11'1" x 19'10")
Kitchen Area	3.07m x 2.92m (10'1" x 9'7")
Dining Area	3.07m x 2.39m (10'1" x 7'10")

Gross internal area	91.2 sq m	982 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard

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KINGS OAK PARK

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The Stirling

4 bedroom house

The Stirling is a spacious four bedroom home with a connecting carport. The front door opens into a large hallway with downstairs WC, then leads into a comfortable living room with double doors opening onto the rear garden. To the front you will find a kitchen/dining room. Upstairs, the landing leads through to a large master bedroom with en suite shower room and built-in wardrobe, a family bathroom and three additional good-sized double bedrooms.

The Stirling

4 bedroom house

95 96* 179* 180 *Handed

Dashed line indicates reduced ceiling height

First Floor

Master Bedroom	4.50m x 4.35mm (14'9" x 14'2")
Bedroom 2	5.50m x 3.07m (18'1" x 10'1")
Bedroom 3	3.30m x 3.30m (10'9" x 10'9")
Bedroom 4	3.30m x 2.45m (10'9" x 8'0")

Ground Floor

Living Room	5.50m x 3.80m (18'1" x 12'5")
Kitchen Area	3.40m x 2.75m (11'2" x 9'0")
Dining Area	3.15m x 3.27m (10'4" x 10'9")

Gross internal area	126 sq m	1355 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard **HWC** Hot Water Cylinder

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The Fulmar

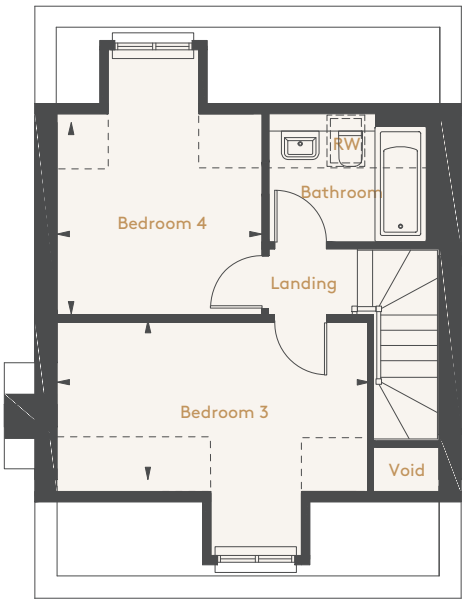
4 bedroom house

The Fulmar is an elegantly-fronted, semi-detached or detached family house laid out over three floors and has a carport to the side or rear. The hallway leads through into a beautiful, L-shaped kitchen/dining area and family/garden area with double doors leading out to the garden. There is also a dual-aspect living room and the convenience of a downstairs WC. On the first floor, you will find a master bedroom with large en suite shower room and built-in wardrobe, plus a second generously-sized bedroom, also with en suite shower room. On the second floor, there is a bathroom, and two more good-sized bedrooms.

The Fulmar

4 bedroom house

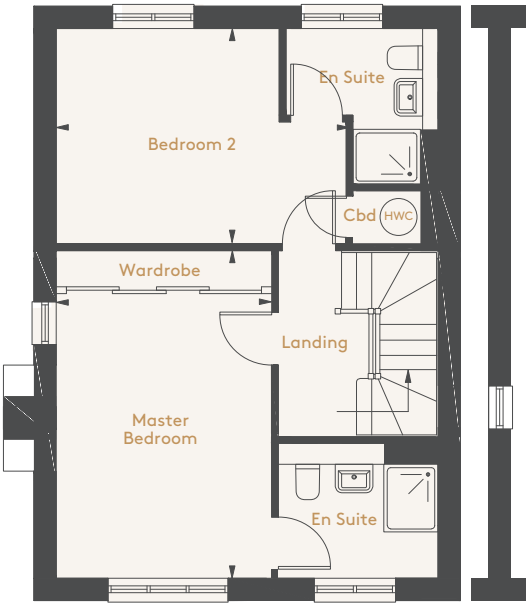
132 133* 156 164* 191 192* 198 *Handed



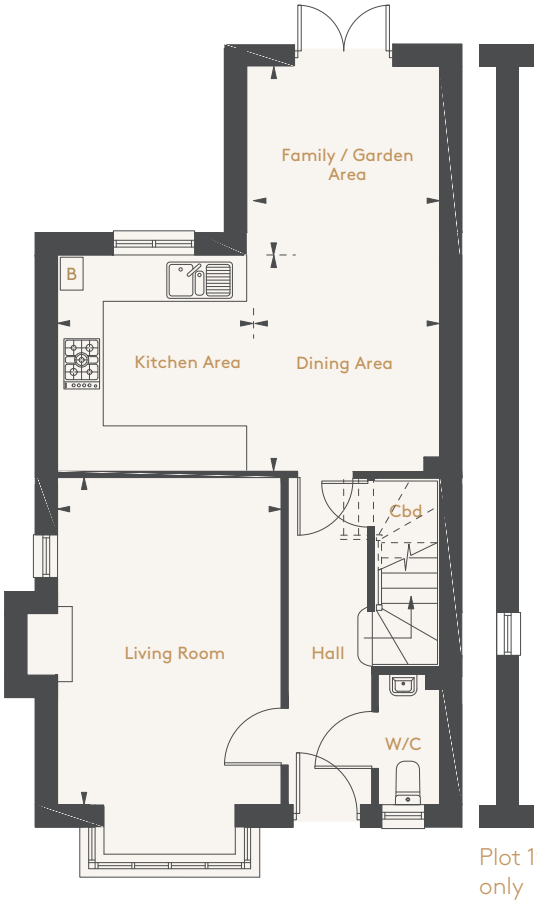
Dashed line indicates reduced ceiling height

Second Floor

Bedroom 3	4.59m x 2.49m (15'1" x 8'2")
Bedroom 4	3.03m x 2.96m (9'11" x 9'9")



Plot 198 only



Plot 198 only

First Floor

Master Bedroom	3.17m x 4.85m (10'5" x 15'11")
Bedroom 2	3.28m x 3.16m (10'9" x 10'4")

Ground Floor

Living Room	3.29m x 4.85m (10'9" x 15'11")
Kitchen Area	2.81m x 3.16m (9'3" x 10'5")
Dining Area	2.84m x 3.16m (9'4" x 10'5")
Family/Garden Area	2.84m x 2.81m (9'4" x 9'3")

Gross internal area	133.5 sq m	1437 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard **HWC** Hot Water Cylinder **RW** Roof Window

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KINGS OAK PARK

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The Hawker

4 bedroom house

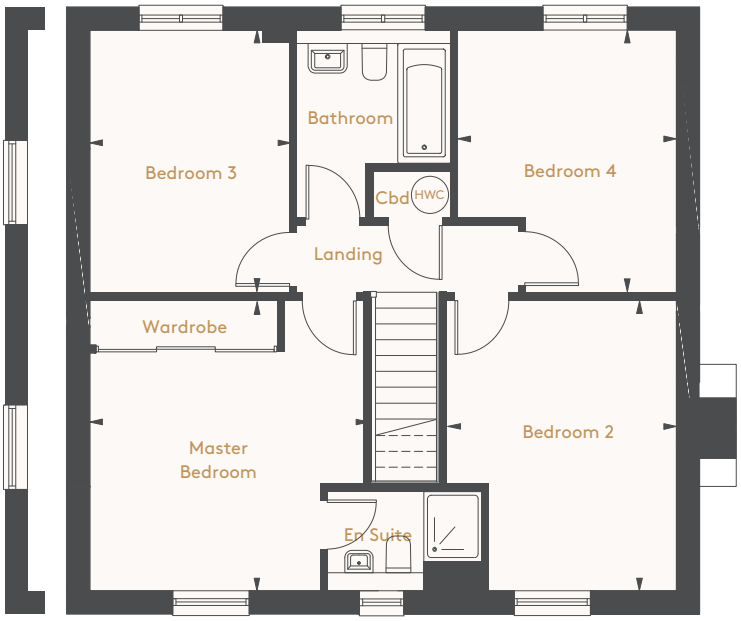
The Hawker is a lovely family home which boasts an impressive frontage with a carport. The hallway leads through into a large kitchen/breakfast/family area with double doors leading out to the garden, plus the convenience of a utility room and downstairs WC. There is also a separate dining room and a comfortable living room. Upstairs, you will find a master bedroom with en suite shower room and built-in wardrobe, a family bathroom, and three further double bedrooms.

The Hawker

4 bedroom house

93 94 113* 134 140* 141 151 189 197* 202 *Handed

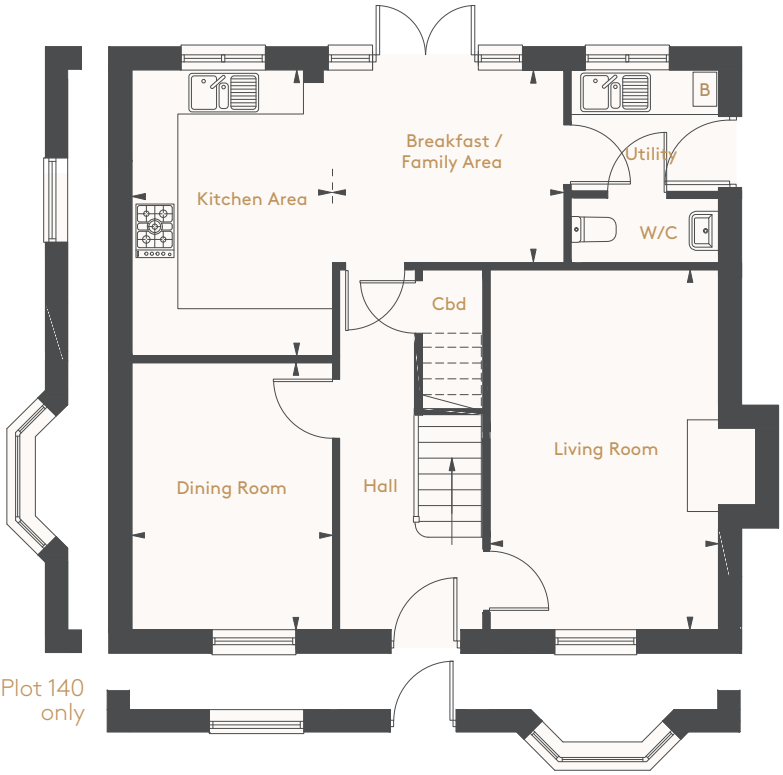
Please note: Plot 140 appliances and wardrobe positions vary internally, please ask your Sales Consultant for details.



Plot 140 only

First Floor

Master Bedroom	3.91m x 4.14m (12'10" x 13'7")
Bedroom 2	3.24m x 4.14m (10'8"x 13'7")
Bedroom 3	2.86m x 3.76m (9'5" x 12'4")
Bedroom 4	3.06m x 3.76m (10'1" x 12'4")



Plot 140 only

Ground Floor

Living Room	3.24m x 5.13m (10'8" x 16'10")
Kitchen Area	2.84m x 4.08m (9'4" x 13'5")
Breakfast/ Family Area	3.41m x 2.77m (11'2" x 9'1")
Dining Room	2.84m x 3.82m (9'4" x 12'6")

Gross internal area	134 sq m	1442 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard **HWC** Hot Water Cylinder

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KINGS OAK PARK

HEADCORN, KENT

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The Blenheim

4 bedroom house

The Blenheim is an impressive, detached family house with carport. The ample hallway leads through into a lovely, L-shaped kitchen/dining/family area with double doors leading out to the rear garden. There is a quiet, separate study, plus a further spacious living room, also with double doors opening out to the garden. Upstairs you will find a master bedroom with en suite shower room and built-in wardrobe, a family bathroom, and three additional bedrooms.

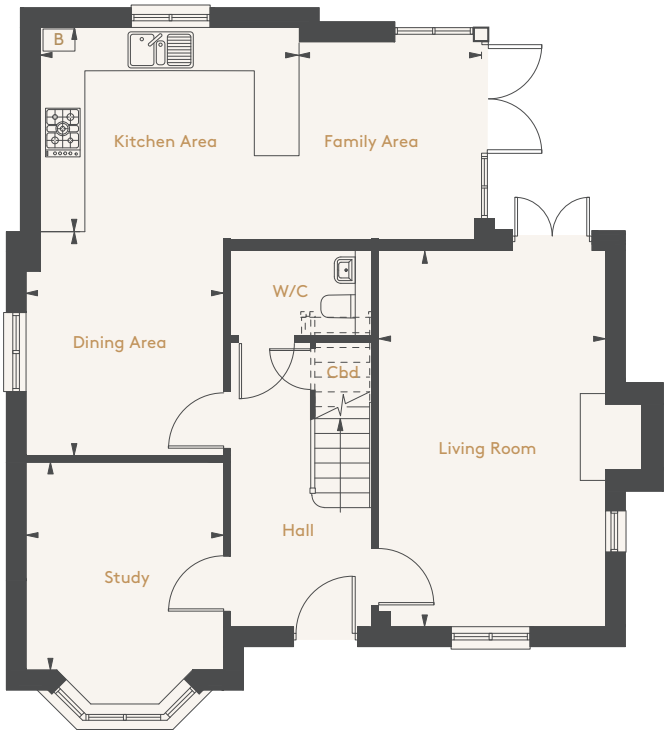
The Blenheim

4 bedroom house

92 111 139 143 150 161* 165* 186 196 *Handed

First Floor

Master Bedroom	2.96m x 3.94m (9'9" x 12'11")
Bedroom 2	3.89m x 3.56m (12'9" x 11'8")
Bedroom 3	3.45m x 2.27m (11'4" x 7'5")
Bedroom 4	2.29m x 3.27m (7'6" x 10'9")



Ground Floor

Living Room	3.44m x 5.65m (11'4" x 18'7")
Kitchen Area	3.89m x 3.12m (12'9" x 10'3")
Dining Area	2.96m x 3.36m (9'9" x 11'0")
Family Area	2.65m x 2.98m (8'8" x 9'9")
Study	2.96m x 3.11m (9'9" x 10'2")

Gross internal area	137.8 sq m	1483 sq ft

Please note: Gross internal area does not include the bay window.

B Boiler **Cbd** Cupboard **HWC** Hot Water Cylinder

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KINGS OAK PARK

HEADCORN, KENT

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The Anson

2 bedroom house

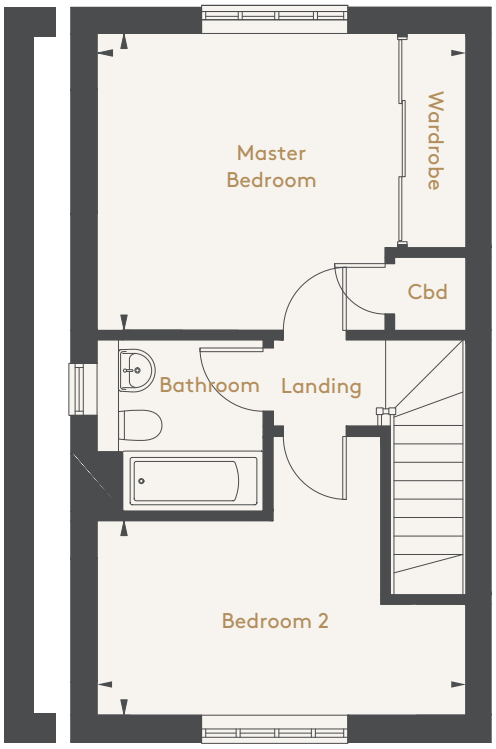
The Anson is a great two bedroom home. On the ground floor, the main hallway leads through to a spacious living/dining room which has double doors opening out into the garden. The hallway also leads through into a kitchen and a convenient downstairs WC. Upstairs, you will find a master bedroom to the rear with built-in wardrobe, a large family bathroom and a second double bedroom.

The Anson

2 bedroom house

119 120* 121* *Handed

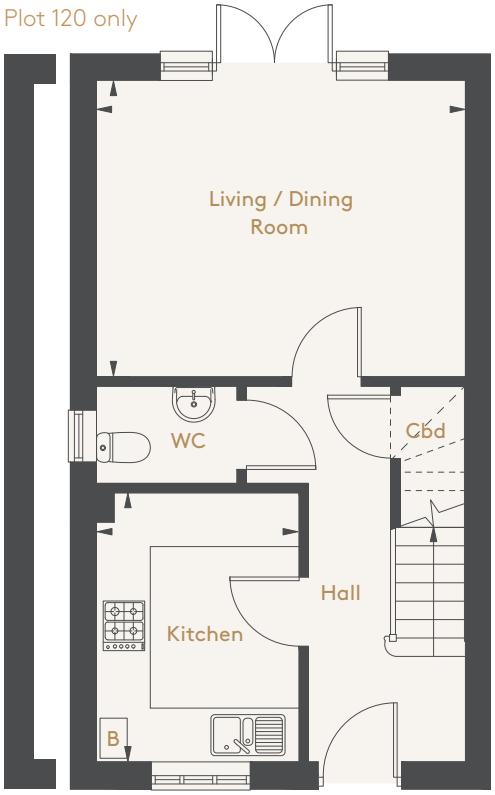
Plot 120 only



First Floor

Master Bedroom	4.45m x 3.60m (14'7" x 11'9")
Bedroom 2	4.45m x 2.35m (14'7" x 7'8")

Plot 120 only



Ground Floor

Living / Dining Room	4.45m x 3.60m (14'7" x 11'9")
Kitchen	2.45m x 3.25m (8'0" x 10'8")

Gross internal area	73.6 sq m	792 sq ft

B Boiler **Cbd** Cupboard

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KINGS OAK PARK

HEADCORN, KENT

Computer generated image for illustrative purposes only

The Boston

3 bedroom house

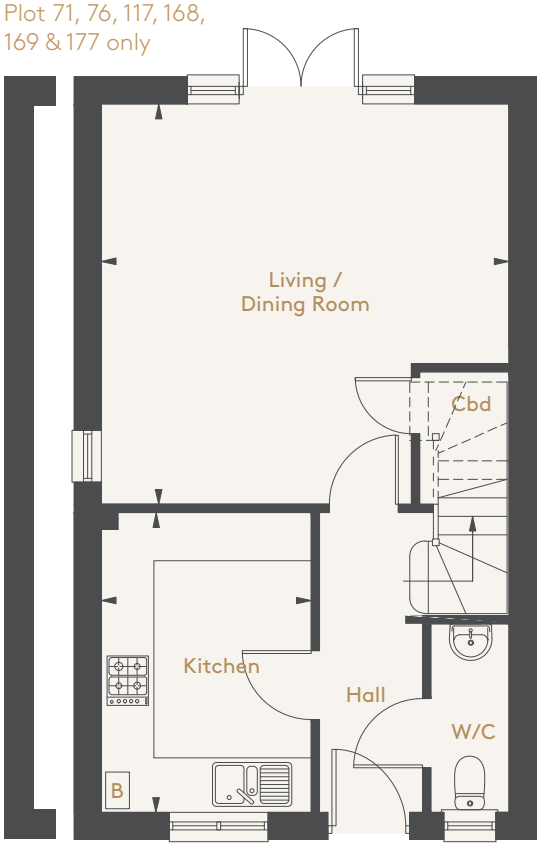
The main hallway of the Boston leads through to a good sized living/dining room with double doors opening out into the garden. The hallway also leads through into a kitchen and a downstairs WC. Upstairs, you will find a master bedroom with built-in wardrobe, a large family bathroom and two further bedrooms.

The Boston

3 bedroom house

70 71* 72* 75 76* 77* 116 117* 118* 167* 168* 169 176* 177* 178 *Handed

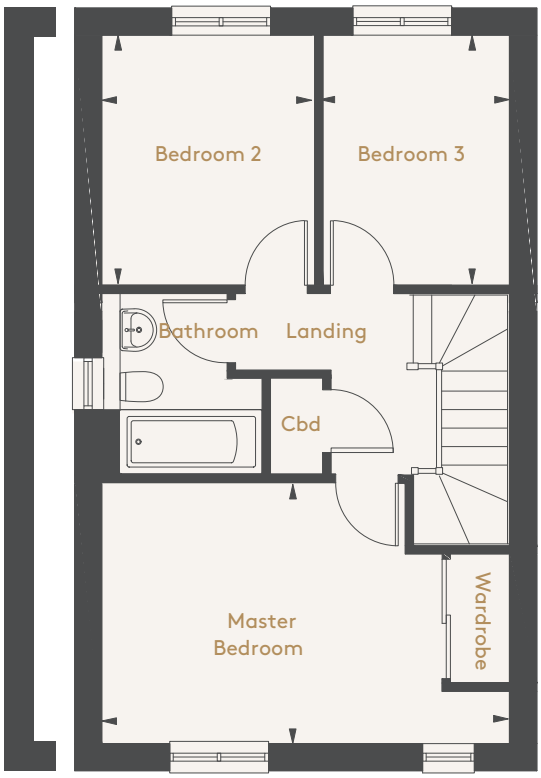
Plot 71, 76, 117, 168, 169 & 177 only



Ground Floor

Living / Dining Room	4.92m x 4.82m (16'1" x 15'9")
Kitchen	2.57m x 3.65m (8'5" x 11'11")

Plot 71, 76, 117, 168, 169 & 177 only



First Floor

Master Bedroom	4.97m x 3.15m (16'3" x 10'4")
Bedroom 2	2.57m x 3.02 (8'5" x 9'10")
Bedroom 3	2.30m x 3.02m (7'6" x 9'10")

Gross internal area	85.3 sq m	918 sq ft

B Boiler **Cbd** Cupboard

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KINGS OAK PARK

HEADCORN, KENT

Computer generated image for illustrative purposes only

The Lysander

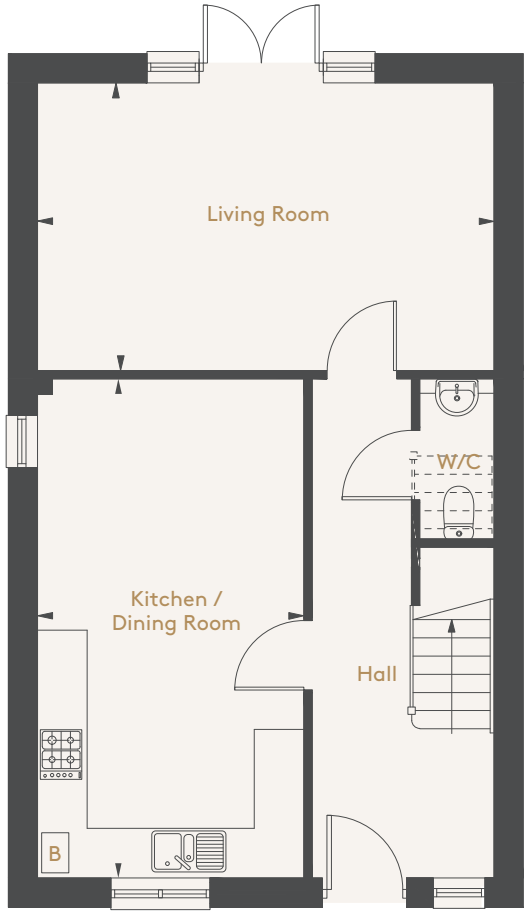
4 bedroom house

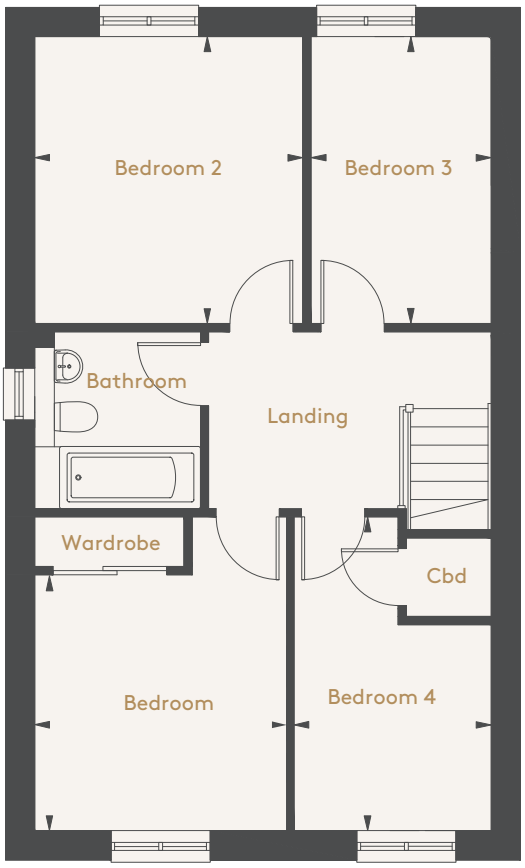
The Lysander is a lovely four bedroom family home. Downstairs, you will find a spacious kitchen/dining room, a large living room with double doors opening out into the rear garden, and a WC. Upstairs, there is a master bedroom with built-in wardrobe, family bathroom and three further bedrooms.

The Lysander

4 bedroom house

62 63* 73 74* *Handed





First Floor

Master Bedroom	3.02m x 3.82m (9'11" x 12'6")
Bedroom 2	3.17m x 3.45m (10'5" x 11'3")
Bedroom 3	2.30m x 3.45m (7'6" x 11'3")
Bedroom 4	2.40m x 3.82m (7'10" x 12'6")

Ground Floor

Living Room	5.55m x 3.45m (18'2" x 11'3")
Kitchen / Dining Room	3.22m x 6.05m (10'6" x 19'10")

Gross internal area	106.2 sq m	1143 sq ft

B Boiler **Cbd** Cupboard

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