





## *It's time to flourish and put down your roots*

Introducing Kings Oak Park, an exclusive development of elegantly appointed homes, located right in the heart of the Kent countryside.

You'll discover a wealth of choice and options to suit all your needs and budgets, with two, three or four bedroom houses. Every home enjoys the charm of traditionally styled exteriors married with all the advantages and convenience of the latest interior fittings and appliances. Kings Oak Park offers the very best in contemporary living.

An idyllic location nestled between designated Areas of Natural Beauty and situated on the river Beult, the historic village of Headcorn has plenty to offer.

As one of the largest villages in the area, it boasts its own railway station with excellent connections to London and the South East, while neighbouring Maidstone is just eight miles away.

The local high street, comprised of quaint shops, tearooms, and country pubs, offers you an opportunity

to embrace a village lifestyle, whilst still having access to a host of essential local amenities.

In the heart of this charming village you'll find the local church and village hall, hosting a series of seasonal events connecting the community. There is also the opportunity to join one of the many social or sports clubs. Those who prefer to be the master of their own adventures can enjoy exploring one of the many cycle routes, walks and bridle paths located within the area.

On your doorstep is a popular local primary school, with choices of secondary, comprehensive and grammar schools close by. Whether you are looking for a first home, somewhere to raise your family, or just crave a slower place of life, Kings Oak Park offers you the opportunity to live happily and enjoy an enriched lifestyle.



Leeds Castle

## Explore the Garden of England

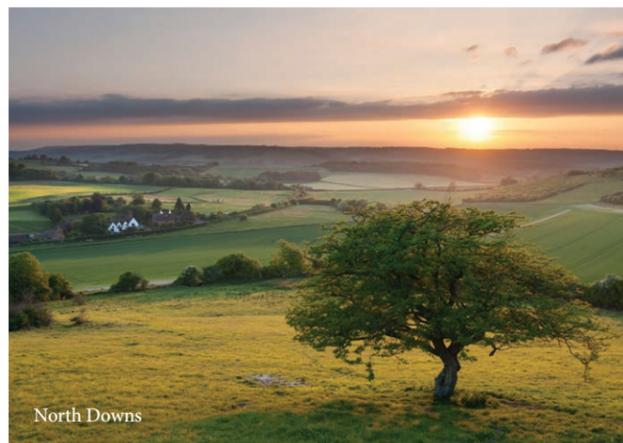
Kent, famously labelled The Garden of England, is the oldest county and steeped in history. Blessed with spectacular landscapes, fruit orchards, hop gardens and coastal retreats, it is an idyllic location, showcasing England's natural beauty.

Reminiscent of times gone by are the abundance of historic castles and cathedrals, embracing your inner knight as you learn about England's lost treasures and royal heritage. Stroll through the divine landscapes, presenting a kaleidoscopic display of blossoming flowers come spring – the perfect place for picnics and some fresh air.

Tempt your taste buds at some of the county's exquisite vineyards, offering award-winning wines and ciders.

For a different perspective, take to the skies at the local Aerodrome, a popular location for parachuting, hot air ballooning and helicopter rides! Gaze upon spectacular, far-reaching views and patchwork countryside, a stunning backdrop to a beautiful sunset.

Those who prefer to keep their feet firmly on the ground, can enjoy a round of golf, spend a day at the spa, or relax in a tranquil setting whilst fishing. With so much to offer, it's time for you to explore, discover and begin your own adventures.



North Downs



Headcorn Aerodrome



Headcorn High Street

### DISCOVER YOUR SURROUNDINGS

From Kings Oak Park, you have easy access by car or public transport to the nearby larger town of Maidstone – via the M20 and A429. There's also easy access to Ashford International Station and the Eurotunnel by car or train. And a train journey just under an hour takes you into central London, so whether it's for work or play, you're never far from the wider area and its attractions, whatever your needs.

## Get connected

Kings Oak Park offers commuters and travellers alike a range of transport connections to the rest of the UK, and much further afield.



Times, distances and directions are approximate only and are taken from maps.google.com and nationalrail.co.uk. Correct at time of going to print.



# Specification

## KITCHEN

- Paula Rosa range of fitted wall and base units
- AEG stainless steel single oven
- AEG stainless steel double oven (four bedroom only)<sup>†</sup>
- AEG stainless steel 4 burner gas hob
- AEG stainless steel 5 burner gas hob (four bedroom only)<sup>†</sup>
- AEG stainless steel extractor hood
- Glass splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Electrolux integrated fridge/freezer
- Electrolux washing machine
- Electrolux integrated dishwasher (three bedrooms and above)
- Under pelmet lighting
- Downlighters
- Porcelenosa ceramic tiled floor<sup>\*</sup>

## BATHROOM/EN SUITE

- White sanitaryware from Roca
- Thermostatically controlled shower over bath
- Glass shower screen
- Full-height tiling to bath, half-height to wall with basin<sup>\*</sup>
- Full-height tiling to shower cubicle (where fitted)<sup>\*</sup>
- Full-height tiling to all walls in en suite<sup>\*</sup>
- Shaver point
- Mirror to bathroom only
- Chrome ladder towel rail
- Downlighters
- Porcelenosa ceramic tiled floor<sup>\*</sup>

## CLOAKROOM

- White sanitaryware from Roca
- Tiled splashback to basin
- Porcelenosa ceramic tiled floor<sup>\*</sup>

## PLUMBING

- Gas-fired central heating with Ideal Logic combination boiler (three bedrooms and below)<sup>†</sup>
- Gas-fired central heating with Ideal Logic system boiler with thermal store hot water cylinder (four bedroom only)<sup>†</sup>
- Thermostatically controlled radiators

## ELECTRICAL

- Pre-wired digital TV/Sky Q to living room and bedroom one
- Telephone points to living room and bedroom one
- Mains-wired smoke detector with battery back-up
- Mains-wired heat detector with battery back-up
- Carbon monoxide detector
- PIR operated front and rear entry door light
- Car charging point<sup>††</sup>

## WINDOWS AND DOORS

- PVCu double glazed windows
- GRP multi-point locking front door with chrome ironmongery

## INTERNAL

- Fitted wardrobe to bedroom one
- Dulux white matt emulsion to walls
- Dulux white matt emulsion to ceilings
- Dulux white gloss to woodwork

## GENERAL

- 10 year Premier warranty
- Landscaping to front garden
- Turf to rear gardens
- Closeboard fence to rear garden
- External tap to rear

<sup>\*</sup>Some individual choices are only available subject to stage of construction for Market Sale homes only.

<sup>†</sup> Available to Market Sale homes only.

<sup>††</sup> Available to selected plots only.

Please discuss options with our Sales Consultant.



# The Perfect Partnership

Kings Oak Park is a joint development by two of the UK's and Kent's most successful builders, Orbit and Westerhill Homes. Together they are committed to building beautiful homes designed to delight all of their customers.



Victoria Quarter, Ashford

## WESTERHILL HOMES

Established in 2009 and based in Kent, Westerhill Homes is a subsidiary of Chartway Group and is a privately-owned, independent developer and building contractor.

The company was founded on the principle that local building expertise can create quality homes designed to complement today's contemporary lifestyles. With practical, well-planned architecture and by utilising the latest techniques in ensuring energy-efficiency, every Westerhill home is completed to our signature high-quality standards, including superior-specification interiors.

At Westerhill Homes, the majority of our team members and supply chain contractors are local, so

we pride ourselves on our experience and expertise in developing and building new homes, the Kentish way. From our office junior to our Managing Director, we share a common goal - to provide each and every one of our customers with the perfect home. It's something our team takes great pride in.

Westerhill Homes subscribes to the Considerate Construction Code, and our exacting standards and sustainable credentials combine to create homes that will stand the test of time. Our after-care team are on hand to support our customers post-purchase, as required, once they are resident in their new home.



King Oak Park



## ORBIT

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality, affordable, safe and sustainable, and they really do become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



With each of our homes built to our own shared high standards, we operate under the requirements of the Consumer Code for Home Builders.





Wider Area



Local Area

Kings Oak Park, Ulcombe Road, Headcorn, Kent TN27 9LD

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Web: [kingsoakpark.co.uk](http://kingsoakpark.co.uk)



We have a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. We reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in October 2021. OH/KOP/BRO/1021.