

HERITAGE

- REDROW -

MONCHELSEA PARK

MAIDSTONE



WELCOME TO **MONCHELSEA PARK**



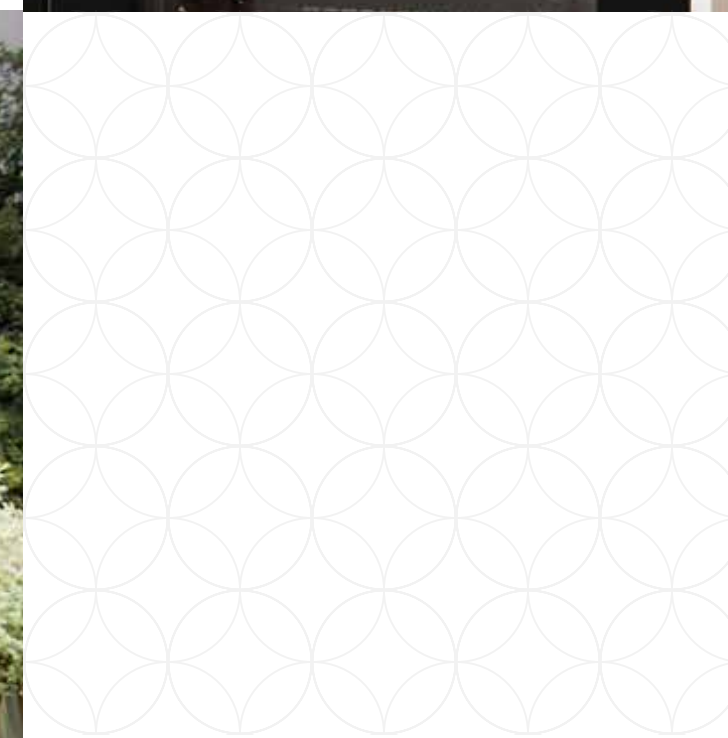
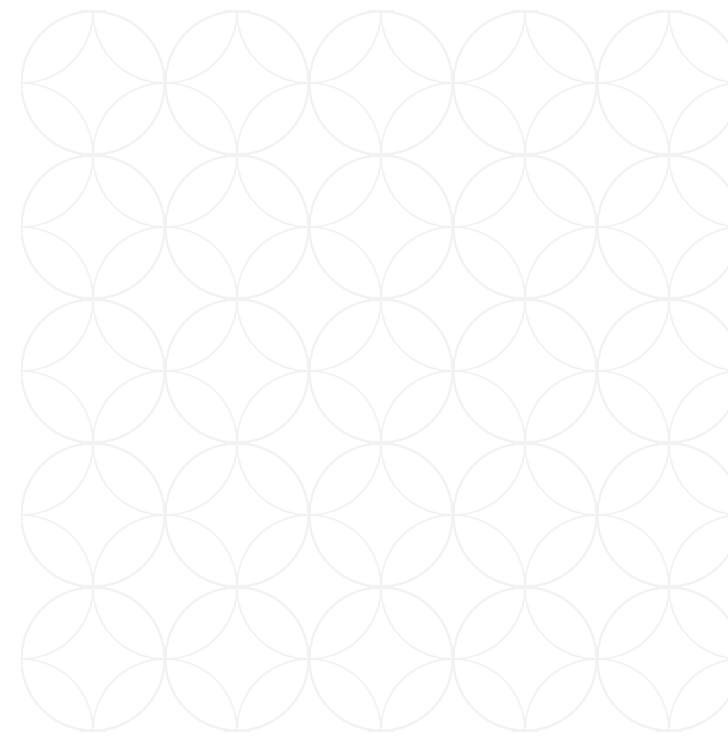
A BEAUTIFUL COLLECTION OF 3 AND 4 BEDROOM HOMES NESTLED ON THE PERIPHERY OF MAIDSTONE.

Hailing from Redrow's renowned Heritage Collection, these homes share a standout attention to detail, finish and space, qualities which have helped make this collection so sought-after. This high standard of daily living is matched only by its excellent location, which places you within easy reach of Maidstone's range of amenities, services, and shopping and dining experiences. Families will also appreciate the range of well-regarded schools whilst those looking to explore will enjoy the links to neighbouring towns, villages, coastlines and of course the capital.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

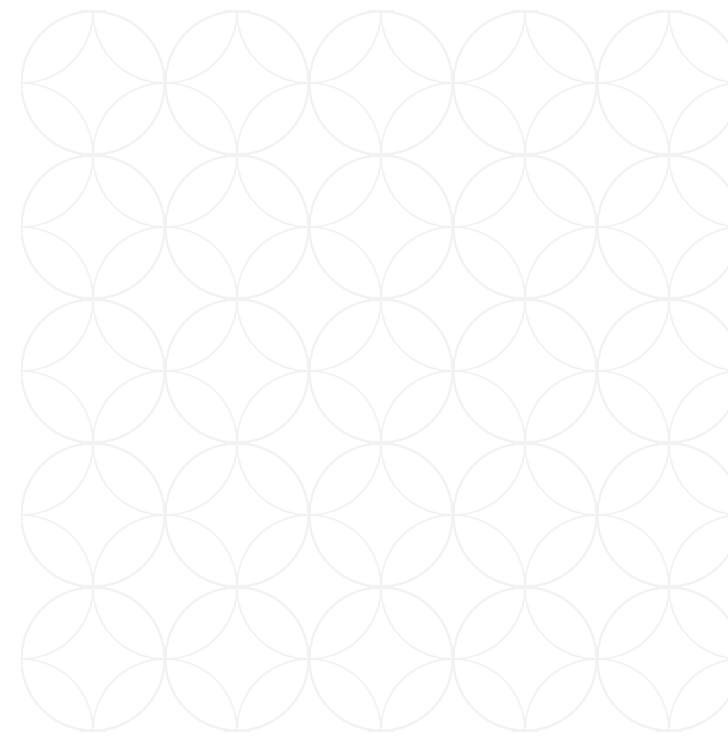


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME TOGETHER

Just three miles south of Maidstone, on the edge of open Kent countryside, Monchelsea Park offers traditional family homes in an ideal location. Just 50 minutes from London by train, and even closer to the coast and the magnificent North Downs, Maidstone has so much to offer for all the family.

There are coffee shops and Maidstone also boasts a good selection of High Street shopping, including The Mall and Fremlin Walk shopping centres. For out of town shopping, try Aylesford Retail Park to the North West of town. For a more significant shopping trip, you'll love the choice at the famous Bluewater shopping centre as well as the designer label bargains of Ashford Outlet Village.

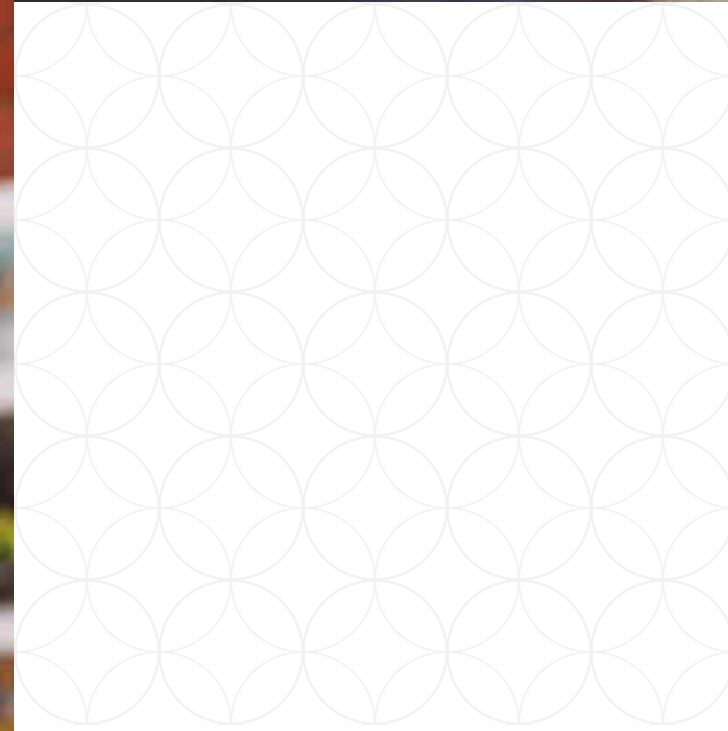
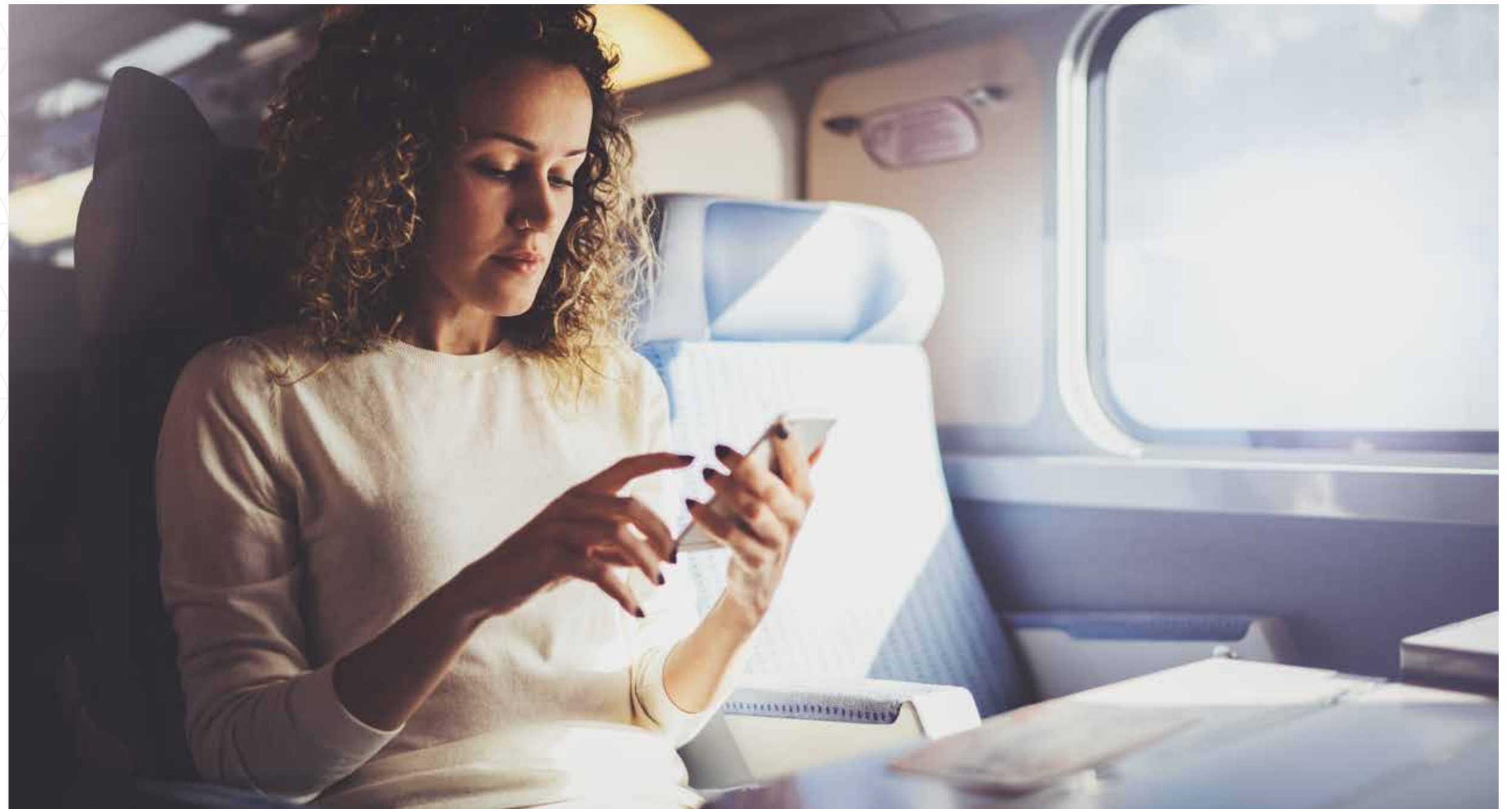
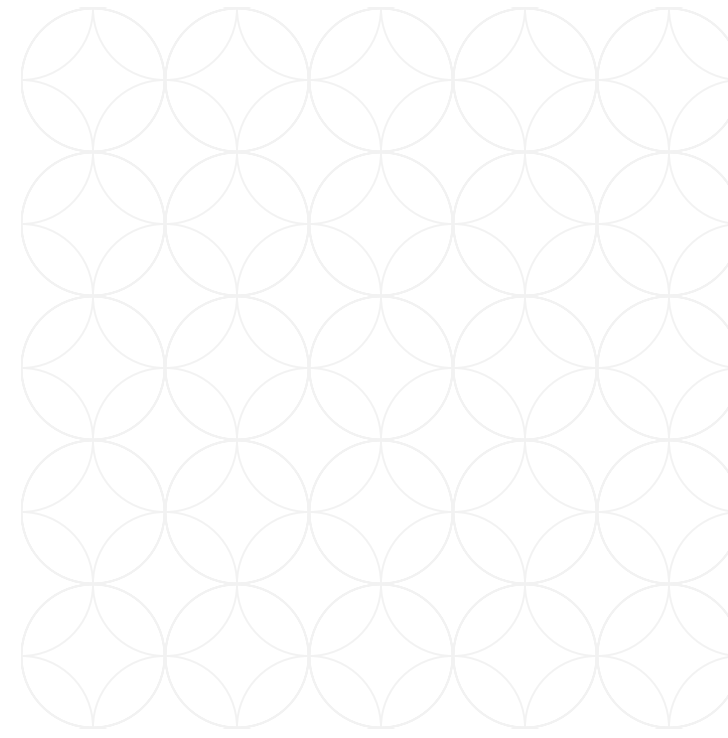


ENJOY A HEALTHY **LIFESTYLE**

Maidstone Leisure Centre offers a wide choice of sports facilities and there are countless clubs and societies in the town. Golfers have the choice of The Ridge Golf and Country Club or the nine hole course at Leeds Castle and can sharpen their skills at the nearby Langley Park Driving Range. For evening entertainment, Maidstone offers a cinema, a popular arts centre and a wide selection of friendly pubs and restaurants.

MORE OPPORTUNITIES

Bell Wood Community Primary is within walking distance of the development, with Holy Family Roman Catholic Primary offering an alternative. For older pupils, Maidstone has no less than 15 senior schools, including the highly regarded Maidstone Grammar, Maidstone Grammar School for Girls and Oakwood Park Grammar School. For GPs register with Grove Park Surgery on Sutton Road, while dentists can be found at Maidstone Dental Care on Loose Road.

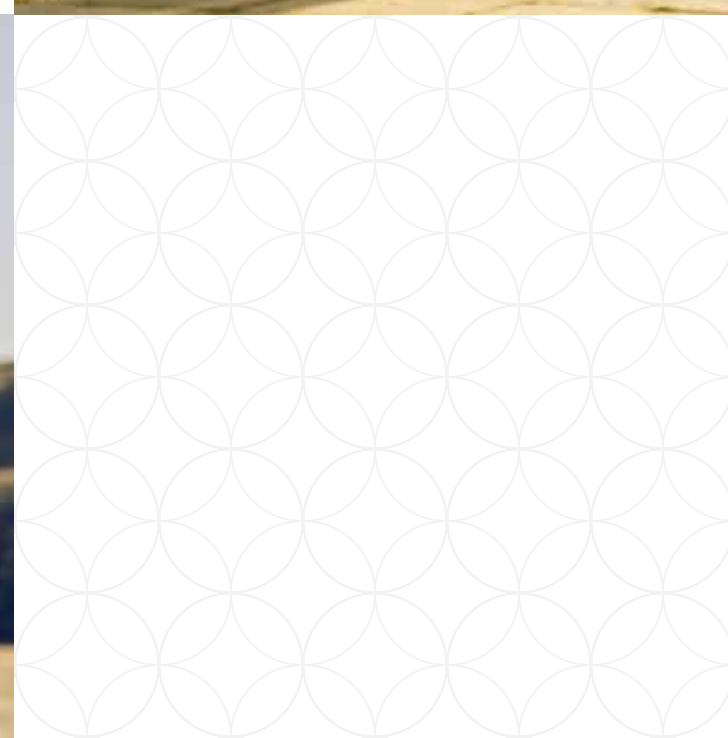
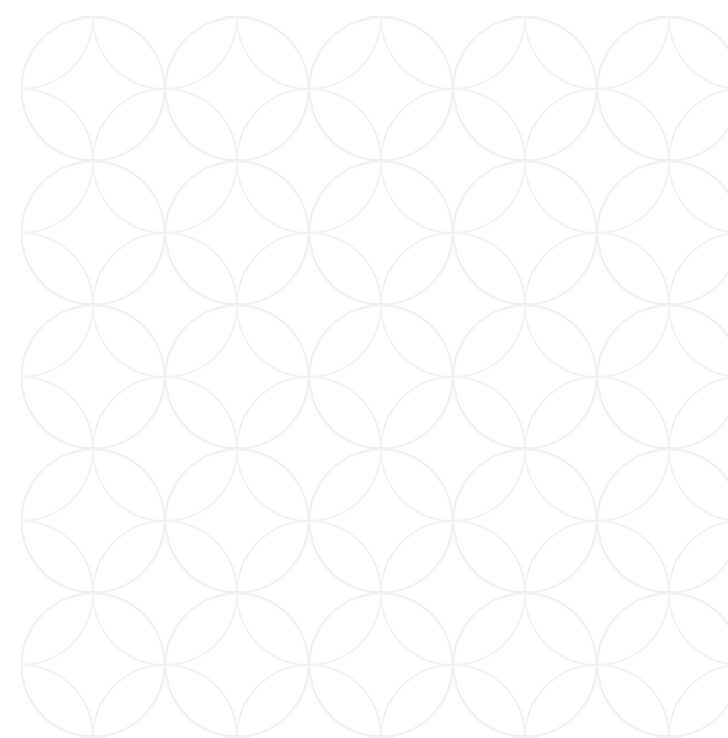


LESS TIME TRAVELLING

Monchelsea Park lies on the A274, which runs into the centre of the town and is also within easy reach of J8 of the M20, just five miles away, providing access across the South East. Maidstone is just 3 miles to the North of the development, with Canterbury (31 miles) Ashford (19 miles) and London (40 miles) all within driving range. Maidstone offers a choice of stations connecting to London St Pancras in just over an hour, with Maidstone East providing over 500 parking spaces for commuters. International rail services can be accessed at either St Pancras or Ashford, with ferries to Europe available from Folkestone or Dover, both under 40 miles away. Gatwick and London City airports are both under an hour's drive.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Monchelsea Park**.



SO YOU GET MORE OUT

- Public Green Space
- Cycleways & Footpaths
- Trim Trail Equipment
- Children's Play Area
- Affordable Housing

SKILFUL EXECUTION

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Quality is never an accident, it is always the result of high intention to detail. It represents the wise choice of many alternatives.



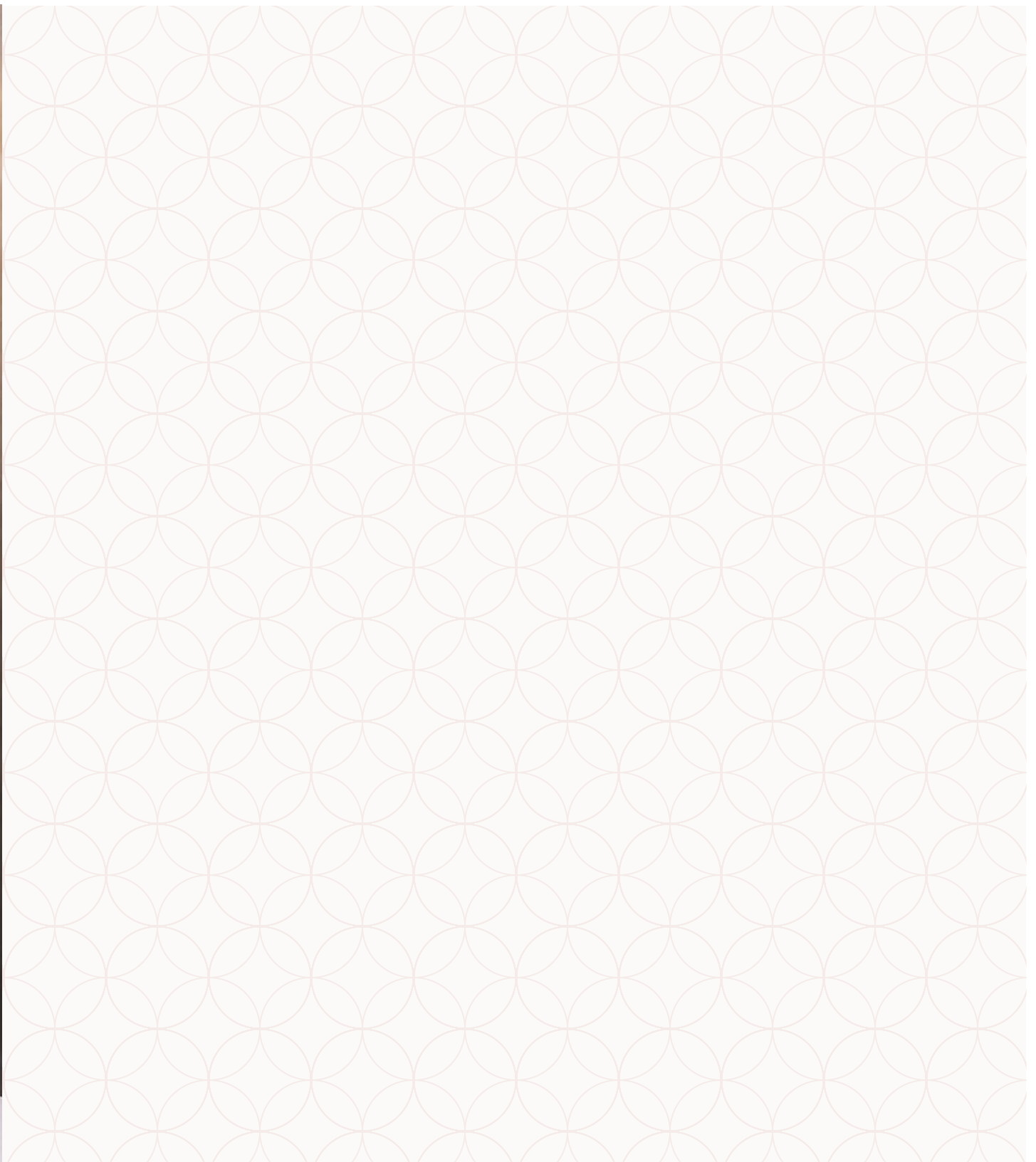
HERITAGE

- REDROW -

MONCHELSEA PARK

House specification for homes
under 1600 sq ft





INTERIOR

Walls

Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Crown White emulsion paint finish. See Sales Consultant for details.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators – Decorative radiator to the kitchen of the Letchworth and Cambridge house types only.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

80cm ceramic hob with 6 heat zones
Double oven
60cm chimney extract
Integrated 50/50 fridge/freezer.

OUR LUXURY SPECIFICATIONS ARE CAREFULLY CONSIDERED AND BEAUTIFULLY DESIGNED TO MAKE THE MOST OF YOUR NEW HOME



BATHROOM, EN-SUITE & CLOAKROOM

Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

Bathroom, En-suite & Cloakroom Basin

Ideal Standard corner basin with chrome trap.
Please refer to drawings to confirm basin design.

WC

Ideal Standard close coupled back-to-wall pan with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details.
Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath

Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

Shower Valve

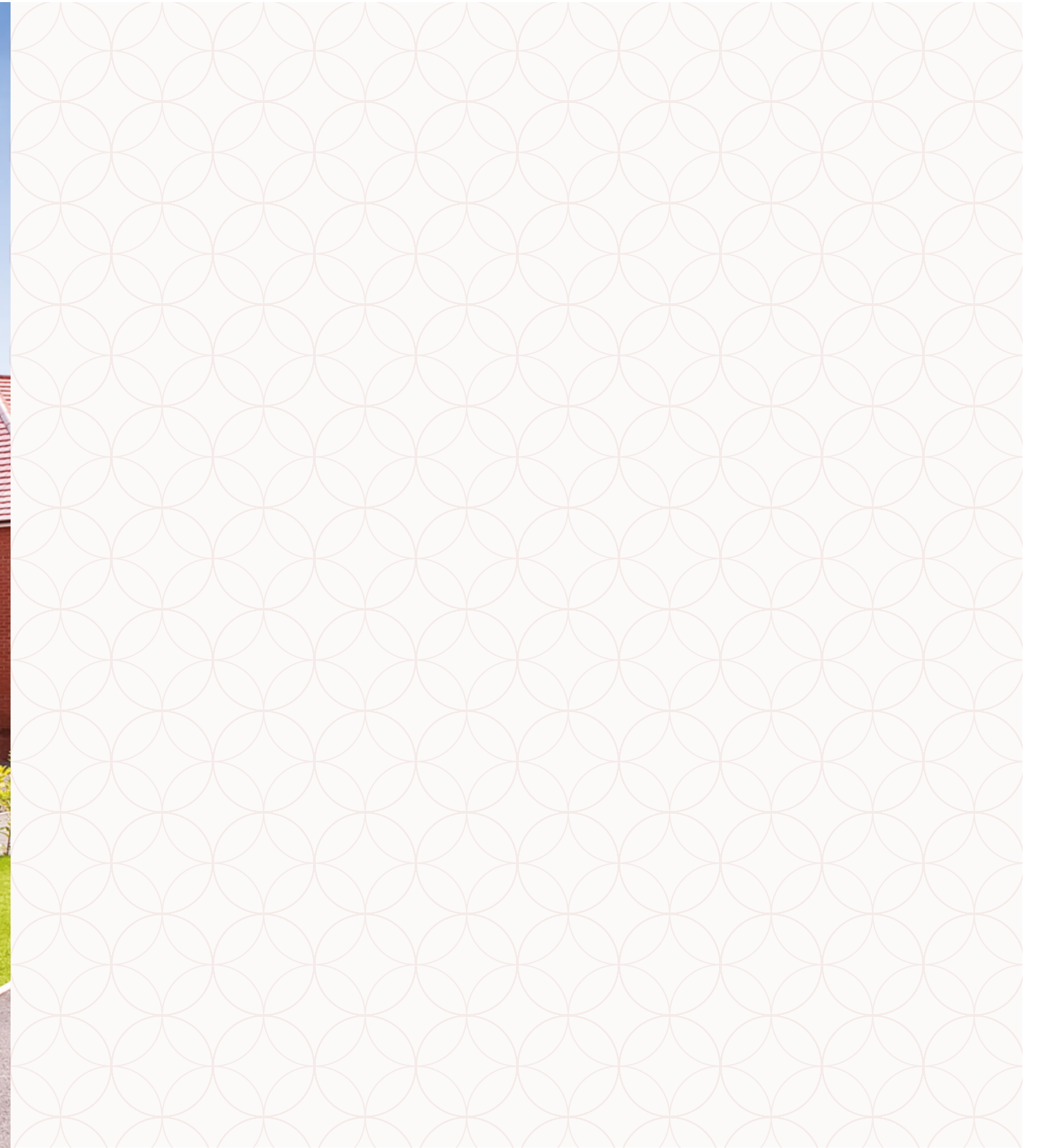
Aqualisa shower valve.

Shaver Sockets

In bathroom and en-suite where applicable.

Mirrors

To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.



EXTERIOR

External Doors

Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear

GRP door with patterned obscured glass, finished internally and externally in white.

Security

Multi point locking system to front and rear doors of house.

External Front Lights

Coach down lantern.

Downlight where entrance is recessed.

Garage

To specific plots, see Sales Consultant for more information.

Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and rear – Vertical boarding 1.8m high.

Gate – 1.8 High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil – To rear gardens.

Outside Tap – Refer to drawing for location.

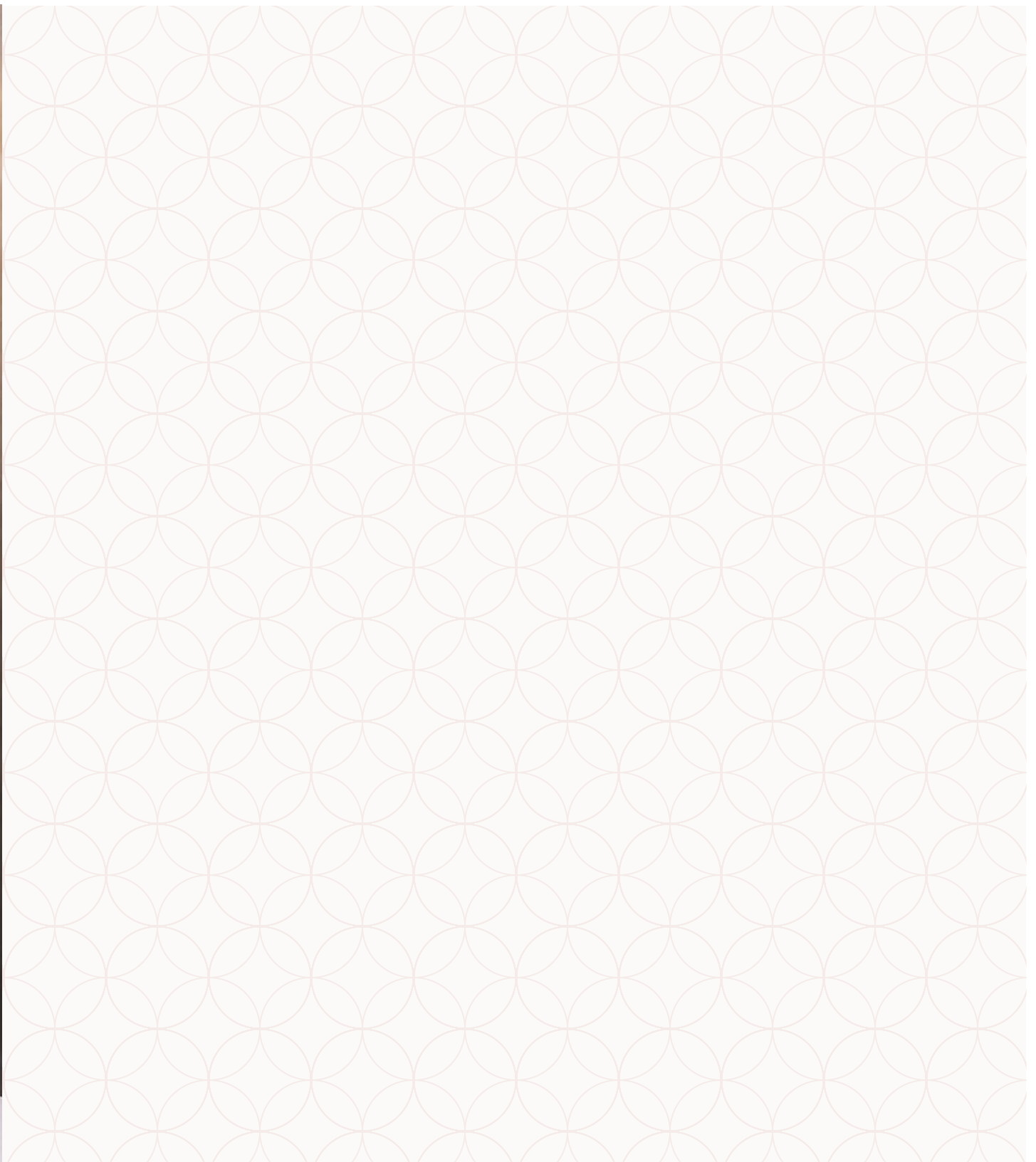
HERITAGE

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MONCHELSEA PARK

House specification for homes
over 1600 sq ft





INTERIOR

Walls

Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Crown White emulsion paint finish. See Sales Consultant for details.

Internal Doors

“Cambridge” 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge, one in bedroom and one in family room. (If applicable). See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific, please see Sales Consultant for more details and location.

Radiators

Myson radiators.

Wardrobes

Choices of fitted wardrobes to Bedroom 1. Refer to Sales Consultant for details. Subject to build stage.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel double bowl sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

80cm ceramic hob with 6 heat zones
Double oven
90cm chimney extract
Two integrated 50/50 fridge/freezers.

OUR LUXURY SPECIFICATIONS ARE CAREFULLY CONSIDERED AND BEAUTIFULLY DESIGNED TO MAKE THE MOST OF YOUR NEW HOME



BATHROOM, EN-SUITE & CLOAKROOM

Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin

Ideal Standard basin with chrome trap. Please refer to drawings to confirm basin design.

WC

Ideal Standard coupled back-to-wall pan with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tiles to bathroom en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suites.

Shower over Bath

Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

Shower Valve

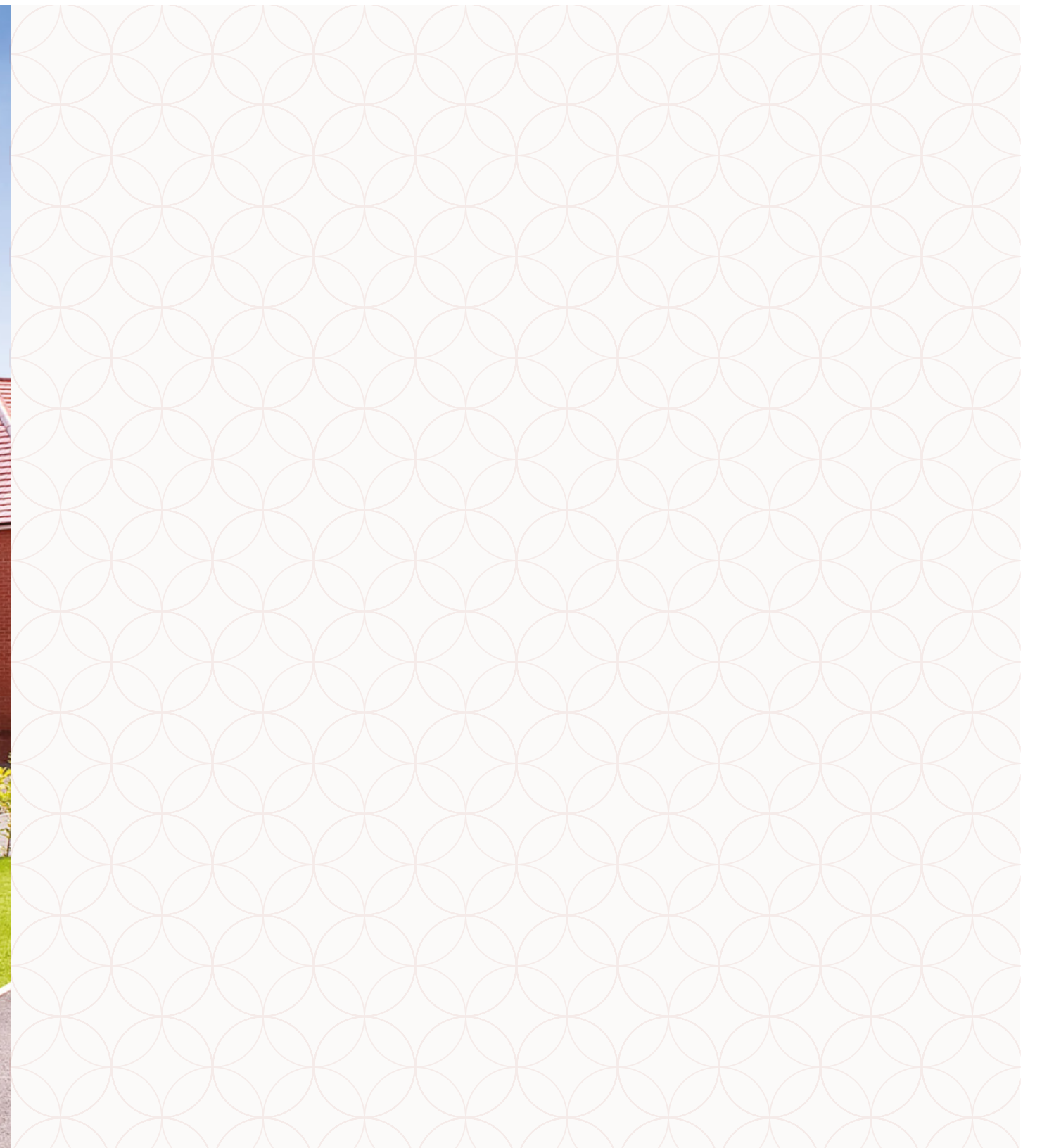
Aqualisa shower valve.

Shaver Sockets

In bathroom and en-suite where applicable.

Mirrors

To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.



EXTERIOR

External Doors

Front

GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear

GRP door with patterned glass, finished internally and externally in white.

Security

Multi point locking system to front and rear doors of house.

External Front Lights

Grand Georgian lantern to front entrance, downlight where entrance is recessed.

Garage

To specific plots, see Sales Consultant for more information.

Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and rear – Vertical boarding 1.8m high.

Gate – 1.8 High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front and rear gardens. Refer to layout or Sales Consultant for landscaping details.

Outside Tap – Refer to drawing for location.

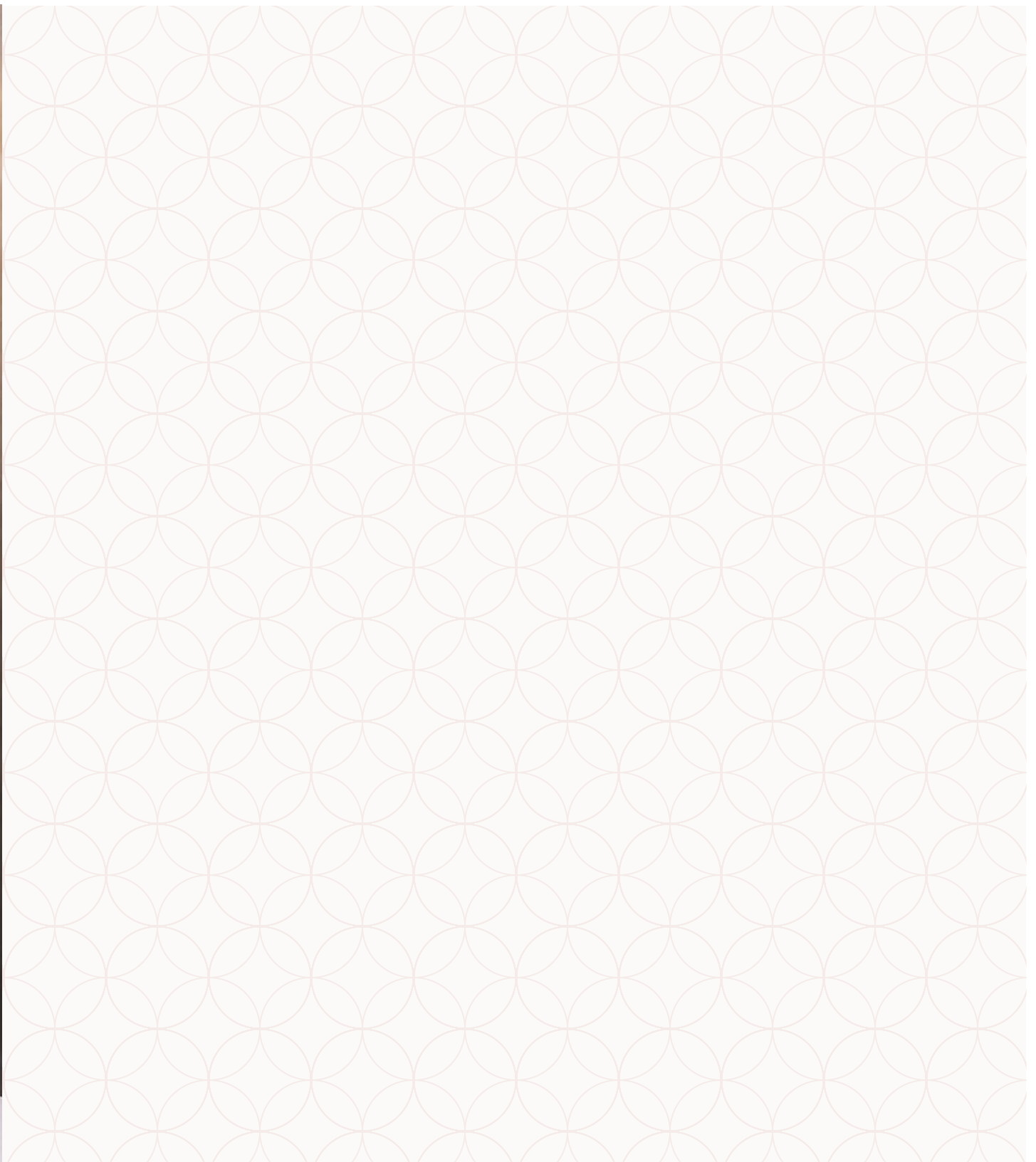
HERITAGE

- REDROW -

MONCHELSEA PARK

House specification for Lifestyle homes





INTERIOR

Walls

Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Crown White emulsion paint finish. See Sales Consultant for details.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and family room and one in bedroom where applicable. See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators.

Dressing Area

Shelf and rail to bedroom 1 dressing areas in the Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details (excluding Oxford Lifestyle and Stratford Lifestyle housetype).

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

60cm ceramic hob with 4 heat zones
Double oven
60cm chimney extract
Integrated 50/50 fridge/freezer.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



EN-SUITES & CLOAKROOM

En-suites & Cloakroom Styles

Ideal Standard in white finish.

En-suites & Cloakroom Basin

Ideal Standard corner basin with chrome trap.
Please refer to drawing s to confirm basin design.

WC

Ideal Standard close coupled back-to-wall
pan with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel,
only in en-suites that have a separate bath with a
shower enclosure. Half height tiling around bath
area. See Sales Consultant for details.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tiles to en-suites and cloakroom. See
My Redrow for details. Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to en-suites.

Shower Valve

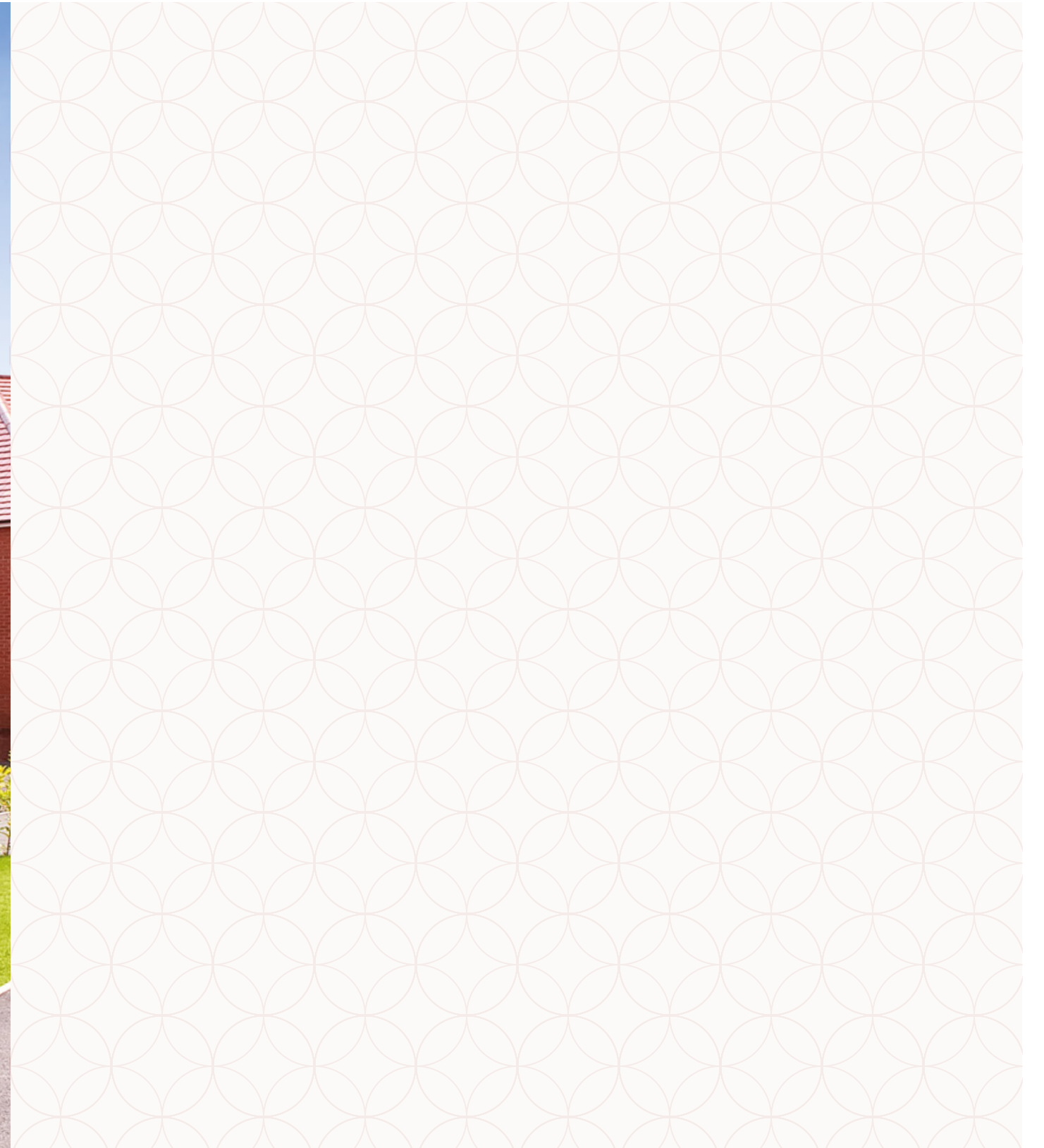
Aqualis a shower valve.

Shaver Sockets

In en-suites where applicable.

Mirrors

To be fitted above en-suite wash basins where
applicable. See Sales Consultant for details.



EXTERIOR

External Doors

Front

GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear

GRP door with patterned glass, finished internally and externally in white.

Security

Multi point locking system to front and rear doors of house.

External Front Lights

Coach down lantern.

Downlight where entrance is recessed.

Garage

To specific plots, see Sales Consultant for more information.

Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and rear – Vertical boarding 1.8m high.

Gate – 1.8 High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil – To rear gardens.

Outside Tap – Refer to drawing for location.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code

1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.



1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



MONCHELSEA PARK

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Sutton Road, Maidstone, ME17 3NG

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)