

# The Limes

*at Leybourne Chase, Kent*

*Beautifully designed 1 & 2 bedroom  
apartments and 2, 3 & 4 bedroom homes*

*A development by*

**Taylor  
Wimpey**

*Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.*



Welcome to

## The Limes at Leybourne Chase

*A mix of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom homes with a breadth of styles and layouts to choose from. These homes are perfectly located near West Malling and form a sustainable, eco-friendly community boasting community facilities, trim trail, football pitches and a parkland location.*







## Lifestyle

*Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.*

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of fixtures, fittings and floor coverings from the options range that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a two-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes - last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227 million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

*Images depict typical Taylor Wimpey properties and include optional upgrades at additional cost.*



West Malling

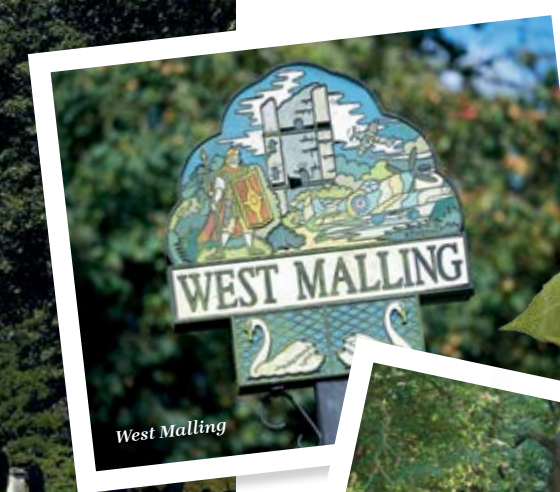
*“Head to Leybourne Lakes Country Park with its woodland and wildlife to walk amongst”*



West Malling, St. Mary's Church



West Malling, High Street



West Malling



Woods at Leybourne Chase



## The Location

*From historic Norman castles to handsome Saxon churches, the historic roots of Leybourne and West Malling run deep. Now the location is seeing a new phase of the growing modern community at The Limes at Leybourne Chase.*

Set in a delightful part of the development, The Limes nestles amongst 140 acres of greenery and open space, with parks, playgrounds and sports pitches, allotments and leafy arboretum, and boasts a glorious grade II listed manor house at its heart.

Nearby Leybourne offers village amenities, with Waitrose in West Malling, and Tesco Extra and Sainsbury's in Aylesford, while both West Malling and Aylesford hold regular Farmers' Markets packed with freshly picked and made, from Kent, cherries and chillies to chocolate. Families will find the new Valley Invicta primary school at Leybourne Chase, while the county's senior schools are renowned for their excellent reputation and results.

The Larkfield Leisure Centre with swimming pool, sports hall and spa offers a packed calendar of activities, while golfers will find superb play at West Malling Club's Spitfire and Hurricane courses. Or head to Leybourne Lakes Country Park with its woodland and wildlife to walk amongst - or windsurf, scuba dive or canoe in the lake's water.

The buzz of town life is never far away, from county town Maidstone and Lockmeadow Entertainment Centre with its 8-screen Odeon and Hollywood Bowl just seven miles away, to Sevenoaks 11 miles, Chatham and Rochester 13 miles and chic

Royal Tunbridge Wells 18 miles away. Road links are excellent with the M20 convenient to access. West Malling railway station is just over a mile away, with London Victoria 53 minutes and Blackfriars in the City 1 hour and 1 minute. And when you are heading to the sun or the slopes, Ashford International's Eurostar links are 37 minutes by train, with Gatwick Airport just 34 miles away.\*

*Times and distances from: [www.thetrainline.com](http://www.thetrainline.com) and [www.theaa.com](http://www.theaa.com).*



# The Limes at Leybourne Chase

A wonderful collection of beautifully designed 1 & 2 bedroom apartments and 2, 3 & 4 bedroom homes located on the outskirts of Leybourne village, near West Malling, Kent.

Set within the highly-desirable Leybourne Chase development, this stunning range of homes offers something for everyone, from young couples and downsizers to growing families.





Enjoy a delightful, semi-rural location. Nearly two-thirds of the Leybourne Chase site - some 140 acres - will be preserved as green open space for recreation and leisure, including parks, recreation grounds, fields, children's playgrounds, sports pitches, footpaths, community allotments and an arboretum.

For commuters, West Malling railway station is 2.5 miles<sup>†</sup> from the development and provides regular services to London Victoria, Ashford International and Canterbury West.





Maidstone is only 10 miles<sup>†</sup> away by road, whilst there are also quick links to the M20 for central London.

<sup>†</sup>Distances taken from google.co.uk/maps




## 2 bedroom homes

-  **The Dove**  
2 bedroom coach house  
Plots: 368 & 419\*
-  **The Chase**  
2 bedroom home  
Plots: 420-422 & 441-444
-  **The Bourne**  
2 bedroom home  
Plots: 427, 428, 432 & 433
-  2 bedroom home  
Plots: 373-375<sup>†</sup> & 429-431<sup>†</sup>






## 3 bedroom homes

-  **The Malling**  
3 bedroom home  
Plots: 369, 370 & 436-439
-  **The Offham**  
3 bedroom home  
Plots: 446-449
-  **The Kemp**  
3 bedroom home  
Plots: 367, 377, 385, 386, 425, 426, 461, 462 & 463
-  **The Croft**  
3 bedroom home  
Plots: 380-383, 408-411, 451, 452, 460, 464 & 465

## 4 bedroom homes

-  **The Kent**  
4 bedroom home  
Plot: 371, 372, 424, 434, 435, 450, 459 & 466
-  **The Dale**  
4 bedroom home  
Plots: 376, 378, 406, 423, 445 & 458
-  **The Lang**  
4 bedroom home  
Plots: 379, 384, 407, 412 & 440

## Apartments

-  **Birling House**  
1 & 2 bedroom apartments  
Plots: 387-394
-  **Ryarsh House**  
1 & 2 bedroom apartments  
Plots: 395-405
-  **Wrotham House**  
2 bedroom apartments  
Plots: 413-418\*\*
-  1 & 2 bedroom apartments  
Plots: 356-366\*
-  1 & 2 bedroom apartments  
Plots: 453-457\*

- CS = Cycle Store
- SS = Sub Station
- \*ah/so = Shared Ownership
- †ah/r = Rental homes
- \*\*tmbc = TMBC discounted
- ▶ = Garage access
- ▷ = Carport, drive or walk through



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 21/5/November 2016.

The Limes  
**The Croft**  
*3 Bedroom home*  
 Plots 380-383, 408-411, 451, 452, 460, 464, 465

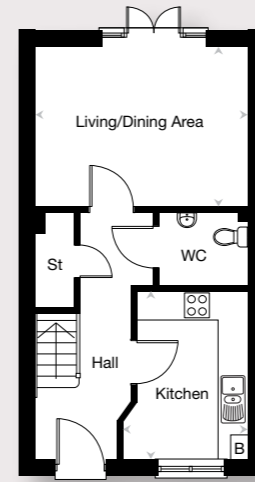


*The 3 bedroom Croft features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home.*

A kitchen/breakfast room forms the hub of home life, while the living/dining area with double doors to the rear garden provides space to relax or entertain. There's also a cloakroom and store cupboard located off the entrance hallway.

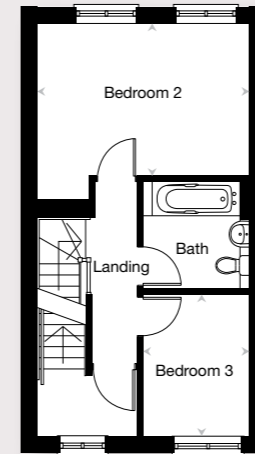
A second bedroom makes for a comfortable guest room on the first floor where there's also a further bedroom and a main bathroom.

The master bedroom with en suite facilities enjoys appealing seclusion on the top floor.



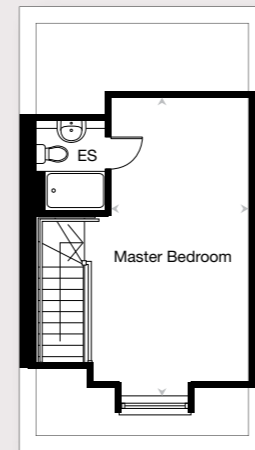
*Ground Floor*

<b>Living/Dining Area</b>	4282mm × 3259mm	14'1" × 10'8"
<b>Kitchen</b>	3435mm × 2535mm	11'3" × 8'4"



*First Floor*

<b>Bedroom 2</b>	4282mm × 3110mm	14'1" × 10'2"
<b>Bedroom 3</b>	2907mm × 2082mm	9'6" × 6'10"



*Second Floor*

<b>Master Bedroom</b>	6161mm × 2782mm	20'3" × 9'2"
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1005 sq ft

**Key**  
 B - Boiler ES - En Suite  
 St - Store WC - Cloakroom

**Taylor Wimpey**



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The Limes  
**The Dove**  
 2 Bedroom coach house  
 Plot 368

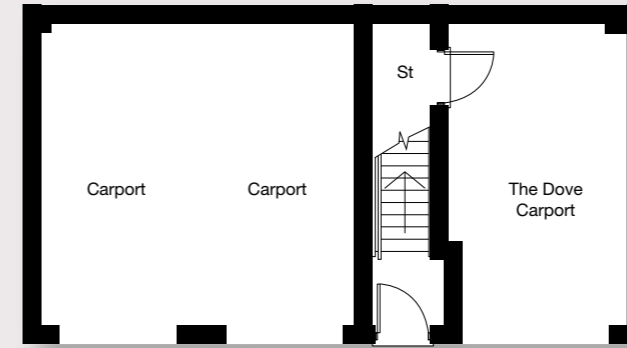


*The carefully planned layout of the 2 bedroom Dove coach house makes it perfect for first time buyers and downsizers.*

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the home's focal point, and provides the ideal space for unwinding or entertaining guests.

A master bedroom, a further bedroom and main bathroom are also located off the landing, while the property also features a carport.

*Ground Floor*

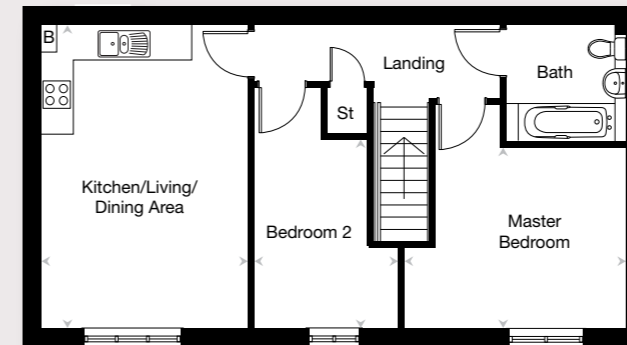


*First Floor*

**Kitchen/Living/Dining Area**  
 5575mm × 3707mm      18'3" × 12'2"

**Master Bedroom**  
 4088mm × 3337mm      13'5" × 10'11"

**Bedroom 2**  
 3477mm × 2747mm      11'5" × 9'0"



710 sq ft

**Key**  
 B - Boiler    St - Store

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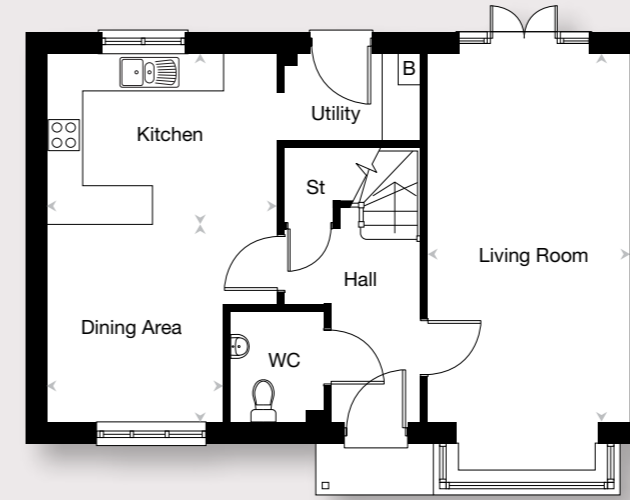
The Limes  
**The Dale**  
 4 Bedroom home  
 Plots 376, 378, 406, 423, 445, 458



*There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Dale.*

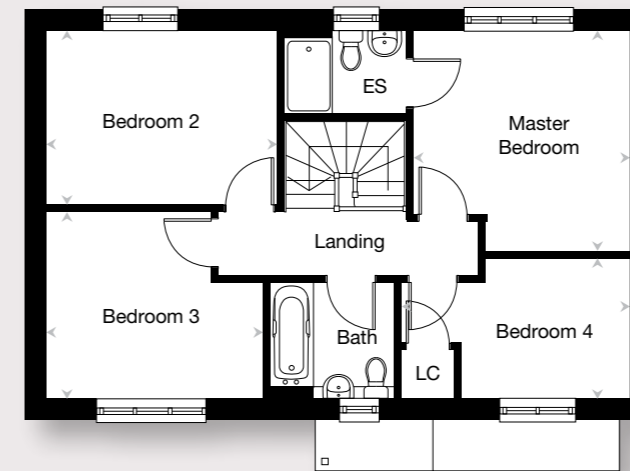
A kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to the outside. A dual aspect living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en suite shower room, plus an additional bedroom and main bathroom, occupy the first floor.



*Ground Floor*

<b>Kitchen</b>	3695mm × 2860mm	12'1" × 9'5"
<b>Dining Area</b>	3165mm × 2890mm	10'5" × 9'6"
<b>Living Room</b>	6025mm × 3457mm	19'9" × 11'4"



*First Floor*

<b>Master Bedroom</b>	3633mm × 3519mm	11'11" × 11'7"
<b>Bedroom 2</b>	3757mm × 2911mm	12'4" × 9'7"
<b>Bedroom 3</b>	3497mm × 3029mm	11'6" × 9'11"
<b>Bedroom 4</b>	3734mm × 2304mm	12'3" × 7'7"

1,244 sq ft

**Key**  
 LC - Linen Cupboard B - Boiler  
 ES - En Suite St - Store WC - Cloakroom

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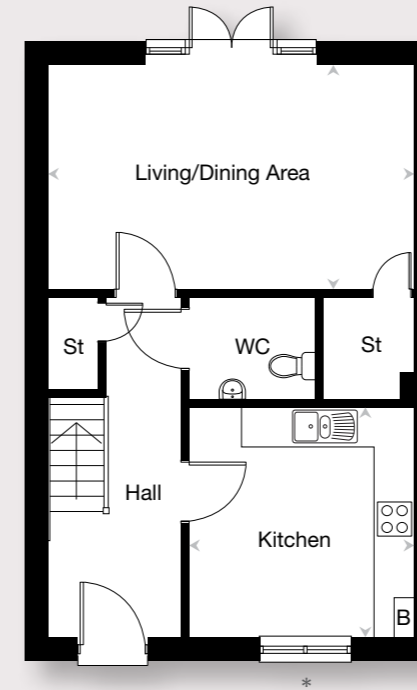
The Limes  
**The Kemp**  
*3 Bedroom home*  
 Plots 367, 377, 385, 386, 425, 426, 461-463



*With 3 bedrooms and family lifestyle possibilities, the Kemp is ideally suited to contemporary living.*

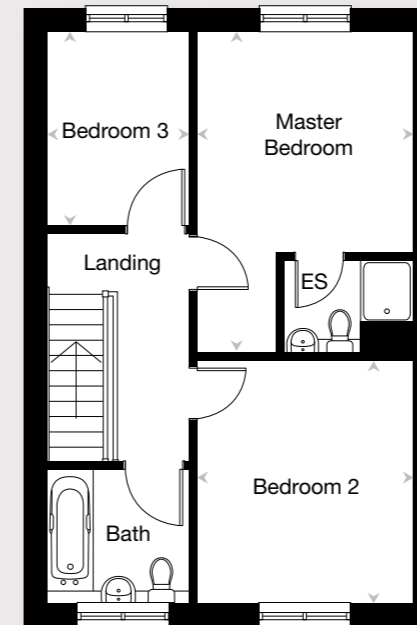
The entrance hallway leads to a kitchen/breakfast room and a guest cloakroom, before it reaches the living/dining area which draws in natural light through double doors. These provide access to the garden to create an appealing environment for socialising.

A master bedroom with en suite shower room is located off the upstairs landing, along with a second double bedroom, a further bedroom which could alternatively be used as a playroom or a study, and a bathroom.



*Ground Floor*

<b>Living/Dining Area</b>	5364mm × 3303mm	17'7" × 10'10"
<b>Kitchen</b>	3410mm × 3272mm	11'2" × 10'9"



*First Floor*

<b>Master Bedroom</b>	5008mm × 3172mm	16'5" × 10'5"
<b>Bedroom 2</b>	3356mm × 3172mm	11'0" × 10'5"
<b>Bedroom 3</b>	2882mm × 2104mm	9'5" × 6'11"

975 sq ft

\* 989 sq ft plots 425, 426, 462, 463 include a bay window

**Key**  
 B - Boiler ES - En Suite St - Store  
 WC - Cloakroom

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The Limes

## The Kent 4 Bedroom home

Plots 371, 372, 424, 434, 435, 450, 459, 466

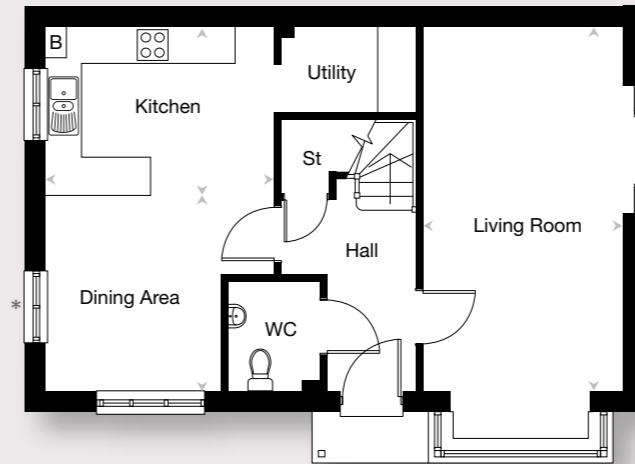


*The Kent is a 4 bedroom property which will appeal to growing families in search of extra space.*

The central entrance hallway leads to a large dual aspect living room opening through double doors to the garden, plus a dining area and kitchen with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

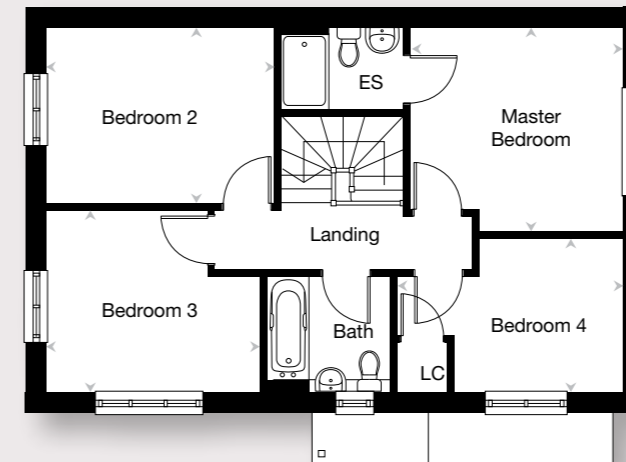
Upstairs, the master bedroom has an en suite shower room, and there are also three further bedrooms as well as a family bathroom.

### Ground Floor



<b>Kitchen</b>	3695mm × 2865mm	12'1" × 9'5"
<b>Dining Area</b>	3160mm × 2890mm	10'4" × 9'6"
<b>Living Room</b>	6025mm × 3457mm	19'9" × 11'4"

### First Floor



<b>Master Bedroom</b>	3519mm × 3400mm	11'7" × 11'2"
<b>Bedroom 2</b>	3757mm × 2947mm	12'4" × 9'8"
<b>Bedroom 3</b>	3497mm × 2993mm	11'6" × 9'10"
<b>Bedroom 4</b>	2771mm × 2537mm	9'1" × 8'4"

1,244 sq ft

\* 1261 sq ft plot 372 includes a bay window

#### Key

LC - Linen Cupboard B - Boiler  
ES - En Suite St - Store WC - Cloakroom

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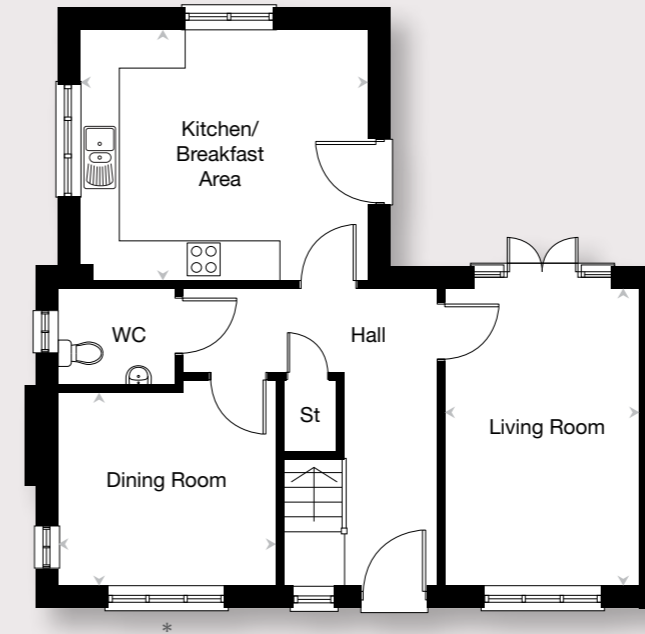
The Limes  
**The Lang**  
 4 Bedroom home  
 Plots 379, 384, 407, 412, 440



*The Lang is a 4 bedroom home that has been designed to offer extra space for growing families.*

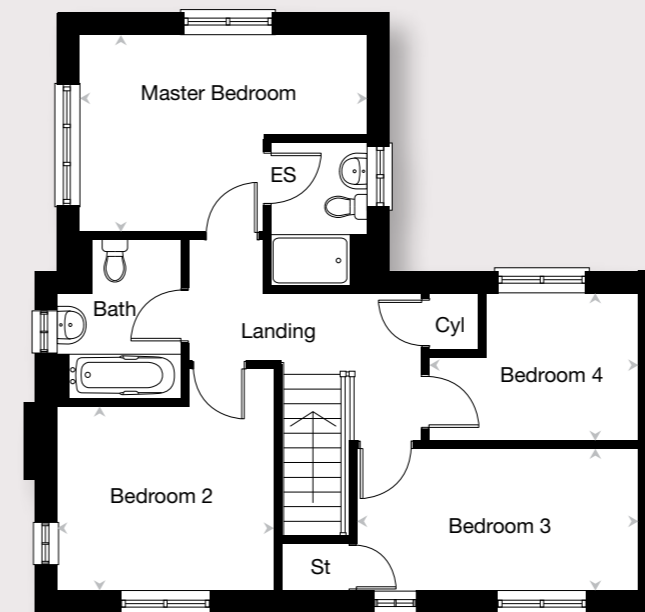
A dual aspect living room with double doors leading to the garden and a separate dining room with front window to give it a light and airy touch lead off from the hall. The kitchen/ breakfast area also has a door which opens onto the garden. A useful guest cloakroom and a storage cupboard complete the ground floor layout.

The master bedroom with en suite shower room can be found on the first floor, along with three further bedrooms and a family bathroom.



*Ground Floor*

<b>Kitchen/Breakfast Area</b>	4402mm × 3900mm	14'5" × 12'10"
<b>Dining Room</b>	3350mm × 3039mm	11'0" × 10'0"
<b>Living Room</b>	4627mm × 2973mm	15'2" × 9'9"



*First Floor*

<b>Master Bedroom</b>	4427mm × 3138mm	14'6" × 10'4"
<b>Bedroom 2</b>	3350mm × 2839mm	11'0" × 9'4"
<b>Bedroom 3</b>	4411mm × 2188mm	14'6" × 7'2"
<b>Bedroom 4</b>	3237mm × 2351mm	10'7" × 7'9"

1,270 sq ft

\* 1,280 sq ft plot 412 includes a bay window

**Key**

Cyl - Cylinder Cupboard  
 ES - En Suite St - Store WC - Cloakroom

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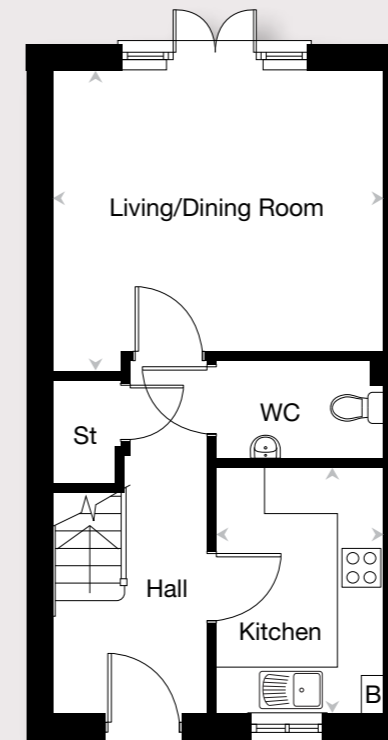
The Limes  
**The Bourne**  
 2 Bedroom home  
 Plots 427, 428, 432, 433



*The 2 bedroom Bourne is ideally suited to individuals or couples and features a convenient layout for contemporary living.*

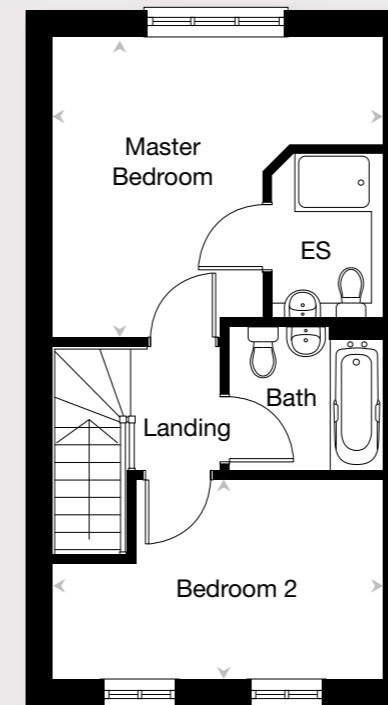
The entrance hallway leads to a light and airy living/dining room which opens through double doors to the rear garden - perfect for relaxing or entertaining. A practical kitchen, a guest cloakroom and handy under stairs storage complete the ground floor accommodation.

Upstairs, the landing leads to the master bedroom which includes an en suite shower room. There's also a main bathroom and a second double bedroom which could be used to accommodate a guest bed as well as space for home working.



*Ground Floor*

<b>Living/Dining Room</b> 4294mm × 3913mm	14'1" × 12'10"
<b>Kitchen</b> 3200mm × 2194mm	10'6" × 7'2"



*First Floor*

<b>Master Bedroom</b> 4294mm × 3913mm	14'1" × 12'10"
<b>Bedroom 2</b> 4294mm × 2614mm	14'1" × 8'7"

770 sq ft

**Key**  
 B - Boiler ES - En Suite St - Storage  
 WC - Cloakroom

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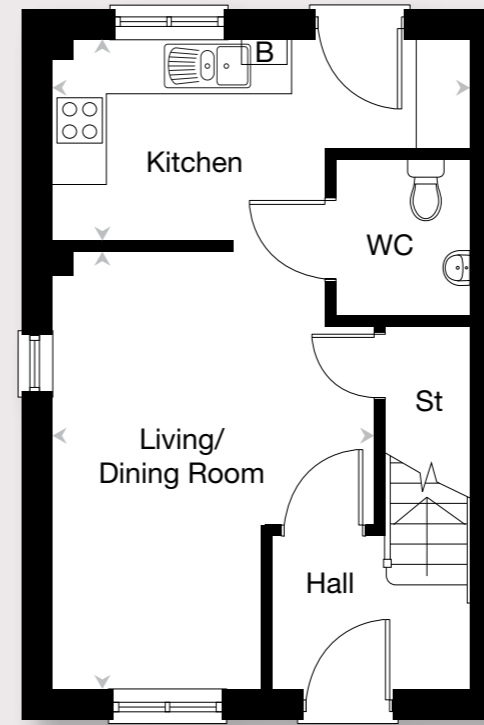
The Limes  
**The Chase**  
 2 Bedroom home  
 Plots 420-422, 441-444



*The Chase is a 2 bedroom property which has been thoughtfully designed with both first-time buyers and downsizers in mind.*

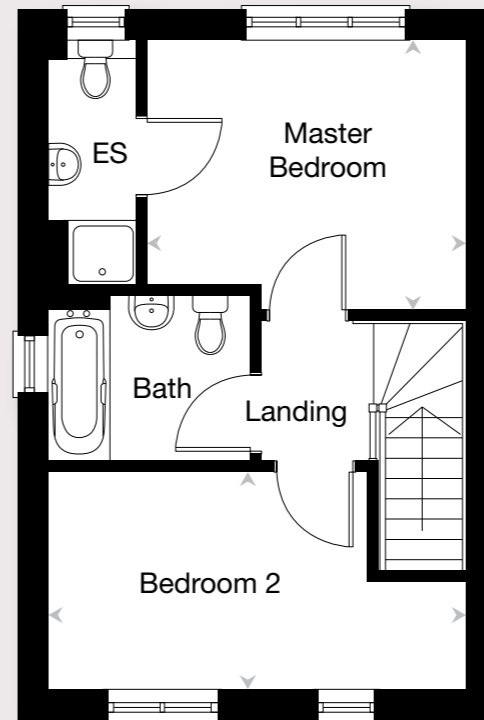
The open-plan ground floor has a living/dining room with ideal space for day-to-day living. There's also a contemporary fitted kitchen with door leading onto the rear garden, and a guest cloakroom and storage beneath the stairs.

On the first floor, the master bedroom includes an en suite shower room, while there's also a main bathroom and a further bedroom with wardrobe space.



*Ground Floor*

<b>Kitchen</b>	4634mm × 2251mm	15'2" × 7'5"
<b>Living/Dining Room</b>	4876mm × 3585mm	16'0" × 11'9"



*First Floor*

<b>Master Bedroom</b>	3541mm × 3028mm	11'7" × 9'11"
<b>Bedroom 2</b>	4634mm × 2439mm	15'2" × 8'0"

719 sq ft

**Key**  
 B - Boiler ES - En Suite St - Store  
 WC - Cloakroom

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Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. \* Plot specific windows. TWSE 215/3. January 2016.

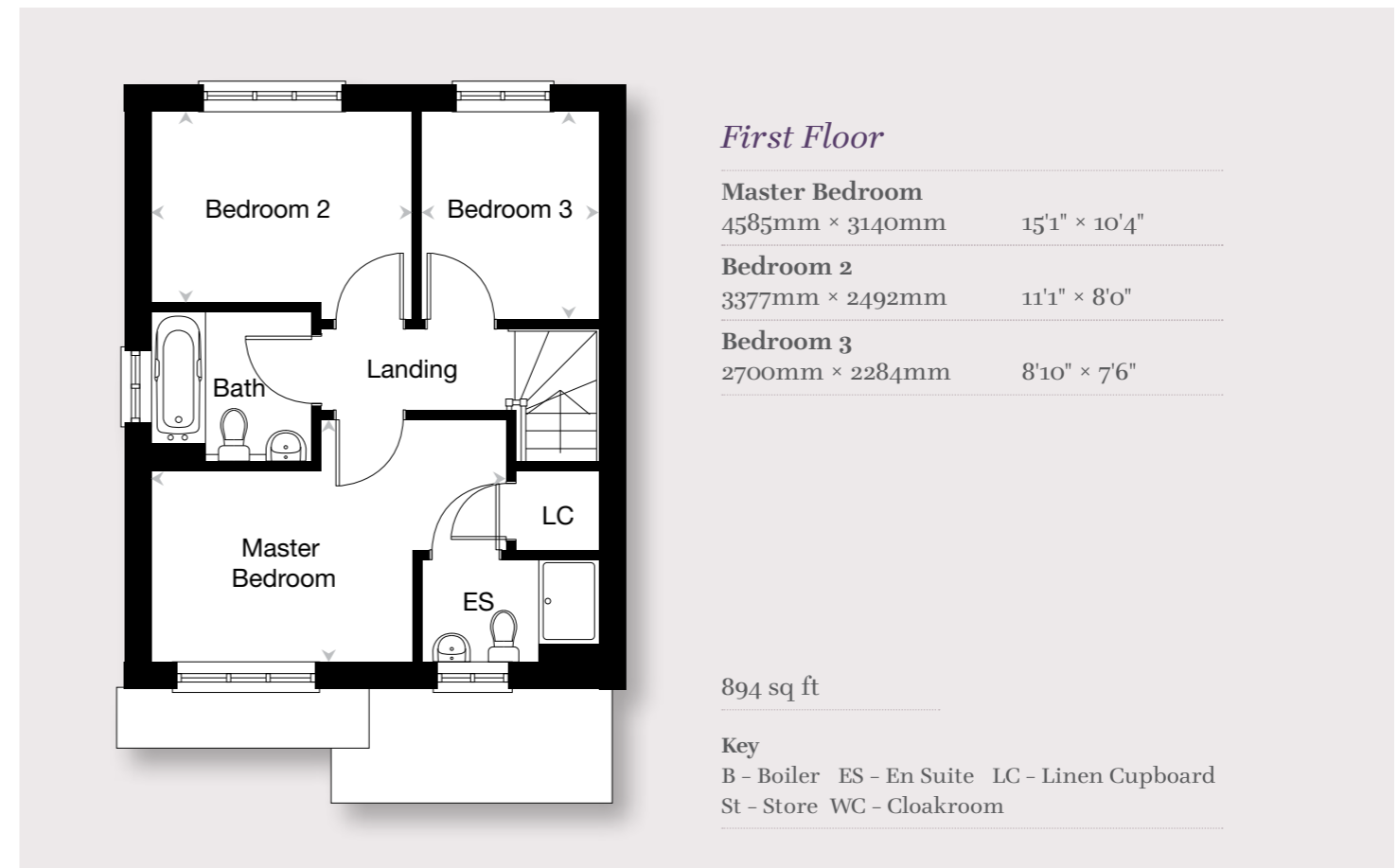
The Limes  
**The Malling**  
 3 Bedroom home  
 Plots 369, 370, 436-439



*The 3 bedroom Malling will appeal to first time buyers, couples, and families looking for a little extra space.*

The living/dining area opens through double doors to the rear garden, making it perfect for entertaining and al fresco dining. A contemporary fitted kitchen, a guest cloakroom and a storage cupboard complete the ground floor layout.

The first floor comprises the master bedroom, with en suite shower room, a main bathroom, and two further bedrooms one of which could be used as a guest room or study.



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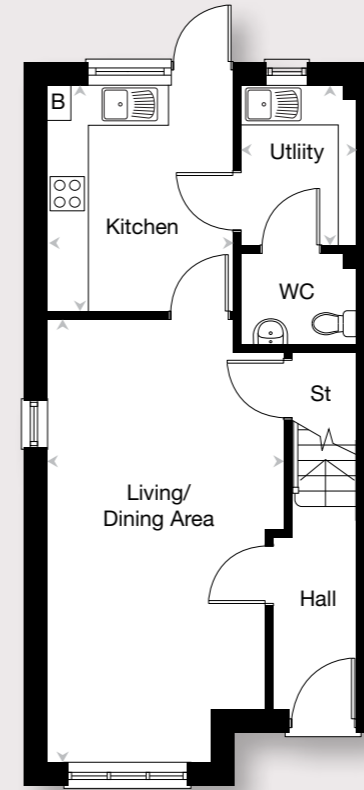
The Limes  
**The Offham**  
*3 Bedroom home*  
 Plots 446-449



*The 3 bedroom Offham is ideal for growing families or first-time buyers keen to enjoy the benefits of contemporary living.*

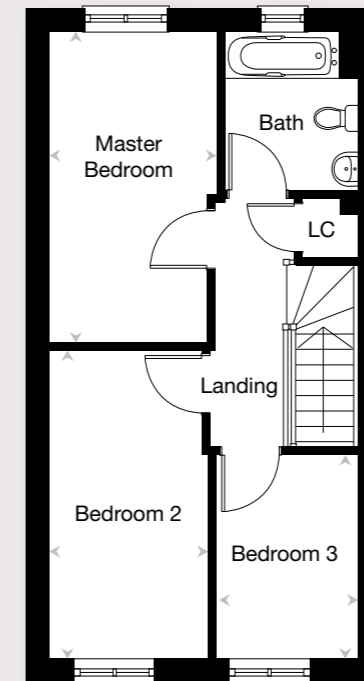
A welcoming living/dining area off the hallway provides ample room for relaxing and socialising, while a fitted kitchen, a utility room with sink, a guest cloakroom, and an under stairs storage cupboard complete the excellent ground floor accommodation.

There are three bedrooms on the first floor for the family, a linen cupboard, and a fully-appointed separate family bathroom.



*Ground Floor*

<b>Kitchen</b>	3422mm × 2795mm	11'3" × 9'2"
<b>Living/Dining Area</b>	6700mm × 3547mm	22'0" × 11'8"



*First Floor*

<b>Master Bedroom</b>	4676mm × 2637mm	15'4" × 8'8"
<b>Bedroom 2</b>	4657mm × 2467mm	15'3" × 8'1"
<b>Bedroom 3</b>	3042mm × 2095mm	10'0" × 6'10"

962 sq ft

**Key**  
 B - Boiler LC - Linen Cupboard  
 St - Store WC - Cloakroom

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The Limes

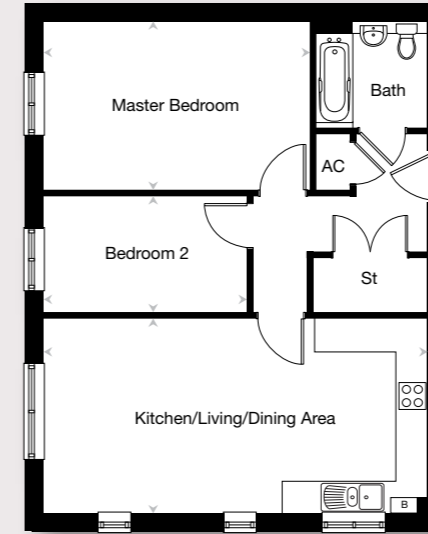


**Wrotham House**  
2 Bedroom apartments

Plots: 413-418

*A wonderful collection of contemporary 2 bedroom apartments, Wrotham House is perfect for first time buyers and couples looking for a relaxed and stylish home.*

Each of our apartments in Wrotham House is perfectly composed for modern lifestyles. Open-plan kitchen/living/dining areas make an ideal space for dining and entertaining with family and friends whilst the master bedroom is the perfect place to relax at the end of the day. A second bedroom, perfect for guests, a family bathroom and space-saving storage cupboards complete each home.



Plot 413, 415 & 417

**Kitchen/Living/Dining Area**  
7210mm x 3634mm 23'8" x 11'11"

**Master Bedroom**  
5016mm x 3142mm 16'5" x 10'4"

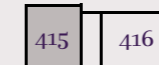
**Bedroom 2**  
3836mm x 2128mm 12'7" x 7'0"

**Total Net Area:**  
66.5 sq m - 715 sq ft

Key  
AC - Airing Cupboard B - Boiler St - Storage Cupboard



Second



First



Ground



Plot 414, 416 & 418

**Kitchen/Living/Dining Area**  
7210mm x 3634mm 23'8" x 11'11"

**Master Bedroom**  
3836mm x 3141mm 12'7" x 10'4"

**Bedroom 2**  
3836mm x 2129mm 12'7" x 7'0"

**Total Net Area:**  
66.5 sq m - 715 sq ft

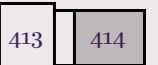
Key  
AC - Airing Cupboard B - Boiler St - Storage Cupboard



Second



First



Ground



*“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”*

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10-year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



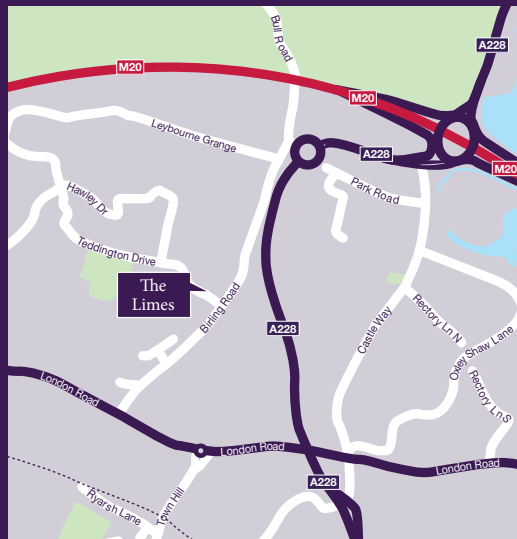
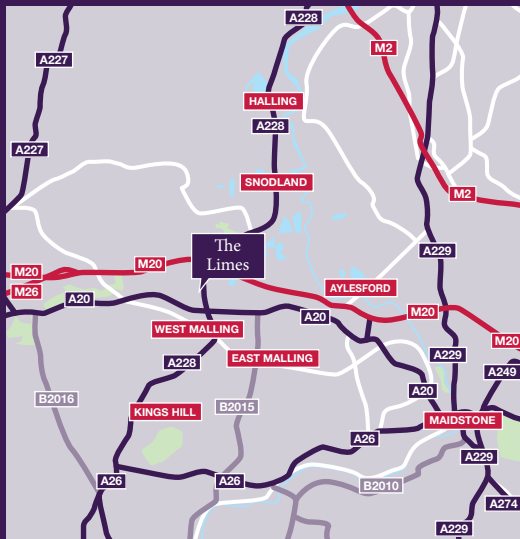
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\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

*Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.*

*We hope you like what you've seen and look forward to seeing you again soon.*



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## How to find us

Heading West from M25 or East from Ashford, leave the M20 at Junction 4, take the A228 exit onto Tonbridge/West Malling.

At the roundabout take second exit onto Bull Road. Turn left onto Birling Road.

The site is then located on your right-hand side.

## The Limes

Leybourne Chase  
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West Malling  
Kent  
ME19 5HZ

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## Sales hotline

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