



A charming development of 3 & 4 bedroom homes



COUNTRYSIDE
Places People Love

INTRODUCING KINGSBRIDGE

Located in the glorious landscape of the Weald of Kent, Kingsbridge in Headcorn is an exclusive development of just 29 beautifully designed homes, built in a traditional architectural style with an excellent specification, to create fabulous living spaces tailored to the needs of modern lifestyles.



COUNTRYSIDE
Places People Love



VILLAGE LIFE WITH A TWIST

Kingsbridge offers rural village living but boasts an abundance of amenities on your doorstep. This classic English village has a green, a cricket and tennis club, idyllic country pubs, quaint tea rooms, restaurants, and a fantastic range of shops.

Headcorn also has something extra, which not many rural English villages can offer, a main line railway station running direct trains to London; with a journey time of just over an hour.

Ideal for family life, you'll find Headcorn Primary School just a mile walk away from Kingsbridge. Secondary education is provided by schools in the Maidstone area, all within a 10 mile journey.



SUPERBLY DESIGNED HOMES IN A
DESIRABLE RURAL SETTING



Computer generated image of homes overlooking the green at Kingsbridge. Building materials, design and landscaping may differ from those illustrated.





MAIDSTONE

KENT'S COUNTY TOWN ON YOUR DOORSTEP

If you fancy a little bit of hustle and bustle, Maidstone is a great place to start. Maidstone town centre is conveniently located just 10 miles from Kingsbridge. There you'll find the perfect mix of shopping, restaurants and recreational activities.

You can shop until you drop in the town centre. Fremlin Walk alone has over 50 stylish shops, including House of Fraser, plus there is an array of independent shops. If you are looking for something fun, embrace the outdoors at Mote Park, watch new releases at the multiplex cinema or visit Maidstone Leisure Centre where clubs, classes and activities are plentiful.

For an adventure take a short drive to Leeds Castle and Go Ape; both provide entertainment for children and will bring out the kid in most adults!





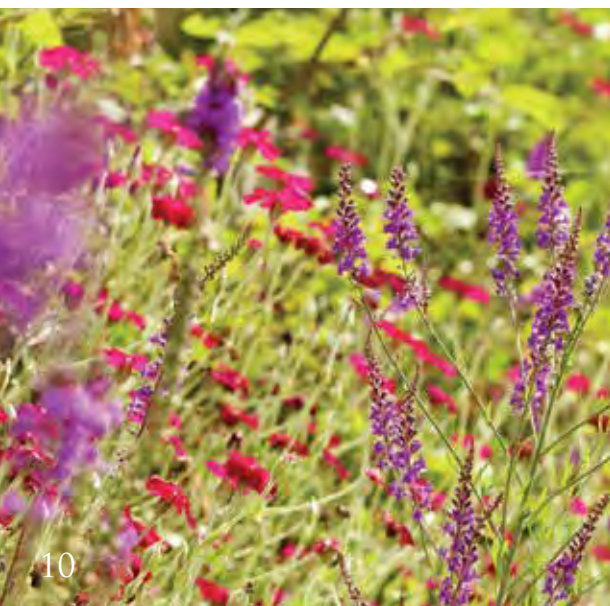
THE HEART OF KENT

Being in the heart of Kent, Kingsbridge is conveniently located so that you can discover the county's secrets without having to travel too far.

Royal Tunbridge Wells is 21 miles from Kingsbridge. Granted 'Royal' status in 1909 due to its patronage and popularity among members of the Royal Family. Tunbridge Wells is still one of the favourites in the area due to its perfect mix of shopping, entertainment and history. A visit to the famous Pantiles is a must, and you won't want to miss the amazing selection of restaurants as well as the great choice of high street stores and quirky independent boutiques. Travelling a little further afield could take you to Sevenoaks, Bluewater or Canterbury.

For those who enjoy exploring the wider continent, you have the luxury of being a short drive from Ashford International station, which has direct Eurostar trains to Paris or Brussels.

If you fancy a great day out that both children and adults will enjoy, travel a short distance to Kent's coastline. Known for having some of the best beaches on the South Coast, you have a huge choice including Herne Bay, Whitstable, Broadstairs, Deal and Camber.





PERFECTLY CONNECTED

With its own railway station less than a mile walk from Kingsbridge, Headcorn is ideally located for the commuter with regular direct trains running to London Charing Cross. Road connections are also excellent, with easy access to both the A20 and M20. Both Gatwick and Heathrow airports are just over an hour away by car. There is also an Arriva bus service from the village centre to Maidstone.



BY ROAD*

CRANBROOK  7 miles

TENTERDEN  9 miles

MAIDSTONE TOWN CENTRE  10 miles

ASHFORD  14 miles

ROYAL TUNBRIDGE WELLS  21 miles

CANTERBURY  26 miles

WHITSTABLE  27 miles

BLUEWATER SHOPPING CENTRE  31 miles

GATWICK AIRPORT  51 miles

BY RAIL†

ASHFORD INTERNATIONAL  15 min

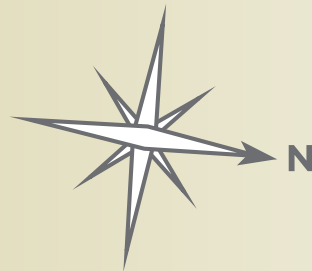
CANTERBURY WEST  35 min

LONDON CHARING CROSS  65 min

LONDON ST PANCRAS  62 min

* Distances from googlemaps.co.uk
† Source: nationalrail.co.uk

DEVELOPMENT LAYOUT



Headcorn

4 Bedroom Houses

- The Cheverny
- The Woburn
- The Bridewell

3 Bedroom Houses

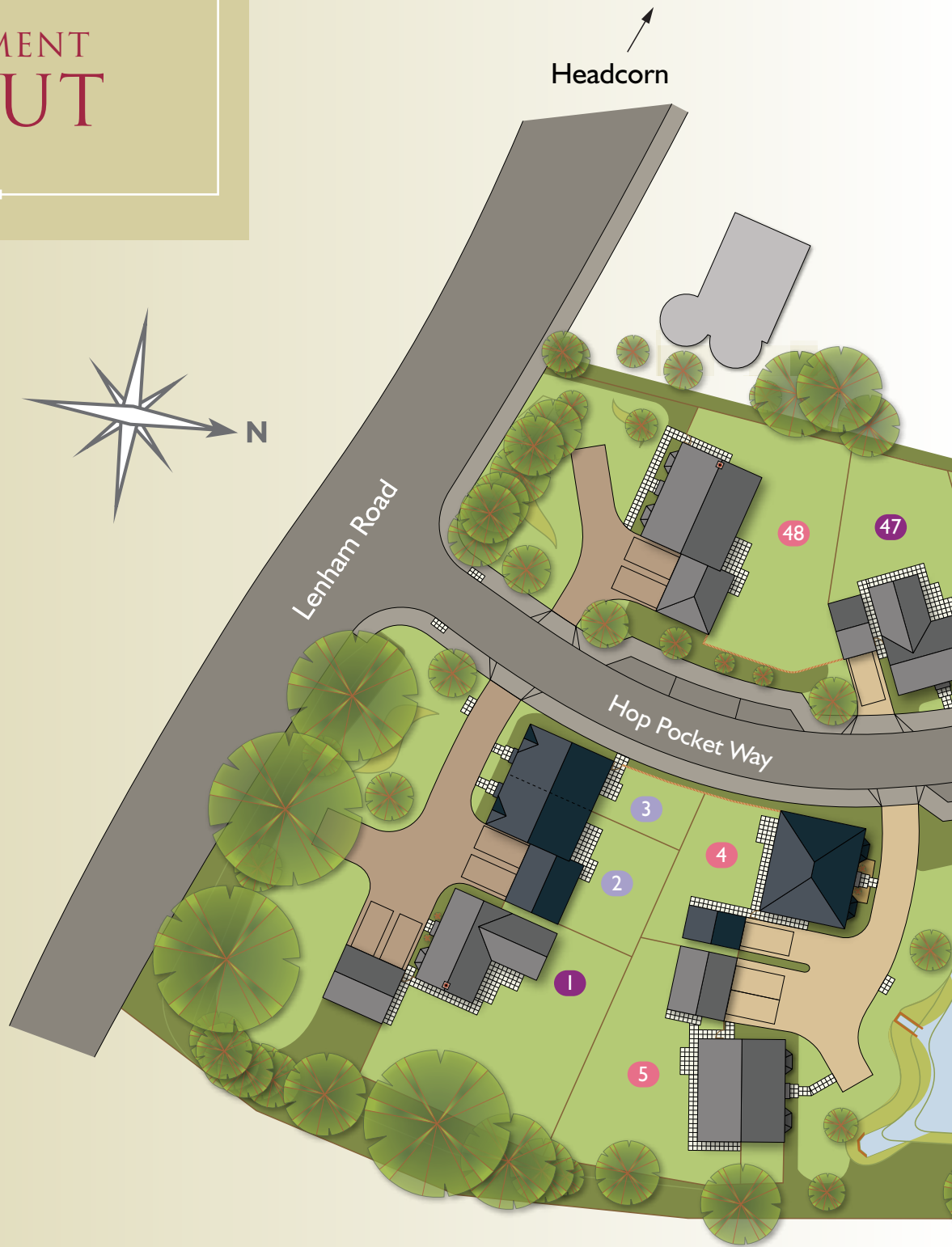
- The Holkham
- The Harewood
- The Addington
- The Winchester

* Affordable Housing

BS Bicycle Shed

B Bin Storage

PS Pumping Station



Existing Residential Development



Open Space

Please note this development layout is not to scale and is intended for illustrative purposes only. All road and paving surfaces and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration. Please speak to the Sales Consultant for further details.



THE CHEVERNY

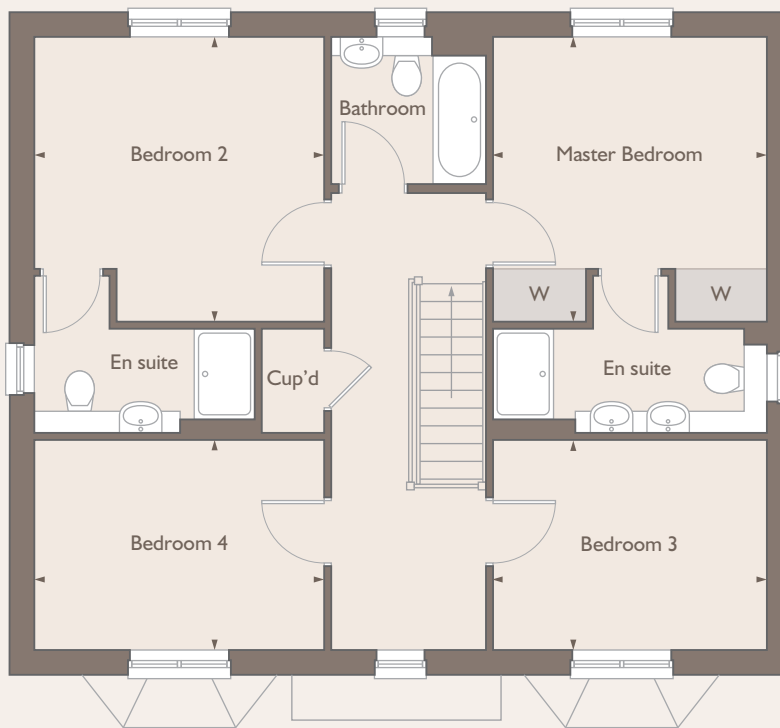
Four bedroom house

Plots 4, 5, 6, 12, 15*, 17*, 48

An impressive detached house with a fabulous light-filled open plan kitchen and dining area with French doors leading onto the rear garden, there are separate living and dining rooms, each with a feature bay window. On the first floor is the master bedroom, with en suite and bedroom 2 also has an en suite. There are two further bedrooms and the family bathroom. This home has a garage.

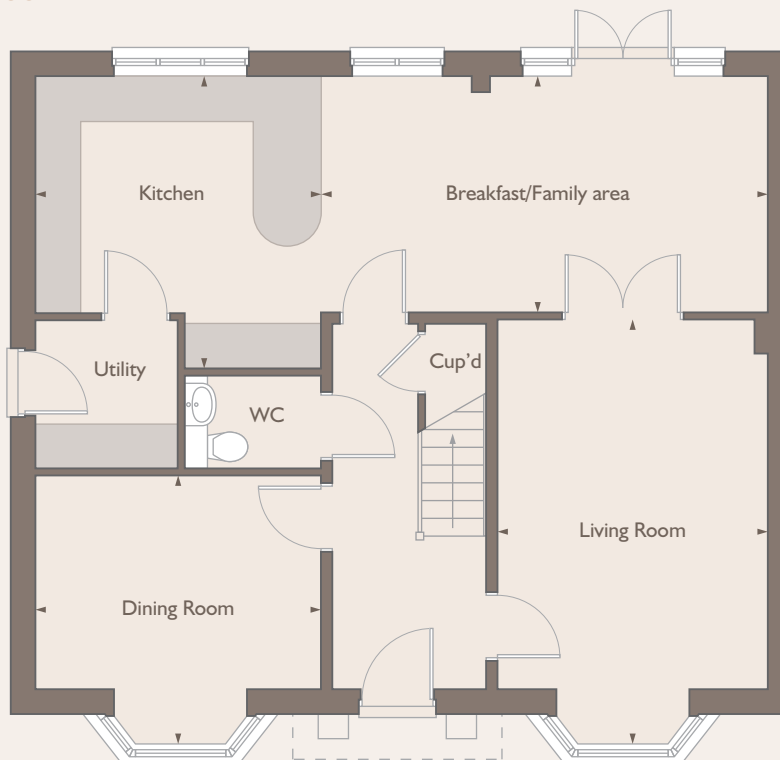
All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Computer generated image, building materials, window positions and landscaping may differ from those illustrated. Please note Plots 15 & 17 are handed, speak to Sales Consultants for detailed information regarding specific properties.

First Floor



Master Bedroom	3.75m x 3.63m	12'3" x 11'10"
Bedroom 2	3.83m x 3.75m	12'6" x 12'3"
Bedroom 3	3.63m x 2.78m	11'10" x 9'1"
Bedroom 4	3.83m x 2.78m	12'6" x 9'1"
Total int. area	159.42 sq m	1716 sq ft

Ground Floor



Living Room	5.62m x 3.58m	18'5" x 11'8"
Dining Room	3.78m x 3.55m	12'4" x 11'7"
Kitchen	3.86m x 3.78m	12'7" x 12'4"
Breakfast/Family Area	5.90m x 3.12m	19'4" x 10'2"

WC - Cloakroom W - Wardrobe



THE WOBURN

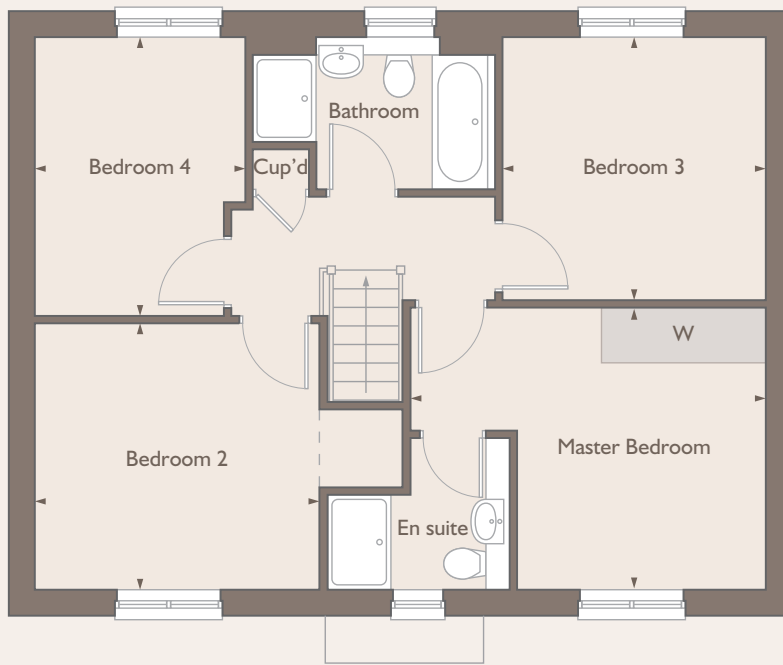
Four bedroom house

Plots 7, 8, 13, 14, 20, 46

An attractive detached house with an open plan kitchen and separate utility, a dining area with a separate living room, French doors lead onto the rear garden from both the dining area and the living room. On the first floor you will find the master bedroom with en suite plus three further bedrooms and the family bathroom. This home has a garage.

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First Floor



Master Bedroom	4.54m x 3.57m	14'10" x 11'8"
Bedroom 2	3.61m x 3.37m	11'10" x 11'0"
Bedroom 3	3.33m x 3.33m	10'11" x 10'11"
Bedroom 4	3.53m x 2.66m	11'6" x 8'8"
Total int. area	129.01 sq m	1388 sq ft

Ground Floor



Living Room	6.99m x 3.55m	22'11" x 11'7"
Dining Area	3.60m x 3.45m	11'9" x 11'3"
Kitchen	3.45m x 3.38m	11'3" x 11'1"

* window to Plot 8 only

** window to Plots 13 & 14 only, window size may vary

WC - Cloakroom W - Wardrobe



THE BRIDEWELL

Four bedroom house

Plots 1, 11*, 16*, 45*, 47

An elegant detached house, with an impressive open plan kitchen and dining area, a separate living room with feature bay window and a study on the ground floor, there are French doors onto the rear garden from both the dining area and the living room. On the first floor is the master bedroom with en suite, three further good sized bedrooms and the family bathroom. This home has a garage.

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First Floor



Master Bedroom	4.51m x 3.59m	14'9" x 11'9"
Bedroom 2	3.71m x 2.77m	12'2" x 9'1"
Bedroom 3	3.71m x 2.77m	12'2" x 9'1"
Bedroom 4	3.35m x 2.99m	10'11" x 9'9"
Total int. area	149.89 sq m	1613 sq ft

Ground Floor



Living Room	6.35m x 3.65m	20'10" x 11'11"
Dining Area	4.51m x 2.15m	14'9" x 7'0"
Kitchen	4.51m x 4.25m	14'9" x 13'11"
Study	3.29m x 2.75m	10'9" x 9'0"

WC - Cloakroom W - Wardrobe



THE HOLKHAM

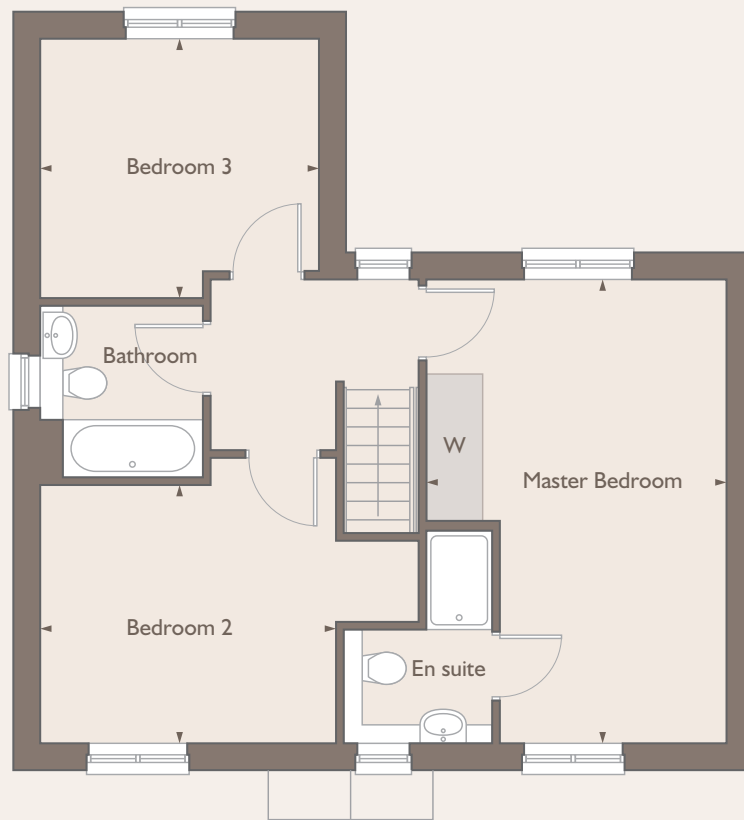
Three bedroom house

Plots 10*, 44

A charming detached house with an open plan kitchen and dining area, with French doors leading onto the rear garden, plus a separate living room which also has French doors onto the rear garden. On the first floor is the double aspect master bedroom with en suite, plus two further bedrooms. This home has a garage.

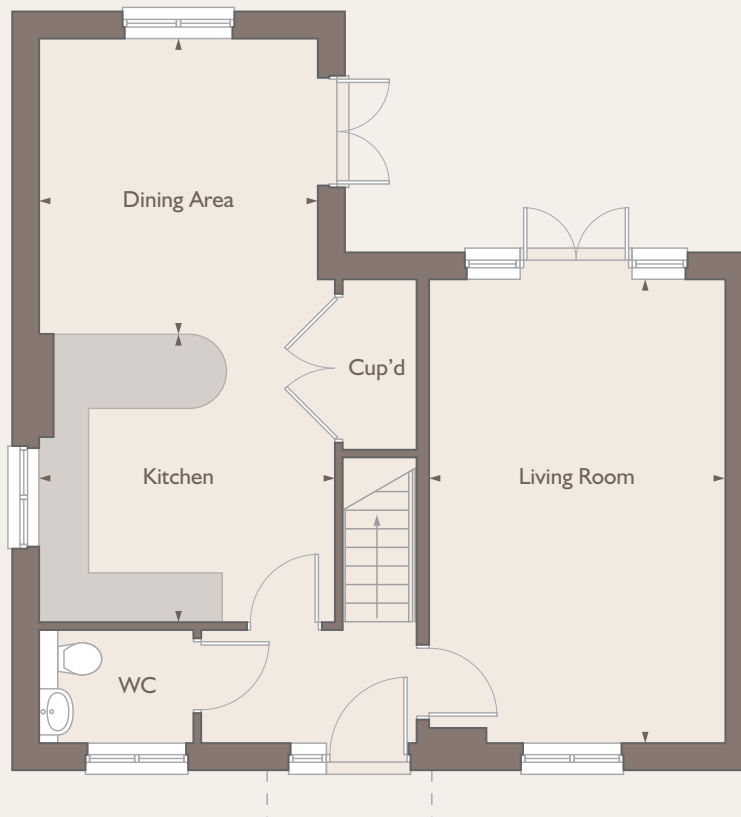
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First Floor



Master Bedroom	5.64m x 3.65m	18'6" x 11'11"
Bedroom 2	3.59m x 3.13m	11'9" x 10'3"
Bedroom 3	3.38m x 3.15m	11'1" x 10'4"
Total int. area	113.73 sq m	1224 sq ft

Ground Floor



Living Room	5.64m x 3.60m	18'6" x 11'9"
Dining Area	3.60m x 3.38m	11'9" x 11'1"
Kitchen	3.59m x 3.48m	11'9" x 11'5"

WC - Cloakroom W - Wardrobe



THE HAREWOOD

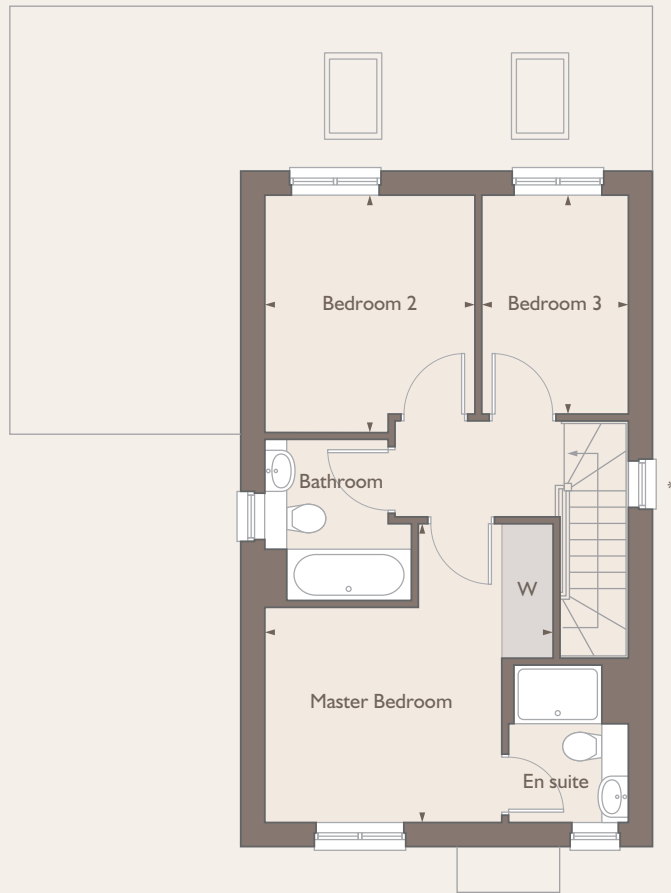
Three bedroom house

Plots 9, 21, 22*

This semi-detached and detached house (Plot 9 is detached) comes with a large open plan ground floor layout, filled with light, thanks to the roof lights; the living and dining area has French doors opening onto the rear garden. On the first floor is the master bedroom with en suite, plus two further bedrooms. This home has a garage.

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First Floor



Master Bedroom	4.08m x 3.97m	13'4" x 13'0"
Bedroom 2	3.23m x 2.91m	10'7" x 9'6"
Bedroom 3	2.89m x 2.00m	9'5" x 6'6"
Total int. area	96.07 sq m	1034 sq ft

Ground Floor



Living/Dining Area	6.98m x 4.96m	22'10" x 16'3"
Kitchen	3.82m x 2.62m	12'6" x 8'7"

* window to Plot 9 only

RL - Roof Light WC - Cloakroom W - Wardrobe



THE ADDINGTON

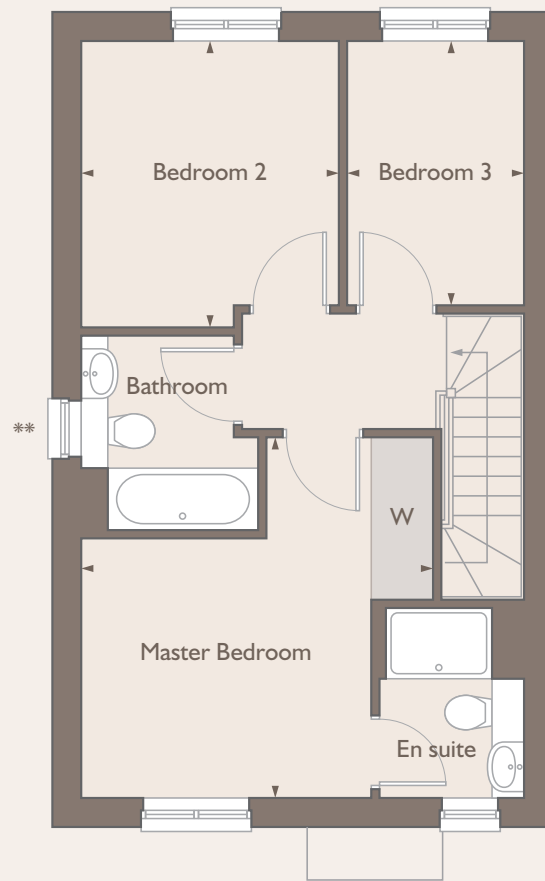
Three bedroom house

Plots 2*, 3, 18, 19*

A stylish semi-detached house with an impressive open plan ground floor layout which features a light filled kitchen/living/dining area, with French doors onto the rear garden. On the first floor is the master bedroom with en suite plus two further bedrooms and the family bathroom. This home features a garage.

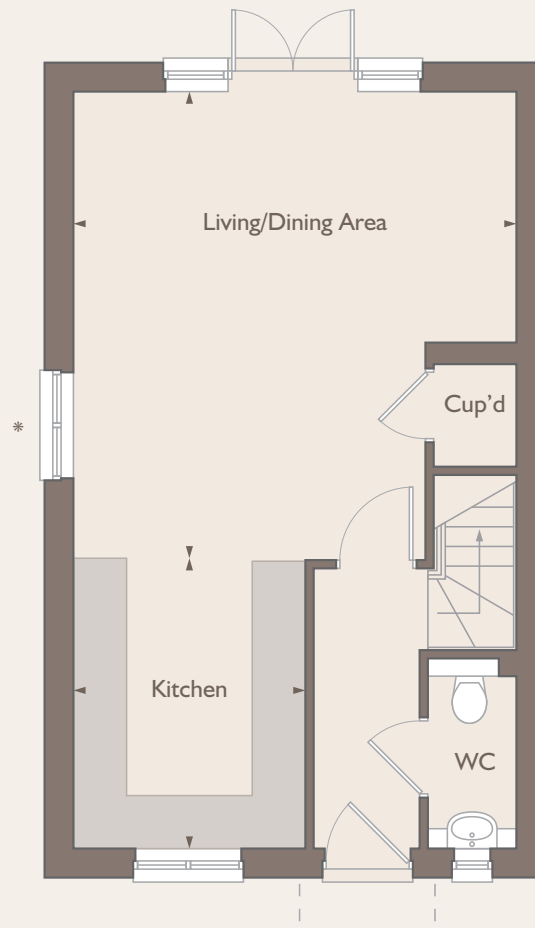
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First Floor



Master Bedroom	4.07m x 3.97m	13'4" x 13'0"
Bedroom 2	3.23m x 2.91m	10'7" x 9'6"
Bedroom 3	2.89m x 2.00m	9'5" x 6'6"
Total int. area	85.68 sq m	922 sq ft

Ground Floor



Living/Dining Area	5.27m x 5.05m	17'3" x 16'6"
Kitchen	3.28m x 2.62m	10'9" x 8'7"

* window size varies for Plots 2 & 18,
no window to Plot 19

** no window to Plot 19

WC - Cloakroom W - Wardrobe



THE WINCHESTER

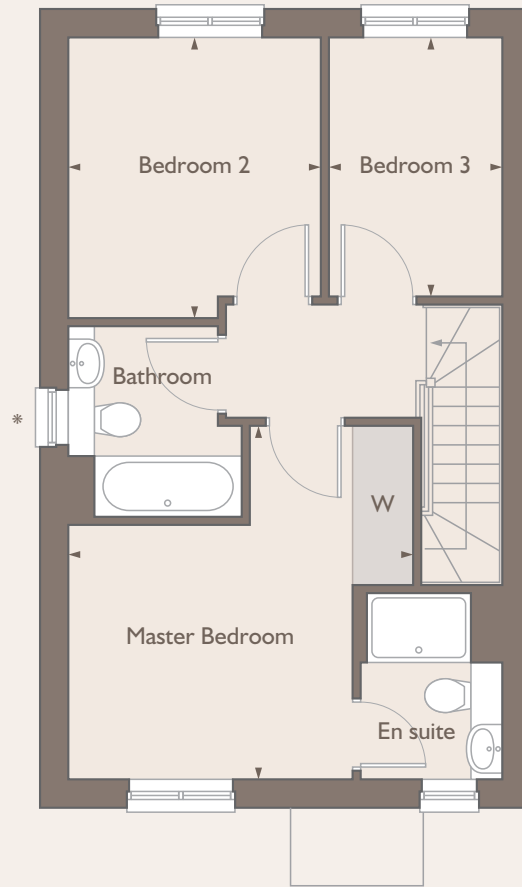
Three bedroom house

Plots 42*, 43

A beautifully designed semi-detached house with a spacious open plan ground floor layout where the kitchen, living and dining areas open onto the rear garden through French doors. Upstairs you will find the master bedroom with en suite, plus two further bedrooms and the family bathroom. This home has a garage.

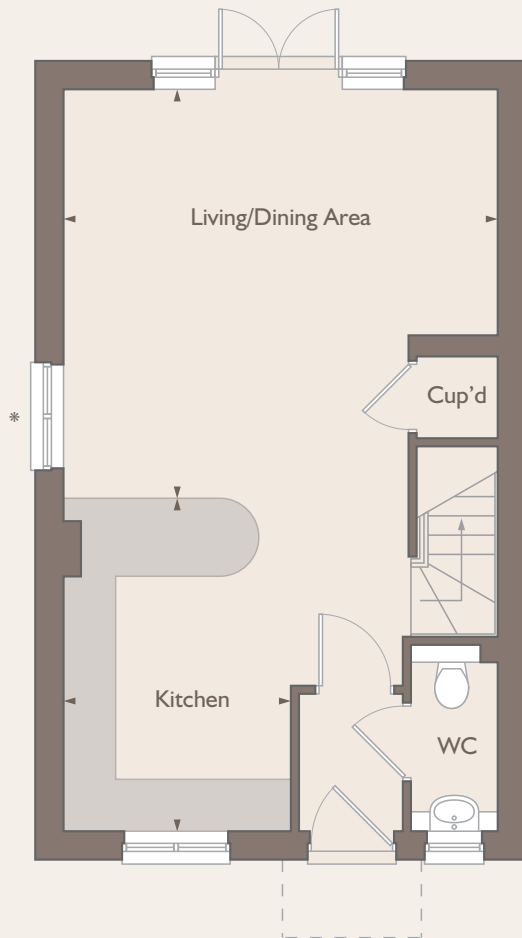
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First Floor



Master Bedroom	4.07m x 3.97m	13'4" x 13'0"
Bedroom 2	3.23m x 2.91m	10'7" x 9'6"
Bedroom 3	2.89m x 2.00m	9'5" x 6'6"
Total int. area	85.68 sq m	922 sq ft"

Ground Floor



Living/Dining Area	5.05m x 4.82m	16'6" x 15'9"
Kitchen	3.73m x 2.62m	12'2" x 8'7"

* no window to Plot 42

WC - Cloakroom W - Wardrobe



DESIGNED FOR LIVING

Every home at Kingsbridge features a superb quality specification and the attention to detail you would expect from Countryside.

KITCHEN

- Individually designed contemporary style kitchen
- Cashmere (Beige) handleless kitchen units
- Under cupboard continuous LED lighting below wall units
- Silestone solid surface worktops
- 1 ½ bowl sink with chrome mixer tap
- Twin single ovens with 4 burner ceramic hob
- Recirculating extractor
- Glass splash back
- Integrated dishwasher
- Integrated fridge/freezer
- Washing machine provided
- Flooring – Amtico Spacia



MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Semi-recessed hand basin
- Double ended bath with Rich Walnut panel
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail
- Ceramic wall tiling as indicated
- Shaver socket
- Flooring – Amtico Spacia



EN SUITE

- White sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Wall mounted shower and sliding door
- Floor mounted WC with chrome flush controller
- Heated Chrome towel rail
- Ceramic wall tiling as indicated
- Flooring – Amtico Spacia

GENERAL FINISHES

- Fitted wardrobes to Master Bedroom (please ask Sales Consultant for further details)
- Vertical 5 panel flush doors with satin chrome furniture
- Internal doors painted white with matching skirtings, architraves and staircase
- Walls painted in matt finish white except kitchens and bathrooms which have vinyl silk
- Ceiling in white
- UPVC windows and French doors to garden
- Flooring – carpet to bedrooms, landing, stairs and separate living rooms, Amtico Spacia to open plan living areas







A SUPERIOR SPECIFICATION

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water
- Up to three thermostatic control zones
- Energy efficient downlighters to hall, WC, utility, kitchen, bathroom and en suite (where applicable)
- Pendant lighting to living room, dining room, landing, all bedrooms and loft (where applicable)
- White switches and sockets
- USB sockets in living room, kitchen and all bedrooms
- Smoke alarm detectors positioned where required
- Media sockets in living room and master bedroom

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky+ television (subject to future connection by purchaser; aerial not supplied)

EXTERNAL

- Landscaped front garden
- Rear garden turfed
- Outside tap

SECURITY

- Secured by Design compliant front entrance door and rear doors
- Secured by Design compliant windows

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary. All images shown are from recent Countryside developments.

MAKE YOUR NEW HOME EVEN MORE AFFORDABLE

Help to Buy* is a Government scheme that makes it easier to buy your brand new home. The Government will lend you up to 20% of the full purchase price, which is interest free for 5 years. You'll only need 5% for your deposit!



Backed by
HM Government

For more information, please visit the website www.helptobuy.org.uk

*5% deposit only applicable when using the Help to Buy scheme. Selected homes only.
Please ask the Sales Consultants for more details.





WHY BUY NEW?

BUILDING A BETTER FUTURE

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, lower running costs and low maintenance. These provide compelling reasons to choose a new home from Countryside.

NO NASTY SURPRISES

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!



St Irvyne's, Wickhurst Green



Kings Park, Harold Wood



The Lanes, Wickhurst Green



Abode, Cambridge

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE

Places People Love

COMMITTED TO OUR CUSTOMERS

The customer service teams at Countryside are committed to providing you, our customers, with quality homes.

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Kingsbridge carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards.

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com



FINDING US

From the M20

Exit at Junction 8 towards A20 Lenham, then take the third exit at the roundabout. At the next roundabout take the first exit onto Ashford Road/A20.

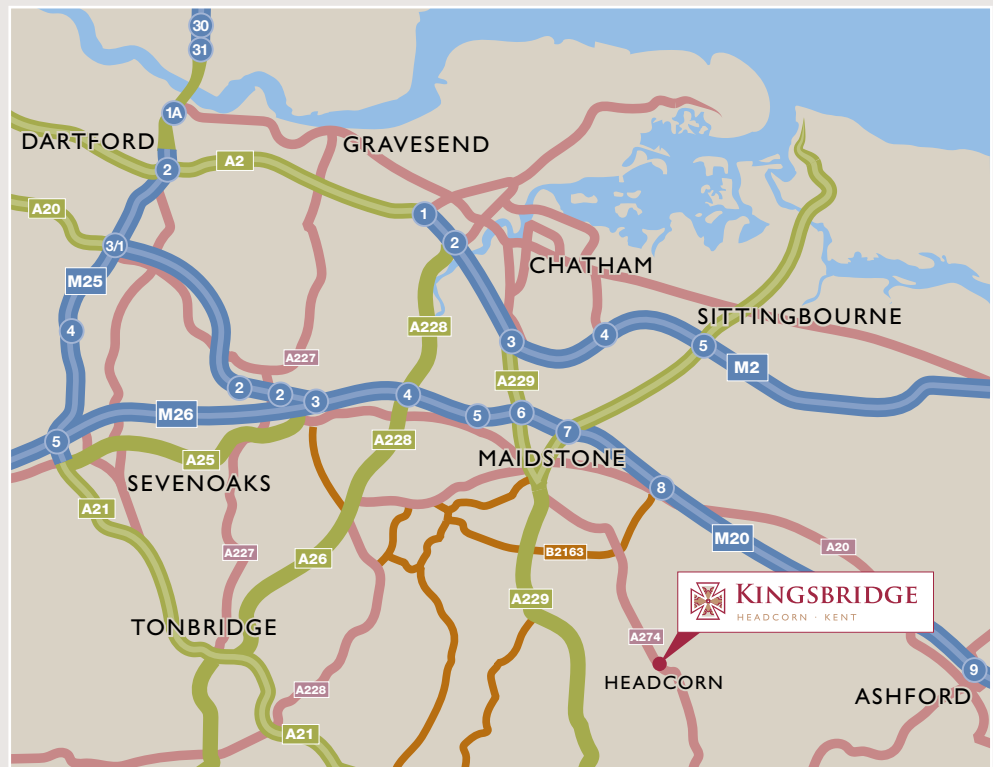
Continue to follow the A20 across the next roundabout, at the following roundabout take the second exit onto Penfold Hill/B2163. Continue on this road until you turn left onto the Maidstone Road/A274.

After approximately 4.5 miles turn left at the crossroads onto Kings Road, which then becomes Lenham Road. As you leave the village, you will see KINGSBRIDGE on your left hand side.

From Maidstone via A229

Follow the A229 south out of Maidstone and then fork left onto the A274, after about 4.5 miles turn left at the crossroads onto Kings Road, which then becomes Lenham Road. As you leave the village, you will see KINGSBRIDGE on your left hand side.

SAT NAV: **TN27 9AF**



KINGSBRIDGE-KENT.CO.UK



COUNTRYSIDE

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