



HERMITAGE PARK

MAIDSTONE

Croudace
HOMES.CO.UK





A NEW COMMUNITY OF
2, 3, 4, 5 & 6 BEDROOM HOMES



A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,
Group Chief Executive



Vyne Park, Basingstoke, Hampshire



Sherfield Park, Basingstoke, Hampshire



Woodlands, Merstham, Surrey





OUR VISION

At Hermitage Park our vision is to create a vibrant new community offering a blend of inspirational architecture, an attractive verdant setting and open spaces with a variety of amenities and transport links.

With award winning home styles, carefully considered landscaping and communal areas, Hermitage Park has been designed to seamlessly connect to its surroundings and enhance features of the existing landscape. A mixture of new and improved footpaths and cycle routes will connect each phase within Hermitage Park as well as providing links to the surrounding area.

A proposed Primary School and grounds to the north of Hermitage Park would fall within the Borough of Maidstone*. A new Community Hall, with planting, pedestrian footpaths and allocated parking adjacent to the school will also be built. Along with existing local amenities, Hermitage Park is a superb place to call home.

With a central green at it's heart, our development comprises ancient woodlands, communal open spaces, a community orchard, ponds and play areas, meaning residents will have access to scenic views across the development.

Both retained and newly designed landscaping form almost half of Hermitage Park. The open spaces with foot and cycle routes have been introduced to provide recreational areas and a series of environments for residents and visitors to enjoy while improving biodiversity within the immediate area.



Meadow Walk, Henfield, West Sussex



Street scene of Phase 2 Spinosa at Hermitage Park

Creating a natural setting for new homes is the cornerstone of our vision at Hermitage Park. We plan for front gardens and communal areas to be defined by a variety of hedging and planting with thoughtful inclusion of additional garden boundaries and squares in key locations. This will enhance the character of each phase within this stunning new community.

Homes within Hermitage Park will benefit from a mixture of street scenes, some acting as links between phases, others as quieter residential streets and tree bordered avenues. Many homes will be mirrored, giving residents protected rear gardens with secure boundaries flanking footpaths for added security and privacy. The use of mixed parking has been designed to minimise the impact on the overall street scene and limit obstructions to pedestrians and cyclists while ensuring parking is safe and secure.

Please refer to our Home Style brochure for more information regarding availability at Hermitage Park.





NATURE AT ITS HEART

In addition to the beautiful new homes available at Hermitage Park, we will create a series of open spaces.

The introduction of key buildings coupled with planting and squares at main junctions will enhance street scenes, create vistas and assist with way-finding throughout Hermitage Park. The tree and foliage planting throughout Hermitage Park has been carefully planned to give both character and provide privacy. This includes a mixture of landscaped spaces, tree-lined avenues, retained woodland, waterside planting and greensand that will offer a verdant, rural setting for new homes while complementing and improving the ecology and biodiversity of the area.

Inspiration for these schemes originated from the immediate area and surrounding villages. Plants have been chosen to harmonise with existing species which thrive on the soil mixture underlying the development. The tree and shrub schemes for each phase within Hermitage Park have been expertly designed to create a strong coherent identity for the new neighbourhood while providing each phase with an informal border and its own character.

A key part of our vision for Hermitage Park includes the conservation, protection and improvement of the natural environment within its community. Stunning ancient woodland, divides phases Laurus & Sylvestris. Preserving this woodland is paramount and the introduction of a 15m buffer called the 'Woodland Ride' will offer a maturely landscaped border between the new homes and the retained woodland.





By adding a natural railing for the buffer and providing a footpath following its boundary, a dedicated area will be formed from which the woodland can be appreciated. The 'Woodland Ride' will connect multiple phases and include focal points such as play areas, new woodland planting and wildflower grasslands.

In addition to the planting schemes at Hermitage Park, the traditional orchard at the entrance of Avellana will be enhanced and restored to create a Community Orchard for residents and visitors to enjoy. The development of the Orchard which is predominantly made up of pear trees will include the introduction of a range of other fruit trees and augmentation of the current grasslands with wildflowers. This will provide a communal space while adding wildlife habitats. For more information regarding areas of open space and communal areas within the phases at Hermitage, please speak to one of our Sales Consultants.



MODERN & CONSIDERED DESIGN

Within this fantastic new community we have created a select collection of 2, 3, 4, 5 & 6 bedroom homes suited to all life stages.

Our award winning Architects have designed our home styles at Hermitage Park with its surroundings and modern living in mind. Key features from local architecture and surrounding village details will blend these new homes into the existing landscape while retaining a sense of character and uniqueness.

Residents can be rest assured when buying a Croudace home that they are benefiting from our signature high quality finish and modern specification, including integrated appliances* as standard.

A measured combination of on and off street parking, garages and car ports will generate a varied street character with a number of allocated and unallocated spaces which enables visitors to park with ease. Croudace built homes are secure by design with all streets, pathways and parking areas featuring brick walls or established boundaries, with rear gates giving privacy and security.

While there may be homes of the same style, these will feature different and varied treatments to add distinctive character to this flourishing new community.



Kings Weald, Burgess Hill, West Sussex



Kings Weald, Burgess Hill, West Sussex



Greensand Park, Godalming, Surrey



Sherfield Park, Basingstoke, Hampshire

We know that moving into a new home is a fresh, exciting start. Our homes are a blank canvas ready and waiting for you to make your own. Quality, style and choice - we can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, kitchen choice, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, the stage of construction at time of reservation. All of our available ranges are viewable at our Marketing Suite after launch.



EXPLORE & ENJOY

In the heart of Kent, the Garden of England, Maidstone lies on the banks of the River Medway, linking to Rochester and the Thames Estuary. The River Medway cuts through a ridge formed by greensand causing the town to span across two hills, with Maidstone town centre found to the East.

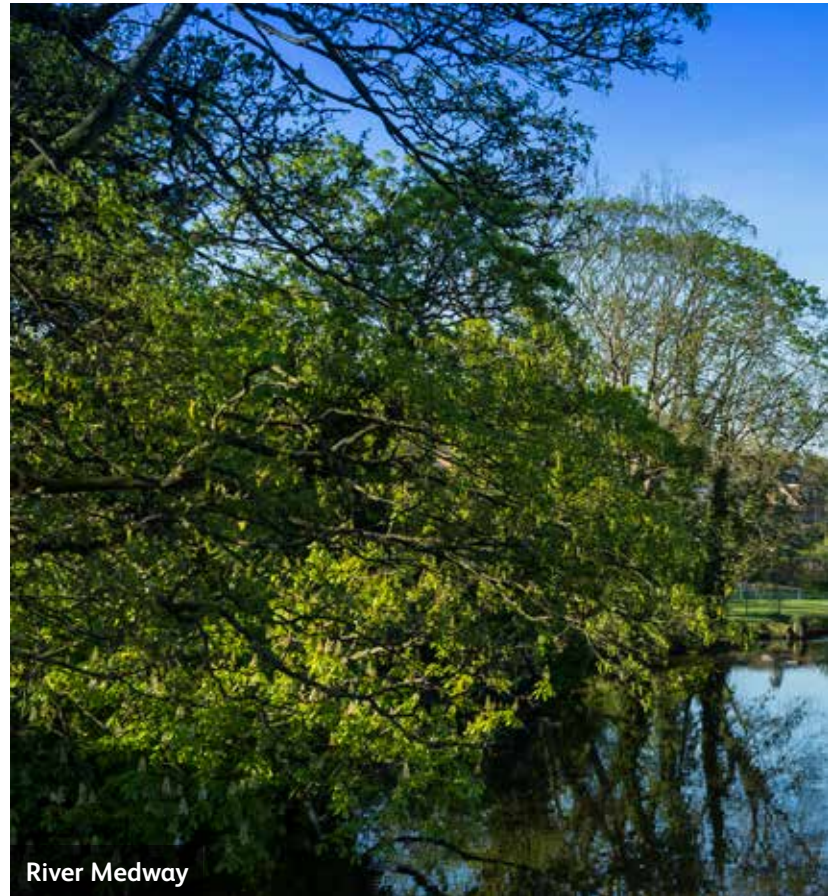
The North Downs is a designated Area of Outstanding Natural Beauty. This protected landscape offers beauty, tranquillity and a fascinating history. Breathtaking views can be found throughout its reach from Farnham in Surrey, across Kent and ending atop the White Cliffs of Dover. The popular North Downs Way trail covers the length of this national treasure.

Due to the abundance of orchards and hop gardens, Kent is known as 'The Garden of England' and experiences a maritime climate with mild winters and cool summers. As such, Maidstone lies in the heart of a food producing region and provides some of the finest food and drink in the country.

The town showcases its local produce at the Maidstone General Market with up to 100 stalls every Tuesday and 30 stalls every Saturday. In addition, there is a Farmer's Market held on the last Friday of every month.

Steeped in history, Maidstone has several listed buildings and hidden delights including the All Saints Church, Corpus Christi Hall, Maidstone Town Hall, The Carriage Museum, Maidstone Museum and Bently Art Gallery. Nearby there are several historical locations including The Friars, Museum of Kent Life, Kits Coty and the stunning Leeds Castle.

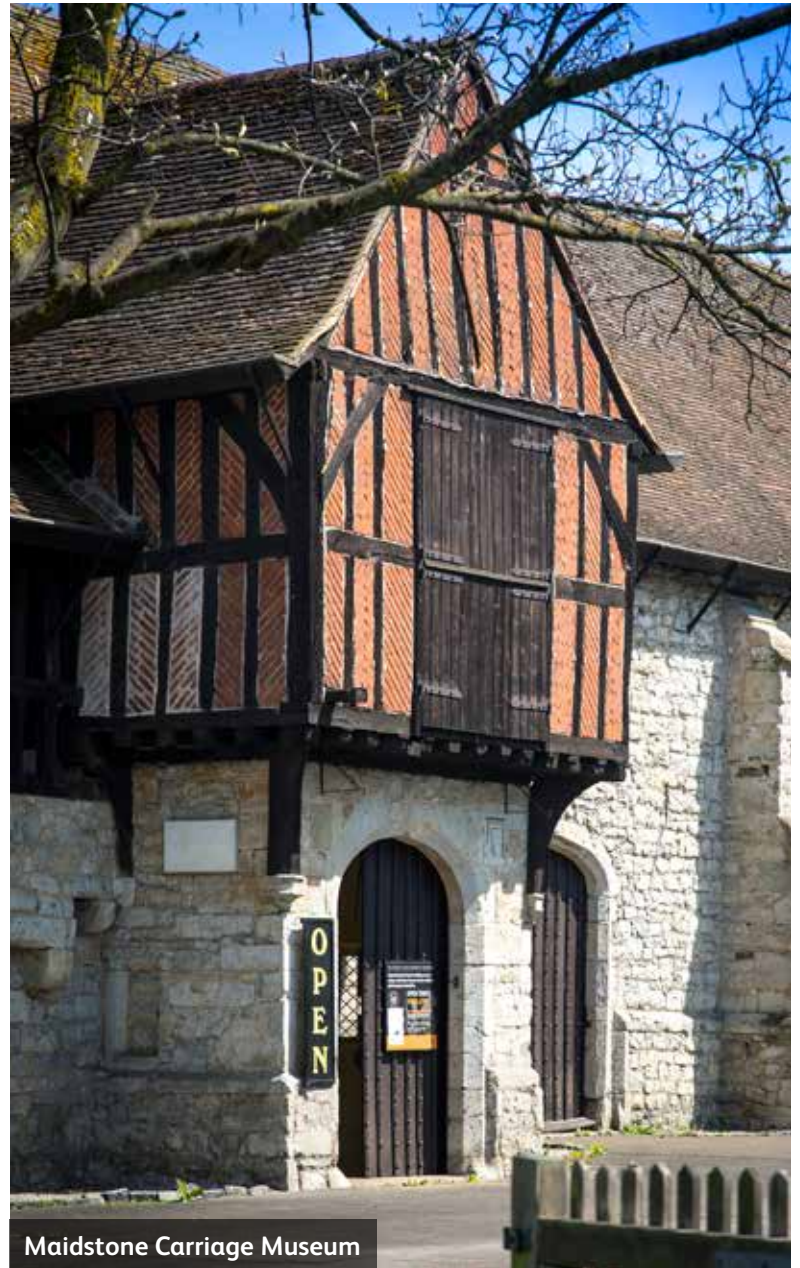
Maidstone is also home to the Kent History and Library Centre, which opened in 2012. It houses historic material relating to Kent dating back to 699 AD.



River Medway



Maidstone Museum



Maidstone Carriage Museum

Maidstone is renowned as a shopping destination and ranked as one of five top shopping centres in the South East of England. Fremlin Walk hosts many high street retailers including House of Fraser, Zara, Waterstones and Ernest Jones. Further afield, Ashford Designer Outlet is just over 30 minutes away by car.

With a wide range of eateries, Maidstone has over 80 restaurants and cafés to choose from, offering the best of Kent produce as well as International and European delicacies. The Hazlitt Theatre presents some of the UK's best touring plays, music, comedies and dance shows and nearby Lockmeadow Entertainment Centre combines restaurants, a Hollywood Bowl bowling alley and Odeon cinema with eight screens.

South Aylesford Retail Park is under 4 miles away, and is home to many popular high street brands including Smyths, Marks and Spencer's food hall, Halfords and Pets at Home.

Award-winning Mote Park is a vast green space in the heart of Maidstone. Originally a water source for a Roman Villa, Mote Park House was transformed into a country estate with the 450 acres later developed by the owners and bought by Maidstone Borough Council in 1929.

Maidstone Borough supports cycling in Kent, and introduced the 'Bikeability Club', which offers training courses and advice to improve cycling safety skills. Cycling through the superb countryside, the quiet lanes of the Weald and taking in local vineyards, historical houses and vibrant communities makes for a perfect day out for all the family.

In addition to the proposed primary school in Hermitage Park, Maplesden Noakes*, there are 5 Primary Schools within the local area. These include Palace Wood Primary, St. Francis Catholic Primary, West Borough Primary, Barming Primary and Brunswick House Primary. Nearby Secondary Schools and Colleges include St Simon Stock Catholic, Bower Grove, Oakwood Park Grammar School, Maidstone Grammar School for Girls, Maidstone Grammar School and Aylesford Sports College.

Maidstone Hospital is just one of many healthcare facilities in the area. The Somerfield Hospital, Maidstone Dental Care, Oakwood Dental Surgery, College Practice Barming and Blackthorn Medial Centre are all a short drive away. Additional amenities can be found in and around Mid-Kent Shopping Centre, which is just under a mile away.



Ashford Designer Outlet



Fremlin Walk



Lockmeadow Entertainment Centre



Mote Park



MASTER PLAN

Hermitage Park combines six new neighbourhoods connected by an orchard, ancient woodlands, open green spaces and dedicated amenities. This fantastic new community will blend the natural and constructed environment to create a stunning place to call home. Every property within Hermitage Park is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home. For more information about a specific phase within Hermitage Park or our current availability, please speak to one of our Sales Consultants.



AVELLANA
HERMITAGE PARK

PHASE 1A



SYLVESTRIS
HERMITAGE PARK

PHASE 1B



PYRUS
HERMITAGE PARK

PHASE 1C



SPINOSA
HERMITAGE PARK

PHASE 2



CASTANEA
HERMITAGE PARK

PHASE 3



LAURUS
HERMITAGE PARK

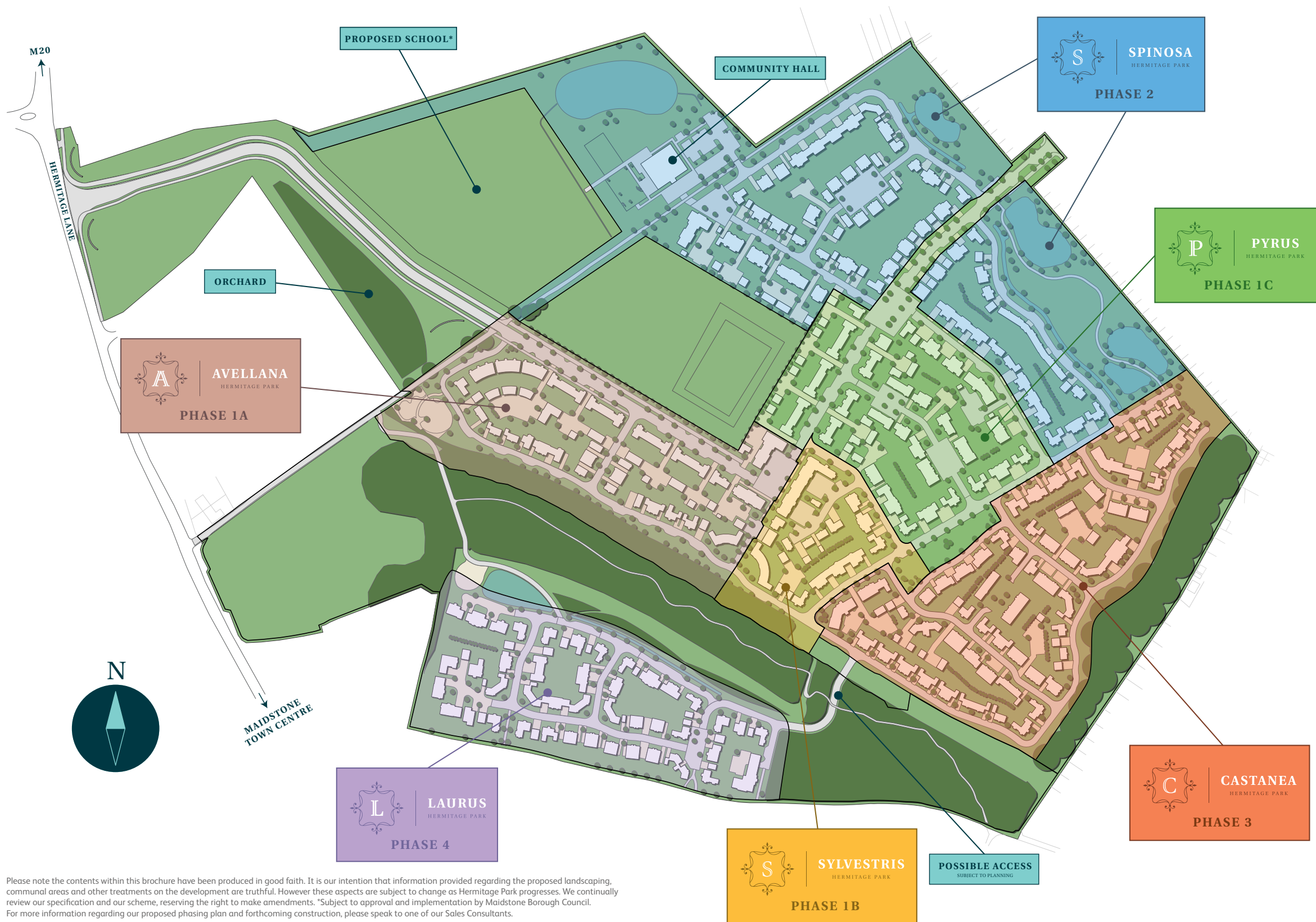
PHASE 4



Greensand Park, Godalming, Surrey



Vyne Park, Basingstoke, Hampshire



Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful. However these aspects are subject to change as Hermitage Park progresses. We continually review our specification and our scheme, reserving the right to make amendments. *Subject to approval and implementation by Maidstone Borough Council. For more information regarding our proposed phasing plan and forthcoming construction, please speak to one of our Sales Consultants.



CONNECTIONS & TRAVEL

Hermitage Park is ideally situated for excellent transport links. Hermitage Lane leads north to the A20 London Road, which gives direct access to the M20 (Jct 5), approximately 2 miles from our location. From this junction, the motorway network allows quick and easy access to the M26 (Jct 2a), the M25 (Jct 5), Dover Seaport, the M23 (Jct 7) and Gatwick Airport. Aylesford and West Malling can also be accessed by the A20, with the A26 approximately a mile away, leading to Maidstone Town Centre, Watlingbury, Tonbridge and Tunbridge Wells.

Hermitage Park is perfect for commuters travelling by rail. The nearest station, Barming, is on the London to Ashford line with services to Ashford International, Maidstone East, West Malling, Bromley South and London Victoria. Nearby, Maidstone West Rail Station provides links to Maidstone Barracks and Aylesford. Ebbsfleet International is a 22 minute drive away, with services to London St. Pancras International, Canterbury West, Dover Priory, Folkstone West, Folkstone Central as well as the Continent.

Regular bus connections between Chatham, Faversham, Sittingbourne, Tonbridge, Tunbridge Wells, Ashford and Tenterden can be found at one of three Bus Service Centres in Maidstone. The introduction of further bus routes and the addition of a dedicated bus (and emergency) access for Hermitage Park will allow residents and visitors to benefit from frequent bus services within the local area.



Maidstone East Rail Station



Dover Seaport



Jubilee Square, Maidstone Town Centre



Ashford International Train Station



■ Busy Bees Pre-school
at Maidstone Hospital
0.3 miles

■ Palace Wood Primary
School
0.78 miles

■ St Francis' Catholic
Primary School
0.79 miles

■ West Borough
Primary School
0.84 miles

■ St Simon Stock Catholic
Secondary School
0.86 miles

■ Barming Primary School
0.88 miles

■ Bower Grove
Specialist School
0.93 miles

■ Allington Primary School
0.94 miles

■ Oakwood Park
Grammar School
1.04 miles

■ St Augustine Academy
1.05 miles

■ Shernold School
1.05 miles

■ Jubilee Primary School
1.06 miles

■ Brunswick House Primary
School
1.33 miles

■ The Maplesdon Noakes
School
1.36 miles

■ Maidstone Grammar
School for Girls
1.44 miles

■ Maidstone Grammar
School
3.9 miles



■ Maidstone Hospital
0.3 miles

■ Barming Dental Healthcare
Centre
0.7 miles

■ Blackthorn Medical Centre
1.1 miles

■ St. Michael's Dental Care
1.6 miles

■ Allington Park Surgery
2.3 miles

■ Identics Dental Centre
2.6 miles

■ Bower Mount Medical
Practice
2.6 miles

■ The Vine Medical Centre
2.8 miles

■ London Road Surgery
2.9 miles

■ Oakwood Dental Surgery
2.9 miles





■ Barming Rail Station 0.9 miles	■ Lloyds Pharmacy 0.6 miles
■ A20 1.1 miles	■ Tesco Express 0.7 miles
■ Aylesford 2.4 miles	■ Aldi 0.9 miles
■ Maidstone West Rail Station 2.7 miles	■ Nisa Local 0.9 miles
■ Maidstone East Rail Station 4.4 miles	■ Sainsbury's 1 mile
■ M2 (Jct 3) 6.4 miles	■ Barming Post Office 1.1 miles
■ M20 (Jct 5) 7.3 miles	■ Aylesford Retail Park 1.2 miles
■ M26 (Jct 2a) 8.5 miles	■ Tesco Esso Express 1.6 miles
■ Leeds Castle 8.8 miles	■ Dunelm Mill 2.1 miles
■ M25 (Jct 5) 17.4 miles	■ London Road Park & Ride 2.2 miles
■ Ebbsfleet International Station 18.7 miles	■ Waitrose 2.5 miles
■ Ashford 23.2 miles	■ Lidl 2.7 miles
■ Ashford International Station 28.1 miles	■ Town Centre 3 miles
■ M23 (Jct 8) 29.3 miles	■ Iceland 3.2 miles
■ Folkstone 37.2 miles	
■ Gatwick Airport 38 miles	
■ Dover Seaport 43.6 miles	



NEXT STEPS

For more information regarding Hermitage Park, please visit or speak to one of our consultants. Our Marketing Suite and Show Homes are open daily from 10am to 5pm. Alternatively please email or visit our website.

Hermitage Lane, Maidstone, Kent ME16 9NT

0333 321 8903

hermitagepark@croudacehomes.co.uk

From M25 Anticlockwise

Exit the M25 at junction 5 to join the M26 signposted Dover, Channel Tunnel, Maidstone.

Continue onto the M20. Leave the M20 at junction 5 signposted A20, Aylesford, Maidstone (West). At the roundabout take the third exit onto the A20. At the next roundabout take the second exit onto the A20 London Road.

Take the next left onto the B2246 Hermitage Lane. After 800 metres you will see a sign for Barming Station. Shortly after you will pass over the railway line. Continue for a further 300 metres. You will see our entrance on the left hand side.

From M25 Clockwise

Exit the M25 at junction 3 to join the M20 signposted Dover, Channel Tunnel, Maidstone.

Leave the M20 at junction 5 signposted A20, Aylesford, Maidstone (West). At the roundabout take the third exit onto the A20. At the next roundabout take the second exit onto the A20 London Road.

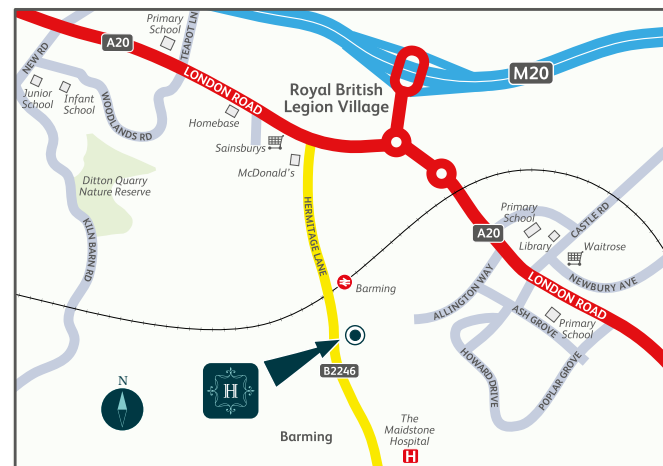
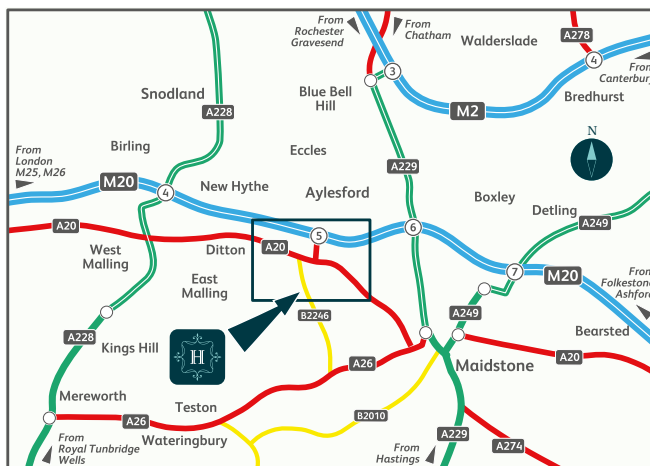
Take the next left onto the B2246 Hermitage Lane. After 800 metres you will see a sign for Barming Station. Shortly after you will pass over the railway line. Continue for a further 300 metres.

You will see our entrance on the left hand side.

By Train

Barming is the nearest station. We are a short walk from the station.

For train times and fares, please phone the National Rail Enquiry Line on 03457 48 49 50, or visit www.nationalrail.co.uk.



Please note that distances and times are approximate and may vary from shown, information has been collated using Google Maps, National Rail and 'Find a School' Government website using the postcode ME16 9NT.

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk

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find your happy

Zoopla

**Hermitage Lane
Maidstone
Kent
ME16 9NT**

Open Daily from 10am to 5pm

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