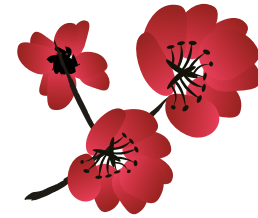


# SUMMER SUN COURT

HUBBARDS LANE | MAIDSTONE | KENT | ME17 4HY

A SUPERB DEVELOPMENT OF ELEVEN  
4 AND 5 BEDROOM EXECUTIVE HOMES



# SUMMER SUN COURT

For a home where life can blossom

An exclusive collection of eleven 4 & 5 bedroom executive homes, offering a rare opportunity to purchase a new home in a private development. Situated in Boughton Monchelsea, all of our homes are finished to Esquire's high specification and standards, delivering excellent family homes in a much sought after location.



## A taste of the area

At Summer Sun Court you will discover a home that offers a tranquil, rural setting without ever having to compromise on the amenities of town life.

You won't have to travel far for a relaxing drink, a good meal or a fun night out. Boughton Monchelsea and the surrounding area has a selection of pubs, restaurants and fast food outlets. Nearby Maidstone offers everything from pizzerias to fine-dining establishments, including branches of Wagamama, Prezzo, ASK and Bill's. As for entertainment, the town has plenty to offer, whether you're into music, movies, drama, dance or stand-up comedy. The Hazlitt Theatre presents shows for all the family, from touring West End hits to tribute bands, while the Lockmeadow Centre has an eight-screen Odeon cinema and a bowling alley.

# Shopping - it's in the bag

When it comes to shopping, there's everything you need within easy reach. For day to day basics, there's a large convenience store in nearby Coxheath, along with other useful amenities, including a post office and a pharmacy. For more choice, it's only three miles or so to the County Town of Maidstone, which has everything from national chains to a traditional market on Tuesdays and Saturdays. Most of the big name stores are in two centrally located shopping centres: Fremlin Walk and The Mall. Then there's the Royal Star Arcade for specialist clothing, gifts etc, as well as an eclectic mix of independent emporia on Bank Street and Gabriel's Hill.

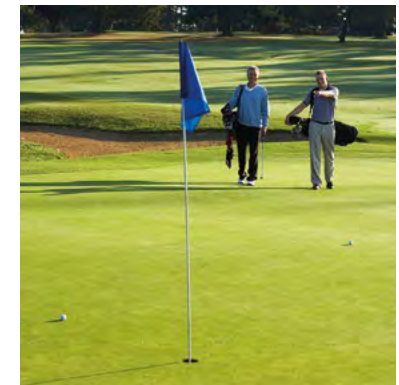
If your thirst for retail therapy still hasn't quite been quenched, you can travel to Bluewater in Greenhithe in around 40 minutes. This renowned shopping mall boasts over 300 stores including John Lewis, House of Fraser and Marks & Spencer.



# Everything to play for

With so much on offer in the area, from beauty spots to leisure activities, you won't struggle to occupy your free time. Maidstone has several sports and fitness venues, including a well equipped leisure centre and the award-winning Mote Park, which has facilities for cycling, watersports and more. Squash and tennis players are well catered for, as are golfers, with a wide choice of top class courses, many set in glorious scenery. If simply enjoying the great outdoors is more your thing, there are acres of beautiful Kent countryside to explore on foot, bike or horseback.

Leeds Castle is one of the most well preserved historic castles in South East England, as well as one of the most iconic. The castle is set in over 500 acres of lush green parkland and is ideal for long relaxing strolls and picnics.



# Stunning countryside....

## Full marks for education

The area has excellent educational facilities for all age groups in the state and private sectors. Boughton Monchelsea and Coxheath both have primary schools whilst Cornwallis Academy Secondary School is just a stones throw away. Linton Park Independent School (for Years 3-13) is also within easy walking distance. Maidstone also offers many options, including four highly respected boys' and girls' grammar schools and as for higher education, MidKent College offers a wide range of academic and vocational courses.



Street scene showing Plots 1 to 4



SUMMER SUN  
COURT

Street scene showing Plots 5 to 7 & 8 to 11



SUMMER SUN  
COURT



# Design Features & Development Specification



## Kitchen

- The kitchen is fitted with a range of bespoke wall and floor cabinets with either quartz or high grade laminate work surfaces, upstands & splashback
- Fully integrated appliances including two Neff single electric ovens one with built in microwave, 5 ring gas hob, fridge/freezer & dishwasher
- Utility rooms are fitted with a range of complimenting cabinets & laminate work surface, with space for a free standing washing machine and tumble dryer

## Bathroom, Ensuite and Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom, ensembles & cloakroom
- Luxurious bath with handheld shower
- Rain showers with stylish glass enclosures
- Heated chrome towel rail
- Shaver point to bathroom and ensembles

## Electrical

- LED recessed downlights to kitchen, bathroom, ensembles and hallway, with low energy pendant fittings to living room, dining room and all bedrooms
- Generous supply of power outlets throughout
- Telephone point in hallway, living room and master bedroom
- TV point in living room and all bedrooms
- Power and lighting provided to loft space and garage

## Heating and Hot Water

- Gas fired central heating via radiators, each with independent thermostatic control
- Condensing boiler with pressurised hot water cylinder
- Gas and electric supplies to suggested fireplace location. (Fireplace not included)

## Internal Finishes

- Choice of porcelain floor tiles to kitchen, utility, bathroom, ensembles and cloakroom
- Choice of porcelain wall tiles to bathroom and ensembles
- Bespoke white painted staircase with oak handrail
- Attractive white gloss painted skirtings and architraves provided throughout
- White gloss painted internal moulded doors with polished chrome ironmongery
- Built in wardrobes to master bedroom, with pure white glass infills

## Safety and Security

- Mains fed smoke and heat detectors with battery back up
- PVCu double glazed windows and external doors with multi point locking system
- Wireless security alarm system, including PIR movement sensors
- Electronic development gates with fob access

## External Finishes

- Garage with additional driveway parking
- Turf and area of patio to rear garden, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR coach lights to front and rear doors.

## After Care

- Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property
- All homes are provided with a comprehensive two year home emergency cover

## Guarantee

- All homes come with a ten year BLP SecurePlus guarantee

# Choices & Additions

We try to offer each of our clients as much flexibility as we can regarding choices and additions. We understand that each client is different and we try to tailor our approach to each sale to take account of this.

Our experienced sales team are happy to spend time with you looking at your options and going through samples to ensure that you are happy with each decision you make regarding your property.

If you choose to purchase your new home with Esquire Developments early enough in our build programme we are happy to discuss selections for the following:

Kitchen units (including handles)

Kitchen worktop

A selection of kitchen upgrades

Floor finishes

Wall & floor tiling

Smart home technology





# At Esquire Developments

We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.





*Previous Esquire Development at Orchard Avenue, Singlewell in Kent.*

# Going Places



There are regular direct services to London Victoria and Ashford from Maidstone East station, which is just over four miles away (London approximately one hour). There are also regular services to London Charing Cross, Cannon Street and Ashford from Staplehurst station (London just over one hour). A short drive takes you to the M20, which links with the M25, M26 and M2, offering fast links to Gatwick and Heathrow airports, as well as the Channel ports and tunnel.

Sole Selling Agents



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