

Forstal Alead

COXHEATH • KENT

ME17 4BU



WELCOME TO

Forstal Mead

COXHEATH • KENT

Ideally located in the village of Coxheath, Forstal Mead offers the perfect blend of rural village living and town centre amenities with highly specified, beautiful homes.



DISCOVER
COUNTRY VILLAGE LIFE
AT FORSTAL MEAD

If you're looking for a slice of country lifestyle as well as all the conveniences of modern day living on your doorstep, then Forstal Mead blends both effortlessly.

Surrounded by stunning Kent countryside and two Areas of Outstanding Natural Beauty, this semi-rural location is rich in history. From plentiful fruit farms in the area, to ambling walks across the Low Weald and Medway valley, Coxheath is well placed for those that enjoy an outdoor lifestyle.

Nearby Teston Bridge Country Park and the River Medway offer even more areas to explore at weekends, whilst Mote Park is the perfect place for active families, chilled Sunday morning coffees or long dog walks.



Loose Village



Horseshoes Public House Dean Street



Mote Park



Teston Bridge Country Park



Ridge Golf Club

Coxheath has a real sense of community with a church, Village Hall and green that are hubs of sports and social activities as well as hosting such events as the World Custard Pie throwing championships. Scouts and guides are thriving and you can join clubs such as badminton, table tennis, horse riding, short mat bowls and arts and crafts... it really is a very special place to put down roots.

The village centre is just a short walk with shops, eateries, Post Office, library, doctors and health centre. For those high street brands and restaurants, Maidstone the County Town of Kent is around a 10 minute drive by car or you can reach the famous Bluewater Shopping Centre in 45 minutes.

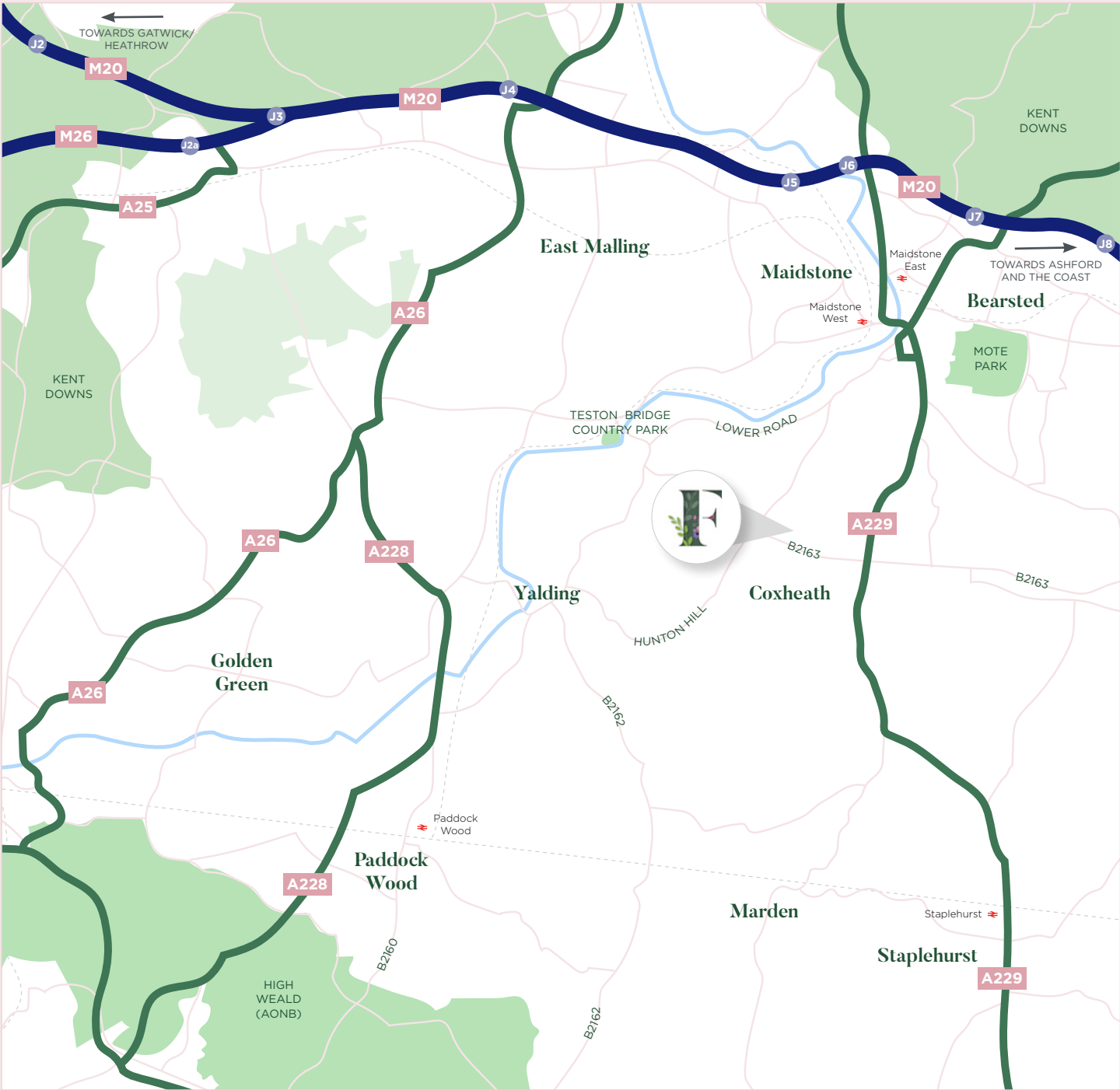
A wide choice of education excellence is available with both Primary and Secondary schools just a short walk from Forstal Mead and four well respected grammar schools in Maidstone.

There are a choice of stations to choose from; Maidstone East, Staplehurst and Paddock Wood taking you into central London in around an hour. The nearby M20 connects to Ashford and the coast in the South, and the M25 for London in the North.



	TESCO	TESTON BRIDGE COUNTRY PARK	FREMLIN WALK SHOPPING CENTRE	MOTE PARK	MAIDSTONE LEISURE CENTRE	STAPLEHURST TRAIN STATION	PADDOCK WOOD TRAIN STATION
APPROX. TRAVEL TIME BY CAR	5 MINUTES	9 MINUTES	10 MINUTES	12 MINUTES	13 MINUTES	16 MINUTES	22 MINUTES
	ASHFORD INTERNATIONAL (from Maidstone East station)	CHARING CROSS (from Paddock Wood station)	LONDON VICTORIA (from Maidstone East station)	CHARING CROSS (from Staplehurst station)			
APPROX. TRAVEL TIME BY TRAIN	24 MINUTES	52 MINUTES	57 MINUTES	60 MINUTES			

All travel times are approximate. Sources: googlemaps.co.uk and nationalrail.co.uk



CONTEMPORARY SPECIFICATION

Kitchen

- Paula Rosa Manhattan Kitchen units from our signature range
- Laminate worktop
- Under pelmet lighting
- Stainless steel 1.5 bowl sink
- Franke chrome mixer tap
- Glass splashback to hob
- AEG single oven in 2 and 3 bedroom homes
- AEG double oven in 4 and 5 bedroom homes
- AEG 4 burner gas hob in 2 and 3 bedroom homes
- AEG 5 burner gas hob in 4 and 5 bedroom homes
- Integrated Electrolux stainless steel extractor hood
- Integrated Electrolux fridge/freezer
- Integrated Electrolux washer/dryer
- Integrated Electrolux dishwasher
- Ceramic tiled floor to kitchen area from our signature Porcelanosa range

Personalise your new home, choose from a selection of upgrades, including: kitchen units, Silestone worktop, additional tiling, chrome lighting packages & ceramic hob.

Bathroom

- White sanitaryware from Roca
- Chrome taps from Roca
- Chrome edged glass shower screen to bath
- Bevel-edge mirror to bathroom
- Ceramic tiles from our signature Porcelanosa Range
- Chrome towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Ceramic tiled floor
- Turf to rear garden
- Patio to rear garden

General

- Outside tap
- Gas central heating
- Thermostatic radiator valves
- Carpets
- White panelled doors with chrome handles
- Walls and ceilings painted in Dulux White
- Joinery painted in Dulux White Gloss
- Smoke, heat and carbon monoxide detectors
- White downlights to kitchen and bathrooms
- External light to front & rear
- Chrome mains operated door bell
- White painted staircase with chamfered newel pots and spindles with white handrail

Images shown are of previous Westerhill Homes properties and do not show exact finish at Forstal Mead.





The Betony

3 bedroom house

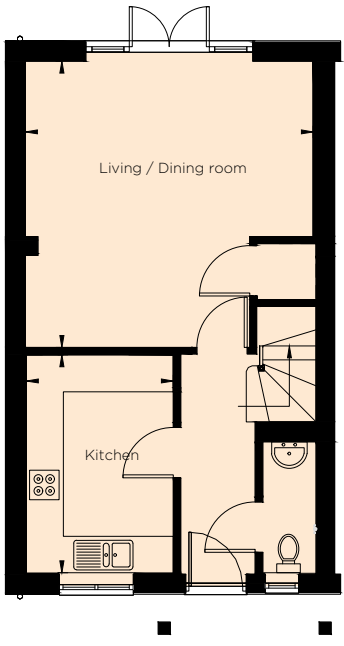
Plots 23, 24*, 36, 37*, 90*, 91, 131, 140, 145*, 146, 198 and 199*

Ground floor

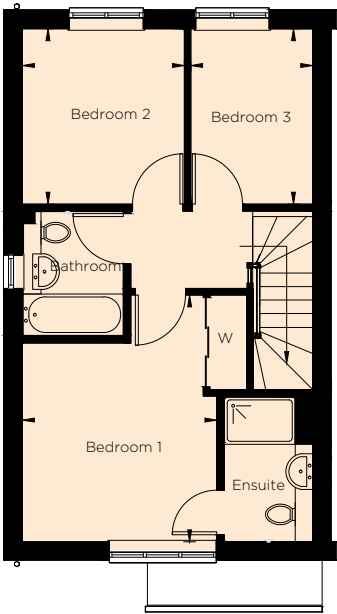
Kitchen	3.70m × 2.49m	12'2" × 8'2"
Living/ Dining room	4.87m × 4.86m	16'0" × 16'0"

First floor

Bedroom 1	4.17m × 3.29m	13'8" × 10'10"
Bedroom 2	2.97m × 2.74m	9'9" × 9'0"
Bedroom 3	2.97m × 2.06m	9'9" × 6'9"



Ground floor



First floor

*Indicates that this plot is handed
Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point, Kitchen layouts are indicative.



The Clover

3 bedroom house

Plots 7, 8*, 10, 11*, 26, 27*, 30, 31*, 32, 33*, 38, 39*, 47, 87, 88*, 89, 92*, 106, 107*, 130, 132*, 139, 141*, 144, 147*, 170, 171*, 196, 197*, 202, 203,* 204 and 205*

Ground floor

Kitchen	3.34m × 2.92m	11'0" × 9'7"
Living/ Dining room	5.32m × 5.09m	17'5" × 16'9"

First floor

Bedroom 1	4.33m × 3.34m	14'2" × 11'0"
Bedroom 2	3.05m × 3.00m	10'0" × 9'10"
Bedroom 3	3.05m × 2.20m	10'0" × 7'3"



The Bluebell

3 bedroom house

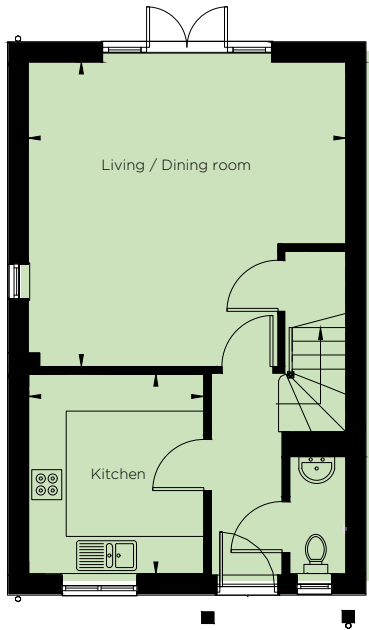
Plots 6*, 9*, 12, 16*, 20*, 21, 22*, 25, 34*, 35, 40, 44*, 54, 67, 72, 76*, 77, 93, 98*, 105*, 109*, 121, 123*, 129, 167*

Ground floor

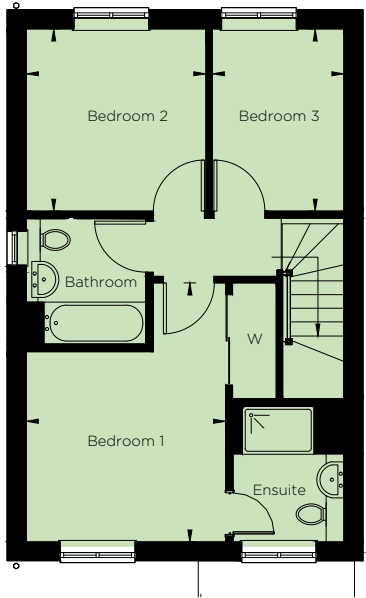
Kitchen/ Dining room	5.87m × 3.60m	19'3" × 11'10"
Living room	3.01m × 5.20m	17'1" × 9'11"

First floor

Bedroom 1	3.72m × 2.93m	12'3" × 9'8"
Bedroom 2	3.01m × 2.99m	9'11" × 9'10"
Bedroom 3	3.01m × 2.10m	9'11" × 6'11"



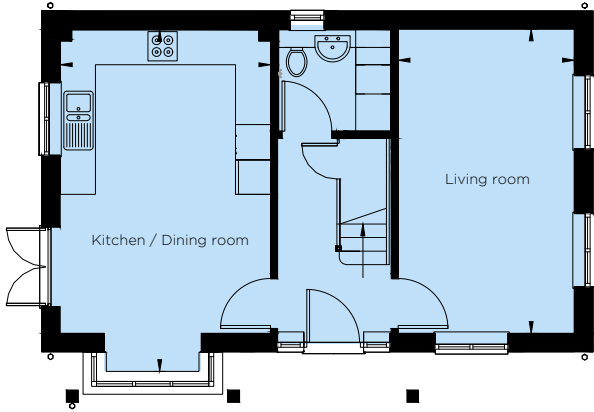
Ground floor



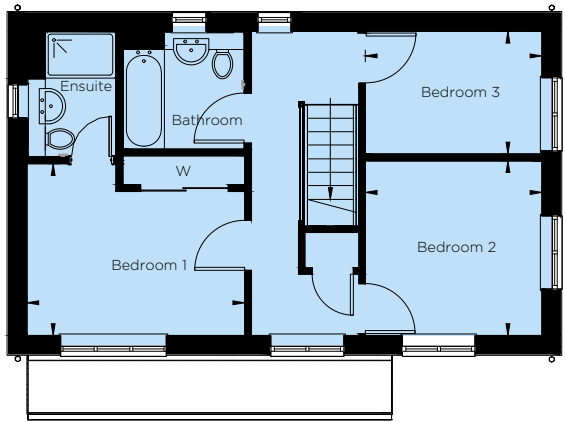
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Ground floor



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The Honeysuckle

4 bedroom house

Plots 2, 3, 42*, 85*, 94, 97 and 207

Ground floor

Kitchen	3.37m × 3.13m	11'1" × 10'4"
Dining room	5.19m × 3.16m	17'0" × 10'5"
Living room	6.20m × 3.18m	20'4" × 10'5"

First floor

Bedroom 1	4.71m × 4.30m	15'6" × 14'1"
Bedroom 2	4.13m × 3.02m	13'7" × 9'11"
Bedroom 3	3.97m × 3.14m	13'0" × 10'4"
Bedroom 4	3.08m × 2.49m	10'2" × 8'2"



The Foxglove

4 bedroom house

Plots 13, 14*, 28*, 29, 68, 69*, 80, 81*, 142, 143*, 168, 169*, 172*, 194, 195* and 209*

Ground floor

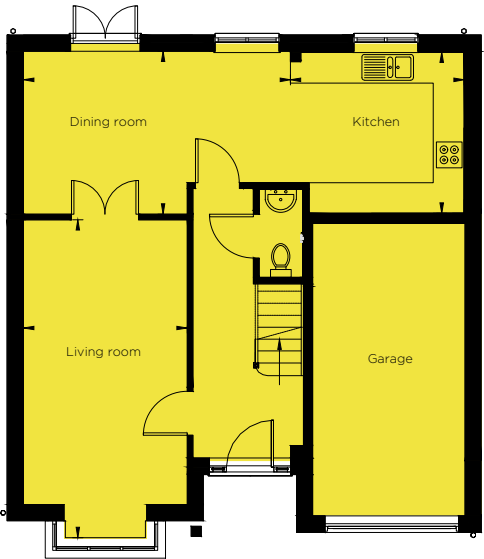
Kitchen/	5.42m × 3.22m	17'10" × 10'7"
Dining room		
Living room	5.65m × 3.26m	18'7" × 10'9"

First floor

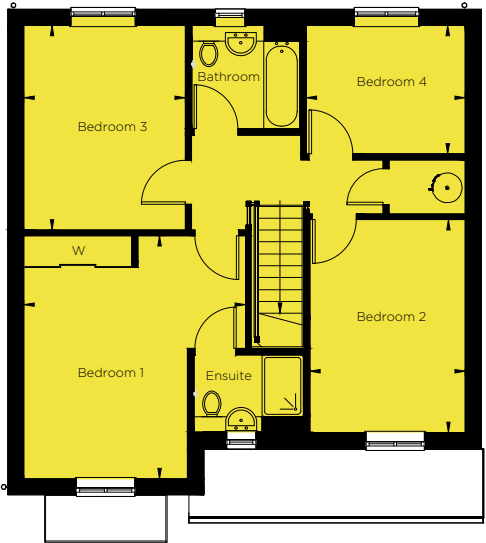
Bedroom 1	3.88m × 3.26m	12'9" × 10'9"
Bedroom 2	3.88m × 3.24m	12'9" × 10'8"

Second floor

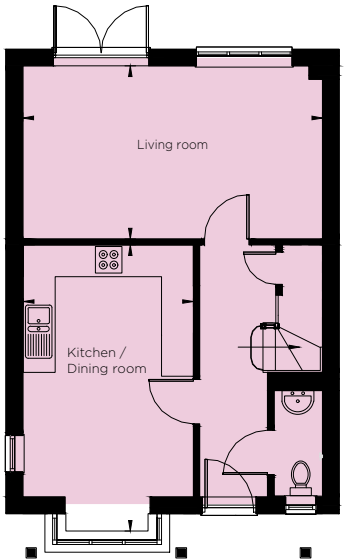
Bedroom 3	4.18m × 3.05m	13'9" × 10'0"
Bedroom 4	3.79m × 2.93m	12'5" × 9'8"



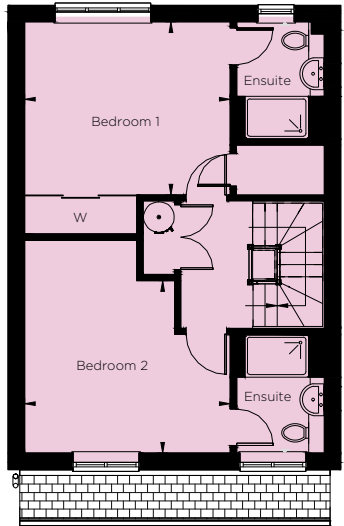
Ground floor



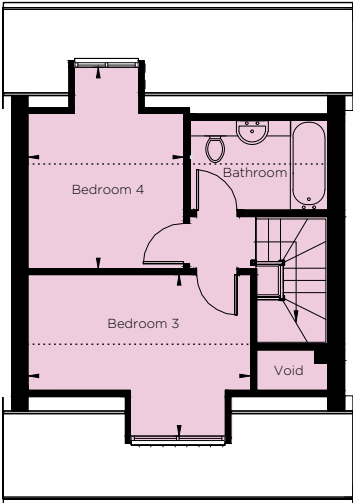
First floor



Ground floor



First floor



Second floor

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The Campion

4 bedroom house

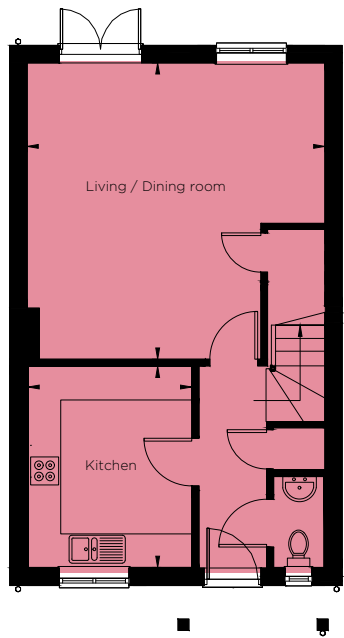
Plots 4, 5, 15, 70, 71, 73*, 74, 75*, 78, 79*, 82*, 95*, 96, 108*, 200 and 201*

Ground floor

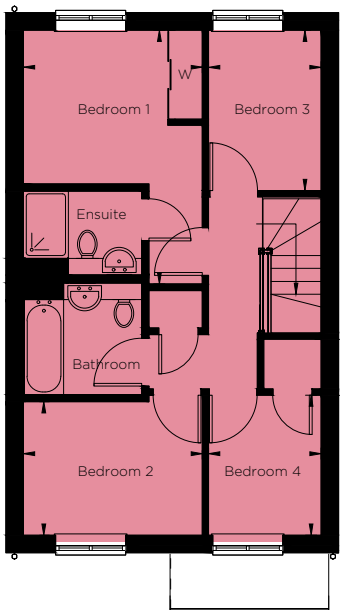
Kitchen	3.59m × 2.93m	11'9" × 9'7"
Living/ Dining room	5.32m × 5.30m	17'5" × 17'5"

First floor

Bedroom 1	4.53m × 3.79m	14'11" × 10'6"
Bedroom 2	3.19m × 2.39m	10'6" × 7'10"
Bedroom 3	2.86m × 2.01m	9'5" × 6'7"
Bedroom 4	2.50m × 2.01m	8'3" × 6'7"



Ground floor



First floor

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The Marigold

3 bedroom house

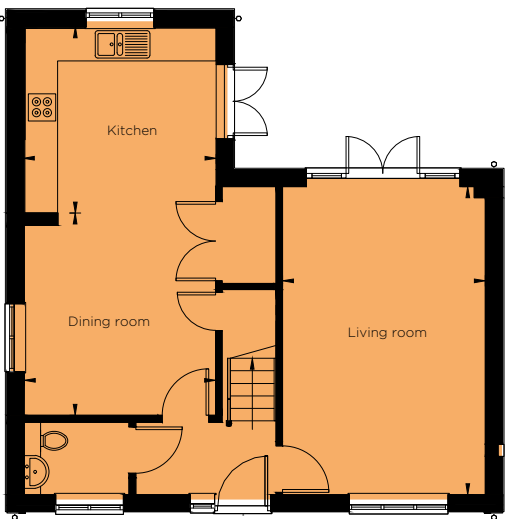
Plots 1*, 208 and 210*

Ground floor

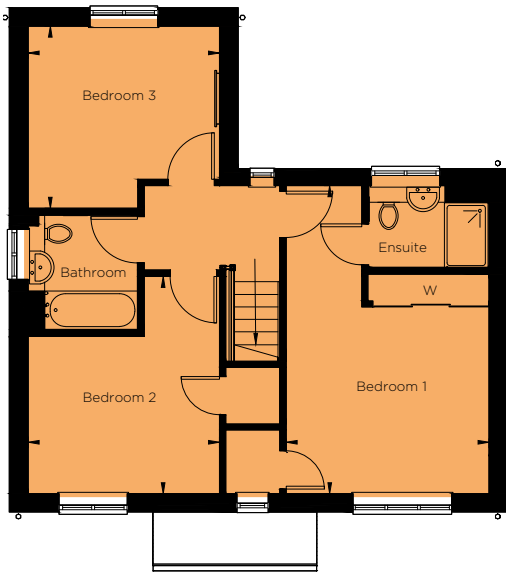
Kitchen	3.50m × 3.37m	11'6" × 11'1"
Dining room	3.71m × 3.51m	12'2" × 11'7"
Living room	5.65m × 3.73m	18'7" × 12'3"

First floor

Bedroom 1	5.65m × 3.73m	18'7" × 12'3"
Bedroom 2	3.99m × 3.51m	13'1" × 11'6"
Bedroom 3	3.52m × 3.34m	11'7" × 11'0"



Ground floor



First floor

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The Primrose

5 bedroom house

Plots 41*, 46*, 83, 84*, 86*, 122, 124, and 206

Ground floor

Kitchen	3.61m × 3.17m	11'10" × 10'5"
Dining room	5.29m × 3.17m	17'4" × 10'5"
Living room	4.61m × 3.82m	15'2" × 12'6"
Study	3.18m × 2.24m	10'5" × 7'5"

First floor

Bedroom 1	3.75m × 3.30m	12'4" × 10'10"
Bedroom 2	3.25m × 2.82m	10'8" × 9'3"
Bedroom 3	3.75m × 3.15m	12'4" × 10'4"
Bedroom 4	3.18m × 2.25m	10'5" × 7'5"
Bedroom 5	2.68m × 2.26m	8'10" × 7'5"



The Cornflower

5 bedroom house

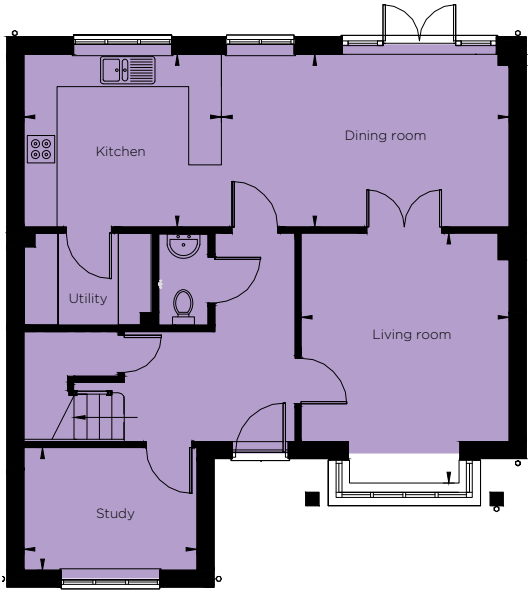
Plots 43, 45, 125*, 126*, 127 and 128*

Ground floor

Kitchen	3.98m × 3.63m	13'1" × 11'1"
Dining	5.94m × 4.00m	19'6" × 13'2"
Living	4.75m × 4.50m	15'7" × 14'9"
Study	3.12m × 2.72m	10'3" × 8'11"

First floor

Bedroom 1	6.35m × 3.71m	20'8" × 10'10"
Bedroom 2	3.86m × 3.15m	12'8" × 10'4"
Bedroom 3	3.12m × 2.90m	10'3" × 9'7"
Bedroom 4	3.14m × 2.76m	10'4" × 9'1"
Bedroom 5	3.07m × 2.76m	10'1" × 9'1"



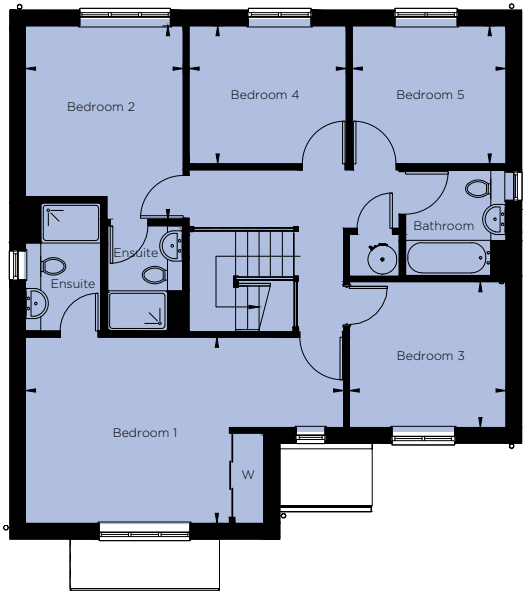
Ground floor



First floor



Ground floor



First floor

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SOMETHING ABOUT US

At Optivo we've a proven track record of delivering high quality homes and excellent services to our customers.



In fact, we've been providing and managing homes for over 70 years, giving people somewhere desirable to live which they can call home.

We're one of the largest housing providers in the UK, with a strong sales programme across London, the South East and the Midlands.

Our hard working and dedicated team are committed to creating developments with people in mind and we work closely with architects, customers and partners to deliver this.

Finished to a high specification, our team take an immense amount of pride in giving customers the keys to a new home and one which they can feel proud of.

We're forward thinking, with ambitious plans to increase the number of new homes we build. We've a significant development pipeline, putting us in a powerful position to deliver much needed homes.

Based in Kent, Westerhill Homes was founded on the belief that local building expertise can create quality homes designed for today's lifestyle.



With practical, well-planned layouts and the latest in energy efficiency, all our homes are completed to Westerhill Homes' signature high-quality standard including superior-specification interiors.

Our experienced senior management team are at the heart of our operations, visiting our developments to ensure they understand the needs of the area and local community. This 'hands-on' approach helps to ensure we are providing our customers with a home they will be delighted with, and which we can be proud of.

We pride ourselves on our experience and expertise in developing and building new homes, the Kentish way. Most of our team and supply chain are local and, from our office junior to our MD, our ethos is always to provide each new customer with a new home they can be proud of and is something our team takes great pride in.

We invest in quality and all our homes come with a 10-year Premier Guarantee as standard as well as guarantees on heating and hot water systems plus all installed appliances.

Westerhill Homes subscribes to the Considerate Construction Code whilst our exacting standards and sustainable credentials combine to create homes that will stand the test of time. Our after-care team, who look after our customers once they are living in their new home, are on hand to help when required.

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WESTERHILL
HOMES

www.forstalmead.co.uk