

Lysander Fields

Kings Hill
West Malling

A collection of 2 bedroom apartments
and 2, 3 and 4 bedroom houses



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



Modern village living

Welcome to Lysander Fields, a new collection of 2 bedroom apartments and 2, 3 & 4 bedroom houses nestled in the village of Kings Hill in Kent. With a variety of homes on offer, Lysander Fields is sure to suit those looking to get on the property ladder, along with downsizers, who will both appreciate the elements of low maintenance throughout, in addition to

families seeking well-regarded schools. It's also sure to attract commuters, thanks to the excellent local road and rail links providing connections to both Maidstone and Tonbridge, as well as the capital. Buyers of all kinds can expect a range of amenities close to home, along with an impressive choice of retailers, dining opportunities and green spaces.



Feel at home in a place of history

Built on land formerly occupied by an RAF aerodrome, Kings Hill is a sustainable community benefitting from a range of modern amenities, services and leisure opportunities. Just on the doorstep is a medical centre, pharmacy, veterinary clinic and a supermarket, along with community centre that offers a range of weekly activities for children and adults alike, from languages and drama to dance and exercise. In addition to a modern fitness club offering a gym and several swimming pools, Kings Hill has its own golf club located just under a mile from home.



Residents won't have to go far for a good meal, with The Spitfire pub just within walking distance offering hearty gastro fare. West Malling's town centre is just a five-minute drive away offering a further range of pubs and vibrant eateries, serving cuisines including Thai, Mexican and Chinese, along with cafés and coffee shops.

Some of the area's best shopping opportunities are found in the bustling town of Maidstone, just a 20-minute drive from home. It offers a variety of familiar high-street names and independent boutiques across fashion, technology, jewellery and health and beauty.

Situated just a 15-minute drive away, The Hop Farm is one of the most popular local attractions, a family park offering rides, an animal village and an events calendar packed with concerts, fairs and festivals.

Families will appreciate the range of well-regarded schools right on the doorstep. The Discovery School is just a five-minute drive away for primary pupils, whilst both primary and nursery pupils are accepted at Kings Hill School just a 10-minute walk from home. Schools in neighbouring West Malling include West Malling C of E Primary School and More Park R C Primary School.

The efficient local road network keeps you connected to the rest of Kent and beyond. Maidstone and Tonbridge are both just under 20 minutes away, whilst Ashford is just 35 minutes away via the M20. Those looking to reach the capital can do so directly via West Malling Station just under two miles from home, providing services to London Victoria taking approximately one hour.



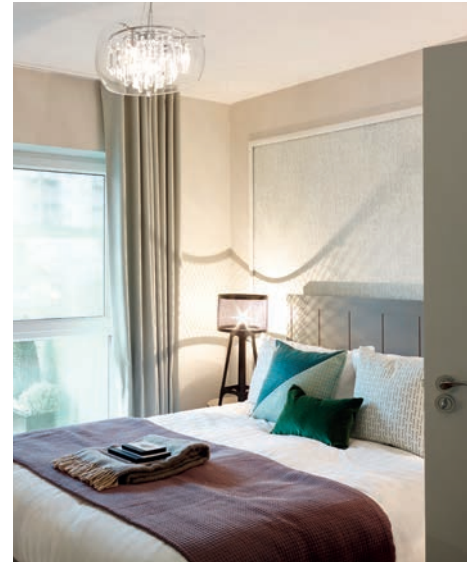
Leybourne Lakes Country Park is a 10-minute drive away spanning 230 acres of wetland and grassland, with opportunities for biking, fishing and water sports.



Lysander Fields is perfectly placed to enjoy town, city and country, nestled against the idyllic backdrop of beautiful dense woodland.







Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgrade kitchen work surface to Silestone/Quartz or Granite
- ~ Upgrade kitchen units
- ~ Upgrade kitchen appliances

Flooring:

- ~ Carpets
- ~ Amtico/Spacia
- ~ Ceramic floor tiles

Fitted Wardrobes:

- ~ Fitted wardrobes (subject to layout)

Window Treatments:

- ~ Blinds or shutters

Bathrooms:

- ~ Shower over bath and shower screen
- ~ Additional wall tiling
- ~ Upgrade wall tiling
- ~ Fitted mirrors

Electrical:

- ~ Additional TV Point
- ~ Additional BT point
- ~ Chrome sockets and switches
- ~ Additional single or double electrical sockets in white or chrome
- ~ USB charging point incorporated into electrical socket
- ~ External Socket
- ~ White or Chrome downlighters
- ~ Dimmer switches
- ~ Wireless alarm systems
- ~ Light fittings

Garden:

- ~ Extended patio area
- ~ Turf to rear garden

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor. *Applicable to houses only

Making your move easier

Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes Limited
(Kent Division)
30 Tower View,
Kings Hill,
West Malling,
Kent
ME19 4UY

Telephone: 01732 879750
www.bellway.co.uk

Bellway