



THE OLD SURGERY

*Heath Road, Coxheath*  
Maidstone, Kent, ME17 4AH



#### INTRODUCTION

### *A stunning place for family life to flourish.*

A charming development of eight, 3 bedroom semi detached and mid terraced houses located in the heart of the stunning village of Coxheath on the outskirts of Maidstone, Kent. With rolling countryside only a stones throw away and with local shops, schools and pubs on your doorstep, The Old Surgery is the perfect location for couples and families alike.

*Coxheath, Maidstone, Kent*



*An exclusive development by **Hillstone Homes***







ABOUT HILLSTONE HOMES

# An established reputation for over *20 years*'

Hillstone Homes has an established reputation for building exemplar homes within Kent. With a combined 20 years' experience in the housing development industry, we are seasoned in building exceptional, beautiful and homely developments.

These range from stylish conversions, starter homes, and luxury housing all around the Kent area.

We take time to carefully consider where we source our high-quality materials from. We compare it to a Michelin starred chef – You can only make top-class products with the finest ingredients!

We offer every customer the option of selecting their own style of finish. For instance, you can have your choice of kitchen units, accessories, tiling, carpets and much more. Simply put, it is our intention to make the whole process stress free and easy.



*Sourcing the finest  
materials for our  
properties*





Aylesford Village

*Beautiful countryside views  
and historic picturesque  
villages at every angle.*

#### SURROUNDING AREA

With stunning surroundings, the rolling *Kent countryside* is the perfect destination.

Just four miles\* south of Maidstone, Coxheath is a thriving and picturesque village that's steeped in history. Coxheath boasts a range of its own local shops, cafés and eateries such as Tesco Express and Marinos fish bar to name a few.

A short drive from home, you can find a selection of highly rated restaurants and gastro pubs.

The Bull, located in Linton, boasting miles upon miles of countryside views over the Kentish Downs

Heading west towards Farleigh, the Tickled Trout pub can be found nestled in the hillside. Part of the famous Balfour hospitality group, and appropriately located overlooking Teston lock and waterways, where you can enjoy a beautiful walk along the river Medway.



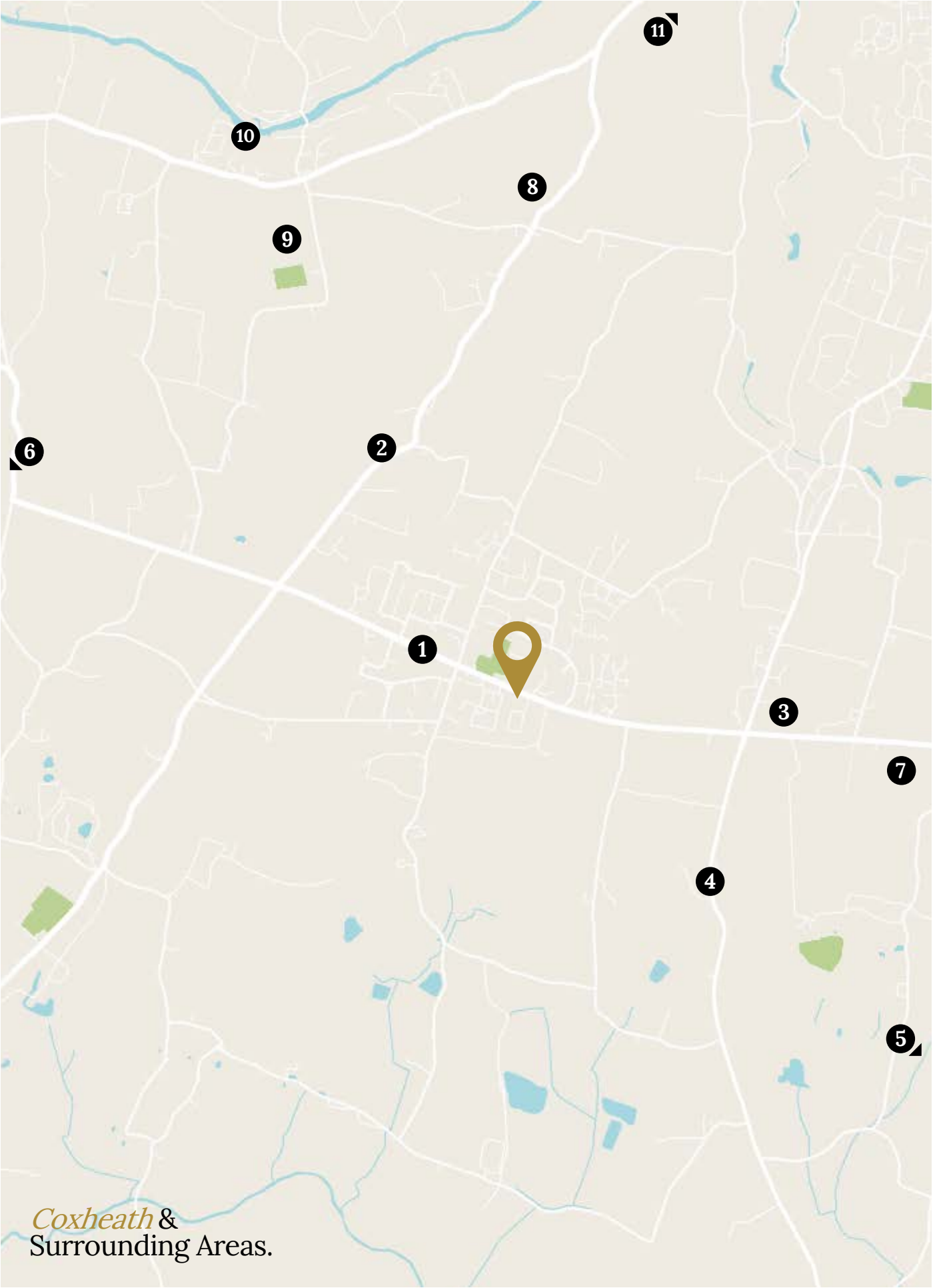
LOCAL AMENITIES

Amenities on your doorstep.

Stunning local wildlife parks, plenty of primary and secondary school options, and excellent restaurants and gastro pubs with beautiful countryside views.



- |  |
|--|
| 1. Local Village Shop                  |
| 2. The Horseshoes Gastro Pub           |
| 3. Cornwallis Secondary School Academy |
| 4. The Bull at Linton Hill             |
| 5. Deer Park Wildlife Conserve         |
| 6. The Tickled Trout Pub               |
| 7. Boughton Monchelsea Primary School  |
| 8. Loose Primary School                |
| 9. East Farleigh Primary School        |
| 10. River Medway                       |
| 11. Maidstone Town Centre              |







#### THE LAYOUT

*Discover the meaning of 'home' at The Old Surgery.*

The Old Surgery is built with you in mind. With AAA+ rated energy efficient air source heat pumps fitted to each property along with under floor heating. These stunning properties incorporate all of the conveniences that a modern family desire, smart charging Electric Vehicle (EV) points are installed to the outside

of each home, and luxury bathroom & kitchen fixtures and fittings. Our homes are built to the highest standards, all with traditional craftsmanship values. Hillstone Homes carefully consider the options when specifying the quality of materials, and ensure the highest quality products are used throughout our homes.

*Built to the highest specification throughout, our homes ensure longevity & ease of lifestyle.*





THE PROPERTIES

*An exclusive development of 3 bedroom semi detached and terraced houses in Coxheath, Kent.*

These impressive 3 bedroom properties feature white weatherboard and rustic countryside brickwork to the exterior, ensuring they fit perfectly with the beautiful Kentish countryside surroundings. Each property is fitted with AAA+ rated energy efficient air source heat pump, underfloor heating and stylish kitchens with breakfast islands and Samsung appliances throughout.

Every property features off road parking, exterior lighting and smart charging electric vehicle ports. Professionally landscaped gardens, with planting, fencing and paving all included.

The Wealden  
(Plots 1 & 3)

FLOOR PLANS



Ground Floor Layout  
Plot 1  
(Plot 3 Handed)

First Floor Layout  
Plot 1  
(Plot 3 Handed)

PROPERTY SIZE

Rooms	Imperial	Metric
Kitchen / Dining	15'11 x 9'11 sqft <sup>2</sup>	4.84m x 3.02m
Living Room	15'11 x 10'2 sqft <sup>2</sup>	4.84m x 3.09m
Master bedroom	12'0 x 10'0 sqft <sup>2</sup>	3.64m x 3.04m
Bedroom 2	7 x 11'1 sqft <sup>2</sup>	2.13m x 3.37m
Bedroom 3	8'7 x 10'3 sqft <sup>2</sup>	2.61m x 3.12m
Total property size:	912 sqft <sup>2</sup>	85 sqm





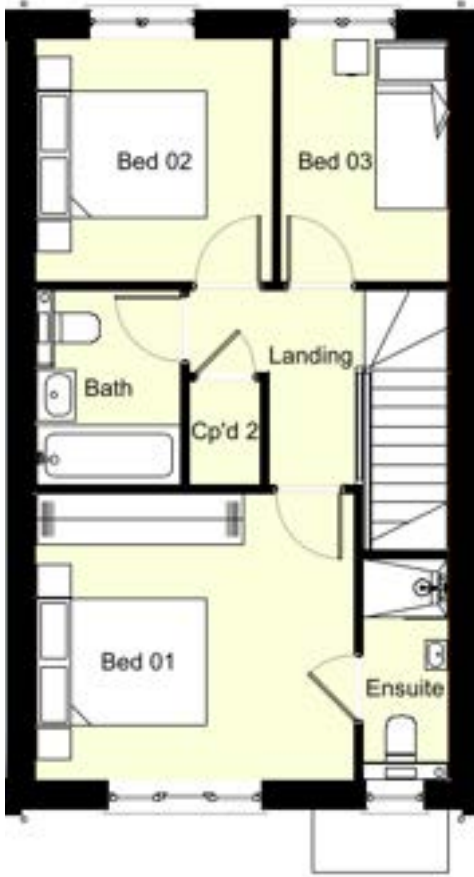
# The Biddenden

(Plots 2, 4, 5, 6, 7, 8)

## FLOOR PLANS



**Ground Floor Layout**  
Plot 2, 5 & 8  
(Plot 4, 6 & 7 Handed)



**First Floor Layout**  
Plot 2, 5 & 8  
(Plot 4, 6 & 7 Handed)

## PROPERTY SIZE

Rooms	Imperial	Metric
Kitchen / Dining	15'11 x 13'2 sqft <sup>2</sup>	4.84m x 4.00m
Living Room	15'11 x 11'3 sqft <sup>2</sup>	4.84m x 3.42m
Master bedroom	12'4 x 11'1 sqft <sup>2</sup>	3.74m x 3.37m
Bedroom 2	9'1 x 9'4 sqft <sup>2</sup>	2.78m x 2.85m
Bedroom 3	6'5 x 9'4 sqft <sup>2</sup>	1.96m x 2.85m
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Total property size:	912 sqft <sup>2</sup>	85 sqm



STUNNING LOCATION

*Space to call home -  
with fantastic local  
amenities, schools  
and shops nearby.*







Heath Road, Coxheath, Maidstone, Kent, ME17 4AH

**Viewing By Appointment**

**Please Contact Our Agents**

**Hilden Management**

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