

Woodfield



Welcome to Woodfield

Nestled on the edge of Chatham and within the Maidstone district, Woodfield is a beautifully crafted collection of two, three, and four-bedroom homes, ideally positioned for exceptional connectivity across Kent and beyond. Just moments from Junction 3 of the M2, residents enjoy effortless access to Medway, Maidstone, London, and the Kent coast—making daily commutes and weekend escapes refreshingly simple.

Blending suburban tranquility with practical convenience, Woodfield offers peaceful seclusion without compromise. Hidden from the world and enveloped by over 30 acres of protected woodland, this outstanding development is a celebration of modern design and natural beauty. A sweeping, tree-lined private road leads you into the heart of the community, where architecture and landscape work in harmony to create a truly special place to call home.

Designed with families in mind, Woodfield benefits from a wide choice of highly regarded schools nearby—from local nurseries and primary academies to secondary schools and colleges. For leisure and recreation, residents enjoy proximity to parks, sports facilities, and cultural attractions, as well as woodland walks right on the doorstep—making it easy to balance an active lifestyle with relaxation and quality time.

Each home at Woodfield is architecturally led and future-ready, featuring air source heat pumps, EV charging points, and generous outdoor space. All homes include a driveway and carport, with detached homes also offering a garage—ensuring practicality meets style at every turn.

Inside, the specification is exceptional. From fully fitted kitchens and integrated appliances to plush carpets and beautifully appointed bathrooms, every detail has been considered. With fantastic plot sizes and a focus on quality throughout, Woodfield is more than a place to live—it's a place to thrive.





A Well Connected Suburb with Woodland Charm

Perfectly positioned just off Junction 3 of the M2, Lordwood offers seamless connectivity across Kent and beyond. With direct access to the A229 and excellent road links to Maidstone, Chatham, and the wider Medway towns, residents enjoy the convenience of swift commutes and weekend escapes—whether heading to London, the Kent coast, or nearby countryside.

Despite its accessibility, Lordwood retains a peaceful, residential character. Nestled between mature woodland and thoughtfully planned neighbourhoods, the area blends natural beauty with everyday practicality. From local shops and leisure centres to schools and green spaces, life here is designed for comfort and ease.

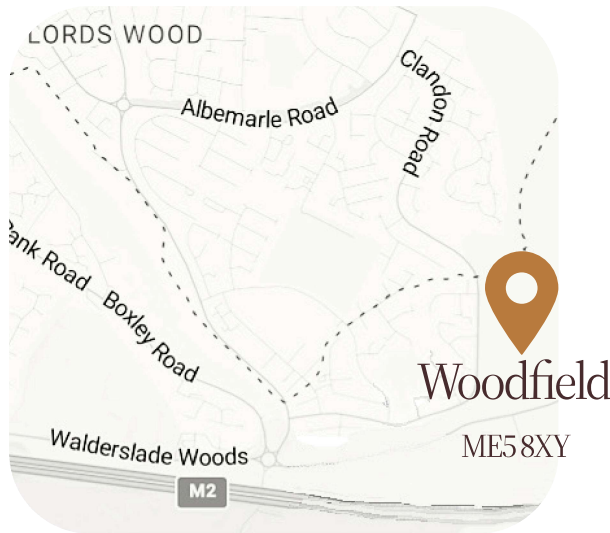
Capstone Farm Country Park, just moments away, provides a tranquil backdrop for weekend walks, family outings, and seasonal events. It's this balance—between nature and connectivity—that makes Lordwood such a popular choice for families, professionals, and those seeking a quieter pace without compromise.

Much of Lordwood was developed during the post-war property boom, as Chatham's historic dockyard and shipbuilding industries drew workers and investment to the region. Today, that legacy lives on in the area's strong community spirit and well-established infrastructure. Steeped in Medway's maritime heritage yet forward-looking in design, Lordwood continues to evolve as a desirable destination for modern living.

- Maidstone: 8 miles (about 15–17 minutes)
- London: 38 miles (about 1 hour)
- Chatham: 4 miles (about 11–14 minutes)

*Shortest distance by road from development to destination
mentioned, source: [google.co.uk/maps](https://www.google.co.uk/maps)*

Tranquil living meets effortless connectivity



Transport Links

By Rail

Chatham mainline station offers excellent connectivity; commuters can expect to reach the capital within the hour. High Speed services run to St Pancras International 40-45 minutes. With additional services to London Victoria and London Cannon Street.

By Bus

Woodfield is well served by regular bus routes within easy reach, from Gleamingwood Drive, connecting to Chatham, Maidstone, and surrounding towns. Residents can easily reach shopping, schools, and leisure facilities without needing a car, while links to nearby rail stations provide seamless onward journeys across Kent and into London.

By Road

Woodfield is ideally placed for travel by road. Accessed via Junction 3 of the M2, the development offers swift connections to both the M2 and M20 motorways providing access to London, and the Kent coast, while the A2 provides a direct route towards the capital and the wider motorway network.

Everything
you need,
just
moments
away

Amenities

Pharmacy
Supermarket
Supermarket
Fitness
Dentist
GP Surgery

Lordswood Pharmacy - **0.7 miles**
Tesco Express (Chatham Lords Wood), **0.7 miles**
Morrisons Daily (Chatham Admirals Walk), **0.8 miles**
Lordswood Leisure Centre (Gym & Health Suite), **1.1 miles**
Walderslade Road Dental Surgery, **0.8 miles**
Lordswood Community Healthy Living Centre, **0.9 miles**

Primary School
Secondary School
Secondary School
Secondary School
Secondary School

Lordswood School, **0.9 miles**
Greenacre School (Boys) **1.4 miles**
Walderslade School (Girls)
Holcombe Grammar School (Boys) **2.1 miles**
Chatham Grammar (Girls) **2.2 miles**

Leisure

The Historic Dockyard Chatham
Fort Amherst
Rochester Castle & Cathedral
Buckmore Park Kart Circuit
Chatham Ski and Snowboard Centre
Capstone Farm Country Park
Royal Engineers Museum

3.1 miles
3.0 miles
4.0 miles
1.5 miles
1.6 miles
1.7 miles
3.0 miles









WOODFIELD



-  **The Oak** - Two Bed, Two Bath
Plots 4 & 12
-  **The Acorn** - Three Bed, Two Bath
Plots 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15 (handed)
-  **The Ash** - Four Bed, Three Bathroom
Plots 1 & 16 (handed)

Site Plan





Specification

Kitchens

- A range of bespoke wall and base units
- Work surface with complimentary up-stand
- Glass splash-back
- Induction Hob
- Integrated washing machine, dishwasher & fridge freezer
- Tiled floor

Bathrooms

- Contemporary sanitary ware
- Polished chrome fittings
- Wall mounted vanity units
- Heated towel radiator
- Porcelain wall tiles, with complimentary floor tiles

Flooring

- Carpets to living room, stairs, landing and all bedrooms
- Porcelain tiled flooring to Entrance hallway, Kitchen, Cloakroom and Bathrooms.

Internal

- Matt white walls, and ceilings
- Satin wood joinery and internal doors
- Black door furniture

Heating & Electrical

- Air source heat pumps
- Hot water cylinder
- Underfloor heating to the ground floor.
- Radiators to the first floor
- Heated towel radiators to Bathrooms and Ensuities

External

- PIR sensor lighting to front and rear
- Turfed garden
- 1.8m Closed board fencing
- Patio
- Carport /or garage (plot dependent)
- EV Charging provision
- External tap
- Block Paved Driveway

Warranty

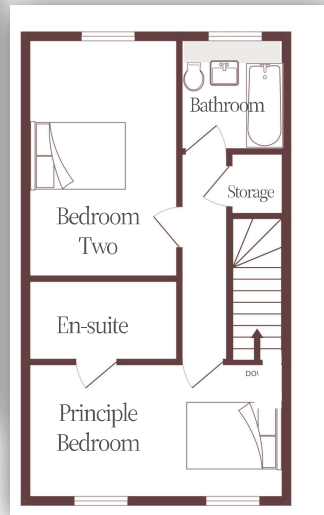
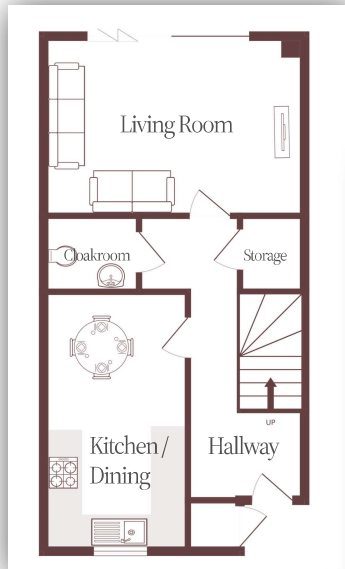
- 10 Year New Build Warranty
- Two year Developer Aftercare



The Oak

Two Bedrooms, Two Bathrooms

Total Area: 89m² / 958 ft²



Ground Floor

Entrance Hallway

Cloakroom

Storage Cupboard

Kitchen / Dining

3.92 x 2.73m / 12' 8" x 9"ft

Living Room

3.39m x 4.98m / 11' 1" x 16' 3"

First Floor

Bedroom One

2.90m x 4.98m / 9' 5" x 16' 3"

En-suite

Bedroom Two

4.70m x 2.67m / 15' 5" x 8' 7"

Bathroom

External

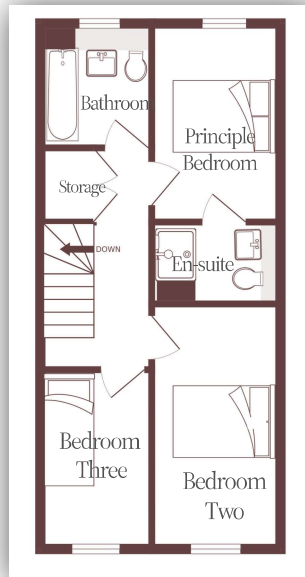
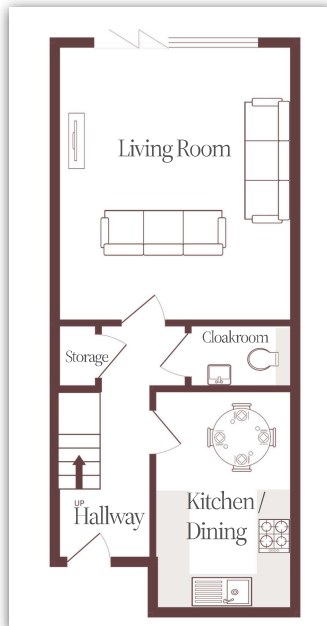
Driveway & Carport



The Acorn

Three Bedrooms, Two Bathrooms

Total Area: 98m² / 1055 ft²



Ground Floor

Entrance Hallway

Storage Cupboard

Cloakroom

Kitchen / Dining

3.92 x 2.73m / 12' 8" x 9"ft

Living Room

4.26m x 4.98m / 14' 0" x 16' 3"ft

First Floor

Landing Area

Storage Cupboard

Principle Bedroom

4.34m x 2.67m / 14' 2" x 8' 8"ft

Ensuite

Bedroom Two

4.30m x 2.67m / 14' 1" x 8' 8"ft

Bedroom Three

3.15m x 2.11m / 10' 3" x 7' 2"

Bathroom

External

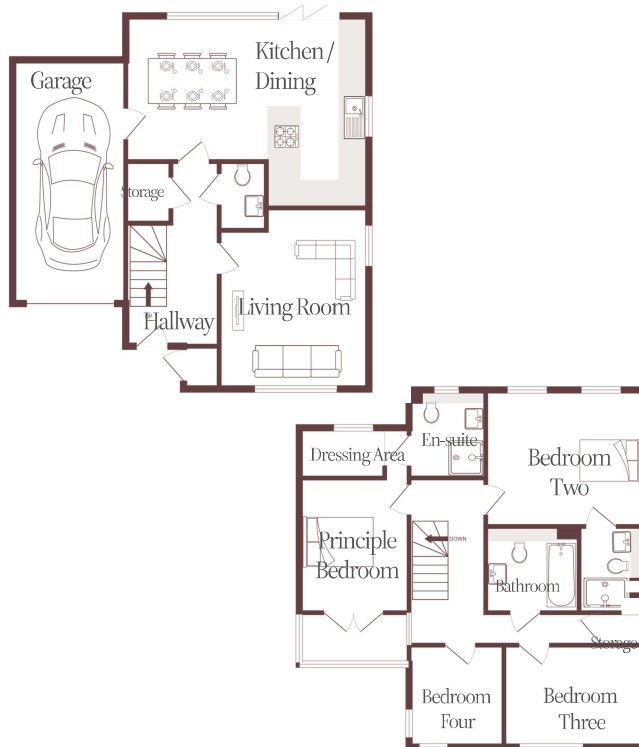
Driveway & Carport



The Ash

Four Bedrooms, Three Bathrooms

Total Area: 129.5m / 1394 ft²



Ground Floor

Entrance Hallway

Storage Cupboard

Cloakroom

Kitchen / Dining

6.0m x 4.8m / 19' 6" x 15' 7"

ft

Living Room

4.45m x 3.86m / 14' 5" x 12' 6" ft

First Floor

Landing Area

Storage Cupboard

Principle Bedroom

4.35m x 3.20m / 14' 2" x 10' 6" ft

Ensuite

Bedroom Two

3.49m x 3.93m / 11' 4" x 12' 9" ft

Bedroom Three

2.99m x 3.09m / 9' 8" x 10' 1" ft

Bedroom Four

2.99m x 2.97 / 9' 8" x 9' 7" ft

Bathroom

External

Garage

6.38m x 3.02m / 20' 9" x 9' 9" ft





Sole Agent

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