



AT

the bluebells



Computer generated image of The Bluebells

DISCOVER the bluebells

HERMITAGE LANE, MAIDSTONE, KENT ME16 9NT

Welcome to The Bluebells, where everyday amenities are close at hand, there are excellent travel links and you will have plenty of opportunity to enjoy the great outdoors.

This exclusive development is the ideal place to call home, whether you are building a career, raising a family or enjoying a well-earned retirement.

These 2, 3, 4 & 5 bedroom homes are designed and built to the highest standards with versatile living space and a wealth of modern comforts.

ESQ.





Computer generated image of The Bluebells



DISCOVER ESQUIRE DEVELOPMENTS

"Since establishing ourselves in 2011, we have rapidly grown into one of the leading privately owned property developers in Kent and the South East. We know the areas we build in like no one else. Our success story is based on our personable approach at every level and our deep-rooted passion to deliver beautiful and bespoke, award winning homes.

Our expert insight, innovative approaches and traditional values are creating a legacy we can all be proud of. Buying a new home is one of the most important things you do and it is our ambition to make each stage of the process as smooth and enjoyable as possible.

Paul Henry

Paul Henry
Co-founder

David Braddon

David Braddon
Co-founder

Discover more

www.esquiredevelopments.com

#MYESQUIREHOME

ESQ.



IN THE NEIGHBOURHOOD

Enjoy the perfect balance of town and country living in the heart of Kent. The Bluebells is on the outskirts of the County Town of Maidstone with open countryside on the doorstep.

Barming Station is less than a mile away. With regular services to London Victoria, you can easily commute for work or visit the UK capital for shopping and entertainment.

With fields and country lanes nearby, The Bluebells has a relaxed, semi-rural feel. At the same time, everything you need for day-to-day living is on hand. Less than two miles away are a Sainsbury's supermarket and the South Aylesford Retail Park, which has a range of outlets, including M&S, Halfords and Pets at Home. The village of Barming has a selection of amenities, including a village hall, a convenience store, pubs and a post office.

From bustling markets to shopping, dining and entertainment, Maidstone offers something for everyone and is the ideal

place to start a new chapter in your life. Its excellent amenities, great transport links and welcoming community make it the perfect destination for anyone looking to put down roots in one of the most beautiful parts of Kent.

Maidstone is not only an ideal place to live, but also work. The town has seen significant economic growth, with a range of local industries providing diverse job opportunities. Whether you're in retail, technology or the arts, Maidstone is a hub for innovation and entrepreneurship.

Come and experience Maidstone for yourself – where your new home awaits!





THE BIGGER PICTURE

Travel just a few miles further afield from The Bluebells for a more extensive collection of shops as well as fun days out.

While Maidstone will cater for most of your needs, for a change of scene there are several other towns within easy reach, each offering its own unique shopping experience. Visit historic Rochester, where you can browse the speciality stores on the Dickensian High Street. Tunbridge Wells and Canterbury feature a more eclectic mix of big brands with designer boutiques, galleries and antiques emporia. For the ultimate shopping experience there is Bluewater at Greenhithe, one of the UK's top retail and leisure destinations.

Days out can involve everything from family outdoor activities to relaxed country rambles. Maidstone's Mote Park is an award-winning green space, featuring 450 acres of woodland, grassland, rivers and a 30-acre lake. Picture-perfect Leeds Castle has lots of attractions, including history and culture, lovely gardens, fascinating wildlife and adventure play areas for the kids.

You can also explore the glorious countryside of the Weald of Kent, famous for its fruit and hop farms set amongst rolling meadows and

lush greenery. Enjoy a summer picnic at a beauty spot, visit renowned heritage sites, cycle the tree-lined byways or go horse riding on the ancient bridleways. Alternatively, head for the North Kent coast resorts for a traditional seaside experience.

With easy access to high-quality schools for all ages, The Bluebells is the perfect place to raise a family. There are primary schools in the nearby villages of Barming and Allington and convenient options at secondary level include Aylesford School and Maidstone Grammar School.

1. Punting on the Stour, Canterbury 2. Feeding ducks at Mote Park 3. Botany Bay 4. Shopping at Bluewater 5. London calling 6. Leeds Castle



TIME FOR LEISURE

Living in the heart of Kent means having every opportunity to make the most of your leisure time. Enjoy all kinds of activities, from dining out to working out.

With today's busy lifestyles and fast pace of life, it is more important than ever to make time to relax and recharge. At The Bluebells you will have a fantastic choice of options when it comes to sports, leisure and social activities.

Surrounded by lush countryside, residents are close to the Kent Downs Area of Outstanding Natural Beauty, ideal for outdoor enthusiasts. Teston Bridge Country Park is a great place for a riverside walk.

With many local fitness centres, golf courses, tennis clubs and venues for team sports, you will have no problem with your fitness regime. Tudor Park Country Club in nearby Bearsted has a golf course, gym, pool and spa.












For eating out there are lots of mouth-watering options, including country inns in picturesque surroundings, popular pizza and pasta chains, informal bistros and Michelin-starred establishments. As for entertainment, local theatres, cinemas and music venues feature everything from live music and stand-up comedy to drama, dance, movies and more.

For a taste of city life, you can easily get to the buzzing UK capital, which is around one hour by train from Barming. Enjoy the West End's shopping opportunities, take in a hit show or soak up some culture in one of the many world-class museums and galleries.



THE DEVELOPMENT

The Key

 Birch 2 bedroom home	 Lime 4 bedroom home
 Cherry 3 bedroom home	 Primrose 4 bedroom home
 Chestnut 3 bedroom home	 Ash 4 bedroom home
 Laurel 3 bedroom home	 Oak 5 bedroom home
 Hazel 3 bedroom home	 Affordable housing
 PUMP STATION	



BIRCH

2 Bedroom Terrace House - Full Brick
Plots 8 & 10 are end-terrace, 9 is mid-terrace

Total Area: 79.8m² / 859ft² (Net)



Ground Floor	MM	FT
Living Room	4240 x 3255	13'11" x 10'8"
Kitchen / Dining	4355 x 3575	14'3" x 11'9"
First Floor	MM	FT
Master Bedroom	3755 x 3035	12'4" x 9'11"
Bedroom 2	4355 x 2460	14'3" x 8'1"

GROUND FLOOR



FIRST FLOOR



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All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

CHERRY

3 Bedroom Semi-Detached House - Full Brick

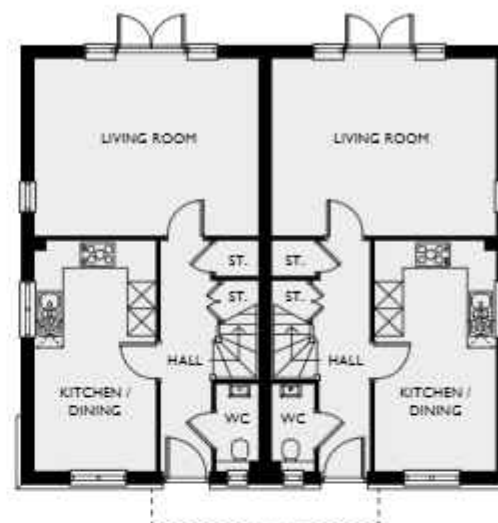
Plots 6 & 7 as shown

Total Area: 94.2m² / 1014ft² (Net)

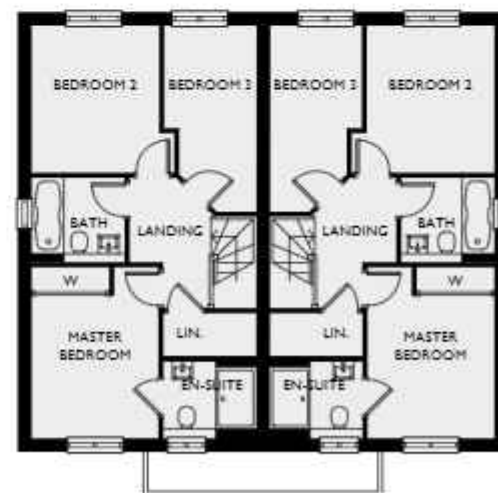


Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'0"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

GROUND FLOOR



FIRST FLOOR



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CHERRY

3 Bedroom Semi-Detached House - Half Weatherboard
Plots 32 & 33 as shown

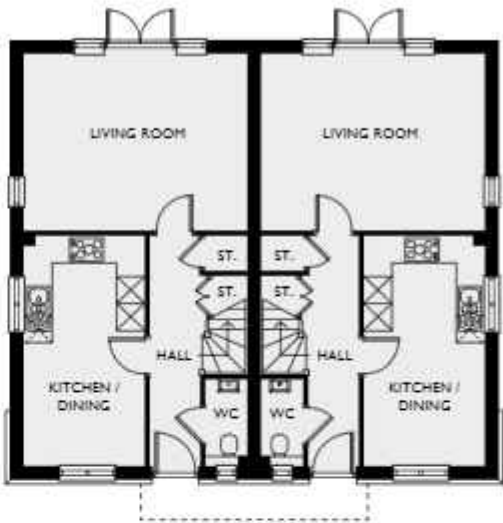
Total Area: 94.2m² / 1014ft² (Net)



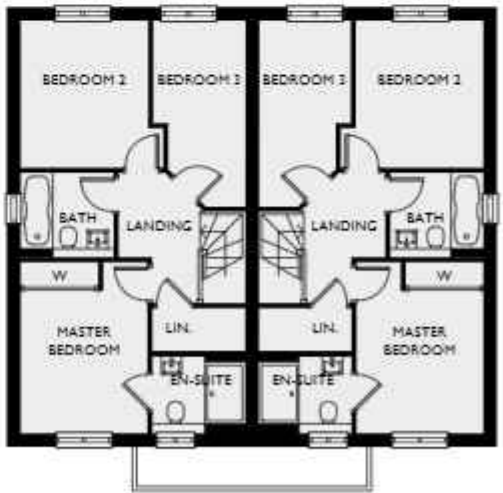
Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'0"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

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GROUND FLOOR



FIRST FLOOR



LAUREL

3 Bedroom Detached House - Half Tile Hung
Plots 23 & 24 as shown

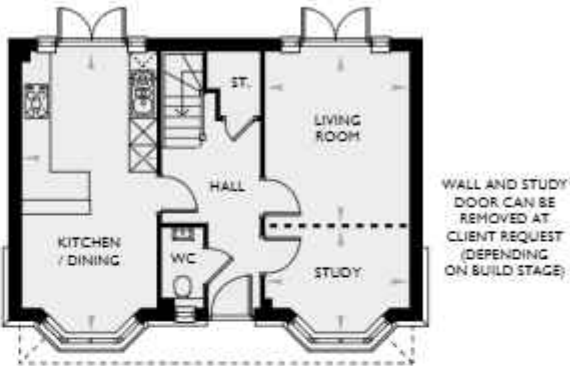
Total Area: 99.5m² / 1071ft² (Net)

3  2.5 



Ground Floor	MM	FT
Living Room	3790 x 3200	12'5" x 10'6"
Kitchen / Dining	6285 x 3015	20'7" x 9'10"
Study	3200 x 2365	10'6" x 7'9"
First Floor	MM	FT
Master Bedroom	3540 x 3025	11'7" x 9'11"
Bedroom 2	3120 x 3000	10'3" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"

GROUND FLOOR



FIRST FLOOR



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CHESTNUT

3 Bedroom Semi-Detached House - Half Weatherboard
Plots 11 & 12 as shown

Total Area: 102.5m² / 1103ft² (Net)

3  2.5 



Computer generated image

Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

GROUND FLOOR



FIRST FLOOR



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CHESTNUT

3 Bedroom Detached House - Half Weatherboard

Plot 26 as shown - Plot 29 is handed

Total Area: 102.5m² / 1103ft² (Net)

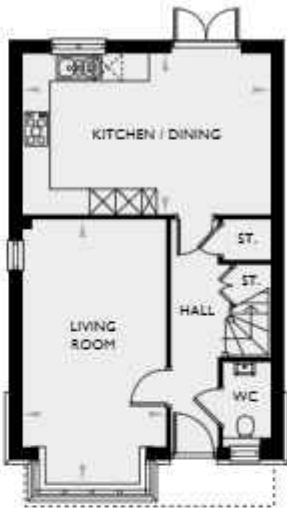
3  2.5 



Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

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GROUND FLOOR



FIRST FLOOR



HAZEL

3 Bedroom Detached House - Full Brick & Ragstone
Plot 2 as shown - Plot 5 is handed

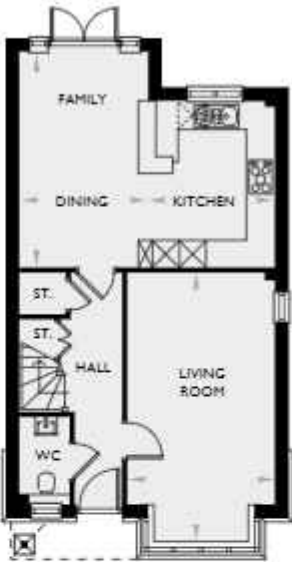
Total Area: 108.9m² / 1172ft² (Net)



Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



HAZEL

3 Bedroom Detached House - Full Brick
Plots 3, 22 & 28 as shown - Plots 4 & 27 handed

Total Area: 108.9m² / 1172ft² (Net)

3  2.5 



Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



LIME

4 Bedroom Detached House - Tile Hung

Plots 14 & 16 as shown

Total Area: 120.2m² / 1293ft² (Net)

4  2.5 



Ground Floor	MM	FT
Living Room	4695 x 3120	15'5" x 10'3"
Kitchen / Dining	8345 x 2930	27'4" x 9'7"
Study	2860 x 2090	9'4" x 6'10"
First Floor	MM	FT
Master Bedroom	3400 x 2915	11'2" x 9'7"
Bedroom 2	3665 x 2870	12'0" x 9'5"
Bedroom 3	3030 x 2960	9'11" x 9'8"
Bedroom 4	2915 x 2175	9'7" x 7'1"

GROUND FLOOR



FIRST FLOOR



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LIME

4 Bedroom Detached House - Half Weatherboard
Plot 19 as shown

Total Area: 121.2m² / 1304ft² (Net)

4  2.5 



Ground Floor	MM	FT
Living Room	4695 x 3120	15'5" x 10'3"
Kitchen / Dining	8950 x 2930	29'4" x 9'7"
Study	2860 x 2090	9'4" x 6'10"
First Floor	MM	FT
Master Bedroom	3400 x 2915	11'2" x 9'7"
Bedroom 2	3665 x 2870	12'0" x 9'5"
Bedroom 3	3030 x 2960	9'11" x 9'8"
Bedroom 4	2915 x 2175	9'7" x 7'1"

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GROUND FLOOR



FIRST FLOOR



PRIMROSE

4 Bedroom Detached House - Brick & Ragstone

Plots 1 & 25 as shown

Total Area: 142.3m² / 1531ft² (Net)

4  2.5 



Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'8"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	4280 x 3370	14'0" x 11'0"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3260 x 2745	10'8" x 9'0"

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GROUND FLOOR



FIRST FLOOR



PRIMROSE

4 Bedroom Detached House - Half Weatherboard

Plot 13 as shown - Plot 30 is handed

Total Area: 142.3m² / 1531ft² (Net)

4  2.5 



Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'8"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	4280 x 3370	14'0" x 11'0"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3260 x 2745	10'8" x 9'0"

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GROUND FLOOR



FIRST FLOOR



PRIMROSE

4 Bedroom Detached House - Tile Hung
Plot 21 as shown

Total Area: 142.3m² / 1531ft² (Net)

4  2.5 



Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'8"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	4280 x 3370	14'0" x 11'0"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3260 x 2745	10'8" x 9'0"

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GROUND FLOOR



FIRST FLOOR



ASH

4 Bedroom Detached House - Half Tile Hung & Ragstone

Plot 17 as shown

Total Area: 180.4m² / 1941ft² (Net)



Ground Floor	MM	FT
Living Room	4745 x 4070	157' x 13'4"
Kitchen / Dining	6935 x 3310	22'9" x 10'10"
Family Room	4070 x 3310	13'4" x 10'10"
Study	2810 x 2740	9'2" x 9'0"
First Floor	MM	FT
Master Bedroom	4310 x 3310	14'2" x 10'10"
Bedroom 2	3460 x 3310	11'4" x 10'10"
Bedroom 3	3770 x 3205	12'4" x 10'6"
Bedroom 4	3205 x 2820	10'6" x 9'3"

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GROUND FLOOR



FIRST FLOOR





OAK

5 Bedroom Detached House - Brick, Tile Hung & Ragstone

Plots 18, 20 & 31 as shown

Total Area: 180.5m² / 1942ft² (Net)

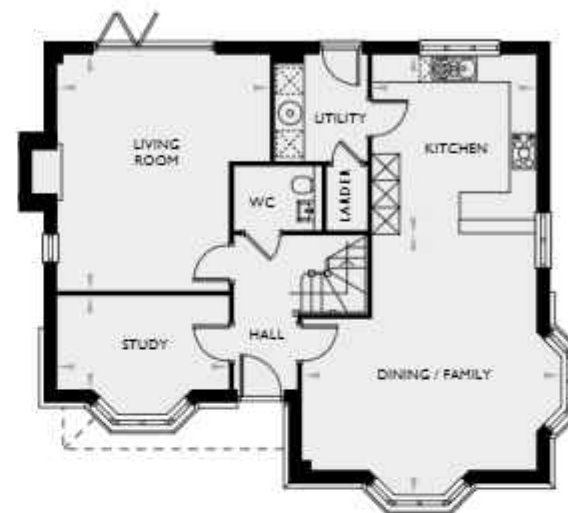
5  3.5 



Ground Floor	MM	FT
Living Room	5245 x 4700	172" x 155"
Kitchen	3975 x 3645	13'0" x 11'11"
Dining / Family	5835 x 5800	19'2" x 19'0"
Study	3800 x 2665	12'5" x 8'9"
First Floor	MM	FT
Master Bedroom	3345 x 3310	10'11" x 10'10"
Bedroom 2	3655 x 3365	12'0" x 11'0"
Bedroom 3	3960 x 3370	13'0" x 11'1"
Bedroom 4	3655 x 2580	12'0" x 8'5"
Bedroom 5	3040 x 2515	10'0" x 8'3"

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GROUND FLOOR



FIRST FLOOR





Computer generated image of The Bluebells

SPECIFICATIONS
CHOSEN FOR
LUXURY LIVING





KITCHEN

Esquire Kitchens are fitted with a range of bespoke wall and floor cabinets from either a traditional or contemporary style range, high grade laminate or quartz work surfaces (to selected plots), upstands & splashback.

Choice of complementary cabinet handles, or handleless options with sink and tap selections.

Utility rooms (where applicable) are fitted with a range of cabinets, laminate work surface, with space for a freestanding washing machine and tumble dryer.

Ash & Oak:

NEFF appliances include x1 single oven, x1 combi-microwave oven, 5 zone induction hob, x2 60/40 fridge freezer, dishwasher and Elica extractor. Quartz worktop to Kitchen as standard, and choice of undermounted sink.

Birch, Cherry, Laurel, Chestnut, Hazel, Lime, Primrose:

NEFF appliances include double oven, 5 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.



BATHROOM, EN-SUITE AND CLOAKROOM

An Esquire bathroom is the perfect place to unwind, relax and feel refreshed.

Bathrooms in all of our homes feature contemporary white sanitaryware with chrome fittings, heated electric towel rails, vanity units, shaver points and a shower over the bath with glass enclosure.

En-suites include shaver points, vanity units, rainfall shower with additional handheld shower head.

All cloakrooms benefit from vanity units, heated electric towel rails and underfloor heating.

Separate shower enclosure and bath to the Ash and Oak.



INTERNAL FEATURES

A choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom, with a choice of porcelain wall tiles to bathroom and en-suites.

Attractive white satin painted skirtings and architraves provided throughout, with white satin painted internal moulded doors with polished chrome ironmongery.

Bespoke white painted staircase with oak handrail. Built in wardrobes to master bedroom, with pure white glass infills to all homes.

Built in wardrobes to bedroom 2 in the Ash and Oak.

Walk-in Wardrobe to Master Bedroom in the Ash.

EXTERNAL FEATURES

Turf, patio area and closeboard fencing to rear garden with turf and feature landscaping to front garden.

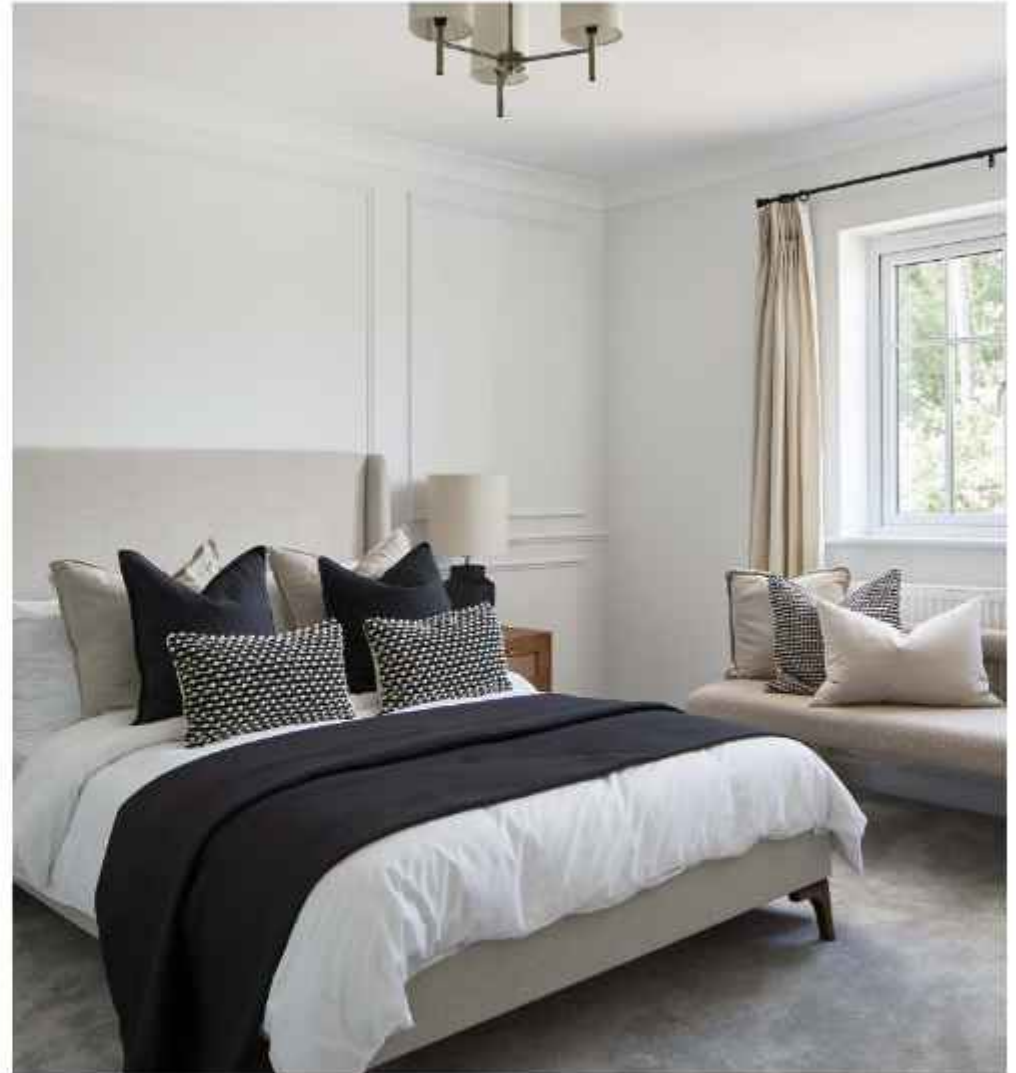
Block paved driveways (where applicable).

Indian sandstone patio.

Cold mains outside tap to all homes.

Electric vehicle charging point (EVCP) to all homes.

PIR convenience lighting to front and rear.





HEATING & ELECTRICAL

LED recessed downlights to kitchen, bathroom, en-suites, study (where applicable) and hallway, with low energy pendant fittings to living room, dining room, all bedrooms and landing.

Generous supply of white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable.

Telephone point in hallway, living room and master bedroom. Homes wired for Sky & Freeview TV to living room. Standard TV points to living room, dining room, study and all bedrooms.

Power and lighting provided to loft space and garages. Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump. (Electric towel radiators to bathrooms and en-suites.)

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.

Ring wired front doorbell to all homes.

OUR SHOWHOMES & CHOICES SUITES

At Esquire, we strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs. Purchasing off plan allows you to personalise your new home, choosing from our extensive range of bespoke finishes is an exciting process for all our clients to enjoy.

Reserve off plan and have the opportunity to bespoke the following areas of your home with a choice of:

- Porcelain tiles to kitchen, utility (where applicable), bathroom, en-suite and cloakroom.
- Porcelain wall tiles to bathroom, en-suite and cloakroom.
- Kitchen cupboard design and colour, handle selection, worktop, tap and sink options
- Vanity unit colour selection to bathroom, en-suite and cloakroom.
- Optional extras are available which include appliance upgrades, quartz worktops and additional flooring selections.
- Midnight accessory package (Black door fixtures and fittings, painted black stair handrail)





AFTER CARE & GUARANTEES

Esquire 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 and come with a ten year Build-Zone guarantee.

CONNECT

One of Maidstone's greatest assets is its excellent transport links. With nearby Barming Railway Station providing direct rail services to London, it's a perfect location for commuters looking for the ideal balance between peaceful living and city accessibility.

Maidstone is also well connected by road. The M20 connects with the M25 for the Dartford Crossing and access to the wider UK motorway network making travel to other parts of Kent and beyond easy and efficient.

BY ROAD OR BY RAIL



Sources:

Road mileage: www.google.com (Distances are approximate)

Rail journey times: www.nationalrail.co.uk (Journey times are from Barming Station and may vary - minimum rail journey times indicated)

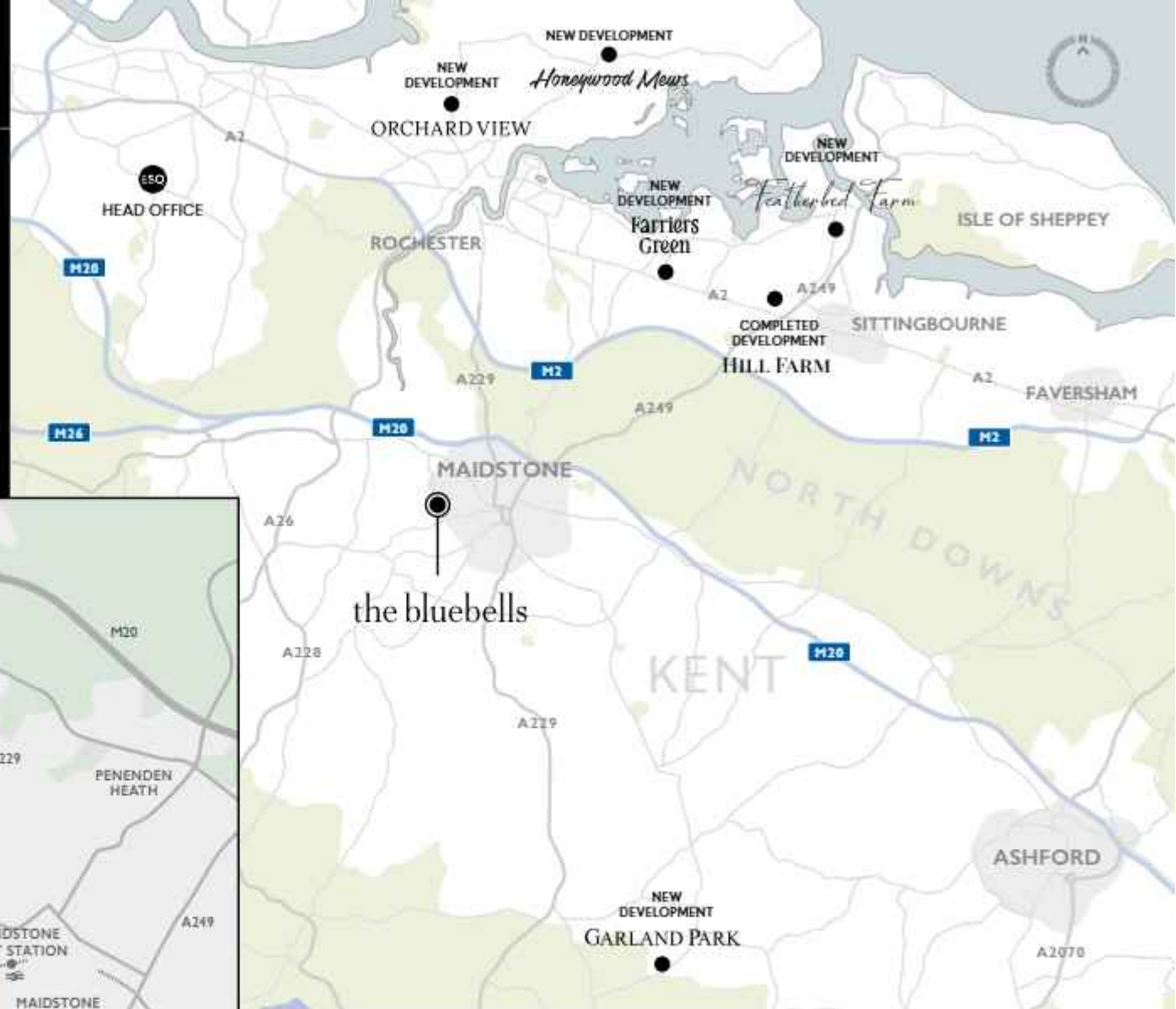
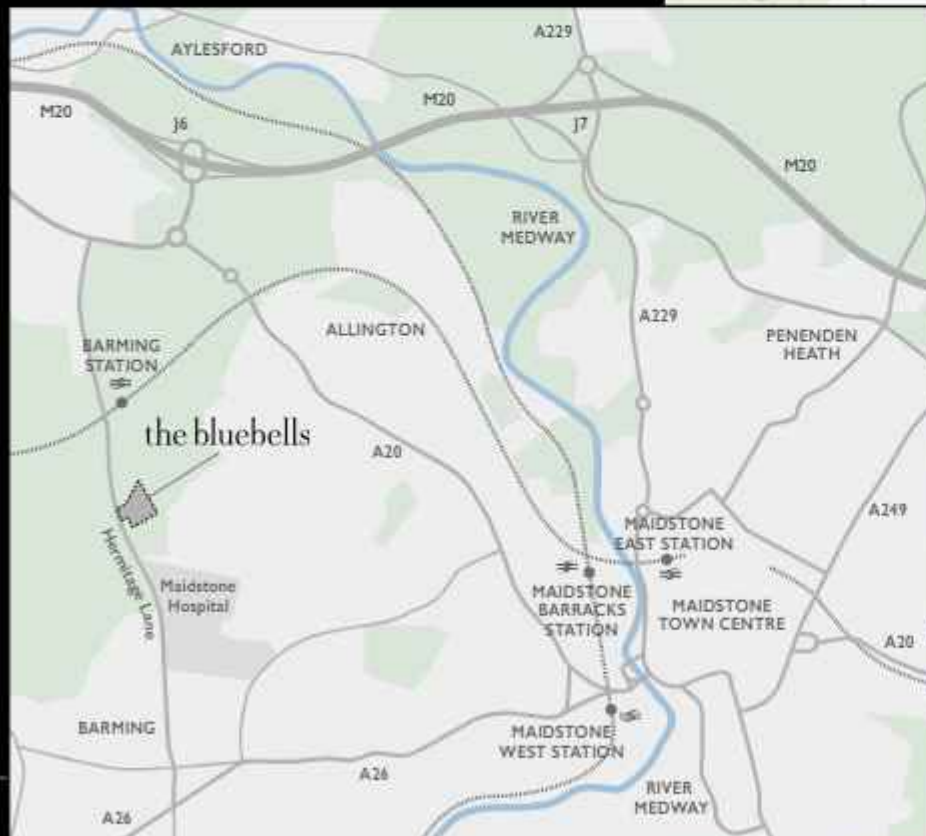
*Rail journeys to London Bridge are not direct and require one connection at Oxford.

†Change at Ashford International

LOCATION

HERMITAGE LANE, BARMING, KENT ME16 9NT

The development is located on the B2246 Hermitage Lane Barming, approximately 0.9 miles south of the junction with the A20 and 1.4 miles from Junction 5 of the M20, linking London, Maidstone, Ashford and Dover.





AWARD WINNING

Our pragmatic yet future-facing approach to conducting business and realising a product from tailored inspiration is our pride and joy. It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by numerous prestigious awards.



2016 WhatHouse? Best
Renovation Award for Hazells
Farm - Grade II Listed Barn
& Oast House conversion



2019 WhatHouse? Small
Housebuilder of the Year Bronze
Award Winner



2020 WhatHouse? Small
Housebuilder of the Year Gold
Award Winner



2021 Shortlisted at the KEiBA
awards for Medium Business
of the year



2022 Medway Design &
Regeneration Awards - Highly
Commended Residential Super
Major for Woodlands



2022 Evening Standard Awards -
Best Boutique Developments
for Manor Farm



2023 Evening Standard First
Time Buyer Readers' Awards -
Highly Commended Best Large
Development for Woodlands



2024 WhatHouse? Medium
Housebuilder of the Year Bronze
Award Winner



Computer generated image of The Bluebells.



OUR APPROACH TO CLIMATE CHANGE

At Esquire, we are fully committed to delivering bespoke homes designed to stand the test of time, as well as to answer the exacting demands of modern-day living.

In every build, at every step, we take pride in thinking big to work sustainably, challenging industry standards. We recognise our role in helping to address the Climate Change emergency and so we approach our developments in the greenest fashion possible.



ECO-RESPONSIBLE



High Specification
Glazed Windows



Electric Only
Dwellings



Fabric first approach
to sustainability



Extensive Landscaping to
benefit biodiversity



Increased Cavity
Wall Thickness



Air Source Heat Pumps
installed in all homes



All houses to have an
EV charging point



Natural material utilising
local supply chains





Proudly working in partnership with:



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