



WOODFIELD

LIDSING

DISCOVER

WOODFIELD

A new development consisting of 2, 3, & 4 bedroom homes, in the southern suburb of Lidsing, Kent.

Located in 35 acres of woodland and in close proximity of the local town, it provides convenient access to surrounding activities.

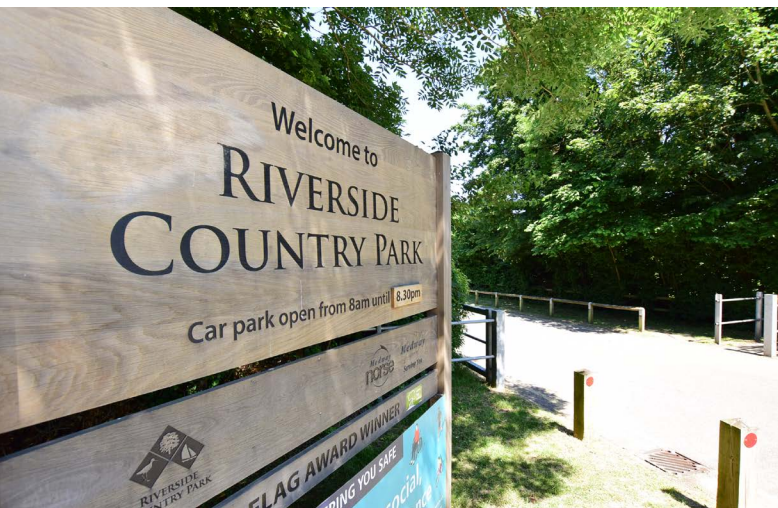
Each home is designed to the highest-quality with the combination of craftsmanship and design considerations.

Lidsing provides the perfect place to enjoy life in a village location and the countryside of Kent.

UBIQUE
ARCHITECTS



Computer generated image



THE ASH

2 Bedroom Semi-Detached House – Full Brick with Clad Panel. Plot 04 & 12

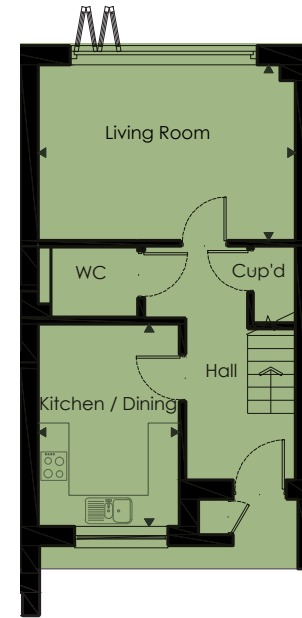
Total Area: 89m² / 958ft²



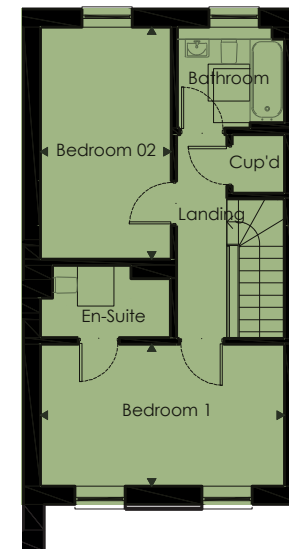
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Ground Floor	MM	FT
Kitchen / Dining	3920 x 2730	12'8" x 9"
Living Room	3390 x 4980	11'1" x 16'3"
First Floor	MM	FT
Bedroom 1	2900 x 4980	9'5" x 16'3"
Bedroom 2	4730 x 2670	15'5" x 8'7"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.

THE CEDAR

3 Bedroom Semi-Detached House – Half Weatherboard
 Plots 03, 05, 07, 09, & 11 (left handed),
 Plots 02, 06 – 08, 10 & 13 – 15 (right handed)

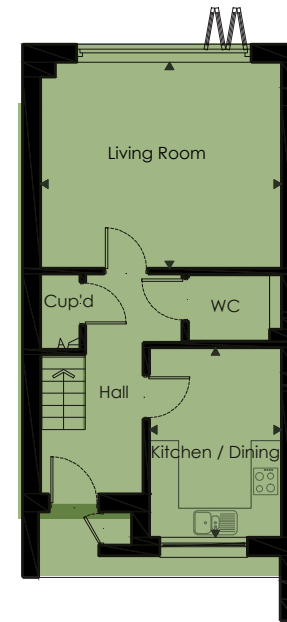
Total Area: 98m² / 1054.9ft²



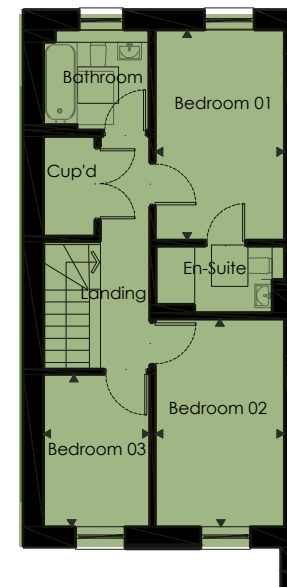
Computer generated image

Ground Floor	MM	FT
Kitchen / Dining	3920 x 2730	12'9" x 9"
Living Room	4260 x 4980	14" x 16'3"
First Floor	MM	FT
Bedroom 1	4340 x 2670	14'2" x 8'8"
Bedroom 2	4300 x 2670	14'1" x 8'8"
Bedroom 3	3150 x 2110	10'3" x 7'2"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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THE WALNUT

4 Bedroom Detached House – Half Weatherboard
Plot 01 is left handed, Plot 16 as shown

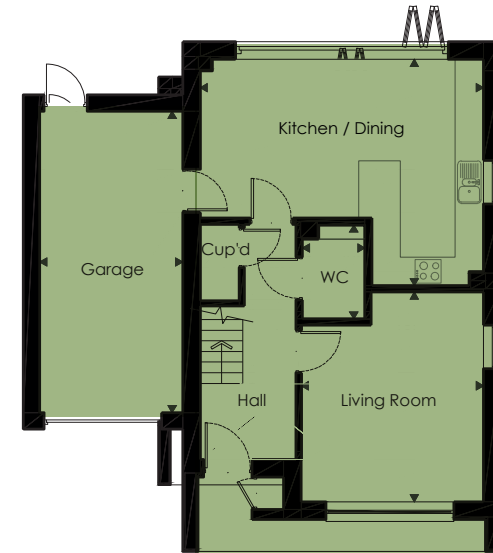
Total Area: 129.5m² / 1394ft²



Computer generated image

Ground Floor	MM	FT
Kitchen / Dining	6000 x 4800	19'6" x 15'7"
Living Room	4450 x 3860	14'5" x 12'6"
Garage	6380 x 3025	20'9" x 9'9"
First Floor	MM	FT
Bedroom 1	4350 x 3230	14'2" x 10'6"
Bedroom 2	3490 x 3930	11'4" x 12'9"
Bedroom 3	2990 x 3090	9'8" x 10'1"
Bedroom 4	2990 x 2975	9'8" x 9'7"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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KITCHEN

The kitchen is fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback. Silestone worktop and splashback to the 4 bedroom housetypes.

Fully integrated appliances including 80cm, 5 ring induction hob with a single oven, compact microwave, dishwasher and fridge freezer to the 4 bedroom housetypes.

The 2 & 3 bedroom housetypes come with a 60cm, 4 ring induction hob a single oven, dishwasher and fridge freezer.



BATHROOM, EN-SUITE AND CLOAKROOM

Contemporary white sanitaryware with chrome fittings

Vitra root flat vanity units (450mm and 600mm) to the bathroom and cloakroom with Roca Ona 450mm matt white units to en-suites

Shower over bath with Lakes Alpha chrome bathscreens to bathrooms.

Rain showers with additional handheld shower head with stylish glass enclosure to en-suite only

Heated chrome towel rail

ELECTRICAL

LED recessed brushed chrome downlights to kitchen, dining room, living room, bathroom, en-suites, and hallway, with low energy pendant fittings to all bedrooms

Generous supply of brushed chrome power outlets throughout, including USB charge points to kitchen, dining room, living room, and all bedrooms where applicable.

Telephone point in living room

Homes wired for BT Openreach, distribution to living room and all bedrooms

Power and lighting provided to garage and car ports where applicable

HEATING & HOT WATER

An Air Source Heat pump will be installed externally and linked to a Hot Water Cylinder and wet system radiators.

Improved thermal and acoustic performance construction methods throughout

INTERNAL FINISHING

Porcelain floor tiles to hallway, kitchen, bathroom, en-suites and cloakroom

Porcelain wall tiles to bathroom, en-suites, and cloakroom

Lifestyle canterbury 10 'ice cream' carpets to all living room, stairs/landing, and bedrooms.

A light stain finish to handrail, plain square timber newel post and spindles painted to pure brilliant white satinwood to match joinery finishes.

White primed vertical 5 panel doors with rose matt black ironmongery throughout

EXTERNAL FINISHES

Garage/car port parking with block paved driveways

Turf and area of patio to rear garden, along with turf and feature landscaping to front garden

Cold mains outside tap

PIR convenience lighting to front and rear

Electric vehicle charging point (EVCP) to all homes

Closed board fencing





SAFETY

Mains fed smoke and heat detectors with battery back up

PVCu double glazed windows and external doors with multi point locking system

AFTER CARE

Palm Developments 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 home cover

GUARANTEE

All homes come with a ten year Protek guarantee

CUSTOMER EXPERIENCE

We strive to showcase show homes and sales suites across our developments. Our show home allow you and your family to see our finished quality and explore styling options and finishes.



SUSTAINABILITY

At Palm Developments sustainability is at the forefront of what we do. We're committed to doing everything we can to minimise environmental impact.

We're constantly reviewing our environmental measures in a bid to reduce the carbon emissions, an example is our traditional homes are now fitted with energy-efficient air source heat pumps.

The materials used are not only responsibly sourced, but also perform to the highest possible standards. Energy-efficient features are 'built in', resulting in the sustainable performance of the building being maintained for its lifetime. Wherever possible, we use locally sourced suppliers and materials, reducing our carbon footprint.

LOCATION

Bordered by its own 35 acres of accessible woodland, Woodfield, with a prestigious mid-Kent postcode, encompasses the perfect blend of an intimate location, with access to essential amenities and activities to keep the family entertained all year round.

Situated on the borders of Lidsing and Lordswood, you'll benefit from the range of local amenities. Hempstead Valley Shopping Centre is also just a few minutes away, including a range of restaurants and high-street retail options. As well as this, Rochester offers a more artisan affair, with many chic independents competing for your hard-earned in a historical setting. Whether it's the magic of the Christmas markets, a moonlit concert or the charm of the Dickensian Festival, there is something to entertain you and the family all year round.

Despite the quiet location, you'll appreciate the excellent transport links. The M2 motorway is a mere five-minute drive away and ensures easy access to London or the Kent coast. If you'd rather let the train take the strain, a regular service from Chatham Station takes just 40 minutes to London St Pancras.

Likewise, for those needing quality schooling options for their children, there are several Ofsted-rated Good or better primary and secondary schools in the local area.

For lovers of the great outdoors, be sure to check out the nearby Capstone Farm Country Park, a welcome antidote to the hustle and bustle of modern life. Whether it's walking, cycling or walking your dog, the 114 hectares of green space will become a welcome companion throughout the year. Woodfield is also ideally situated to other leisure facilities including Lordswood Leisure Centre, Chatham Dry Ski Slope and a range of golf clubs within a 10-mile radius.



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SAT NAV POST CODE: ME5 8XY

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