



CONNINGBROOK
LAKES



ASHFORD, KENT



CONNINGBROOK
LAKES



LAKESIDE LIVING SET IN 31 ACRES
OF COUNTRY PARK

NEW HOMES ON THE WATERS EDGE AND IN THE HEART OF THE COUNTRY PARK

Welcome to Conningbrook Lakes, a new development of high-quality, contemporary, stylish homes, offering a once in a lifetime opportunity to live in this unique environment.



Computer generated image is indicative only. Jetty is subject to planning.



THE GREAT OUTDOORS ON YOUR DOORSTEP

Step out of your front door and straight into acres of wide open parkland.

Conningbrook Lakes lies within Conningbrook Country Park, a popular family-oriented nature reserve on the outskirts of Ashford, Kent, featuring lakes, ponds, woodland and grassland.

It's the perfect setting in which to unwind after a stressful week at the office, or to roam free in a natural environment. Living right by the water means peace and tranquility, but also a great opportunity to get active with a choice of watersports*.

You'll also be on the edge of some of England's most beautiful countryside. The Kent Downs, officially designated an Area of Outstanding Natural Beauty, are effectively your back garden while, just a short drive or train journey away, you'll discover the fantastic beaches of the Kent coast.

Amazingly, this rural dream is just minutes from the shops and amenities of Ashford town centre, and enjoys super-fast links to London.

*Subject to club membership and licensing

“Conningbrook Lakes will ultimately be one of the best facilities of its kind in the South East, offering a combination of sailing, canoeing, kayaking, swimming, walking, cycling and family friendly leisure all in one place, and in stunning surroundings”

Mark Carty, Ashford Borough Council head of cultural and project services

31 ACRES OF COUNTRY PARK AND LAKES TO EXPLORE

The wide, open spaces of Conningbrook Country Park are a peaceful setting in which to enjoy your new home.

DISCOVERING NATURE ONE STEP AT A TIME

There's so much space to explore at Conningbrook Lakes, weekends will always be exciting.

Footpaths and nature trails lead you through the acres of country park, where you can spot native species of butterflies and dragonflies. If you want to wander further afield, you can link with regional paths along the Great Stour river and the Wye Valley, up onto the Downs, or out across Romney Marsh.

The lakes themselves were created in 2015 and are now home to wetland birds such as Wigeons and Warblers and, in summer months, Skylarks and Kingfishers. Plentiful stocks of carp, tench and bream are a big draw for those who enjoy a spot of fishing*.

*Subject to club membership and licensing

“Everyone can get involved in helping nature to flourish at all levels – from neighbourhoods to national parks”

Government White Paper 2010





AN ACTIVE LIFESTYLE: RUN, RIDE, CYCLE, OR JUST PLAY

Conningbrook Lakes is the perfect setting for an active, healthy, happy lifestyle, offering something for all tastes and every pace.

Pull on a pair of trainers, or climb on your bike, and go. In a matter of minutes you'll be heading off along one of the many walking, cycling or jogging trails that weave across the country park. Ramblers and cross-country cyclists are perfectly located for longer regional routes.

With the well-appointed Julie Rose Stadium as your neighbour, there's easy access to all-weather pitches, a running track, and indoor facilities.

Here you can play your favourite sports from five-a-side football, netball, tennis, basketball and athletics or take advantage of the well-equipped gym, regular fitness classes, and fun holiday camps for kids.

And with so much open countryside at your disposal, you needn't feel limited in your choice of activities. Horse lovers will find many riding centres and clubs nearby, as well as bridleways criss-crossing the area through fabulous scenery.

Golfers are well catered for too, with Ashford Golf Course a few minutes away, just off the A20.

“Access to good quality green space is associated with a range of positive health outcomes including better self-rated health; improved mental health and wellbeing and increased longevity in older people.”

Public Health England



HELLO

ASHFORD INTERNATIONAL STATION

Come on in

A THRIVING TOWN WITH COSMOPOLITAN CONNECTIONS

Conningbrook Lakes features countryside charm and the convenience of a thriving town, served by fast connections up to London, or over to the continent.

But you won't need to travel far for shopping and entertainment. In Ashford's Designer Outlet, you'll find 70 top brands from chic designer labels such as Jaeger, to the more laidback looks of Abercrombie & Fitch and Jack Wills, outdoor suppliers such as Barbour, to urban sportswear from Nike and Adidas, as well as homewares, beauty, and accessories.

If that's not enough, Ashford's town centre is home to a number of stores, plus County Square Shopping Centre,

and at the start of each month the town's traditional high street hosts Ashford Farmers' Market, serving up fresh street food alongside live music.

For entertainment, take in a meal and a film at 12-screen Cineworld at the Eureka Leisure Park, or head to the Hollywood Bowl bowling alley for some relaxed fun with friends.

Options will be further enhanced later in 2018 with the opening of Elwick Place, a new 100,000 sq ft leisure and restaurant development opening adjacent to County Square Shopping Centre.

"The borough has a rich heritage but is also embracing growth with its ambitious plans for the future. The large-scale developments, called the 'Big 8', collectively are major projects which emphasise this ambition, illustrating how the council intends to unlock major opportunities, while delivering new jobs, housing, retail and cultural facilities."

Ashford Borough Council, ashford.gov.uk

WELL CONNECTED

Be it a regular commute, a family day trip, or a refreshing mini-break, you can't get much more conveniently located than Ashford.

Ashford sits at the crossroads of Kent. Here the ancient roman London to Dover road, now the M20, is crossed by fast A-roads connecting from Margate and Canterbury across to Tunbridge Wells, the High Weald and the south coast. You can be at the M25 in 45 minutes, or Dover in less than half an hour.

The high-speed train from Ashford International station can take you up to London in just 38 minutes, but there's also a direct Southeastern train line to Victoria, Blackfriars, London Bridge and Charing Cross. And because Ashford is a major rail hub, there are great links by local trains across the region.

Ashford's also the gateway to the continent, less than half an hour from the Channel Tunnel at Cheriton and the ferry port of Dover, and with its very own Eurostar station ready to whisk you off to France.

Jump on the Eurostar at Ashford International station and you can be in Paris climbing the Eiffel Tower, shopping in Lille's old town or enjoying a proper Belgian hot chocolate in Brussels all in less than two hours.

And don't forget about the local airfield at Lydd, just half an hour down the A2070 from Conningbrook Lakes, from where you can Channel hop to the glamorous French resort of Le Touquet.



- 20 minutes - Folkestone and the Eurotunnel
- 27 minutes - Dover and the ferry ports
- 29 minutes - Tenterden
- 29 minutes - Canterbury
- 35 minutes - Whitstable
- 45 minutes - the M25
- 53 minutes - Bluewater



38 minutes - London St Pancras



- 57 minutes - Lille
- 1 hour and 38 minutes - Brussels
- 1 hour and 52 minutes - Paris



35 minutes - Calais



- 1 hour and 30 minutes - Calais
- 2 hours - Dunkirk
- (times dependent on tide)



62 minutes - Gatwick



THE BEST OF KENT

At Conningbrook Lakes, you'll find yourself in the heart of one of England's most loved counties, with the rail and road connections to help you explore.

Picture-postcard villages? You're spoilt for choice in Kent. Penshurst, where Henry VIII once lived in the palace; Chilham with its Tudor houses and Norman church; and the cobbled streets and half timbered houses of Chiddingstone, so well-preserved, the whole village is a National Trust site.

Over the centuries, monarchs have built their fortresses here; today you can visit the imposing castles of Deal, Dover, Leeds, Walmer or Hever. And famous people have made their homes here, from Churchill's Chartwell, to Vita Sackville West's glorious gardens at Sissinghurst.

Known as the garden of England, Kent is also foodie heaven. From country-pub lunches to Michelin-starred luxury, chefs make the most of what's on

their doorstep. The sunny slopes are perfect for vineyards, which produce award winning English wines. The region is also famous for its hops and breweries, seasonal fruits such as apples, pears, plums and berries, lavender fields and seafood. Visiting the local producers makes for a fun, and delicious, day out.

Kent is fringed with traditional coastal towns, bays and beaches, each with its own unique character: the seaside amusements of Margate and Herne Bay; the genteel ambience of Broadstairs, a favourite haunt of Charles Dickens; the oyster huts and art galleries of Whitstable; the long sandy beaches of St Mary's Bay; the historic dockyards of Chatham; the wild flatlands and huge skies of Dungeness; and the smugglers caves in the chalky cliffs of Botany Bay.

THE SMART CHOICE FOR EDUCATION

Ashford benefits from two excellent grammar schools, Highworth (all girls) and the Norton Knatchbull School (boys), while non-selective mixed academies, The North School and Towers School, are popular choices achieving great results.

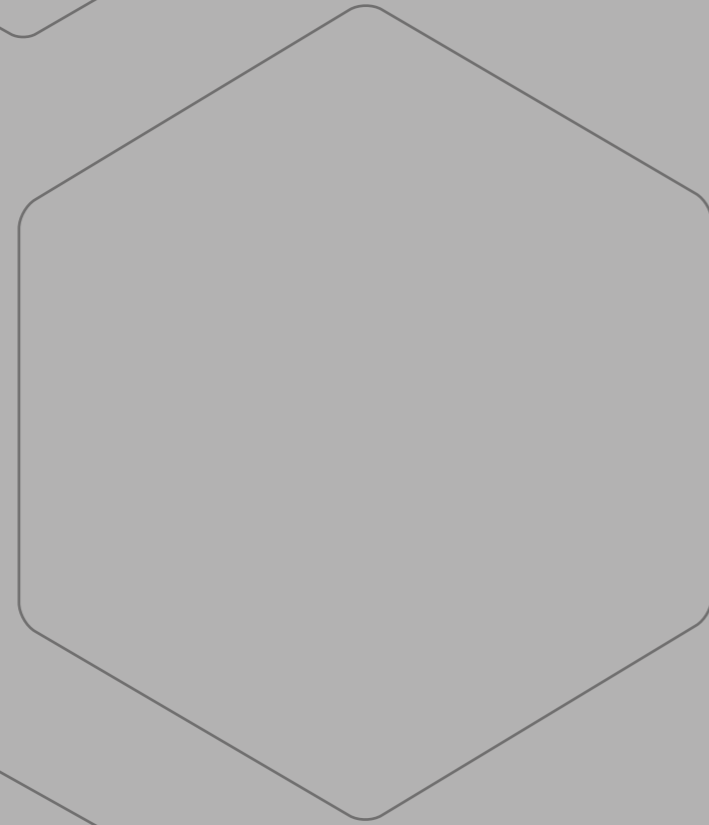
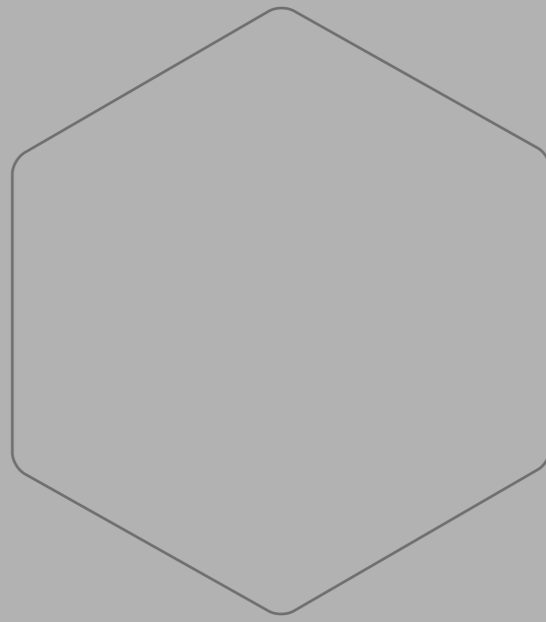
There are also a number of independent, co-educational, day and boarding schools in the local area, such as Ashford School and The Kings School, Canterbury.

For younger children there are at least eight schools in the borough of Ashford rated 'outstanding' by Ofsted, and 27 rated 'good'. Popular choices are Bodsham C of E Primary School, Challock, and Lady Joanna Thornhill Endowed, Wye.



THE GARDEN OF ENGLAND

Kent is one of the most beautiful corners of England. It's famed for its rolling hills, charming villages and historic market towns that grew rich on the fruit and hops produced in these sunny lands. It could also be your home.



CONNINGBROOK
LAKES



HOMES



HOMES AT CONNINGBROOK LAKES

Conningbrook Lakes is a modern embodiment of the traditional Kent village, with a wide variety of homes to suit all tastes, lifestyles and households, creating a richly mixed community in a peaceful location.

The new homes have been planned to encompass the best of the lakes and country park setting. A central boulevard links the main lake to the north lake, with smaller lanes and mews leading off to each home.

Two, three and four bedroom family homes adopt a variety of styles, with more formal configurations along the main street and lakeside, and relaxed,

rustic groupings backing onto the woodland reserve, or tucked in the tranquil corner by the north lake.

There are also a number of exclusive five bedroom lakeside properties – with plenty of space for friends and family to visit. What better place to watch the seasons pass by than from your private balcony with unrivalled views out across the water?

Conningbrook Lakes will develop over several phases, starting with the hub of the community along the north edge of the main lake.



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STYLISH INTERIORS

Homes at Conningbrook Lakes create a lifestyle of contemporary elegance in this rural setting.

Simplicity combines with quality for an ambience of lived-in luxury. Generous spaces, integrated kitchen appliances, open-plan living areas, all cater to the modern lifestyle, while generously sized windows maximise light and frame the views.







DESIGN & DETAIL

The architectural style at Conningbrook Lakes takes its lead from the local Kentish vernacular, combining contemporary village charm with modern luxury.

Each house style is different, but draws on a palette of traditional materials and features such as red brick, black or white boarding, and slate or tiled pitched roofs. Complementing this authenticity are contemporary touches such as glass and steel balconies and entrance porches.

Every home at Conningbrook Lakes is built to a high specification and rigorous quality standards, with an emphasis on energy efficiency and sustainability to keep heating bills low.

All homes also have their own gardens and come with parking, either off-street or car barns, and many enjoy lake or countryside views. Many of the homes also boast private balconies or terraces, and French Windows.



Computer generated image is indicative only

SPECIFICATION

The homes at Conningbrook Lakes offer a high specification, with luxurious fittings and finishes. And because this is your home, we've left some of the final choices up to you.

KITCHEN

- Italian range of soft close units from Stosa
- LED strip lighting under wall units
- Glass splashback to hob
- Integrated appliances including AEG hob* and single electric oven to 2 & 3 bedroom homes; double electric oven to larger 3, 4 & 5 bedroom homes
- Integrated Electrolux fridge/freezer and washing machine
- Integrated Electrolux dishwasher to 3, 4 & 5 bedroom homes
- Franke stainless steel sink with Franke tap
- Choice of ceramic floor tiles from Porcelanosa**

BATHROOMS

- Contemporary white sanitaryware from Roca The GAP range
- Chrome Roca taps and thermostatic shower mixer over bath
- Thermostatic Roca shower in en suite
- Choice of ceramic wall and floor tiles from Porcelanosa**
- Tiles fitted to full height to bath perimeter and shower enclosure in en suite

GENERAL

- French doors with secure five-lever locks to living areas
- White downlights to kitchen and bathrooms
- Wardrobe to master bedroom
- Gas central heating
- Combination or condensing system boiler (house type specific)
- Joinery painted in Dulux white gloss
- External tap to rear of home
- Heat detectors & carbon monoxide detector fitted
- Front and rear external light with PIR sensor
- Premier 10 year warranty
- Management Company***
- Predicted energy efficiency rating B

*gas or electric depending on kitchen design

**subject to reservation timing within the build construction

***A management company will help to maintain the landscaping and communal areas at Conningbrook Lakes. Ask a member of the sales team for more details on any of the above.





LATIMER

Latimer by Clarion Housing Group

Latimer – It all begins here.

Latimer by Clarion Housing Group creates new homes and communities nationwide, ranging from contemporary apartments to family homes within rural landscapes and central locations.

All share our commitment to excellent design and quality thanks to our strong partnerships with architects, designers and contractors. We also pride ourselves on delivering exceptional customer service and after care.

With a selection of prestigious developments already for sale or coming soon, Latimer has an active development programme across a range of geographical markets and price points.

As part of Clarion Housing Group, all proceeds from Latimer's new home sales are invested in our social purpose activities.



WESTERHILL
HOMES

Based in Kent, Westerhill Homes was founded on the belief that local building expertise can create quality homes designed for today's lifestyle. With practical, well-planned layouts and the latest in energy efficiency, all our homes are completed to Westerhill Homes' signature high-quality standard including superior-specification interiors. Westerhill Homes is a subsidiary of Chartway Group and is a privately owned, independent developer and building contractor, established in 2009.

At Westerhill Homes we pride ourselves on our experience and expertise in developing and building new homes, the Kentish way. Most of our team and supply chain are local and, from our office junior to our MD, our ethos is always to provide each new customer with a new home they can be proud of and is something our team takes great pride in.

Westerhill Homes subscribes to the Considerate Construction Code whilst our exacting standards and sustainable credentials combine to create homes that will stand the test of time. Our after-care team, who look after our customers once they are living in their new home, are on hand to help when required.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Latimer and Westerhill Homes in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information.

All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Latimer and Westerhill Homes and associated companies reserve the right to amend the home layouts, specification or materials. All details correct as above at time of going to print. June 2018.

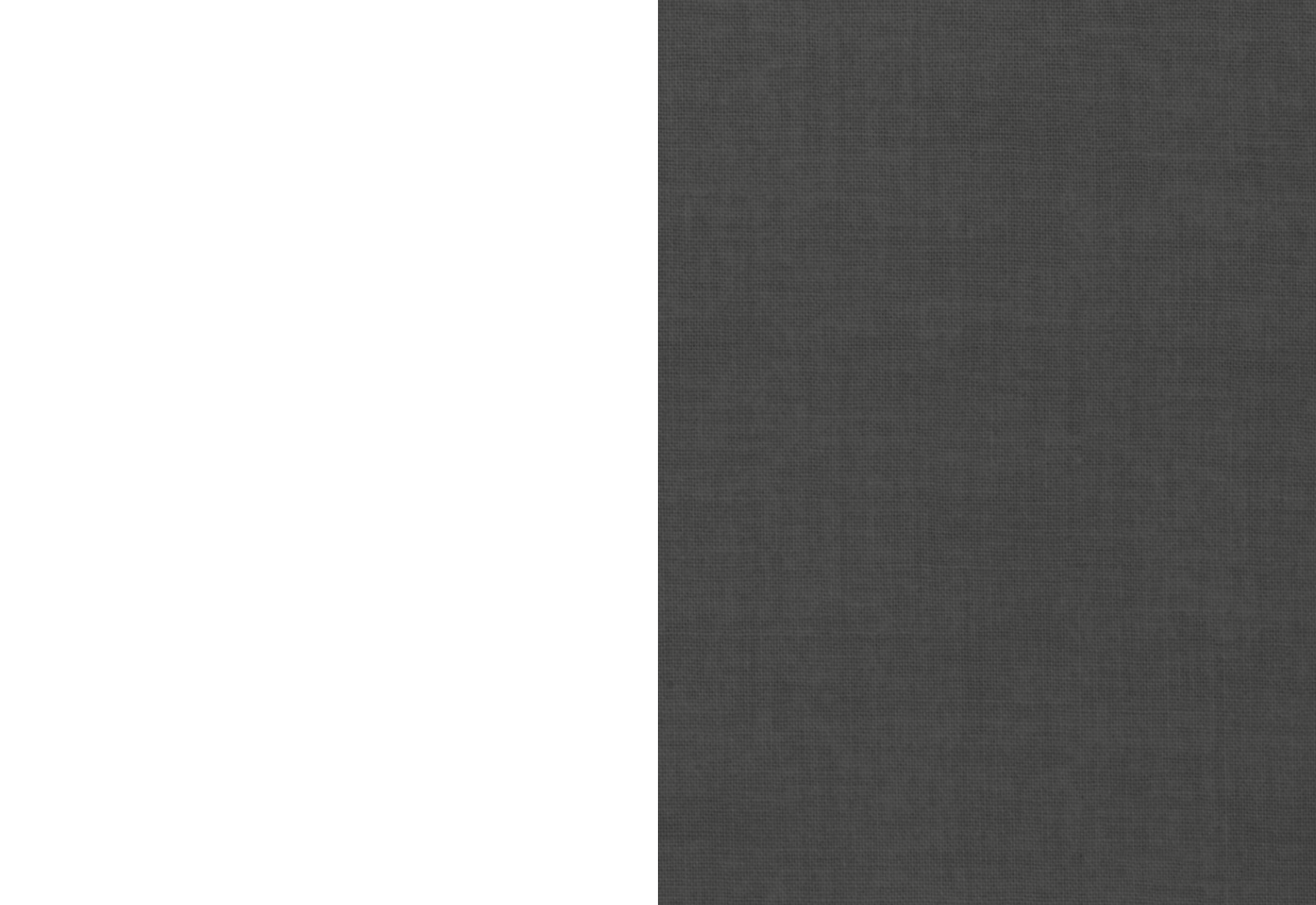


HOW TO FIND US

By Car:

- From the M20, exit at Junction 9 and take the A20 to Ashford
- At Drovers Roundabout take the 1st exit on to Simone Weil Avenue (A28)
 - At the T-junction turn left on to Canterbury Road
 - At the roundabout turn right on to Willesborough Road (A2070)
- Conningbrook Lakes will be found on the left immediately after the brow of the hill

CONNINGBROOK LAKES SALES AND MARKETING BARN
WILLESBOROUGH ROAD | KENNINGTON | ASHFORD TN24 9QX





CONNINGBROOKLAKES.COM