



MONARCH

PLACE

NEWINGTON | KENT



AILE
HOMES



MONARCH

PLACE

NEWINGTON | KENT | ME9 7GJ

A distinctive development of three, four and five homes, designed and built with exceptional quality and attention to detail.

Located in the heart of the North Kent village of Newington, these highly attractive, sustainable homes offer easy access to open countryside, as well as convenient transport links to London and beyond.



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Perfect for a balanced lifestyle

Standing on the ancient roman road known as Watling Street, Newington is a traditional village with a well-established community. Town amenities are within easy reach and you can explore acres of beautiful unspoilt countryside in the local area.



Newington's High Street is home to a selection of small businesses, including a convenience store, a pharmacy/post office, takeaway food outlets and a pub. The hub of community life is the village hall, which hosts a variety of events and activities, from bingo and bowls to celebrations and social gatherings. The Newington recreation ground is a great place which allows your children the freedom to explore and play.

There is an abundance of shopping amenities right on your doorstep. Within a 5-minute drive from Monarch Place you have the Forum Shopping Centre in Sittingbourne and also The Precinct located in Rainham High Street. Conveniently, Bluewater Shopping Centre is located approximately 25 minutes away via the M2 and Fremlin Walk in Maidstone is a mere 20-minute drive away, both offering an extensive range of High Street names, perfect for anyone wanting a full day of retail therapy.

Whether you enjoy classic pub favourites or fine dining, there are plenty of places to choose from for a meal out. Sittingbourne, Rainham, Maidstone and Faversham all feature a choice of restaurants and cafés, serving everything from pizza, pasta, steaks and burgers to top-quality British and international cuisine.





Leisure time and educational excellence

Whether you like to go hiking in the countryside, pump iron at the gym or listen to live music, living at Monarch Place means having plenty of opportunity to make the most of your leisure time. This part of Kent has plenty to offer when it comes to sports, pastimes, entertainment and socialising.

Newington is situated perfectly between Rainham and Sittingbourne, both towns offering a variety of sports and wellness facilities such as the newly opened Cozenton Park Sports Centre which opened its doors in 2024, Swallows Leisure Centre, famous for its two swimming pools and fumes and the popular Avenue Tennis Club for those looking to improve their Raquet skills. For golfers, there are many fine venues to choose from, including the stunning setting of the nearby Upchurch River Valley Golf Course.

With the North Downs and the Swale Estuary close at hand, you can get close to nature in rolling hillsides and serene wetlands. Go for a scenic

ramble, explore the country lanes by bicycle or take to the water for a leisurely river trip.

For live entertainment, Sittingbourne's Avenue Theatre, Maidstone's Hazlitt Arts Centre and Chatham's Central Theatre all present year-round programmes of musicals, plays, stand-up comedy, tribute acts and more. Maidstone and Chatham also have multiplex cinemas.

Newington has its own primary school and there's also one in Hartlip, under two miles away. The area also has many other excellent schools and colleges for all ages, including Maidstone's highly-respected grammar schools.



Monarch Place

-  Fulham
-  Hammersmith
-  Chelsea
-  Wandsworth
-  Belgravia
-  Kensington
-  Westminster
-  Greenwich
-  Richmond
-  Affordable Housing



This development layout is for reference only
and should not be applied to conveyancing.
Please speak to the Aile Sales Team for details.

Fulham



Three bedroom end of terrace home

Plot 23 as shown - Plot 19 is handed



Total Area 104.80m² / 1128.06ft²

GROUND FLOOR

Kitchen/Dining
3948 x 5984 / 12'11" x 19'7"

Living Room
3010 x 5984 / 9'10" x 19'7"

FIRST FLOOR

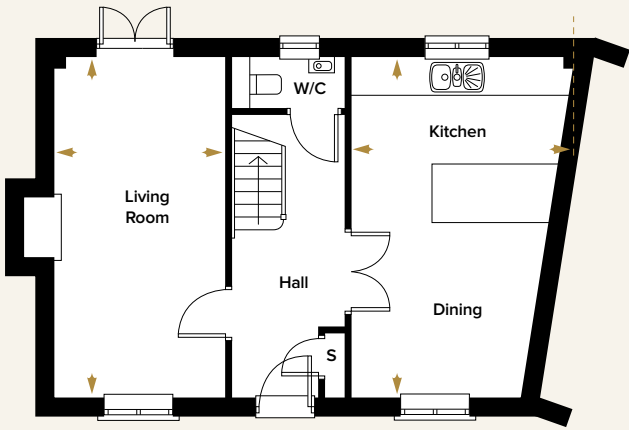
Master Bedroom
3021 x 3208 / 9'11" x 10'6"

Bedroom 2
3441 x 3208 / 11'3" x 10'6"

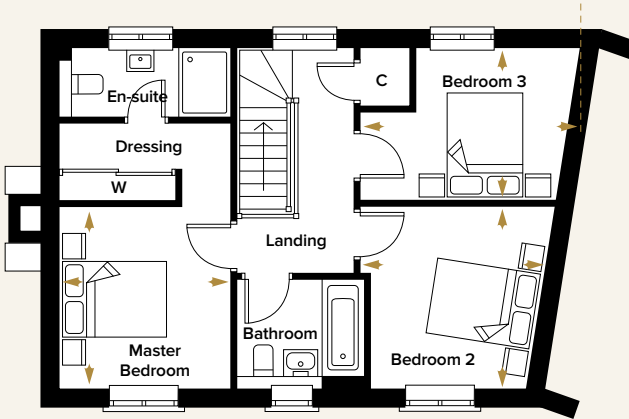
Bedroom 3
3882 x 2672 / 12'9" x 8'9"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Hammersmith



Three bedroom terraced home

Plots 20, 21 & 22 as shown



Total Area 110.46m² / 1188.98ft²

GROUND FLOOR

Kitchen/Dining
3948 x 5984 / 12'11" x 19'7"

Living Room
3961 x 5984 / 13'0" x 9'7"

FIRST FLOOR

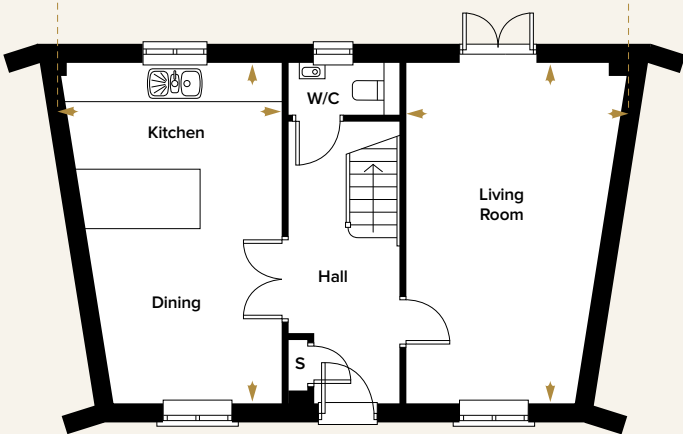
Master Bedroom
4696 x 3208 / 15'5" x 10'6"

Bedroom 2
3441 x 3208 / 11'3" x 10'6"

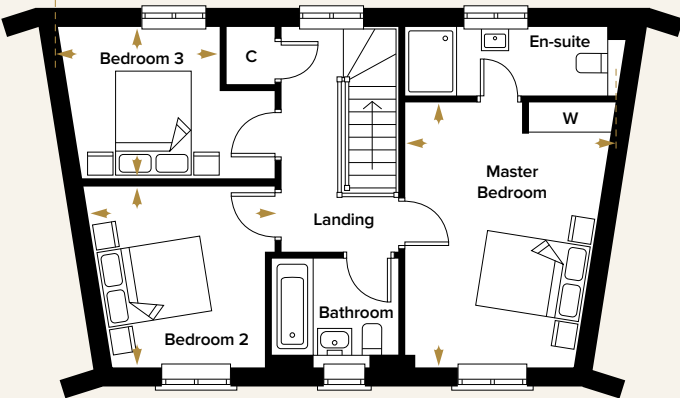
Bedroom 3
3882 x 2672 / 12'9" x 8'9"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea TYPE 1



Four bedroom detached home with single Carport

Plot 24 as shown



Total Area 118.90m² / 1297.83ft²

GROUND FLOOR

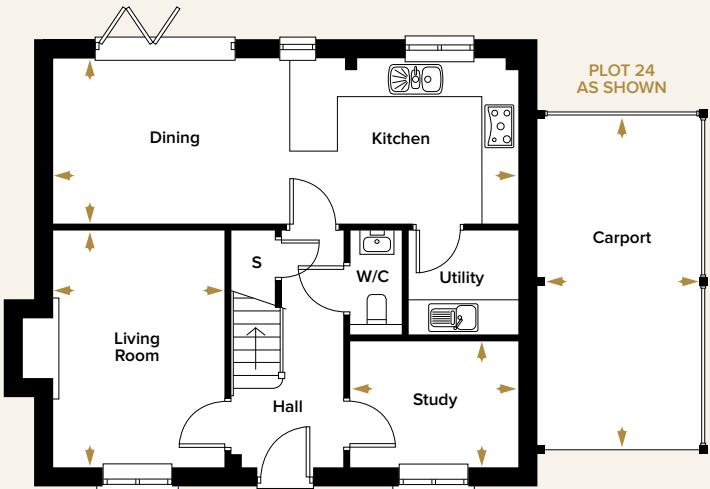
- Kitchen/Dining
8234 x 2913 / 27'0" x 9'6"
- Living Room
3010 x 4159 / 9'10" x 13'7"
- Study
2952 x 2221 / 9'8" x 7'3"
- Carport
2650 x 5300m / 8'8" x 17'4"

FIRST FLOOR

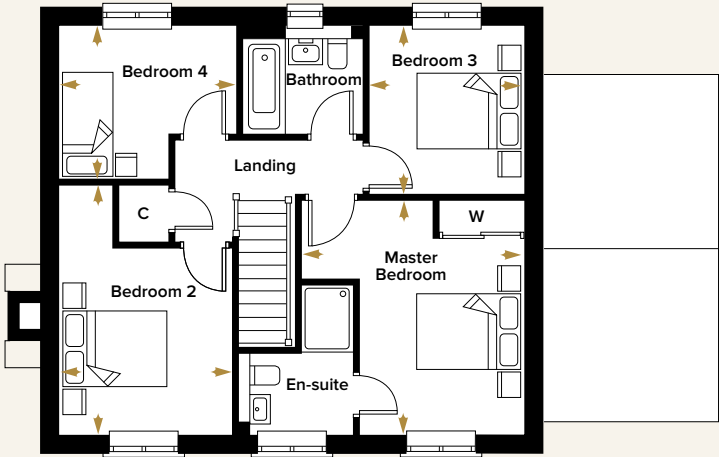
- Master Bedroom
3955 x 4135 / 12'11" x 13'7"
- Bedroom 2
3033 x 4408 / 9'11" x 14'5"
- Bedroom 3
2730 x 2973 / 8'11" x 9'9"
- Bedroom 4
3115 x 2700 / 10'2" x 8'10"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea TYPE 2



Four bedroom detached home with single Carport

Plot 34 as shown



Total Area 118.90m² / 1297.83ft²

GROUND FLOOR

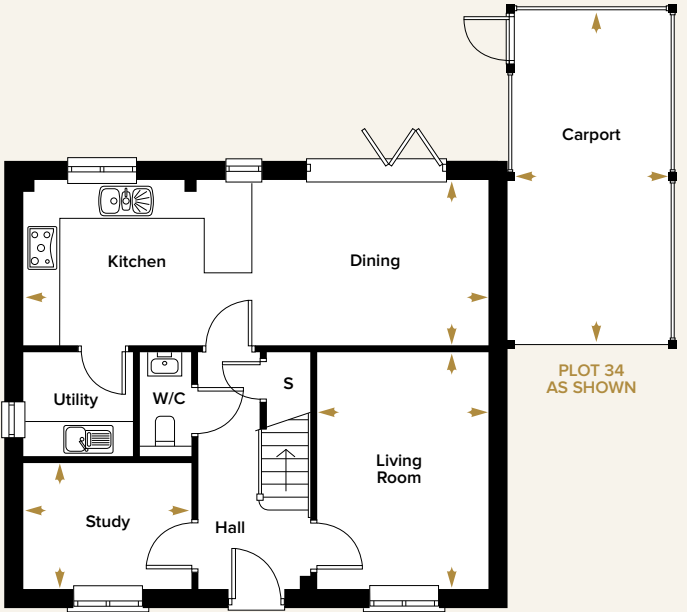
- Kitchen/Dining
8234 x 2913 / 27'0" x 9'6"
- Living Room
3010 x 4159 / 9'10" x 13'7"
- Study
2952 x 2221 / 9'8" x 7'3"
- Carport
2650 x 5300m / 8'8" x 17'4"

FIRST FLOOR

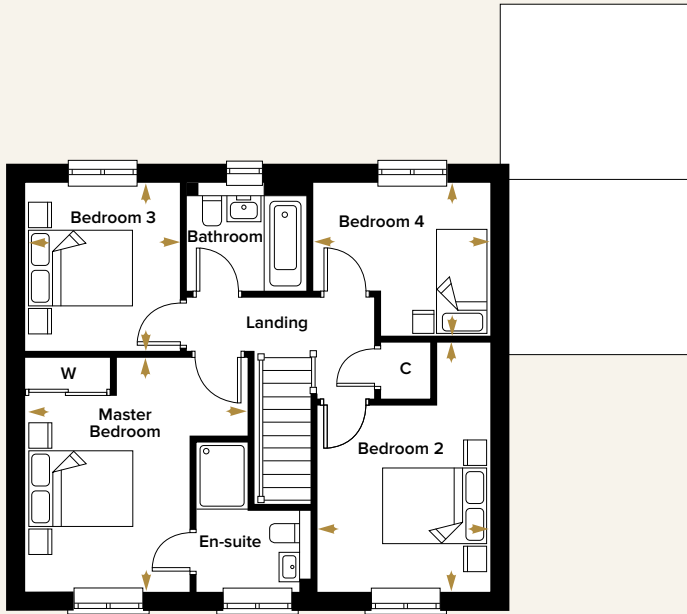
- Master Bedroom
3955 x 4135 / 12'11" x 13'7"
- Bedroom 2
3033 x 4408 / 9'11" x 14'5"
- Bedroom 3
2730 x 2973 / 8'11" x 9'9"
- Bedroom 4
3115 x 2700 / 10'2" x 8'10"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea TYPE 3



Four bedroom detached home with single Carport

Plot 40 as shown



Total Area 118.90m² / 1297.83ft²

GROUND FLOOR

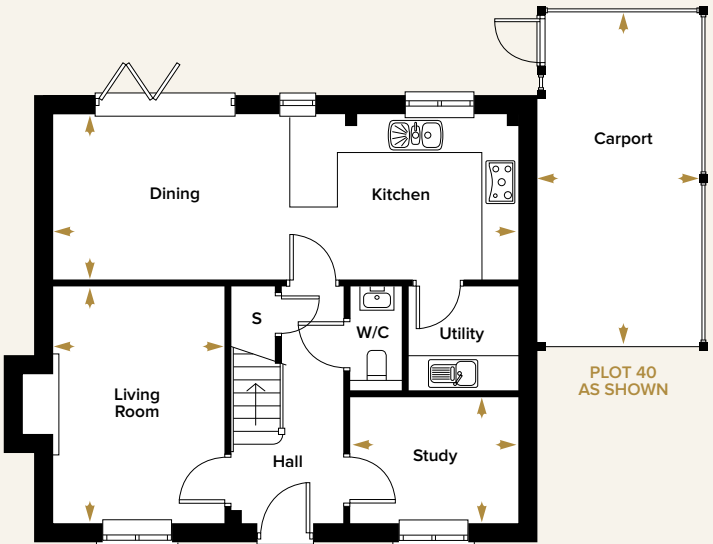
- Kitchen/Dining
8234 x 2913 / 27'0" x 9'6"
- Living Room
3010 x 4159 / 9'10" x 13'7"
- Study
2952 x 2221 / 9'8" x 7'3"
- Carport
2650 x 5300m / 8'8" x 17'4"

FIRST FLOOR

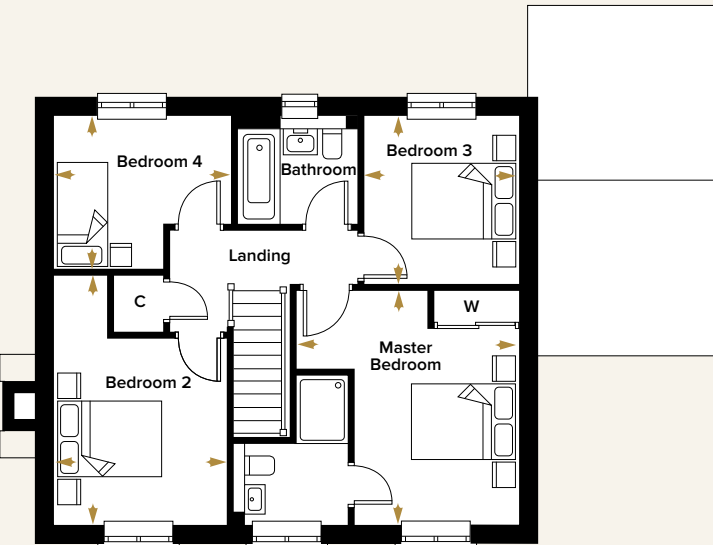
- Master Bedroom
3955 x 4135 / 12'11" x 13'7"
- Bedroom 2
3033 x 4408 / 9'11" x 14'5"
- Bedroom 3
2730 x 2973 / 8'11" x 9'9"
- Bedroom 4
3115 x 2700 / 10'2" x 8'10"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Wandsworth



Three bedroom semi-detached home

Plots 26 & 28 as shown - Plots 25 & 27 are handed



Total Area 108.50m² / 1167.88²

GROUND FLOOR

Kitchen/Dining
5798 x 3837 / 19'0" x 12'7"

Living Room
3450 x 5372 / 11'4" x 17'7"

FIRST FLOOR

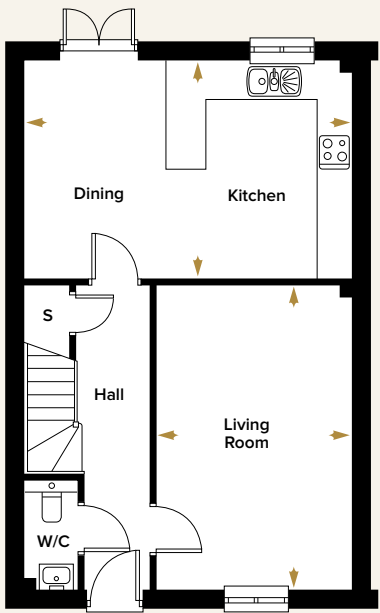
Master Bedroom
2922 x 3678 / 9'7" x 12'1"

Bedroom 2
3422 x 3196 / 11'3" x 10'6"

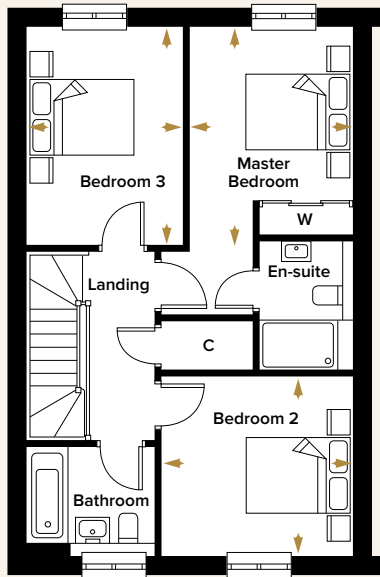
Bedroom 3
2751m x 3872m / 9'0" x 12'8"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Belgravia



Five bedroom detached home with double garage

Plots 38 & 39 as shown - Plots 29 & 30 are handed



Total Area 180.00m² / 1937.50ft²

GROUND FLOOR

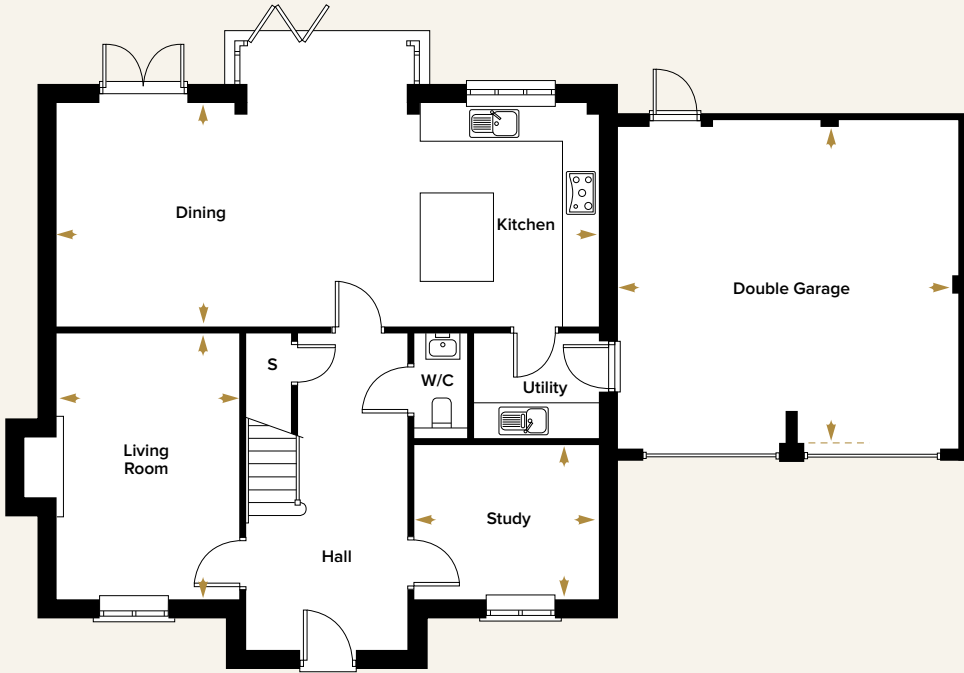
- Kitchen/Dining
9604 x 3975 / 31'5" x 13'0"
- Living Room
3235 x 4672 / 10'7" x 15'4"
- Study
3235 x 2734 / 10'7" x 8'11"
- Garage
5979 x 5635 / 19'7" x 18'5"

FIRST FLOOR

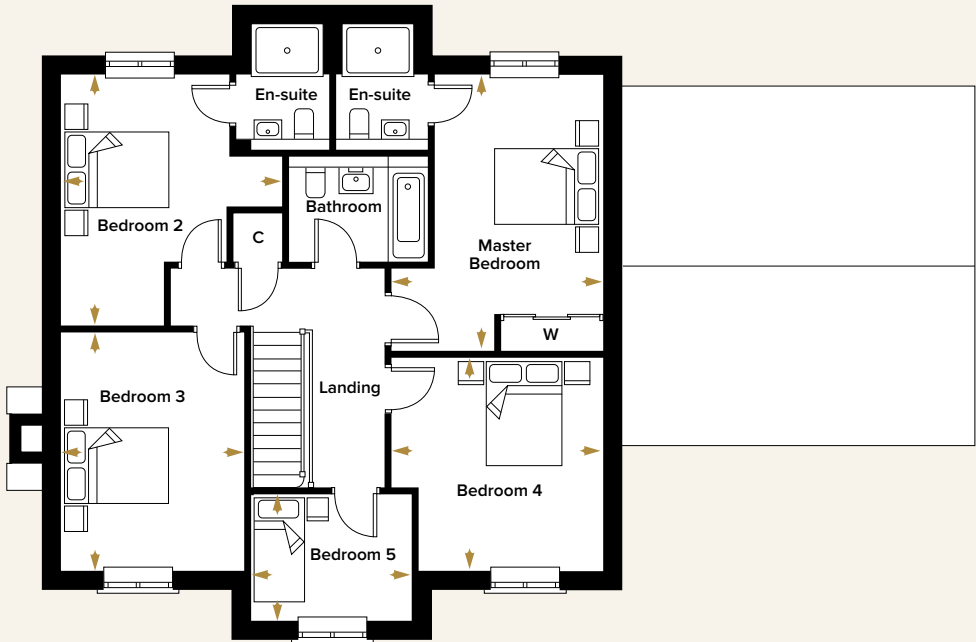
- Master Bedroom
3739 x 4914 / 12'3" x 16'1"
- Bedroom 2
3932 x 4463 / 12'11" x 14'7"
- Bedroom 3
3271 x 4220 / 10'9" x 13'10"
- Bedroom 4
3270 x 3782 / 10'9" x 12'5"
- Bedroom 5
2834 x 2236 / 9'3" x 7'3"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Kensington



Four bedroom detached home with single Carport

Plot 31 as shown - Plot 37 is handed



Total Area 146.94m² / 1581.65ft²

GROUND FLOOR

Kitchen/Dining
8572 x 3750 / 28'1" x 12'3"

Living Room
3150 x 4672 / 10'4" x 15'4"

Study
1940 x 2734 / 6'4" x 8'11"

FIRST FLOOR

Master Bedroom
4203 x 3685 / 13'9" x 12'1"

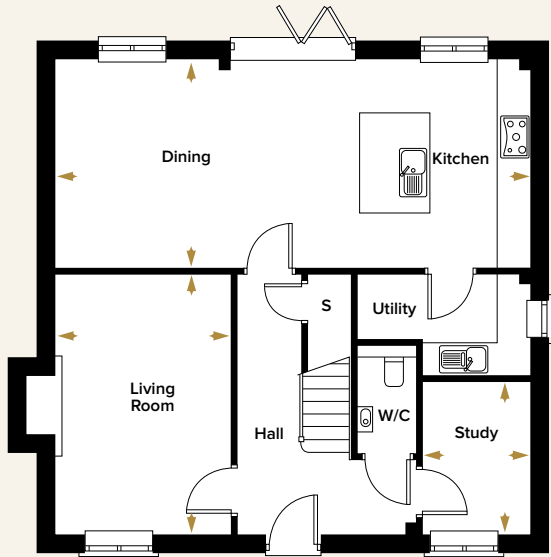
Bedroom 2
3110 x 4208 / 10'2" x 13'9"

Bedroom 3
3056 x 4111 / 10'0" x 13'6"

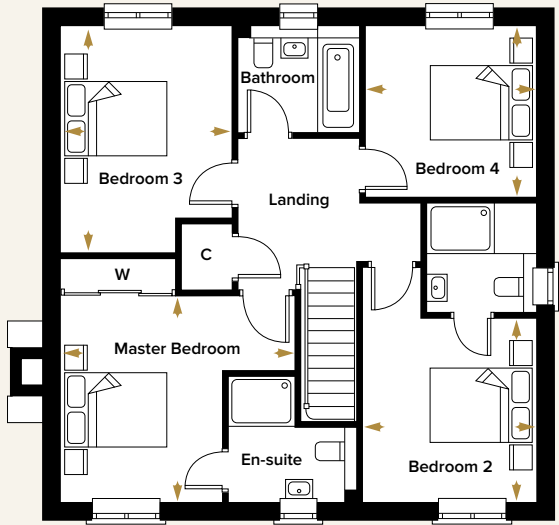
Bedroom 4
3079 x 3074 / 10'1" x 10'1"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Westminster



Three bedroom link detached home with single Carport

Plots 33 & 36 as shown - Plots 32 & 35 are handed



Total Area 112.00m² / 1205.56ft²

GROUND FLOOR

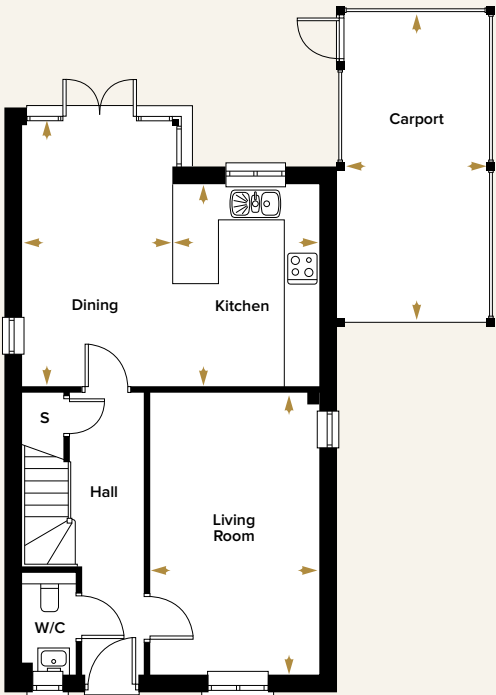
- Kitchen
2819 x 3837 / 9'3" x 12'7"
- Dining Room
2828 x 5087 / 9'3" x 16'8"
- Living Room
3200 x 5372 / 10'6" x 17'7"
- Carport
2650 x 5300 / 8'8" x 17'4"

FIRST FLOOR

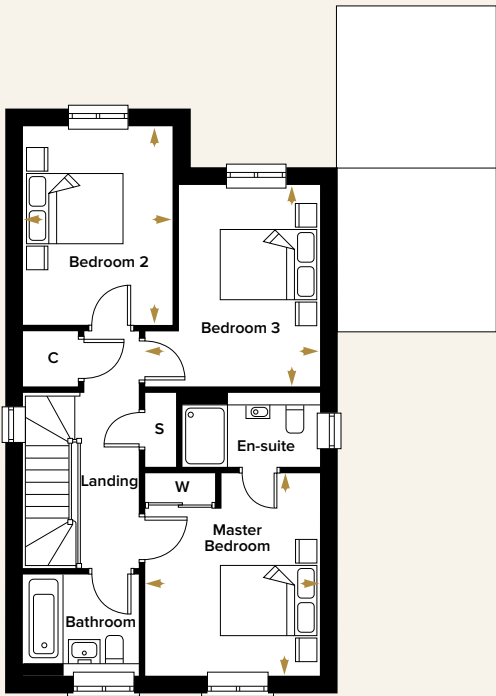
- Master Bedroom
3317 x 3858 / 10'10" x 12'8"
- Bedroom 2
2834 x 3784 / 9'3" x 12'5"
- Bedroom 3
3330 x 3860 / 10'11" x 12'8"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Greenwich



Three bedroom semi detached home

Plot 41 as shown - Plot 46 is handed



Total Area 109.60m² / 1179.72ft²

GROUND FLOOR

Kitchen/Dining
5855 x 3800 / 19'2" x 12'5"

Living Room
5855 x 3200 / 19'2" x 10'6"

FIRST FLOOR

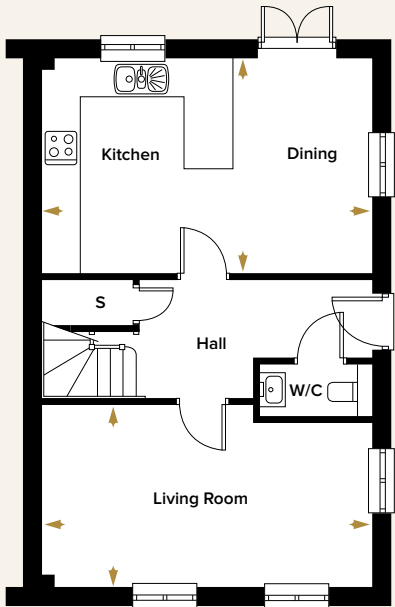
Master Bedroom
4423 x 3236 / 14'6" x 10'7"

Bedroom 2
3002 x 3670 / 9'10" x 12'0"

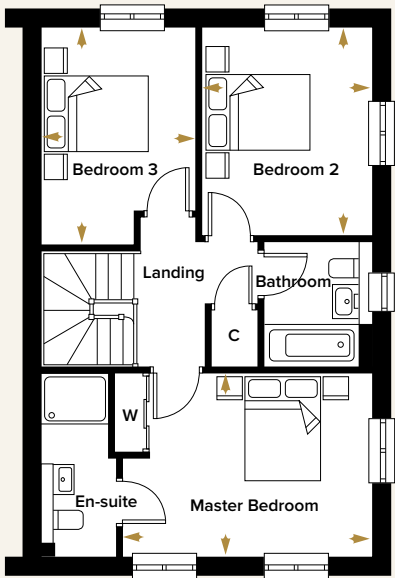
Bedroom 3
2727 x 3836 / 8'11" x 12'7"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Richmond



Three bedroom semi detached home

Plots 42 & 44 as shown - Plots 43 & 45 are handed



Total Area 94.80m² / 1020.42ft²

GROUND FLOOR

Kitchen/Dining
5067 x 3861 / 16'7" x 12'8"

Living Room
2809 x 5348 / 9'2" x 17'6"

FIRST FLOOR

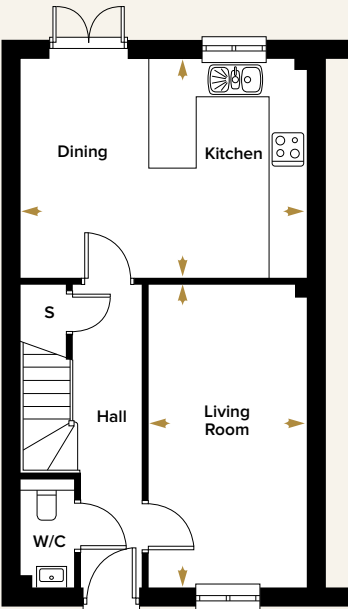
Master Bedroom
2737 x 3678 / 9'0" x 12'1"

Bedroom 2
2737 x 4084 / 9'0" x 13'4"

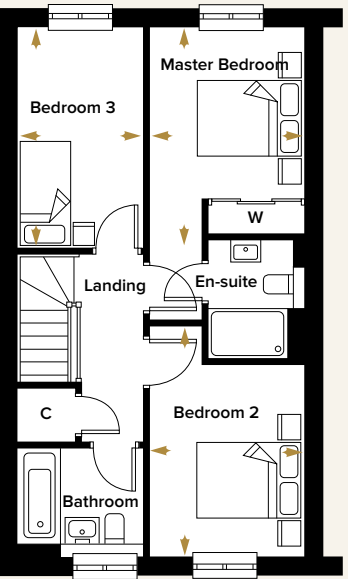
Bedroom 3
2202 x 3897 / 7'3" x 12'9"

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GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Look closer

All Aile Homes developments are carefully and beautifully designed to a high specification, with the emphasis on making each home individual and in harmony with their surroundings.

Kitchen

All homes feature traditional shaker kitchens with integrated appliances for a streamlined aesthetic look. Enjoy high-quality finishes offering both style and practicality for everyday living.*

Chelsea / Belgravia / Kensington

- Quartz Worktop*
- Integrated Double Oven
- Integrated 70/30 Fridge Freezer
- Integrated Dishwasher
- 900mm Induction Hob
- Separate Utility Room**

Belgravia Additions

- Secondary Integrated Fridge Freezer
- Wine Cooler

Chelsea Additions

- Wine Cooler

Fulham / Hammersmith / Greenwich / Richmond / Wandsworth / Westminster

- Laminate Worktop*
- Integrated Single Oven*
- Integrated Fridge Freezer
- Integrated Dishwasher
- 600mm Induction Hob*
- Integrated Washer / Dryer

Bathrooms

- Chrome sanitary ware
- Vanity Units to WC's, bathrooms and master en-suites
- Heated chrome towel rail to bathrooms and en-suites
- Chrome shaver point to bathrooms and en-suites
- Tiled floors & selected walls

Electrical

- LED recessed downlights to:
 - Kitchen
 - Utility
 - Bathroom / en-suites / cloakroom / WC's
 - Hallway / landing
- Pendant fixings to all other rooms
- Generous supply of power outlets throughout
- Telephone master point in hallway cupboard
- CAT 6 TV points
- Lighting provided to loft space and garage
- Automated Garage Doors to Belgravia House Type
- Fibre optic broadband connection to all homes

Please note. This specification may be subject to change.

* Colour Choices and / or upgrades available with an early reservation

** Utility includes Cabinets to match the kitchen, Laminate worktops, a composite sink & 2no. spaces for free standing appliances.





Heating and Hot Water

- Heating system
 - Energy efficient air source heat pumps
 - Ground floor – Zoned underfloor heating
 - 1st Floor – Radiators with individual thermostatic control
- Fireplace to detached homes & Fulham house types (excluding plot 34)
- ‘Fabric First’ approach
 - Improved thermal & acoustic construction methods used to maximise the performance of the home to reduce both heat loss and energy consumption.



Internal Finishes

- White painted staircase banisters with oak handrail
- Attractive white painted skirting and architrave throughout
- Polished chrome ironmongery
- Built in wardrobes to master bedroom

External Finishes

- Block paved driveway
- External Socket & Patio Lighting
- Indian Sandstone patio to the rear, turfed front & rear gardens with feature landscaping to front garden
- Cold mains outside tap
- PIR convenience lighting to front door

Safety & Security

- Mains fed smoke and heat detectors with battery back up
- External doors with multi point locking system
- PVCu double glazed windows



Internal photography from the previous Aile Homes development ‘Windmill Place’.



Aile Bespoke

Your new home, your way. We offer purchasers who reserve early in the construction process the option to customise their property*. Choose your preferred tiles and floor coverings, opt for upgrades and select the kitchen cabinetry that suits your lifestyle. The joy lies in comparing styles, colours and finishes, knowing Aile Homes will install with precision.

**Customisable aspects dependent on the construction schedule at time of reservation.*

Choices & Additions:

After reserving your new home, you will be invited to spend time with our sales team to select options and additions available to you. We offer each of our customers as much flexibility as we can and we will do our best to accommodate requests relating to finishes. We appreciate that each of our clients are different and we tailor our approach to take account of this to make the process as stress free and enjoyable as possible.

Our experienced sales team will spend time with you going through each of the material & colour samples

available to ensure that you are happy with each decision you make relating to your new home.

Choosing an Aile Home will give you the ability to fully customise your home depending on the stage of construction. This includes:

- Kitchen units, colours & upgrades
- Floor finishes
- Tile choices



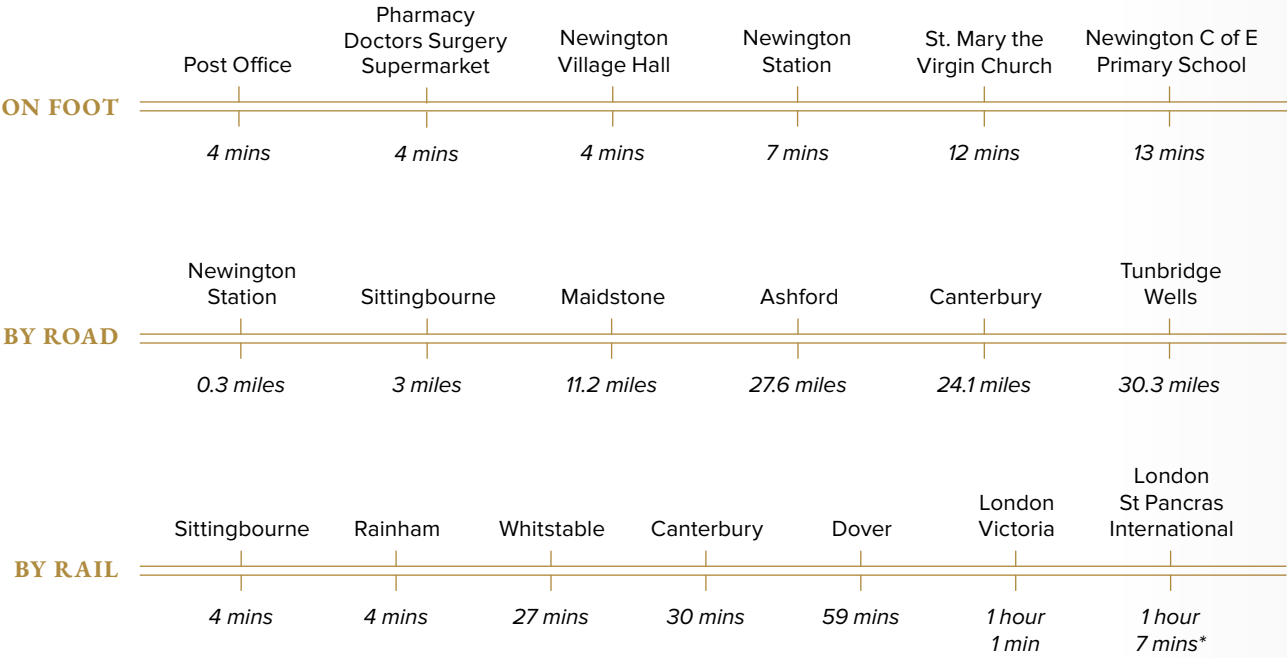
After Care & Guarantees

Aile Homes will allocate you a dedicated Customer Service Contact providing peace of mind for the first 12 months after you move into your new home.

All homes are provided with a comprehensive 12-month home emergency cover. All homes come with a ten-year Build-Zone guarantee.

Making connections

Newington has its own railway station with regular services to London Victoria (journey time around one hour) and Dover Priory via Canterbury East. Rainham and Sittingbourne stations are on the high-speed route to London St Pancras, where you can access Eurostar services to the Continent. For drivers, the nearby M2/A2 links Dover and Canterbury with the M25 (for Gatwick Airport and the Dartford Crossing) and central London. The Channel Tunnel is also easily accessible via the M20.



Source:
Rail journey times: www.nationalrail.co.uk
(Journey times are from Newington and may vary - minimum rail journey times indicated) *Change at Rainham.
Road mileage: www.google.com (Distances are approximate)

Location

HIGH STREET, NEWINGTON, KENT ME9 7GJ

Monarch Place is located on High Street, Newington (A2).

From Rainham travel east through Newington Village past Callaways Lane on your right, Monarch Place is next on the right.

From the A249 travel west past Mertons Drive on your right, Monarch Place is next on the left.

Key to map

- 1

The Bull Inn
- 2

Doctors Surgery
- 3

Pharmacy
- 4

Convenience Store
- 5

Post Office
- 6

Railway Station
- 7

St Mary the Virgin Church
- 8

Newington C of E Primary School
- 9

Newington Village Hall
- 10

Bus Stop
- 11

Recreation Ground



About Aile

Aile Homes Ltd is a small volume house builder carrying out a broad range of developments from first time buyer homes and apartments to large executive homes.

Why Aile?

Our unique position as a 'niche' house builder allows us to concentrate our efforts on quality and function rather than cost and speed of delivery and we employ a core of locally based sub-contractors with a similar philosophy.

We pride ourselves in building high quality homes individually designed with well apportioned living spaces using traditional methods of construction.

All our materials are carefully selected to complement our generous specification and complete the overall package allowing purchasers to focus on providing the final touches to their new homes.

Our depth of construction and development experience enables us to smoothly manage the increasingly challenging development process with the ultimate aim of providing our customers with well-designed, professionally built, efficient and long lasting new homes.



AILE
HOMES

Built by



We are proud to have A B Canham & Son, a trusted building contractor with over 50 years of experience, bringing their expertise to Monarch Place. Based in Tonbridge, they're known for crafting high-quality homes that stand the test of time.

Their attention to detail, use of premium materials, and commitment to modern, energy-efficient designs ensure that every home is not only beautiful but built to last. With their wealth of experience, you can be confident that your new home will be of the highest quality.

As a family-run business, A B Canham & Son take pride in constructing homes that exceed expectations. Their personal approach ensures that every property is finished to the highest standards, giving you that extra peace of mind that you're investing in a home built with care and expertise.

Aile Homes have been proud to work with A B Canham & Son and look forward to working with them in the future.



ailehomes.co.uk

Crafting luxury new build homes in prime
locations across the Home Counties

For all enquiries please contact Aile Homes

Telephone: 01342 704448

E-mail: monarchplace@ailehomes.co.uk



Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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