

ROSEWOOD

Maidstone





ROSEWOOD

Maidstone

countrysidehomes.com



ROSEWOOD
—
MAIDSTONE · KENT



COUNTRYSIDE
Homes



ROSEWOOD



This stylish new development is on the edge of the vibrant Kent town of Maidstone. Famed for its shopping and eateries, surrounded by rolling green countryside known as the Garden of England, it is the perfect place to put down roots.

It's just under 4 miles from Rosewood into this historic county town that nestles on the scenic River Medway. Maidstone has everything from unique stores and shopping centres, to cafes, restaurants and pubs as well as museums, an art gallery and a theatre. If you love cinema, bowling, gym or swimming, The Lockmeadow Centre is perfect and it's also home to the popular Maidstone Market.

The town's award-winning Mote Park provides more than 450-acres of tranquil grassland, woodland, rivers and a 30-acre lake and wildlife. Less than 4 miles away the stunning Leeds Castle is set in 500-acres of Kentish parkland and is one of the most visited historic homes in Britain. The world-renowned Sissinghurst Castle Garden is only a 14-mile drive and there's plenty of walks, woodlands, parks and countryside to explore with both the Kent Downs and High Weald landscapes within easy reach.

The A229 runs through Maidstone providing great transport links to the M20 and M2, which connect to the M25. Trains run from the three train stations in Maidstone servicing Ashford International, London Victoria, London Bridge, Waterloo East and Charing Cross and it's 41 miles to Dover ferry port and only 31 to the Eurotunnel at Folkestone. For air travel Gatwick Airport is less than 50 miles away.

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, French doors and spacious master bedrooms with en suites.

So, if you're looking for an impressive new home in an historic Kent town with great commuter links to the capital, your search ends here!

THE PERFECT POSITION

EDUCATION FOR EVERYONE

Maidstone has a great choice of primary and secondary schools. The nearest primary to Rosewood is Leigh Academy Langley Park, 1 mile away, that caters for four to 11-year-olds. The independent Sutton Valence Prep School caters for children from nursery age through to sixth form and its two sites are less than 3 miles away.

For secondary education Maidstone Grammar School takes boys aged 11 to 16, while Maidstone Grammar School for Girls caters for female students of the same age. Both offer mixed gender sixth forms. Valley Park School is a mixed academy for pupils aged 11 to 18.

Mote Park
4.2 miles | 15 mins drive

15
mins



Sutton Valence Prep School
2.6 miles | 7 mins drive

7
mins



The Lockmeadow
Entertainment Centre
4.3 miles | 19 mins cycle

19
mins



ROSEWOOD

Costa
<1.0 mile | 18 mins walk

18
mins



Hazlitt Theatre
4.7 miles | 19 mins drive

19
mins



Fremlin Walk Shopping Centre
4.3 miles | 21 mins cycle

21
mins



Maidstone East Railway Station
4.8 miles | 23 mins cycle

23
mins



Leeds Castle
3.3 miles | 10 mins drive

10
mins



A COMMUNITY TO BE PROUD OF



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£15 million** in local schemes to support the community surrounding your new home in Maidstone.









Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

Some of our **community contributions** and enhancements include:

IMPROVED PUBLIC TRANSPORT FACILITIES	SOCIAL CARE	COMMUNITY FACILITIES	M20 JUNCTION IMPROVEMENT
			
PRIMARY AND SECONDARY EDUCATION	YOUTH SERVICES	HEALTHCARE	HIGHWAY AND ROAD IMPROVEMENT
			



Green initiatives found at Rosewood:

<p>HEDGEHOG HIGHWAYS</p> 	<p>PV SOLAR PANELS</p> 	<p>VEHICLE CHARGING POINTS</p> 	<p>INCREASED VENTILATION FOR GREAT AIR QUALITY</p> 
<p>TREES PLANTED</p> 	<p>A+ RATED DOUBLE-GLAZED WINDOWS</p> 	<p>INSTALLED BIRD / BAT BOXES</p> 	<p>WILDFLOWER PLANTING</p> 

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED FORCES

TRINITY

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

DEPOSIT UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

SCAN ME FOR
DIRECTIONS



ROSEWOOD

Sutton Road,
Maidstone ME17 3NQ

01622 294 814

Cover photograph a view of Exeter Cathedral, Exeter city centre. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Kent region

11 Tower View, Kings Hill, West Malling, Kent ME19 4UY.

Telephone: 01732 280 400

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COUNTRYSIDE

Homes



ROSEWOOD

Maidstone

2 bedroom homes

■ The Hazel

3 bedroom homes

■ The Cedar

■ The Birch

■ The Maple

4 bedroom homes

■ The Ash

■ The Chestnut

■ The Beech

Pre-sold homes

■ 2 bedroom apartments

■ 1 bedroom homes

■ 2 bedroom homes

■ 3 bedroom homes

■ bcp bin collection point

carport

v visitor parking



The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Kent region
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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COUNTRYSIDE
Homes



THE HAZEL

2 bedroom home

THE HAZEL HT 204

Plot 250

2 bedroom home



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GROUND FLOOR	metres	feet / inches
Kitchen	2.75 x 1.80	9' 0" x 5' 11"
Living / dining area	5.70 x 4.20	18' 8" x 13' 9"

FIRST FLOOR

Bedroom 1	4.20 x 2.60	13' 9" x 8' 6"
Bedroom 2	4.20 x 2.60	13' 9" x 8' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

The Hazel | Rosewood |

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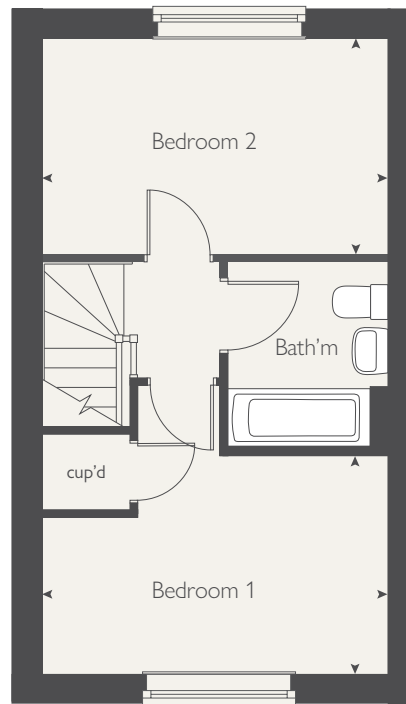
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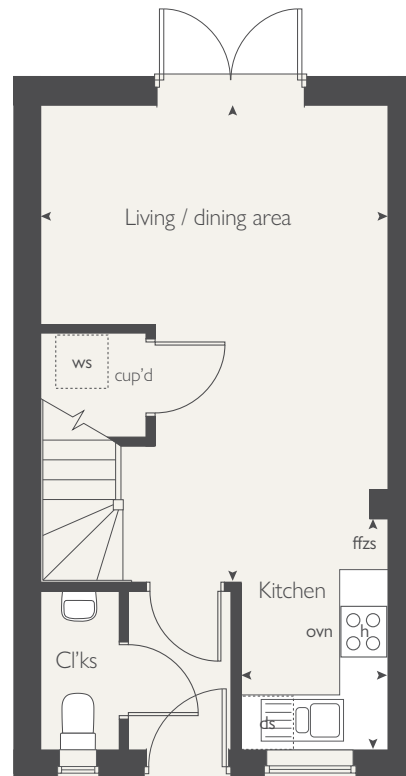


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE BIRCH

3 bedroom home

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THE BIRCH HT 301

Plots 249 and 251

3 bedroom home



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GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 2.50	11' 10" x 8' 2"
Living / dining area	5.20 x 4.85	17' 1" x 15' 11"

FIRST FLOOR

Bedroom 1	3.44 x 2.92	11' 3" x 9' 7"
Bedroom 2	3.10 x 2.98	9' 7" x 9' 9"
Bedroom 3	3.10 x 2.12	10' 2" x 6' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Birch | Rosewood |

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* Windows apply to plot 251 only. Please speak to a sales consultant for further details.

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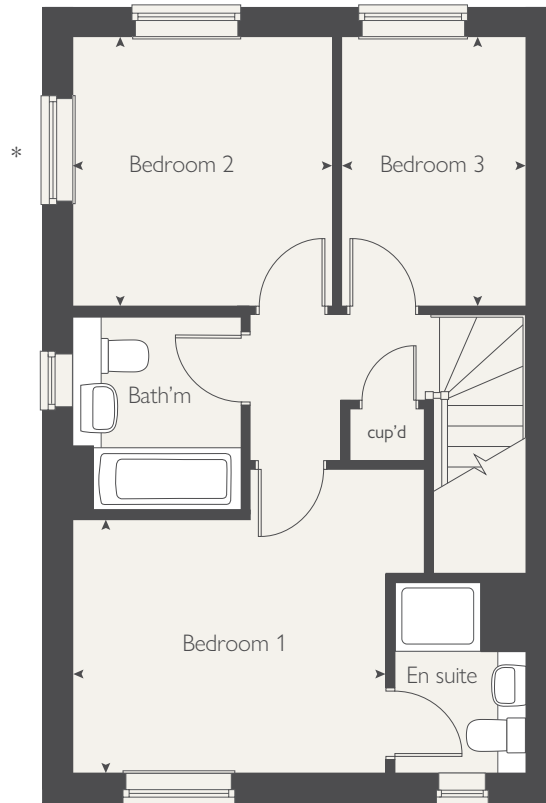
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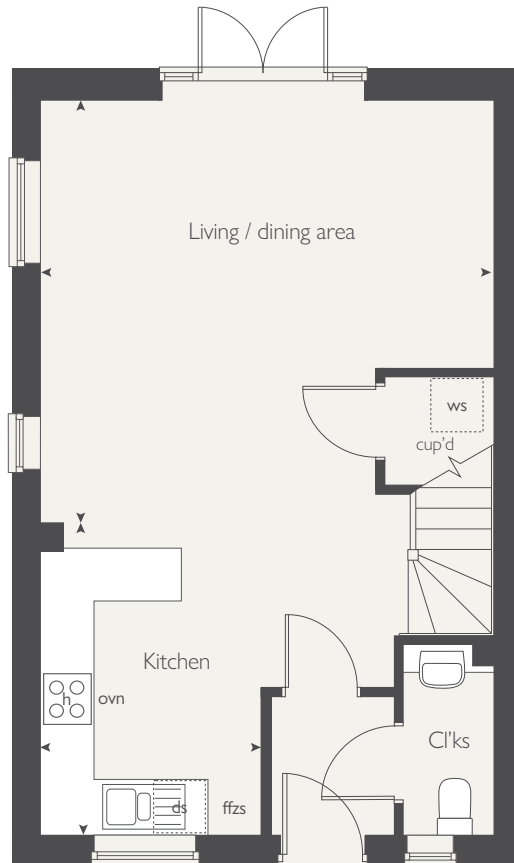


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE CEDAR

3 bedroom home

THE CEDAR HT 313.1

Plots 207, 208, 209, 210 and 231

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	5.80 x 1.80	19' 0" x 5' 11"
Living / dining room	6.68 x 4.28	21' 11" x 14' 0"

FIRST FLOOR

Bedroom 2	4.28 x 2.90	14' 0" x 9' 6"
Bedroom 3	4.28 x 2.53	14' 0" x 8' 4"

SECOND FLOOR

Bedroom 1	4.51 x 4.28	14' 10" x 14' 0"
Study / dressing area	4.28 x 2.22	14' 1" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Cedar | Rosewood |

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* Windows apply to plot 207 only. Please speak to a sales consultant for further details.

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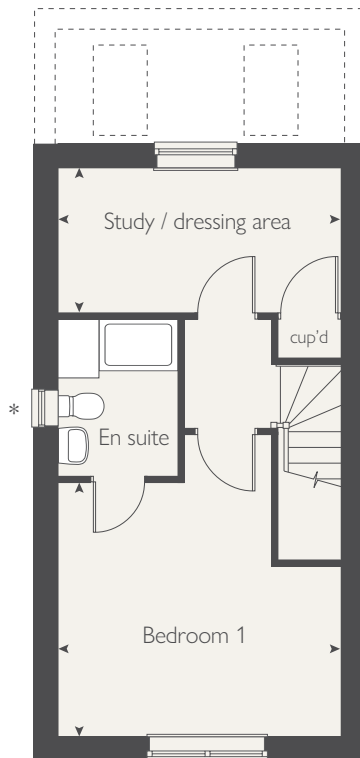
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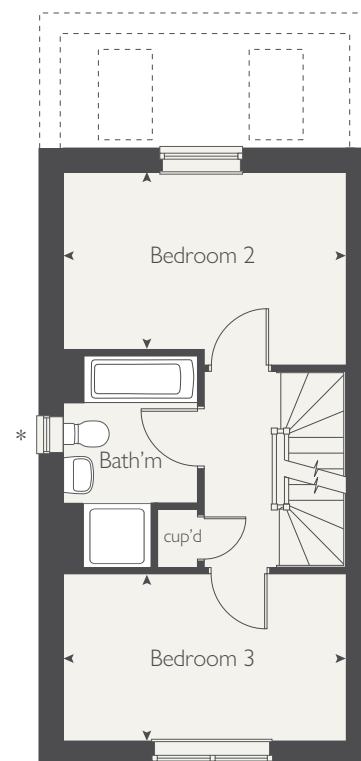
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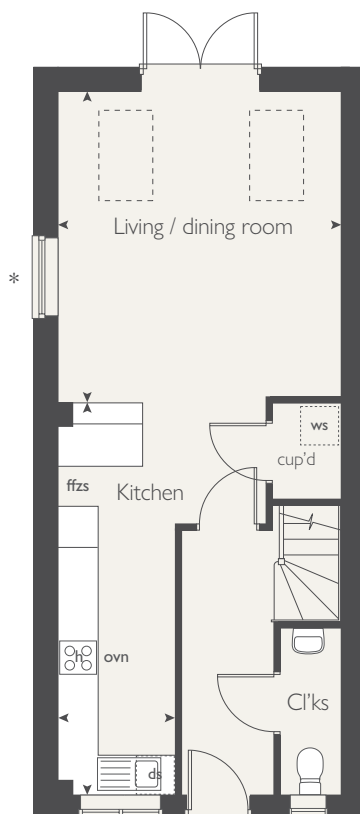
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE MAPLE

3 bedroom home

THE MAPLE HT 313.2

Plots 193, 194, 222, 223, 224 and 225

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	6.00 x 3.18	19' 8" x 10' 5"
Living / dining room	4.60 x 4.30	15' 1" x 14' 1"

FIRST FLOOR

Bedroom 2	4.28 x 2.65	14' 1" x 8' 8"
Bedroom 3	4.29 x 2.53	14' 1" x 8' 4"

SECOND FLOOR

Bedroom 1	3.57 x 3.20	11' 9" x 10' 6"
-----------	-------------	-----------------

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Maple | Rosewood |

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* Windows apply to plot 224 only. Please speak to a sales consultant for further details.

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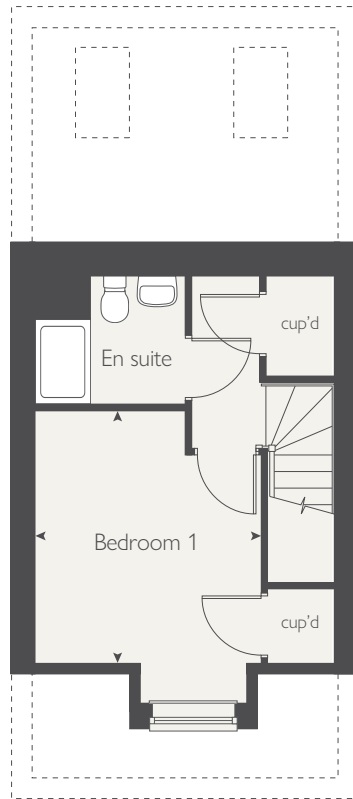
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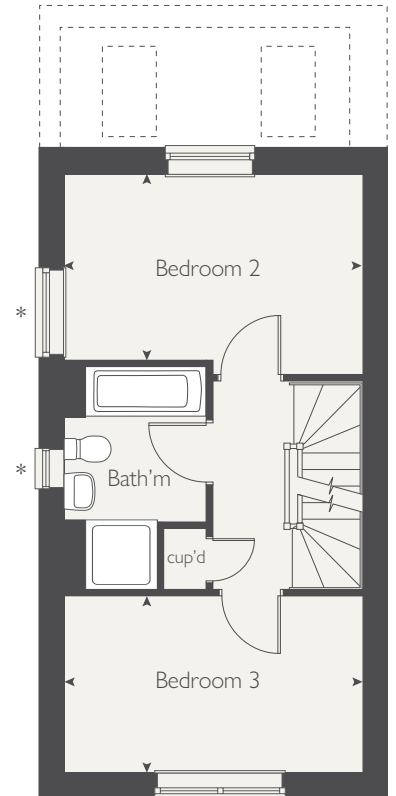
ROSEWOOD

MAIDSTONE . KENT

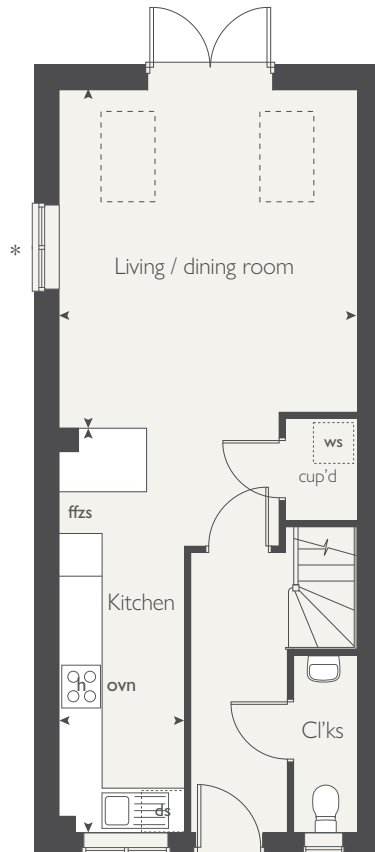
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE ASH

4 bedroom home

THE ASH HT 404

Plots 217, 218, 219, 241, 243, 246, 247 and 248

4 bedroom home



ROSEWOOD

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GROUND FLOOR	metres	feet / inches
Living room	4.19 x 4.00	13' 9" x 13' 1"
Kitchen / dining area	6.65 x 4.33	21' 10" x 14' 2"

FIRST FLOOR

Bedroom 1	3.86 x 2.81	12' 8" x 9' 3"
Bedroom 2	3.23 x 3.18	10' 7" x 10' 5"
Bedroom 3	4.21 x 2.67	13' 10" x 8' 9"
Bedroom 4	3.34 x 2.10	10' 11" x 6' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Ash | Rosewood |

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* Windows apply to plot 219 only. Please speak to a sales consultant for further details.

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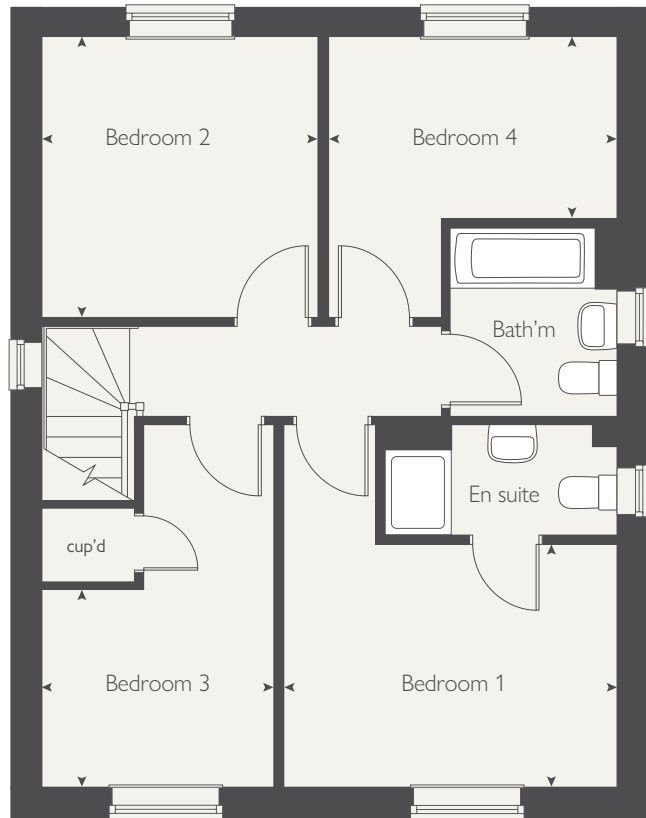
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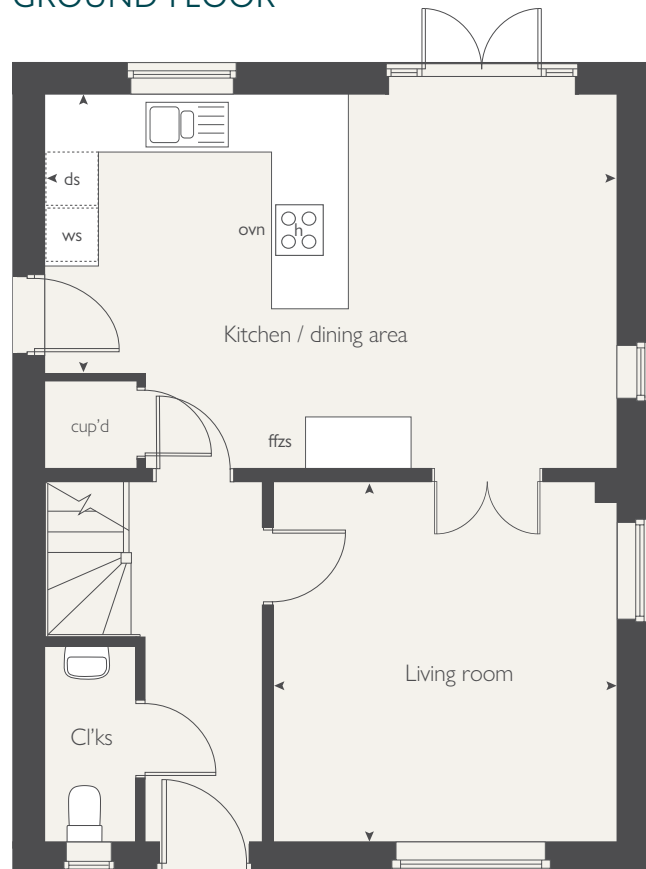


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE BEECH

4 bedroom home

countrysidehomes.com


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THE BEECH HT 438

Plots 220, 221, 226, 227, 228, 229, 230, 232, 233, 234

4 bedroom home



GROUND FLOOR	metres	feet / inches
Living / dining area	5.63 x 4.40	18' 5" x 14' 5"
Kitchen	4.86 x 2.10	15' 11" x 6' 11"

FIRST FLOOR

Bedroom 2	4.40 x 2.93	14' 5" x 9' 7"
Bedroom 4	2.68 x 2.23	8' 10" x 7' 4"

SECOND FLOOR

Bedroom 1	4.40 x 2.80	14' 5" x 9' 2"
Bedroom 3	4.40 x 3.25	14' 5" x 10' 8"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

The Beech | Rosewood |

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* Windows apply to plots 234, 227 and 228 only. Please speak to a sales consultant for further details.

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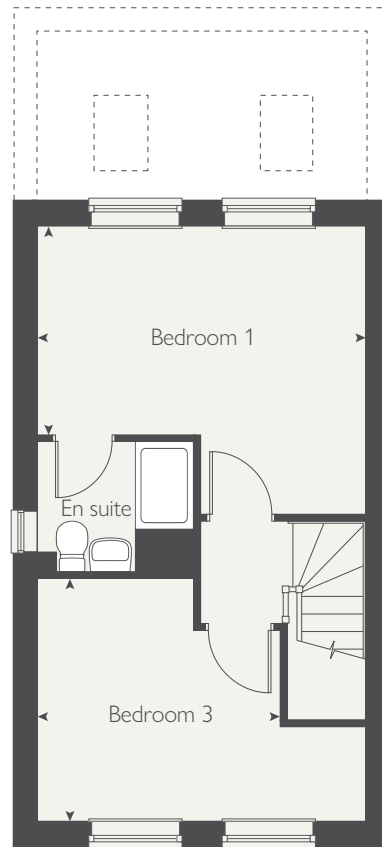
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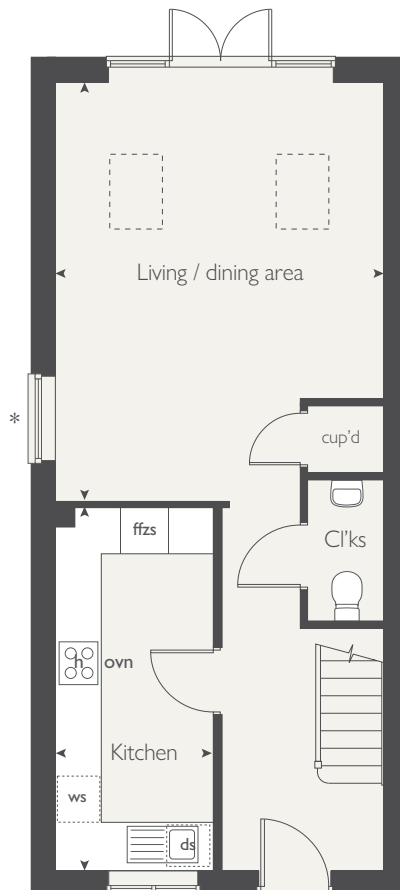


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SECOND FLOOR



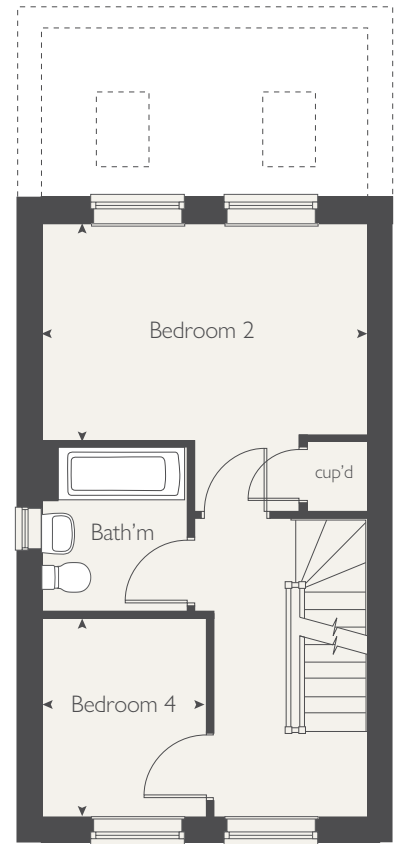
GROUND FLOOR



ROSEWOOD

MAIDSTONE . KENT

FIRST FLOOR





THE CHESTNUT

4 bedroom home

countrysidehomes.com



THE CHESTNUT HT 407

Plots 216, 242, 244 and 245

4 bedroom home



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GROUND FLOOR	metres	feet / inches
Living room	7.10 x 3.50	23' 4" x 11' 6"
Kitchen / dining area	7.10 x 3.53	23' 4" x 11' 7"

FIRST FLOOR

Bedroom 1	4.70 x 3.50	15' 5" x 11' 6"
Bedroom 2	3.50 x 3.44	11' 6" x 11' 3"
Bedroom 3	3.51 x 3.27	11' 6" x 10' 9"
Bedroom 4	3.54 x 2.85	11' 7" x 9' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Chestnut | Rosewood |

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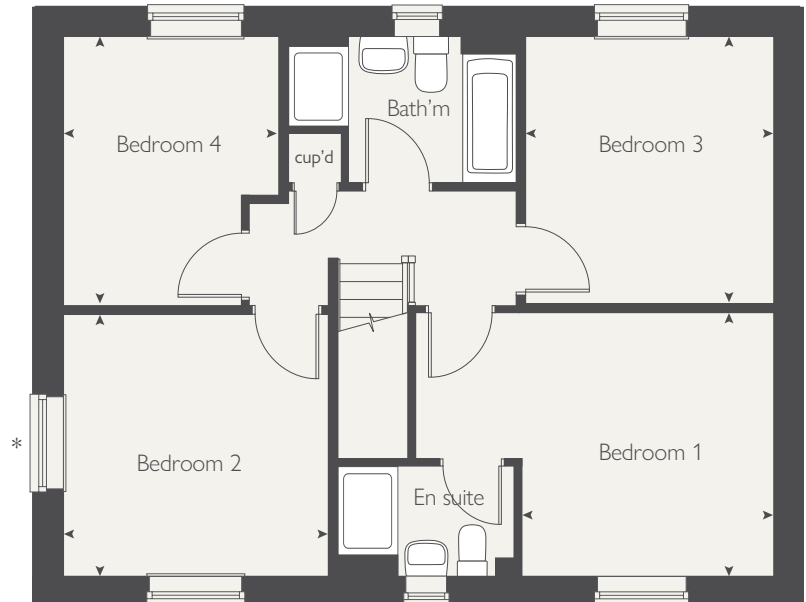
* Window applies to selected plots only. Please speak to a sales consultant for further details.

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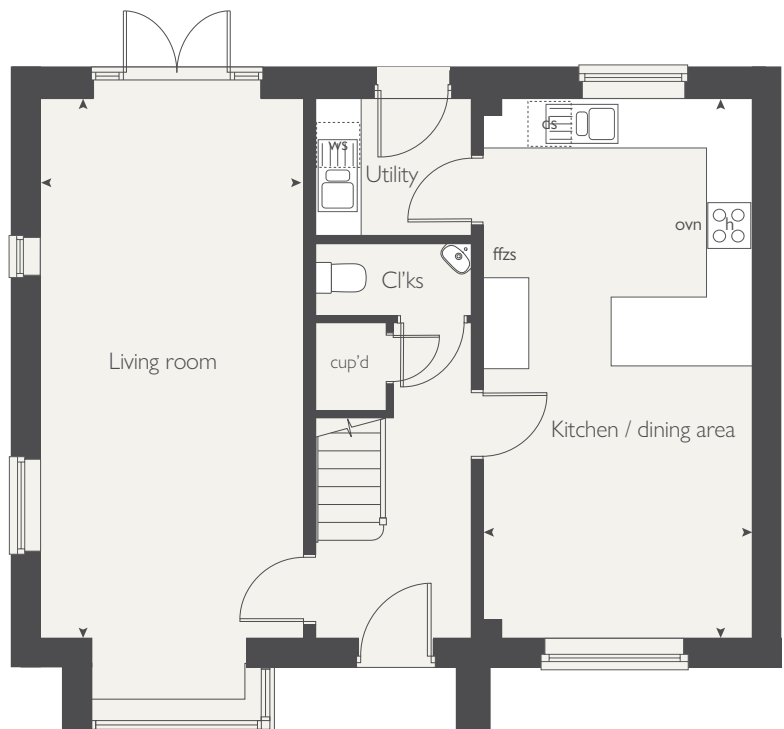
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FIRST FLOOR



GROUND FLOOR



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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



KITCHEN

2 bedroom
The Hazel
3 bedroom
The Birch
The Cedar
The Maple
4 bedroom
The Ash
The Beech
The Chestnut

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■			
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■
White pendant light holder	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen					■	■	
Space for washing machine with plumbing and electrics in cupboard	■	■	■	■			
Space for washing machine with plumbing and electrics in utility							■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■	■
Shower over the bath	■						
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

DOORS AND WINDOWS

2 bedroom
The Hazel
3 bedroom
The Birch
The Cedar
The Maple
4 bedroom
The Ash
The Beech
The Chestnut

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

GENERAL

PV Solar Panels	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)							■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Contemporary lantern to front door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)		■	■	■	■	■	■
Cycle store in garden	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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Homes