

HILLSIDE PARK

LINTON HILL, MAIDSTONE

Fernham
HOMES



ELM HOUSE

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Elm House is where connections with nature are at their strongest. Nestling in 1.85 acres of communal gardens with direct views of mature trees, hedgerows and a wildlife habitat, this family home also enjoys a generous garden that naturally merges with the verdant landscape beyond. Inside, Elm House offers family living at its most flexible, with five bedrooms (two with en-suites and the principal with a walk-in dressing area); an open plan kitchen/family room with bi-fold doors to the garden, two further reception rooms and a dedicated study.

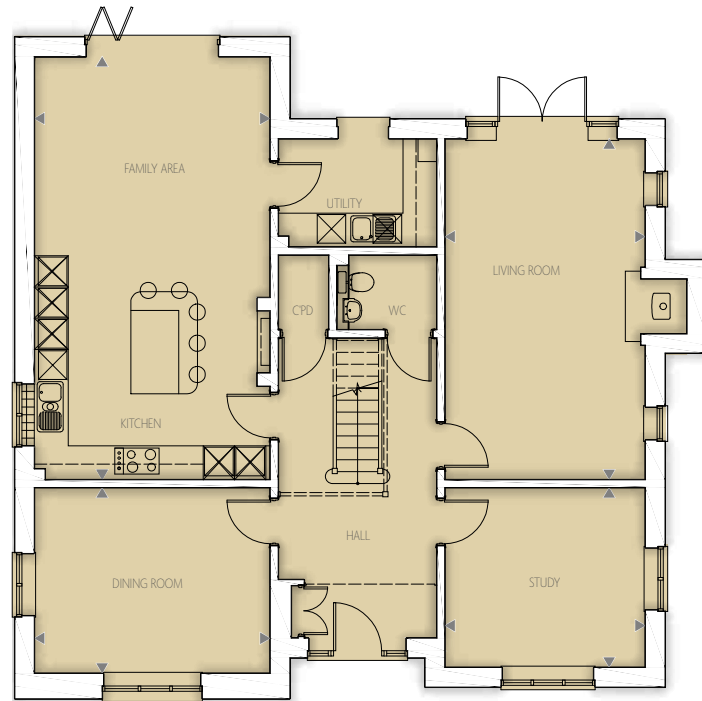
This property is further enhanced by a luxury specification, underfloor heating to ground floor, window dressings provided throughout, a utility room, a cloakroom and a detached triple garage with additional driveway parking.



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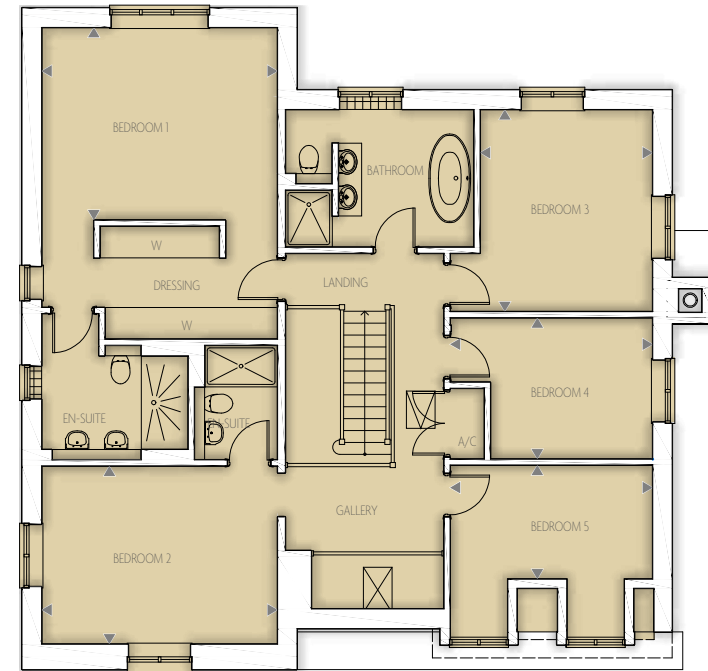
GROUND FLOOR



Kitchen/Family	8.1 x 4.5 m	26'-8" x 14'-10"
Dining	3.5 x 4.5 m	11'-8" x 14'-10"
Living	3.8 x 6.5 m	12'-8" x 21'-6"
Study	3.8 x 3.4 m	12'-8" x 11'-4"

TOTAL ACREAGE	0.3
TOTAL SQ FT	2,668

FIRST FLOOR



Bedroom 1	3.7 x 4.5 m	12'-2" x 14'-10"
Bedroom 2	3.4 x 4.5 m	11'-3" x 14'-10"
Bedroom 3	3.3 x 3.8 m	10'-10" x 12'-9"
Bedroom 4	3.1 x 2.7 m	10'-3" x 8'-11"
Bedroom 5	3.8 x 2.1 m	12'-9" x 7'-2"

Any areas or measurements are approximate. All measurements are taken at longest and widest points. The text and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise. Please consult with the sales advisors at the point of reservation. Kitchen design to be confirmed, please speak to our sales advisor.

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SPECIFICATION

KITCHEN

- Contemporary fitted kitchen with quartz stone worktops
- Soft-close cupboards and drawers
- Fully integrated appliances
- Double oven
- Wine cooler

UTILITY

- Contemporary fitted units with washing machine and dryer
- Quartz stone worktops

BATHROOM/EN-SUITE/WC

- Stylish Roca sanitaryware to all bathrooms
- Twin basins with soft-close vanity storage to the family bathroom and principal en suite
- Digitally controlled Aqualisa showers with rain dance shower heads
- Freestanding bath to the family bathroom
- Hansgrohe taps and fittings
- Minoli ceramic wall tiles

ELECTRICAL FITTINGS

- TV point to living room, kitchen/dining/family room and all bedrooms
- Master BT & telephone point to hallway
- USB sockets fitted to kitchen and master bedroom
- Brushed chrome sockets throughout
- Fibre optic broadband

HEATING/WATER

- Underfloor heating to ground floor
- Radiator panel heating to upper floor with individual thermostatic
- Temperature controls
- Mains pressure sealed water system

INTERIOR FINISHES

- Matt emulsion paint finish to walls and ceilings
- Flooring included throughout
- White internal doors with half glazing to selected areas
- Double glazed timber windows
- Aluminium bi-fold doors
- Fitted wardrobes with sliding mirrored doors to principal bedroom
- Window dressings provided throughout

EXTERNAL

- Slate house name plaque
- Solar PV panels to the rear of garage
- External tap to rear garden
- External double power socket to rear garden
- Landscaped front garden
- Patio and turf to rear garden
- Triple garage and large driveway
- Electric garage door

SECURITY

- Mains-operated smoke alarm
- Mains-operated carbon monoxide alarm

PEACE OF MIND

- 10-year NHBC build warranty

Wards
Land & New Homes

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These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.