



HOCKERS FARM

ORCHARD VIEW • DETLING • KENT • ME14 3NR

A charming development of seven 3 & 4 bedroom homes



On your doorstep

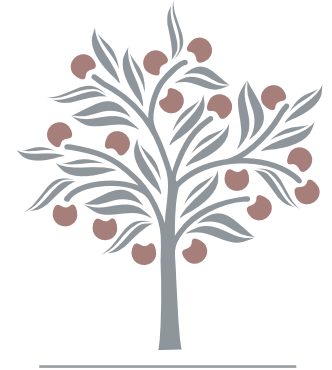
Hockers Farm is a select new development of seven 3 and 4 bedroom homes built to Esquire's high standards, situated on the edge of the village of Detling.

These traditionally constructed homes are superbly located with easy access to the Kent countryside, Maidstone, Bearsted and the Medway Towns.

The Village of Detling on the North Downs is just a stones throw from the development, here you will discover The Cock Horse Inn offering excellent food and a warm welcome.

Venture into the ancient village of Bearsted, full of country character with a village pond and leafy lanes. A place where cricketers still play on the green, surrounded by charming houses, cottages and oasts. At either end of the green you will find two gastro pubs. The Oak on the Green and The White Horse, where alfresco dining is the order of the day during the summer months and cosy firelit meals can be enjoyed throughout the winter. There are other pubs and eateries close by including the excellent Fish restaurant.

In Bearsted you'll find successful football, cricket and tennis clubs catering for athletes of all age groups. The discerning golfer need look no further than Bearsted Golf Club and Marriott Tudor Park Hotel and Country Club which also offers gym and leisure membership.



Further afield

Maidstone is one of the best retail centres in the south east with Fremlin Walk, The Mall Shopping Centre, Royal Star Arcade, Market Buildings and Week Street providing a range of well known names and fashionable stores. On the outskirts of town and close to Hockers Farm is Newnham Court Shopping Village for outdoors, garden and homeware items.

A traditional market on Tuesdays and Saturdays can be found at the Lockmeadow Entertainment Centre, which houses an eight screen multiplex cinema, fitness club, restaurants and night club. Maidstone offers plenty of choice for eating out from fast food to international cuisine. Vibrant Earl Street is full of restaurants, cafés and bars and home to national brands including Café Rouge, Zizzi and Pizza Express and The Hazlitt Theatre and Corn Exchange offer a range of entertainment including music, drama and dance.

Leeds Castle is one of the most well-preserved historic castles in South East England, as well as one of the most

iconic. The castle is set in over 500 acres of lush green parkland and is ideal for long relaxing strolls and picnics.

Kent's beautiful countryside and villages provide endless opportunities for cycling, walking or just relaxing with nearby Mote Park, Whatman Park and the Millennium River Walk.

The area has excellent schools and colleges in both the public and private sector including Maidstone's highly respected grammar schools.

Hockers Farm is conveniently placed for commuters, with mainline railway stations in Maidstone and Bearsted that connect to London and the Continent via Ebbsfleet, Ashford International and the Channel Tunnel. For those travelling by road the M20 and M2 are close by providing routes to the motorway networks, London and the major airports.



Design Features



Energy Efficiency

- Gas fired central heating
- Insulated cavity walls
- Dry lined internal walls
- Double glazing
- Insulated loft space

Bathroom, Ensuite and cloakroom

- Contemporary white sanitary ware
- Chrome taps and fittings
- Luxurious bath with additional shower over
- Rain shower with stylish glass enclosure to ensuites
- Heated chrome towel rail to bathroom and ensuites
- Shaver point to bathroom and ensuites

Kitchen

- Choice of bespoke units and laminate worktops
- Stylish stainless steel tower oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel sink with polished chrome mixer tap
- Low energy under cupboard downlighters

Electrical

- LED downlights to kitchen/diner, bathroom, ensuites. Pendants to hallway, landing, living room and all bedrooms
- Generous supply of power outlets
- Telephone point in hallway, living room and master bedroom
- TV point in living room, study and all bedrooms
- Mains operated door bell

Joinery

- All external windows and doors are bespoke made finished in white UPVC.
- Attractive skirtings and architraves provided throughout
- Traditional panelled internal doors with polished chrome ironmongery
- Built in wardrobes to master bedroom

Safety and Security

- Mains fed smoke/heat detectors with battery back up
- Multi point locking to all external windows and doors

Internal finishes

- Choice of porcelain floor tiles to kitchen, utility room, bathroom, ensuites and cloakroom
- Choice of porcelain wall tiles to bathroom and ensuites
- Walls and ceilings finished in white

External

- Single garage with additional driveway parking
- Water efficient outside tap
- Low energy PIR to front and rear
- Turf and area of patio to rear garden
- Landscaping to front garden area

After Care

- Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into the property
- All homes are provided with a 10 year insurance backed structural warranty
- Two years complimentary Home Emergency cover

Choices & Additions

We try to offer each of our clients as much flexibility as we can regarding choices and additions. We understand that each client is different and we try to tailor our approach to each sale to take account of this.

Our experienced sales team are happy to spend time with you looking at your options and going through samples to ensure that you are happy with each decision you make regarding your property.

If you choose to purchase your new home with Esquire Developments early enough in our build programme we are happy to discuss selections for the following:

Kitchen units (including handles)

Kitchen worktop

A selection of kitchen upgrades

Floor finishes

Wall & floor tiling

Smart home technology

At Esquire Developments

We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.



Location

All enquiries through
our Selling Agents:



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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 only intended to provide an indication of the general style of our development. Esquire Developments 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 shown may vary or change. Maps not to scale. Plans are indicative only.