

PENNY CLOSE

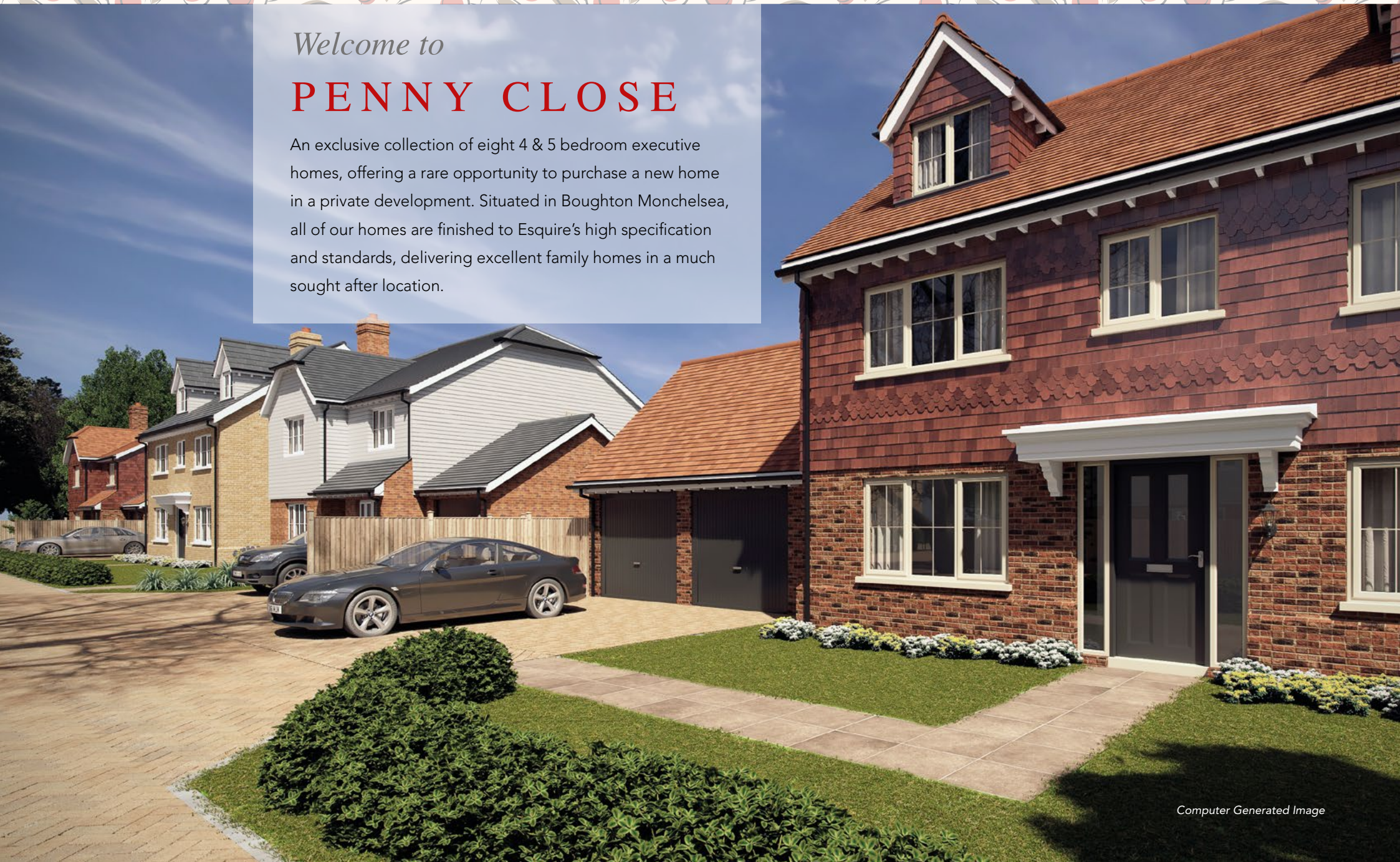
HUBBARDS LANE • MAIDSTONE • KENT • ME17 4HY



*Welcome to*

# PENNY CLOSE

An exclusive collection of eight 4 & 5 bedroom executive homes, offering a rare opportunity to purchase a new home in a private development. Situated in Boughton Monchelsea, all of our homes are finished to Esquire's high specification and standards, delivering excellent family homes in a much sought after location.



*Convenience  
stores to  
designer  
fashion*

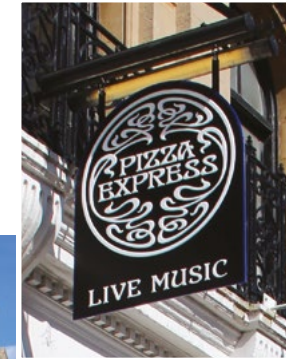


Penny Close is perfectly placed for all kinds of shopping, from picking up a few essentials to buying the latest fashions and homewares. Nearby Coxheath has a selection of outlets, including a well stocked convenience store, a post office and a pharmacy. Just over three miles away is Maidstone town centre, one of the best retail hubs in the South East of England. Fremlin Walk and The Mall shopping centres are packed with famous high street stores. For specialist clothing, gifts and more, there's the Royal Star Arcade plus a range of independent shops on the historic Bank Street and Gabriel's Hill, as well as a traditional market on Tuesdays and Saturdays at Lockmeadow Centre.



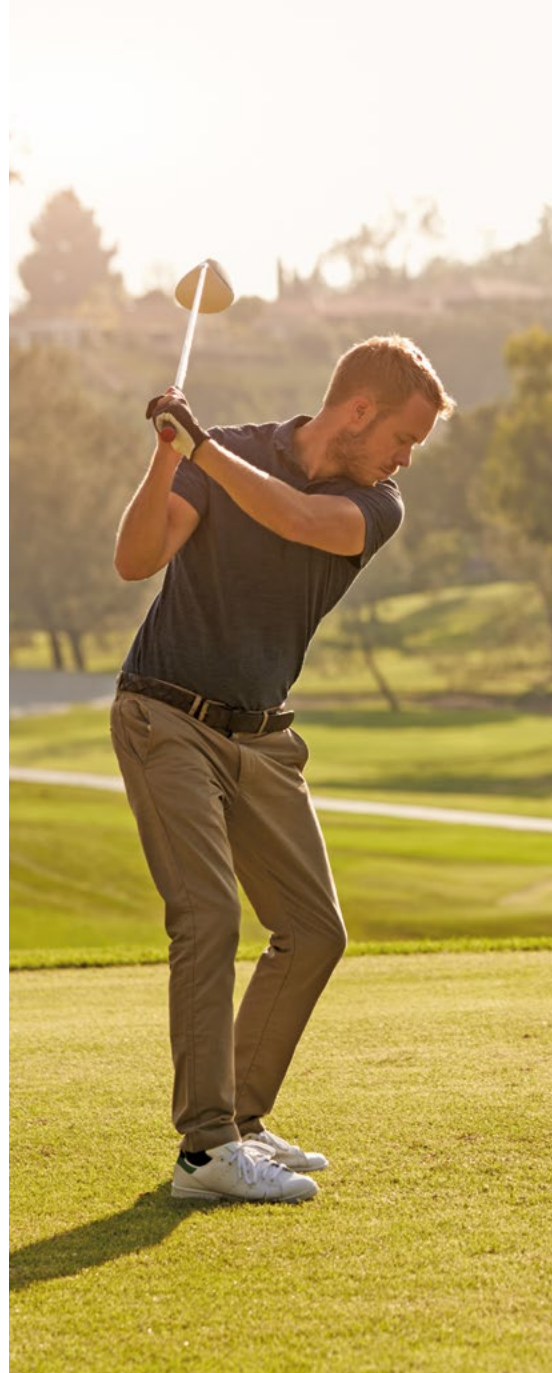
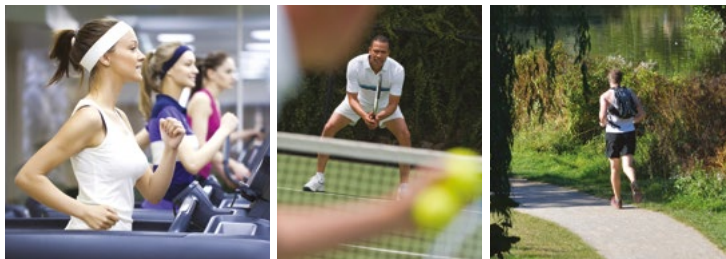
## *The social scene*

There are plenty of pubs, eateries and take-aways in Boughton Monchelsea and the surrounding area, including some delightful county inns in scenic locations. Maidstone offers plenty of choice for eating out, from fast food and gastropubs to international cuisine. Earl Street is home to several national brands including Café Rouge, Zizzi and Pizza Express. For entertainment, dining and leisure there's the Lockmeadow Centre, which has an eight-screen Odeon cinema, a choice of restaurants and a bowling alley. The Hazlitt Theatre in Earl Street presents a year-round programme of plays, musicals, dance, music, film and comedy.



## *Sports, fitness and leisure*

Whether you fancy a work-out, a round of golf or a rural hack, there's every opportunity to make the most of your leisure time. Maidstone Leisure Centre is well equipped for a wide range of health, fitness and sports activities, and adjacent is the town's award-winning Mote Park, which has a brilliant range of amenities, including cycling trails and a watersports centre. Facilities for racquet sports include the centrally-located Maidstone Squash Club and the state-of-the-art Maidstone Tennis Academy, while golfers have a wide choice of venues within easy reach, including championship courses at Tudor Park and Kings Hill. The broad sweep of Kent's glorious countryside offers many lovely walks and beauty spots, including nearby Loose, known as the 'Jewel of Maidstone'.



## *Excelling in education*

The area has excellent educational facilities for all age groups in the state and private sectors. Boughton Monchelsea and Coxheath both have primary schools whilst Cornwallis Academy Secondary School is just a stones throw away. Linton Park Independent School (for Years 3-13) is also within easy walking distance. Maidstone also offers many options, including four highly respected boys' and girls' grammar schools and as for higher education, MidKent College offers a wide range of academic and vocational courses.

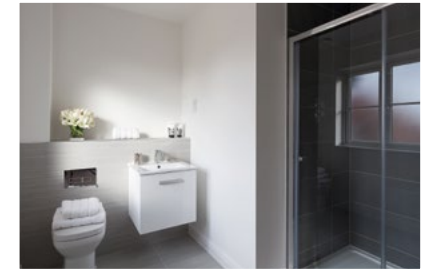




Penny Close street scene showing from left to right Plots 1, 2, 3 and 4



Penny Close street scene showing from left to right Plots 5, 6, 7 and 8



*Design  
Features &  
Development  
Specification*

### Kitchen

- The kitchen is fitted with a range of bespoke wall and floor cabinets with either quartz or high grade laminate work surfaces, upstands & splashback
- Fully integrated appliances including two Neff single electric ovens one with built in microwave, 5 ring gas hob, fridge/freezer & dishwasher
- Utility rooms are fitted with a range of complimenting cabinets & laminate work surface, with space for a free standing washing machine and tumble dryer

### Bathroom, Ensuite and Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom, ensembles & cloakroom
- Luxurious bath with handheld shower
- Rain showers with stylish glass enclosures
- Heated chrome towel rail
- Shaver point to bathroom and ensembles

### Electrical

- LED recessed downlights to kitchen, bathroom, ensembles and hallway, with low energy pendant fittings to living room, dining room and all bedrooms
- Generous supply of power outlets throughout
- Telephone point in hallway, living room and master bedroom
- TV point in living room and all bedrooms
- Power and lighting provided to loft space and garage

### Heating and Hot Water

- Gas fired central heating via radiators, each with independent thermostatic control
- Condensing boiler with pressurised hot water cylinder
- Gas and electric supplies to suggested fireplace location. (Fireplace not included)

### Internal Finishes

- Choice of porcelain floor tiles to kitchen, utility, bathroom, ensembles and cloakroom
- Choice of porcelain wall tiles to bathroom and ensembles
- Bespoke white painted staircase with oak handrail
- Attractive white gloss painted skirtings and architraves provided throughout
- White gloss painted internal moulded doors with polished chrome ironmongery
- Built in wardrobes to master bedroom, with pure white glass infills

### Safety and Security

- Mains fed smoke and heat detectors with battery back up
- PVCu double glazed windows and external doors with multi point locking system
- Wireless security alarm system, including PIR movement sensors
- Electronic development gates with fob access

### External Finishes

- Garage with additional driveway parking
- Turf and area of patio to rear garden, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR coach lights to front and rear doors.

### 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 your property
- All homes are provided with a comprehensive two year home emergency home cover

### Guarantee

- All homes come with a ten year BLP SecurePlus guarantee

## 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**



*Previous Esquire Development at Courtsole Farm, Cliffe in Kent.*



## *At Esquire Developments*

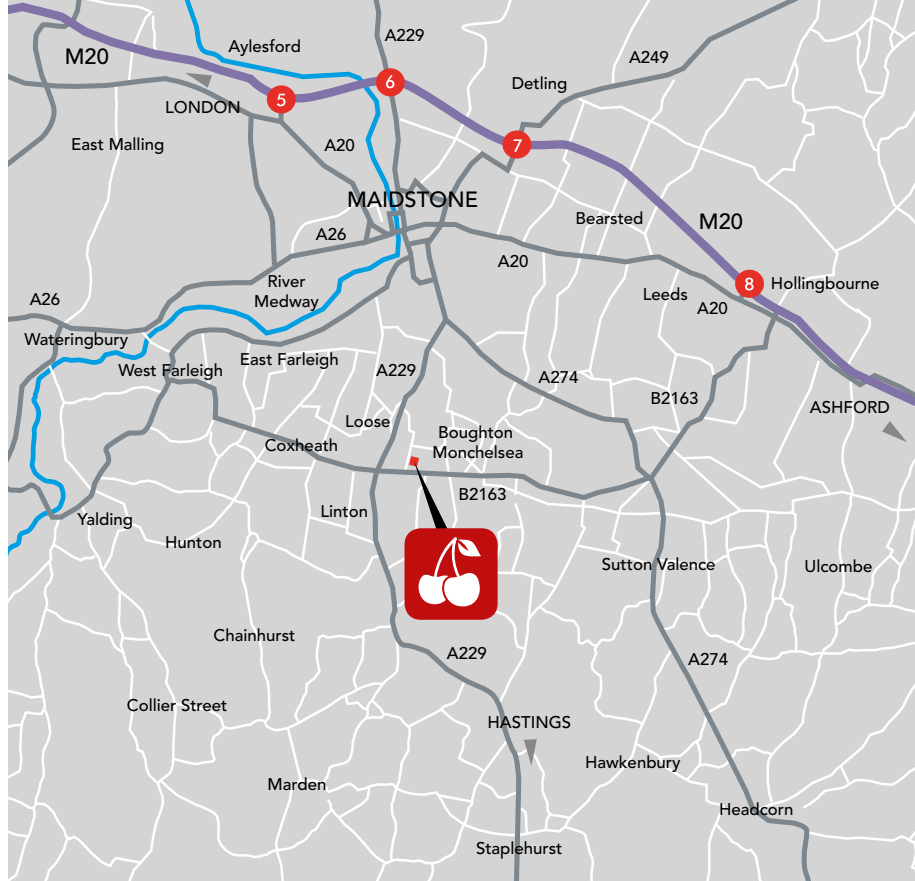
We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

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.





## Convenient travel connections

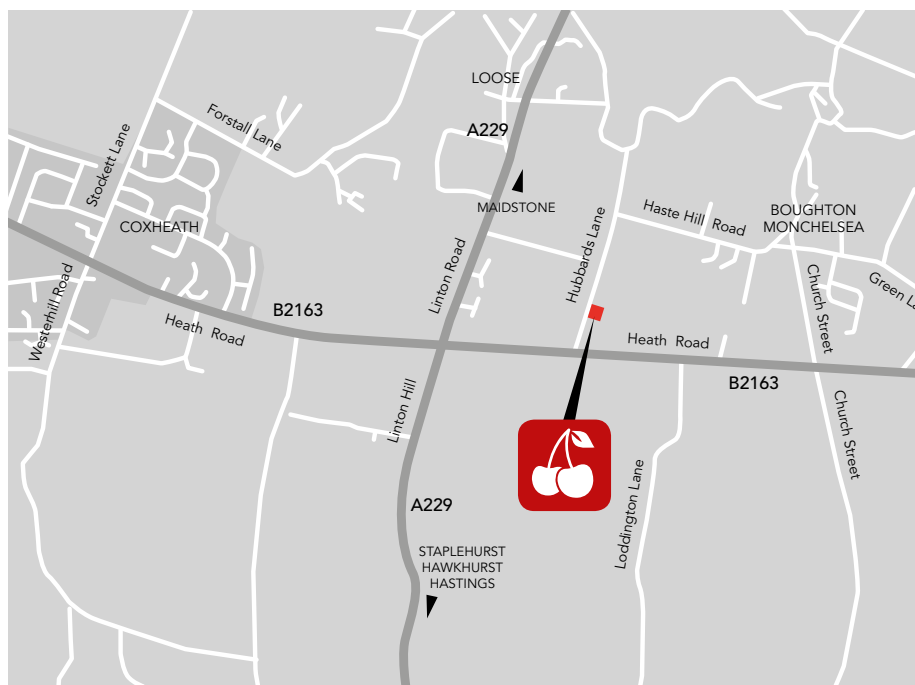
There are regular direct services to London Victoria and Ashford from Maidstone East station, which is just over four miles away (London approximately one hour). There are also regular services to London Charing Cross, Cannon Street and Ashford from Staplehurst station (London just over one hour). A short drive takes you to the M20, which links with the M25, M26 and M2, offering fast links to Gatwick and Heathrow airports, as well as the Channel ports and tunnel.

Sole Selling Agents



1 Ashford Road, Maidstone, Kent, ME14 5BJ

01622 673086 (Option 1) [enquiries@sibleypares.co.uk](mailto:enquiries@sibleypares.co.uk)



Studio 3, The Old Laundry, Green Street Green Road,  
Longfield, Kent DA2 8EB

01474 706 184  
[info@esquireddevelopments.com](mailto:info@esquireddevelopments.com)  
[www.esquireddevelopments.com](http://www.esquireddevelopments.com)

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