

PLAXDALE GREEN FARM

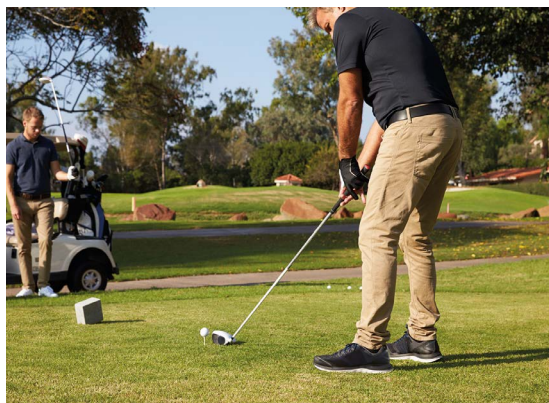
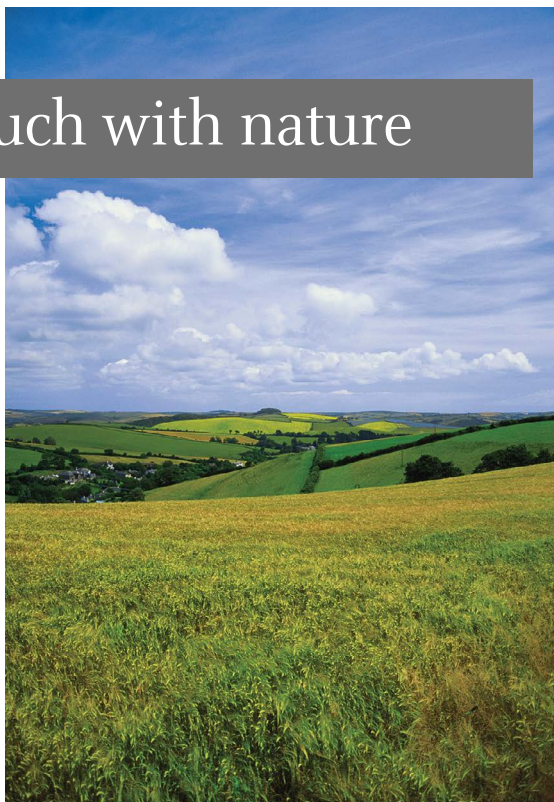
PLAXDALE GREEN ROAD • STANSTED • KENT • TN15 7PB

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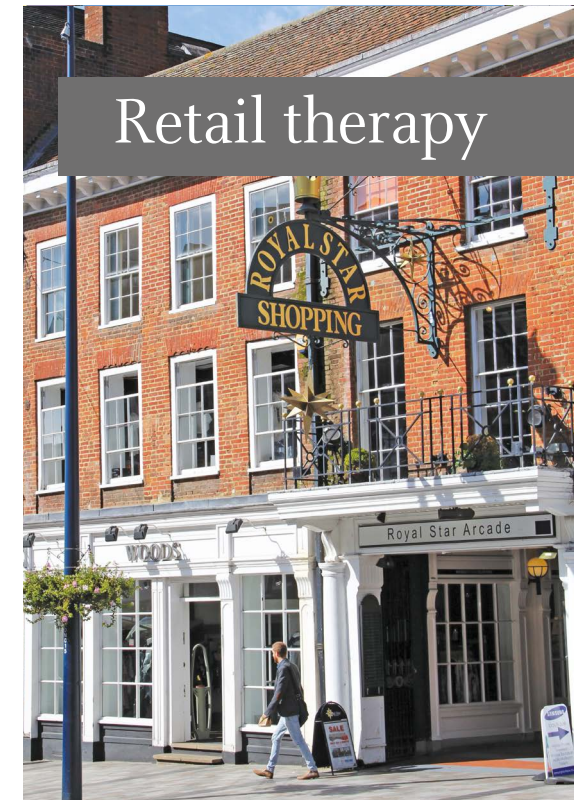
An exclusive collection of nine 2, 3 & 4 bedroom farmstead homes, offering a rare opportunity to purchase a new home in a private gated development. Situated in Stansted in Kent, all of our homes are finished to Esquire's high specification and standards, delivering excellent family homes in a much sought after location.



In touch with nature



Stansted is set in beautiful countryside with many lovely places to enjoy a country ramble, hack or bike ride, including the 170-acre Trosley Country Park which has three waymarked walking trails with spectacular views over the North Downs. There is also plenty of opportunity to enjoy your favourite sports and pastimes. Sevenoaks and Maidstone leisure centres have excellent facilities, including swimming pools. Private leisure and fitness venues in Maidstone include David Lloyd and LA Fitness clubs. For golfers, the prestigious London Golf Club is nearby and there are several other superb courses in the area, including scenic Knole Park and Wrotham. The Reynolds Retreat Country Club in Borough Green offers some of the most luxurious and highest quality fitness, thermal spa and treatment facilities in the country.



Retail therapy

From Stansted it's just four miles or so to Borough Green, which has a selection of shops for everyday items, including a Sainsbury's local, a pharmacy and an artisan bakery. For a wider choice, there are two larger towns within easy driving distance. Sevenoaks has Bligh's Meadow Shopping Centre as well as a great selection of independent stores, including an irresistible chocolate shop. Maidstone offers three major shopping malls, a traditional market and more. For the ultimate retail experience, it is under 10 miles to the amazing Bluewater complex near Dartford, one of the biggest out-of-town shopping centres in Europe.

Be entertained



Whether you're looking for haute cuisine, a pizza, or a curry, you'll be well catered for in the towns and villages around Stansted. There's everything from historic country inns to trendy bistros, ethnic eateries and well-known national chains. For entertainment, Sevenoaks offers the Stag Community Arts Centre, Cinema and Theatre, and Maidstone boasts a multiplex cinema and the Hazlitt Arts Centre. If you feel like combining a shopping trip with eating out and entertainment, Bluewater has no less than 50 food outlets as well as a luxury Showcase Cinema with an IMAX screen

Education

The area around Stansted is well served for education at all levels. There is a primary school in Borough Green and a secondary school with academy status in nearby Wrotham. There are also many other state-funded and independent primary and secondary schools to choose from, including Gravesend Grammar School, Maidstone Grammar School, one of the most highly respected state secondary schools in the south of England and historic Sevenoaks School, founded in 1432. As for higher education, MidKent College offers a wide range of academic and vocational courses.



Design Features & Development Specification



Images from previous Esquire Development show homes.

Kitchen

- The kitchen is fitted with a range of bespoke wall and floor cabinets with either quartz (Where applicable) or oak work surfaces, upstands & splashback
- Fully integrated appliances including two Neff single electric ovens one with built in microwave, 4 or 5 ring gas hob, fridge/freezer & dishwasher
- Utility rooms (where applicable) 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 or shower over bath with glass enclosure
- 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 masterbedroom
- TV point in living room and all bedrooms
- Power and lighting provided to loft space

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 in Plots 7, 8 & 9 (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 (Where applicable)
- Attractive white gloss painted skirtings and architraves provided throughout
- Internal contemporary oak 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
- Composite Alu-Clad 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

- Gated entrance with remote access
- Gravel grid courtyard 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 CRL Building Warranty

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





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.



Close connections

Stansted has excellent UK and international transport links. There are regular rail services to London Victoria from Borough Green station, with a journey time of less than an hour. Trains also run south to Ashford International via Maidstone East, connecting with Eurostar services to the Continent, or you can drive to Ebbsfleet International, about 10 miles away. Stansted is less than a mile from the M20, which connects with the M25 for the Dartford Crossing and the wider motorway network, as well as running south to the Channel Tunnel and cross-Channel ferry ports.



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

01474 706 184

info@esquiredevelopments.com

www.esquiredevelopments.com

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