



AT

MILLERS
— FIELD —



Computer generated image of Millers Field

DISCOVER MILLERS — FIELD —

LINTON ROAD, LOOSE, MAIDSTONE, KENT ME15 0AH

Discover a new way of life at Millers Field.
This exclusive collection of nine 3, 4 & 5
bedroom homes are conveniently located
close to town and countryside.

Each home is designed with thought and
imagination to tick all the boxes for today's
lifestyles. You'll love the timeless craftsmanship
and well-planned space.

Millers Field is the perfect place to enjoy life
in the glorious Garden of England.



Computer generated image of Millers Field



DISCOVER ESQUIRE DEVELOPMENTS

“Since establishing ourselves in 2011, we have rapidly grown into one of the leading privately owned property developers in Kent and the South East. We know the areas we build in like no one else. Our success story is based on our personable approach at every level and our deep-rooted passion to deliver beautiful and bespoke, award winning homes.

Our expert insight, innovative approaches and traditional values are creating a legacy we can all be proud of. Buying a new home is one of the most important things you do and it is our ambition to make each stage of the process as smooth and enjoyable as possible.”

Paul Henry

Paul Henry
Co-founder

David Braddon

David Braddon
Co-founder

Discover more

www.esquiredevelopments.com

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ESQ.



LOCAL LIVING

You'll feel a sense of belonging at Millers Field, where traditional community values thrive and open spaces are easily accessible. You can pop into town for great shopping and socialising possibilities. It's a great place to get the most out of life.

Millers Field embodies the Kent living experience. That means feeling a close connection to the great outdoors but also staying in touch with the dynamic vibe of the modern world. With easy access to work and leisure, you can find that perfect lifestyle balance.

Less than three miles from the County Town of Maidstone, with the Loose Valley Conservation Area in between, Loose village has a traditional Kentish feel, with the welcoming Chequers Inn, ancient half-timbered houses and mature greenery either side of the meandering stream which flows through the centre.

From an early morning jog to sunny afternoon picnics by the riverside, life at Millers Field can be full of simple pleasures. As for the everyday necessities, you'll be within easy reach of supermarkets for the weekly shop and convenience stores for top-up purchases, as well as other amenities such as pharmacies, post offices, medical centres and vets.

Make the short trip to Maidstone and you'll find much more, including cinema and theatre, gyms, health clubs and sports venues, restaurants and nightlife.





EXPLORE AND ENJOY

Loose is in the heart of Kent, making it the perfect location to explore the county and enjoy its many attractions, from top shopping destinations to renowned beauty spots. And if you fancy a day out in the city, just hop on the train to London.

Love to shop? Whether you're looking for designer fashions, stylish homewares or the latest tech, Maidstone and the Medway towns have all your favourite high street chains, as well as a good selection of independent stores and markets selling artisan food and craftworks. Alternatively, travel a little further afield to Canterbury and Tunbridge Wells, where you'll find a contemporary shopping experience in a historic context.

Kent is most famous for its countryside charm and natural splendour. Nestling between the Kent Downs and High Weald Areas of Outstanding Natural Beauty, the Loose Valley is the gateway to acres of unspoilt scenery, featuring rolling meadows and ancient woodlands, as well as the county's hop farms, orchards and vineyards. There are hiking trails to discover or you can spend a leisurely few hours strolling around the magnificent gardens

at Sissinghurst or Scotney Castle. If you prefer the sea air then Kent and East Sussex offer resorts within an hour's drive.

For a taste of city life, you can easily get to the buzzing UK capital, which is around one hour by train from Maidstone. Enjoy the West End's incomparable shopping experience, take in a show or soak up some culture in one of the many world-famous museums and galleries.



THE SOCIAL ASPECT

Life is what you make it. At Millers Field you'll have every opportunity to make it fun-filled and action-packed. Whether it's a daily work-out, an evening meal or a night on the town, the choice of leisure and social activities is extensive.

With leisure centres, health clubs and all kinds of sports from squash and swimming to golf and gymkhanas, it's easy to build fitness activities into your weekly schedule. Maidstone's award-winning Mote Park has facilities for cycling, watersports and more. Alternatively, take the family to Leeds Castle, which has adventure golf and a playground for the young ones, as well as a Go Ape with high ropes and zip lining for the more intrepid family members.

When it comes to food and drink, there's a huge choice on the menu. Enjoy pizza and pasta or a burger at your favourite

famous-name establishment. Share Sunday lunch with the family at a local gastropub. Treat yourself and your loved one to dinner at a gourmet restaurant, take a trip to the coast for fresh seafood or simply order a take-away, chill out and enjoy some time in your new home.

The nearby towns offer a fantastic choice of entertainment and nightlife. Go to the theatre, see some stand-up comedy or catch the latest film release. See touring stars and up-and-coming local bands at a variety of live music venues or work off some energy on the dance floor.



THE DEVELOPMENT



CHESTNUT

3 Bedroom Detached House
Plots 3 as shown, Plot 8 is handed

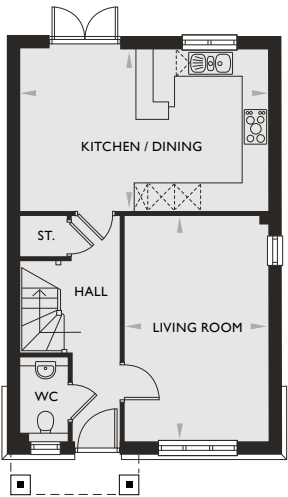
Total Area: 100.8m² / 1085ft² (Net)



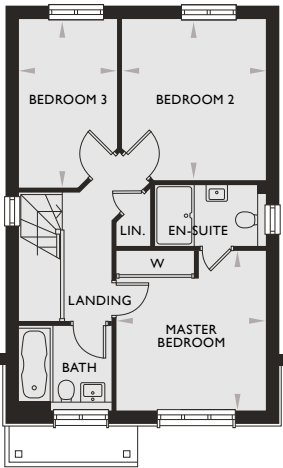
Ground Floor	MM	FT
Living Room	5155 x 3260	16'11" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



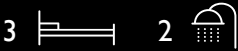
FIRST FLOOR



ELM

3 Bedroom Detached Bungalow
Plot 1 as shown, Plot 9 is handed

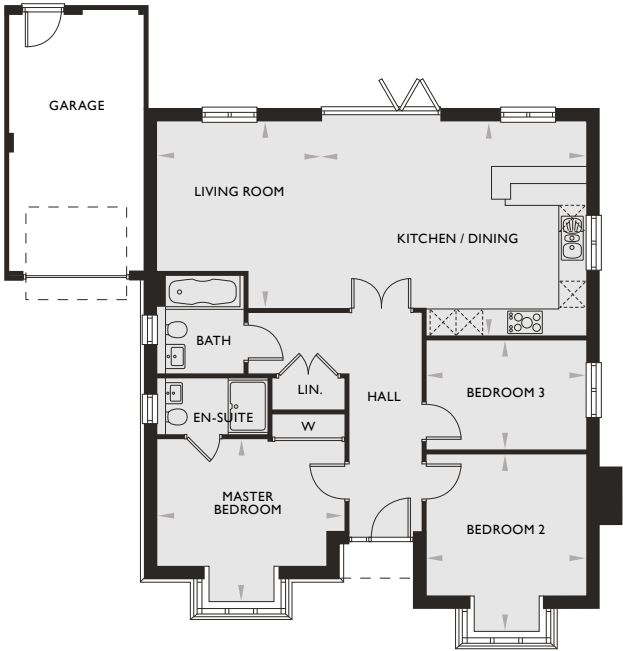
Total Area: 102.2m² / 1100ft² (Net)



Ground Floor	MM	FT
Living Room	4245 x 3755	13'11" x 12'4"
Kitchen / Dining	6015 x 4895	19'9" x 16'0"
Master Bedroom	4270 x 3685	14'0" x 12'1"
Bedroom 2	4010 x 3620	13'2" x 11'10"
Bedroom 3	3620 x 2455	11'10" x 8'0"

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GROUND FLOOR



HAZEL

3 Bedroom Detached House
Plot 5 as shown, Plot 6 is handed

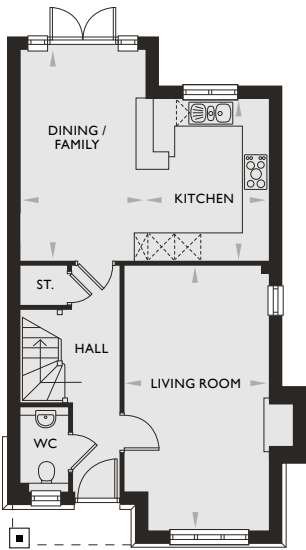
Total Area: 112.0m² / 1205ft² (Net)



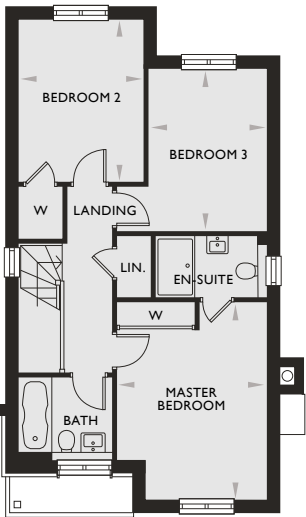
Ground Floor	MM	FT
Living Room	6055 x 3260	19'10" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Dining / Family	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	4545 x 3405	14'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



PRIMROSE

4 Bedroom Detached House
Plot 2 as shown

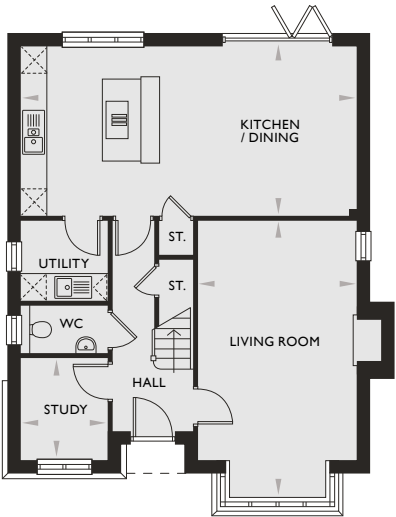
Total Area: 142.3m² / 1531ft² (Net)



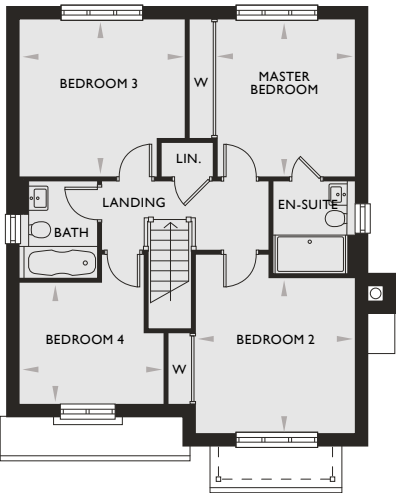
Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'7"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	4270 x 3520	14'0" x 11'6"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3270 x 2745	10'8" x 9'0"

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GROUND FLOOR



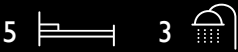
FIRST FLOOR



WILLOW

5 Bedroom Detached House
Plot 7 as shown

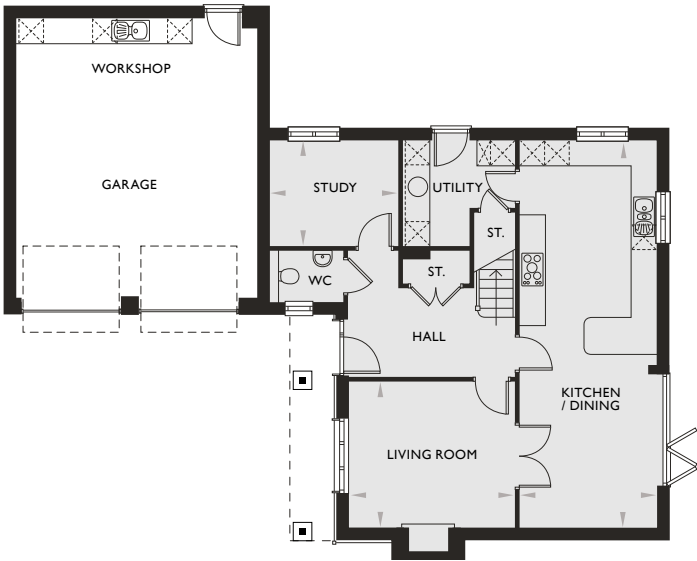
Total Area: 188.0m² / 2023ft² (Net)



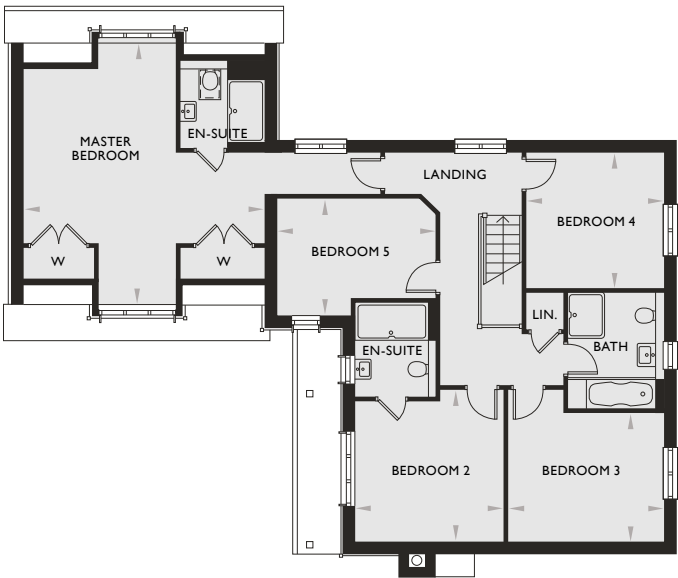
Ground Floor	MM	FT
Living Room	4010 x 3535	13'2" x 11'7"
Kitchen / Dining	9415 x 3305	30'10" x 10'10"
Study	3075 x 2565	10'1" x 8'5"
First Floor	MM	FT
Master Bedroom	6325 x 5825	20'9" x 19'1"
Bedroom 2	3560 x 3385	11'8" x 11'1"
Bedroom 3	3765 x 3095	12'4" x 10'2"
Bedroom 4	3315 x 3275	10'10" x 10'9"
Bedroom 5	3835 x 2810	12'7" x 9'2"

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GROUND FLOOR



FIRST FLOOR







BEAUTIFULLY
CREATED SPACE



KITCHEN

The kitchen is fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback. Quartz worktop and splashback to Willow properties

Fully integrated appliances including Neff double oven (one oven with built in microwave function to Willow properties), five ring induction hob, fridge freezer and 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, EN-SUITE AND CLOAKROOM

Contemporary white sanitaryware with chrome fittings

Vanity units to bathroom, en-suites & cloakroom

Shower over bath with glass enclosure

Rain showers with additional handheld shower head with stylish glass enclosures to en-suite only

Heated chrome towel rail

Shaver point to bathroom and en-suites



ELECTRICAL

LED recessed downlights to kitchen, bathroom, en-suites and hallway, with low energy pendant fittings to living room, dining room, all bedrooms and landing

Generous supply of white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable

Telephone point in hallway, living room and master bedroom

Homes wired for Sky & Freeview TV distribution to living room, dining room, study and all bedrooms

Power and lighting provided to loft space and garage

Ring wired front doorbell to all

HEATING AND HOT WATER

Underfloor heating to ground floor and conventional radiators to first floor (all homes) powered by energy efficient air source heat pump

Improved thermal and acoustic performance construction methods throughout



INTERNAL FINISHES

Choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom

Choice of porcelain wall tiles to bathroom and en-suites

Bespoke white painted staircase with oak handrail

Attractive white satin painted skirtings and architraves provided throughout

White satin painted internal moulded doors with polished chrome ironmongery

Built in wardrobes to master bedroom, with pure white glass infills - built in wardrobes included in bedroom 2 in 5 bedroom homes

EXTERNAL FINISHES

Block paved driveway with garages to all plots

Turf and area of patio to rear garden, along with turf and feature landscaping to front garden

Cold mains outside tap

PIR convenience lighting to front and rear

Electric vehicle charging point (EVCP) to all homes

Closed board fencing



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

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 Build-Zone guarantee

CUSTOMER EXPERIENCE

We strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs.

MAKING CONNECTIONS

There are regular direct services to London Victoria and Ashford from Maidstone East station (just under four miles away) and to London Charing Cross, Cannon Street and Ashford from Staplehurst station (around six miles away). A short drive takes you to the M20, which connects with the M25, M26 and M2 for Gatwick and Heathrow airports, the Channel ports and Eurotunnel.

BY ROAD OR BY RAIL

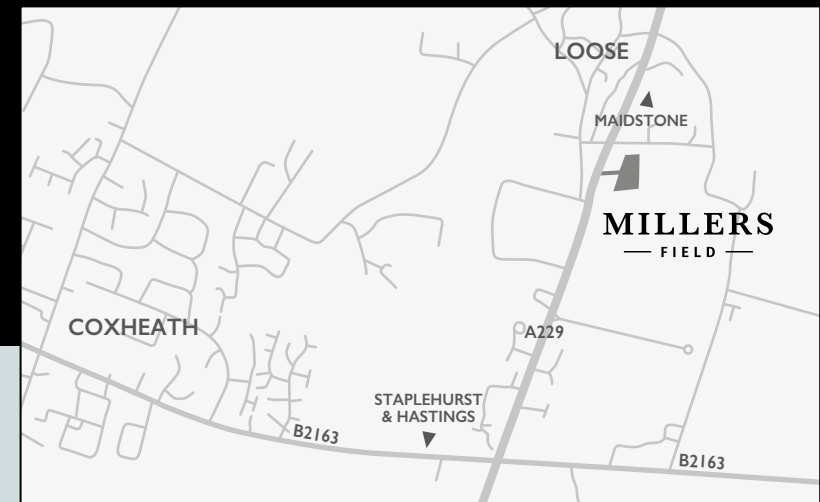


Source:
Road mileage: www.google.com (Distances are approximate)
Rail journey times: www.nationalrail.co.uk - minimum rail journey times indicated
*From Maidstone East **From Staplehurst

LOCATION

LINTON ROAD, LOOSE, MAIDSTONE, KENT ME15 0AH

The development is located on the A229 Linton Road, Loose approximately 2.7 miles south of Maidstone town centre and .5 miles north of the B2163, which gives access to local amenities in Coxheath.





AWARD WINNING

Our pragmatic yet future-facing approach to conducting business and realising a product from tailored inspiration is our pride and joy. It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by the prestigious What House? Awards.

2022 Evening Standard Awards - Best Boutique Developments for Manor Farm

2022 Medway Design & Regeneration Awards - Highly Commended Residential Super Major for Woodlands

2021 Shortlisted at the KEiBA awards for Medium Business of the year

2020 WhatHouse? Small Housebuilder of the Year Gold Award Winner

2019 WhatHouse? Small Housebuilder of the Year Bronze Award Winner

2016 WhatHouse? Best Renovation Award for our exclusive Hazells Farm scheme - conversion of a Grade II Listed Barn & Oast House.





Riverbourne, Chattenden, Kent



Woodlands, Cliffe Woods, Kent



SUSTAINABILITY

At Esquire Developments sustainability is at the heart of what we do. We're committed to doing everything we can to minimise environmental impact and protect our planet for future generations.

We're constantly reviewing our environmental measures in a bid to reduce the carbon emissions of our homes by 50% or more, over and above current building standards. For example, we no longer build homes with traditional gas boilers. Instead we install energy-efficient air source heat pumps.

Our 'fabric first' approach means that improved efficiency is inherent in our building processes and specifications. The materials used are not only responsibly sourced, but also perform to the highest possible standards. Energy-efficient features are 'built in', resulting in the sustainable performance of the building being maintained for its lifetime. Wherever possible, we use locally sourced suppliers and materials, reducing our carbon footprint.

We also have a robust recycling and reuse policy. This includes segregated waste management and being resourceful with existing site assets.





Proudly working in partnership with:



We are always looking to grow and build longstanding partnerships across the entire development industry. If you are a buyer, landowner or a small developer with a view on joining the SME Developer Network to grow your business, please contact us.

Esquire Developments Limited

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

01474 706 184 | info@esquiredevelopments.com | www.esquiredevelopments.com

Share your journey with us using **#MYESQUIREHOME**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Esquire Developments policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisers for further details.

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