

ALLINGTON

WOODLAND  
PLACE

The logo for Woodland Place features the word "WOODLAND" in a large, white, serif font. A stylized white bird silhouette is positioned above the letter "D". Small white leaf motifs are placed above the letter "O" and below the letter "D". The word "PLACE" is written in a smaller, white, sans-serif font directly below "WOODLAND".

A selection of 58 beautifully designed two and three bedroom homes available through shared ownership.



LOCATION	14
SITE PLAN	18
<i>the</i> MAPLE	20
<i>the</i> SYCAMORE	22
<i>the</i> WILLOW	24
<i>the</i> CEDAR	26
<i>the</i> OAK	28
<i>the</i> MULBERRY	30
SPECIFICATIONS	33
SHARED OWNERSHIP	34

A SELECTION *of* 58 BEAUTIFULLY  
DESIGNED TWO *and* THREE  
BEDROOM HOMES AVAILABLE  
THROUGH **SHARED OWNERSHIP.**



## Your key to living at Woodland Place

Discover your dream home at Woodland Place, a stunning new housing development nestled in the charming village of Allington, near Maidstone. Offering a selection of 58 beautifully designed two and three bedroom homes available through shared ownership, Woodland Place is perfect for families, couples, and individuals alike.

# CHARMING

## Modern, energy efficient living

Each home at Woodland Place is built to the highest modern standards, combining comfort, style, and sustainability. Our energy efficient homes help reduce your carbon footprint while providing a cosy and inviting living space. Each home is fitted with solar panels and an air source heat pump. At Woodland Place you can experience the perfect blend of contemporary architecture and sustainable living.



# CONTEMPORARY

# SHARED OWNERSHIP

## Affordable home ownership

Owning your home at Woodland Place has never been easier. Through shared ownership, you can take that crucial step onto the property ladder. Whether you're a first-time buyer or looking for more space, our flexible ownership options make homeownership achievable.



## Be part of a thriving community

Woodland Place offers the best of both worlds – beautiful countryside with the convenience of nearby urban amenities. With excellent transport links to Maidstone’s vibrant town centre and beyond, you’ll enjoy easy access to local shops, schools, and recreational facilities.



# CON<sup>o</sup>CONNECTED

# DISCOVER *the* CONVENIENCE of WOODLAND PLACE



## Shopping and dining

Living at Woodland Place means you're never far from a variety of shopping and dining options. From the nearby Mid Kent Shopping Centre to Maidstone's bustling retail district, everything you need is within easy reach.

- **South Aylesford Retail Park:** Just a short stroll away, this centre features a large Sainsbury's, pharmacy, and several retail outlets including Smyths, Nandos and Pets at Home.
- **Fremlin Walk Shopping Centre:** In Maidstone, offering popular stores like River Island and JD Sports for all your shopping needs.



## Transport links

Woodland Place ensures easy connections to Maidstone and beyond. Whether by bus or train, commuting is simple and convenient.

- **Bus services:** Several routes, including the 60, 701, and 71, provide excellent access to Maidstone and surrounding areas.
- **Train services:** Barming station and Maidstone East offer regular connections to London and major destinations, making it ideal for commuting.
- **Motorways:** The development is just off the A20 and is only a few minutes' drive onto junction 6 of the M20.



## Healthcare

Access to quality healthcare is just around the corner. With essential routine and specialist medical services nearby, Woodland Place offers peace of mind for you and your family.

- **Allington Clinic:** A convenient option for all primary care needs.
- **Maidstone Hospital:** Offering a wide range of specialist services and emergency care.



**Woodland Place Development,**  
Beaver Road, Allington, ME16 0XJ





### Education

Families at Woodland Place can benefit from a diverse range of highly rated local schools, ensuring your children receive a top-quality education close to home. With a mix of state-funded, grammar, and special education schools, there's something to meet every child's needs.

- **Primary Schools:**  
Allington Primary School and Palace Wood Primary School are both nearby and well-regarded.
- **School of Science and Technology Maidstone:**  
SST is part of Valley Invicta Academy Trust (VIAT), a very popular and modern secondary school rated outstanding by Ofsted.
- **Special Education:**  
Schools such as Bower Grove and Five Acre Wood provide outstanding specialised education.



### Recreation and leisure

From outdoor activities in nearby Mote Park to exploring the historic Leeds Castle, Woodland Place offers residents plenty of leisure opportunities.

- **Mote Park:**  
An award-winning park with 450 acres of green space and a 30-acre lake, perfect for family outings.
- **Leeds Castle:**  
Discover the lives of those who owned and commanded Leeds Castle from generation to generation and learn of the queens written out of history.

# SITE PLAN

## Choosing your plot at Woodland Place

Selecting the right plot for your new home is an exciting step. Consider factors such as parking location, external finishes, and access to amenities and green spaces. Think about the layout that best suits your needs and how the plot's orientation fits your lifestyle. Our team is here to help you find the perfect spot to bring your vision to life.



**The Maple**  
2 bedroom semi detached home  
5, 6, 7, 8, 36, 37, 79, 80.



**The Sycamore**  
3 bedroom semi detached home  
02, 03, 04, 10, 14, 15, 16, 17, 18,  
40, 41, 44, 57, 58, 63, 66, 67, 68,  
69, 70, 71, 72, 73, 74, 81, 82, 83.



**The Willow**  
3 bedroom semi detached home  
01, 09, 13, 45, 64, 65, 84.



**The Cedar**  
3 bedroom terrace home  
59, 60, 61, 62.



**The Oak**  
3 bedroom semi detached home  
11, 12, 38, 39, 42, 43, 55, 56.



**The Mulberry**  
3 bedroom terrace home  
75, 76, 77, 78.





# the MAPLE

## Floor plan

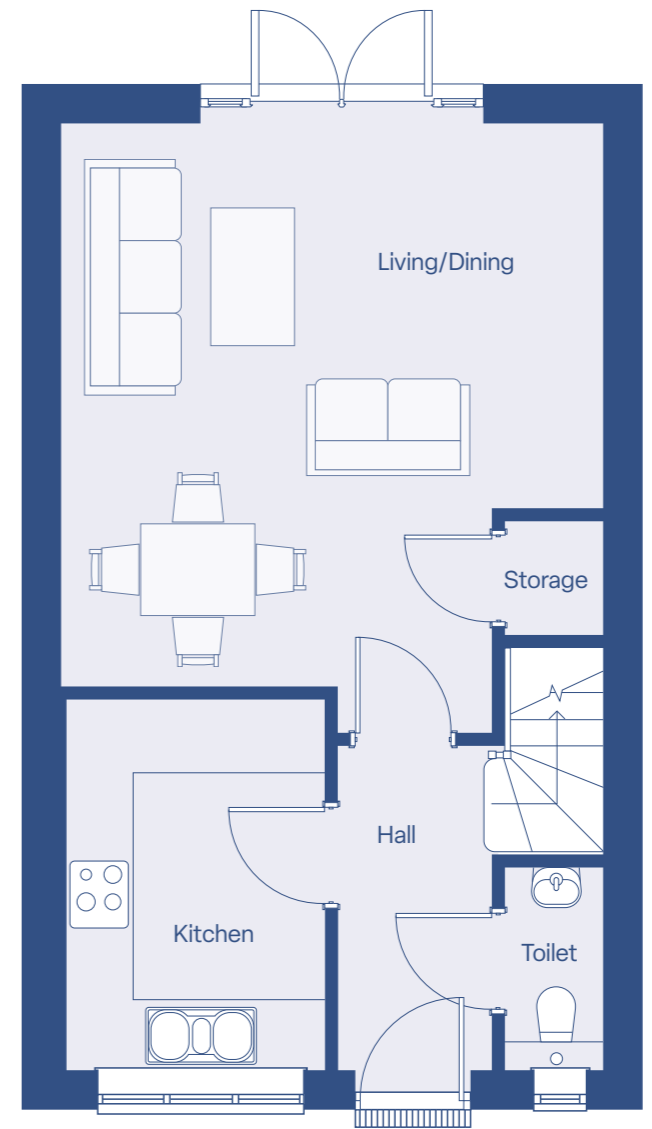
### the MAPLE

#### 2 bedroom semi detached home

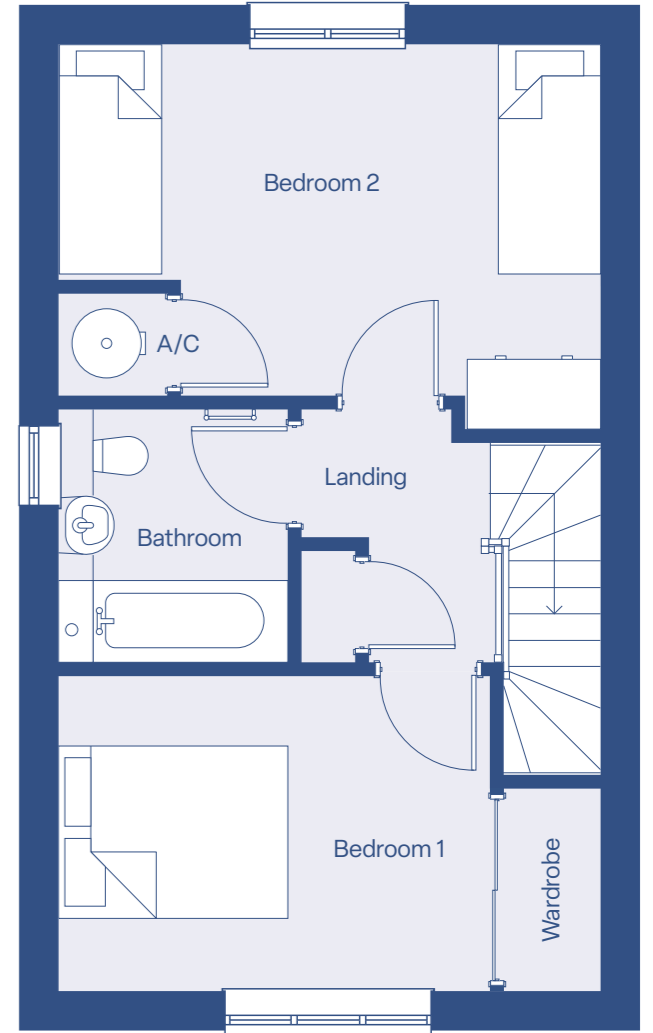
The Maple is a modern two-bedroom semi-detached home, crafted for contemporary living. This elegant property features a cosy living room with charming views over the rear garden, creating a serene retreat for relaxation. The modern kitchen offers plenty of room for both cooking and dining, while the well-appointed family bathroom ensures comfort and convenience. The Maple is an ideal choice for those seeking a perfect balance of modern style and affordable practicality.

#### Dimensions\*

Living/Dining	4.8 m × 4.9 m
Kitchen	2.3 m × 3.3 m
Toilet	0.9 m × 1.8 m
Bedroom 1	2.8 m × 4.8 m
Bedroom 2	3.1 m × 4.8 m
Bathroom	2.0 m × 2.2 m
<b>Total size</b>	<b>79 m<sup>2</sup></b>



Ground Floor Plan



First Floor Plan



# Floor plan

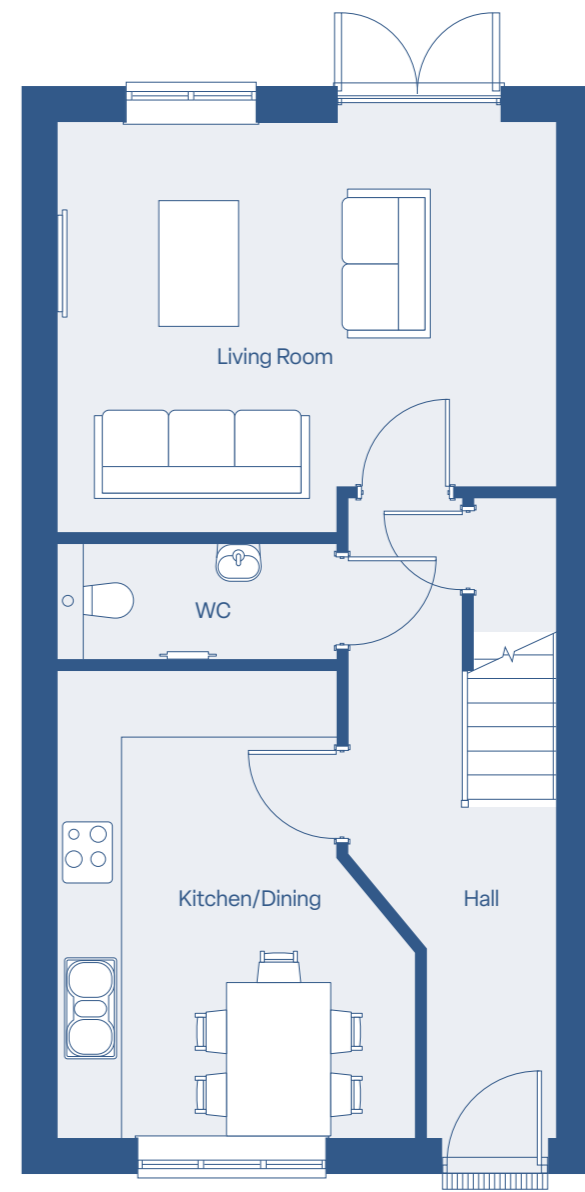
## *the SYCAMORE*

### 3 bedroom semi detached home

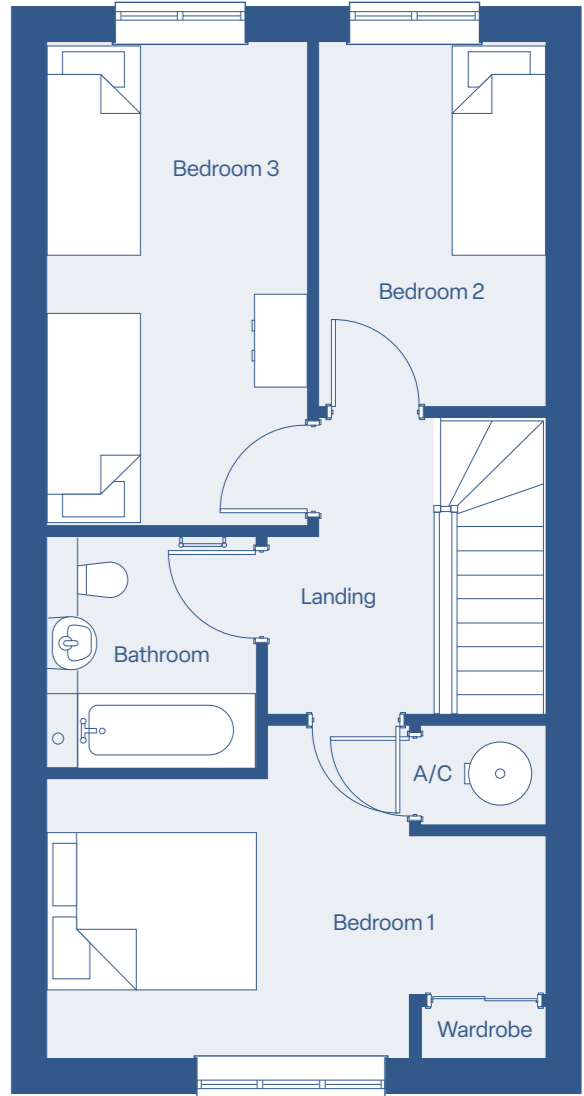
Welcome to the Sycamore, a delightful three-bedroom semi-detached home designed with family living in mind. This home features a large living room with views of the back garden, creating a bright and inviting space for relaxation. The well-proportioned kitchen offers plenty of room for cooking and dining. The Sycamore combines comfort and style, making it the perfect place to settle down.

#### Dimensions\*

Living/Dining	3.9 m x 4.8 m
Kitchen	4.5 m x 3.4 m
WC	0.9 m x 1.1 m
Bedroom 1	3.2 m x 4.8 m
Bedroom 2	3.2 m x 4.8 m
Bedroom 3	2.2 m x 3.5 m
Bathroom	2.0 m x 2.2 m
<b>Total size</b>	<b>93 m<sup>2</sup></b>



Ground Floor Plan



First Floor Plan



# Floor plan

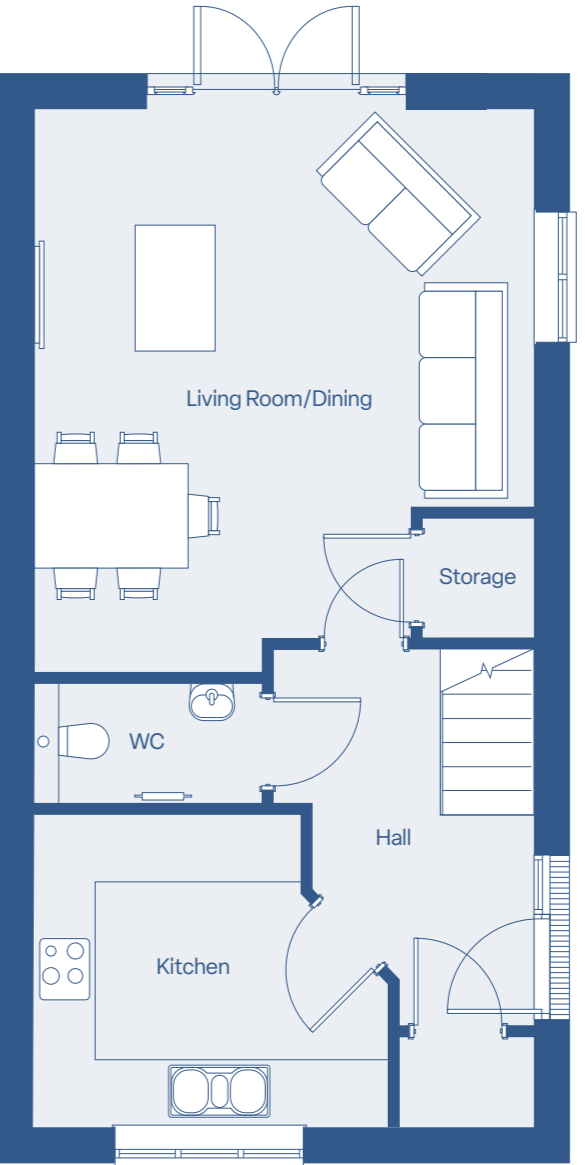
## *the* WILLOW

### 3 bedroom semi detached home

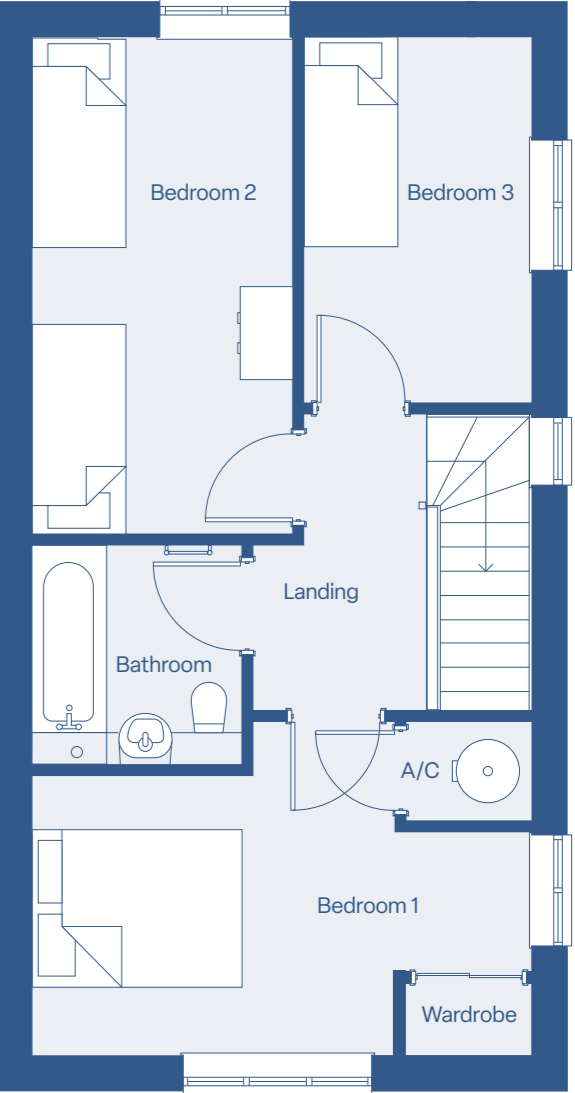
Introducing the Willow, a spacious three bedroom home thoughtfully designed for modern living. This property features an open plan kitchen with a generously sized store cupboard offering both style and functionality. The living room, with views of the back garden, provides a bright and inviting space to unwind. The staircase leads to an open landing with more storage, three well sized rooms and a generous family bathroom. The Willow is the perfect blend of space and elegance, ideal for family life.

### Dimensions\*

Living/Dining	3.9 m × 4.9 m
Kitchen	3.4 m × 4.5 m
WC	1.3 m × 2.7 m
Bedroom 1	3.2 m × 4.8 m
Bedroom 2	2.5 m × 4.6 m
Bedroom 3	2.2 m × 3.5 m
Bathroom	2.0 m × 2.2 m
<b>Total size</b>	<b>93 m<sup>2</sup></b>



Ground Floor Plan



First Floor Plan



## Floor plan

### *the* CEDAR

#### 3 bedroom terrace home

Step into the Cedar for a stylish three-bedroom terrace home, thoughtfully designed for modern family life. The ground floor features a bright kitchen/dining room and the added convenience of a downstairs WC. At the rear, the inviting living room opens onto the garden, creating a perfect space to relax and unwind. Upstairs, three comfortable bedrooms and a family bathroom complete the layout, making The Cedar an excellent choice for a practical and contemporary home.

#### Dimensions\*

Living/Dining	3.9 m × 4.8 m
Kitchen	3.4 m × 4.5 m
WC	1.1 m × 2.7 m
Bedroom 1	3.2 m × 4.8 m
Bedroom 2	2.5 m × 4.6 m
Bedroom 3	2.2 m × 3.5 m
Bathroom	2.0 m × 2.2 m
<b>Total size</b>	<b>93 m<sup>2</sup></b>



Ground Floor Plan

First Floor Plan



# Floor plan

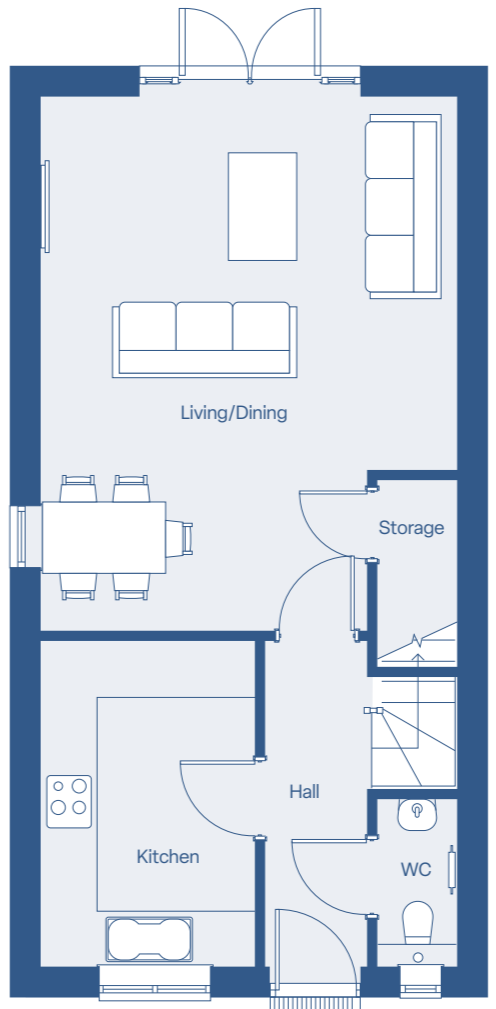
## the OAK

### 3 bedroom semi detached home

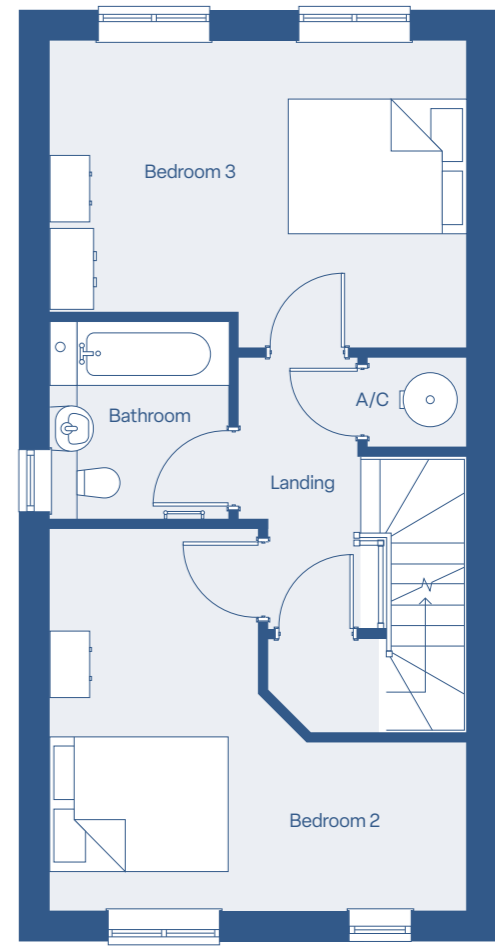
Discover the Oak, a charming three-bedroom home designed for comfortable family living. This property boasts a well-appointed kitchen situated at the front of the property while a large open plan dining and living room at the back with open views of the garden, makes the Oak perfect for everyday meals and entertaining. The master bedroom on the second floor features a dressing room, or potential office space, adding a touch of luxury. The Oak is the ideal blend of style and practicality, making it the perfect place to call home.

### Dimensions\*

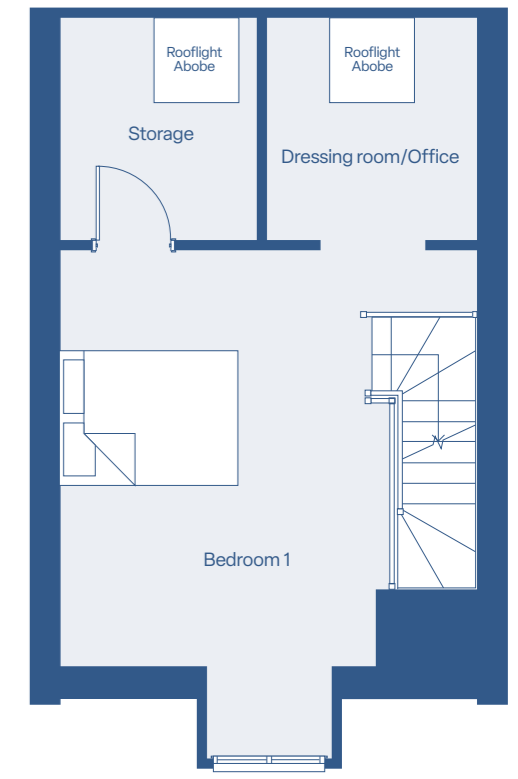
Living/Dining	4.7 m x 6.0 m
Kitchen	2.4 m x 3.7 m
WC	0.9 m x 1.9 m
Bedroom 1	4.4 m x 4.7 m
Bedroom 2	4.3 m x 4.7 m
Bedroom 3	3.5 m x 4.7 m
Dressing	2.4 m x 2.5 m
Storage	4.4 m x 4.4 m
<b>Total size</b>	<b>123 m<sup>2</sup></b>



Ground Floor Plan



First Floor Plan



Second Floor Plan



## Floor plan

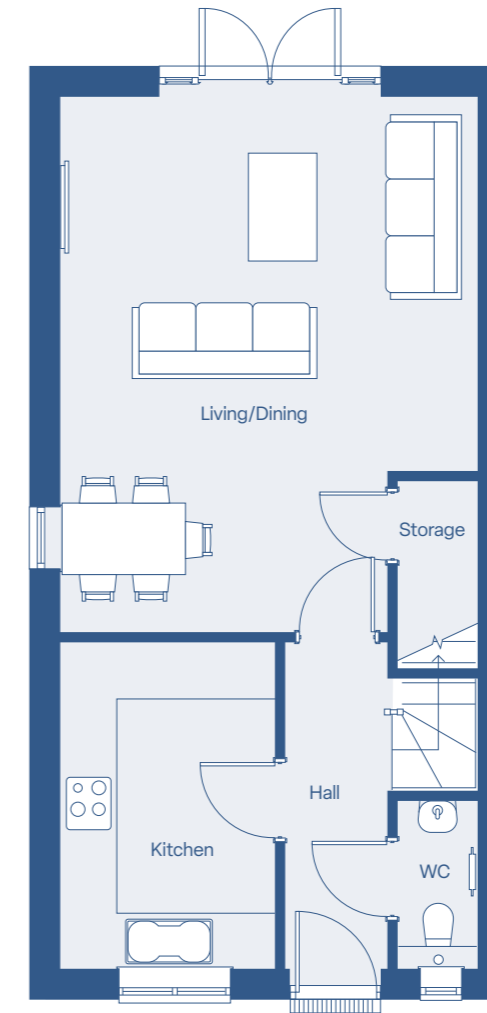
### *the* MULBERRY

#### 3 bedroom terrace home

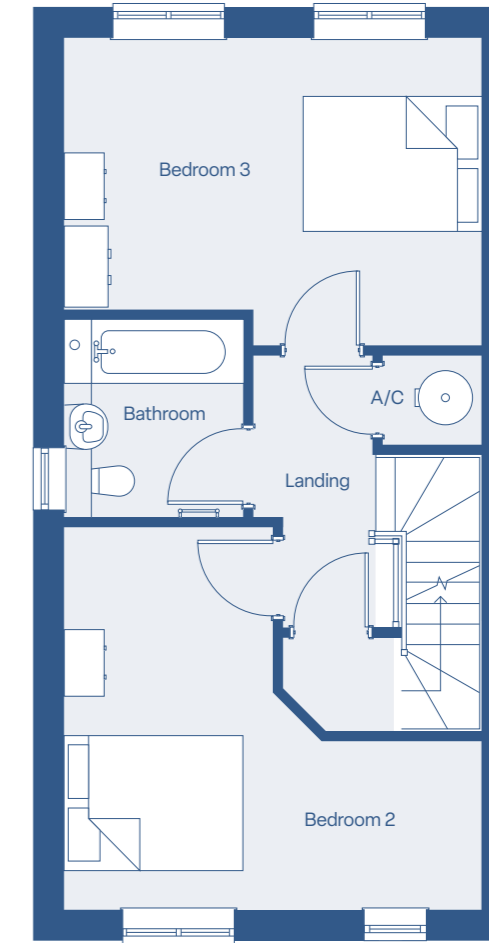
Introducing The Mulberry, a modern three-storey terrace home offering spacious and flexible living across three levels. The ground floor boasts a stylish kitchen/dining room, a convenient downstairs WC, and a welcoming living room with views over the garden. On the first floor, you'll find two well-proportioned bedrooms and a family bathroom. The top floor is dedicated to a spacious master suite, complete with a versatile area for your needs and plenty of family storage. The Mulberry is the perfect choice for those seeking contemporary design and extra space for comfortable living.

#### Dimensions\*

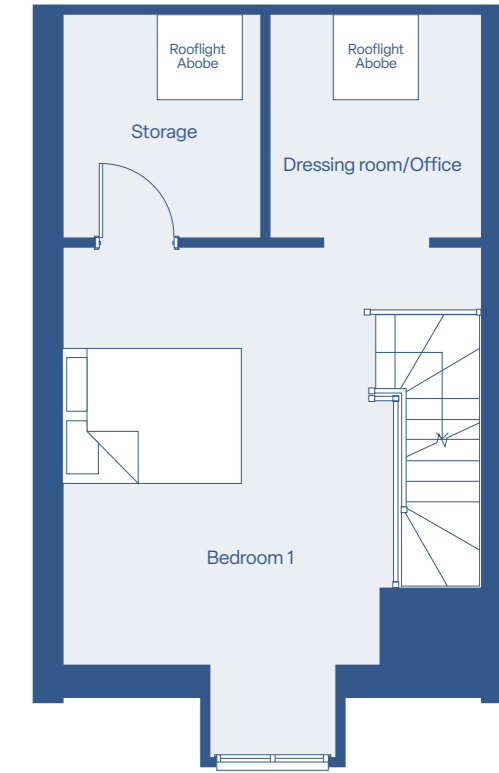
Living/Dining	4.7 m x 6.0 m
Kitchen	2.4 m x 3.7 m
WC	0.9 m x 1.9 m
Bedroom 1	4.4 m x 4.7 m
Bedroom 2	4.3 m x 4.7 m
Bedroom 3	3.5 m x 4.7 m
Dressing	2.4 m x 2.5 m
Storage	4.4 m x 4.4 m
<b>Total size</b>	<b>123 m<sup>2</sup></b>



Ground Floor Plan



First Floor Plan



Second Floor Plan





# MÖDERN

# SPECIFICATION

**Welcome to Woodland Place, where contemporary living meets impeccable style, comfort and practicality.**

Each home is meticulously designed to cater for today's modern homeowners, with top-of-the-line features and finishes that ensure a luxurious living experience. From the sleek, fully fitted Wren kitchen to the thoughtfully designed private gardens, every detail is crafted with precision and care.

**Each home is fitted with:**

- Fully fitted modern Wren kitchen with matt pebble grey handleless door and 22mm Nero Marquina matt worktop and glass splashback
- Grey composite sink
- Integrated branded washing machine, dishwasher, oven hob and fridge freezer
- Ceramic tiling in family bathroom with recessed toilet and basin
- Chrome towel rail and illuminated mirror in bathroom

- Quality fitted carpet
- Vinyl in the entrance hall, downstairs w/c and kitchen
- Fully turfed private garden with patio area and shed
- Spot lighting in kitchen and bathroom
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Mirrored fitted wardrobes
- Air source heating system
- Fibre internet
- Solar panels
- Allocated parking
- Play park on development
- EPC rating A or B
- EV charging.

# SHARED OWNERSHIP

**Shared ownership is a fantastic opportunity that lets first-time and experienced buyers get onto the property ladder sooner. By purchasing a percentage of your home and paying rent on the remaining share, you can significantly reduce the size of your deposit and mortgage.**

Using shared ownership means you can start living in your dream home sooner and enjoy a modern, energy efficient home with fewer future repairs, allowing you to move in straight away without the hassle of replacing outdated systems.

At Woodland Place, you can begin by purchasing as little as a 10% share using either a mortgage or your savings. To initiate the process, you will need a deposit of 5%-10% of the value of the share you wish to buy.

With the new 990 year grant funded lease you will benefit from the 10 year repair offer which begins after your warranty with the builder - Penenden Heath Developments - expires. You have the peace of mind of up to £500 a year towards any potential issues which arise in your home (conditions apply) and the option to purchase 1% shares in the first 5 years with no additional legal costs.

One of the big advantages of shared ownership is you have the flexibility to buy additional shares in your home at any point, eventually owning 100% of your property.

Don't miss out on this incredible opportunity to secure your future. Speak to one of our sales advisors today to learn more about our available properties and take the first step towards owning your home.

For information on shared ownership or available homes and upcoming releases please contact our team on **01732 749900** or email **sales@wkha.org.uk**.

You can also visit our website **www.westkent.org/woodlandplace**.



# DREAM HOME



# WOODLAND

PLACE

To find out more visit:  
[westkent.org/woodlandplace](https://westkent.org/woodlandplace)  
email [sales@wkha.org.uk](mailto:sales@wkha.org.uk)  
or call **01732 749900**

\*Floor plans and illustrations are for example only of the house type(s). All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials are subject to changes and may differ from plot to plot including brick, render and roof tile colours. Detailed plans and specifications are available for inspection for each plot via our Home Ownership Advisers during working hours. Customers must check their individual specifications prior to making a reservation.



WestKent

Places to live. Space to grow.