



# HYACINTH PLACE

WOODSTOCK WAY • MAIDSTONE • ME16 9NT





# HYACINTH PLACE

**Golding Homes are delighted to welcome you to Hyacinth Place — an exquisite new development of 2 and 3 bedroom houses in the sought-after town of Maidstone, Kent.**

These homes are beautifully finished with quality fitted carpets and luxury vinyl or ceramic tiled flooring throughout. The contemporary kitchens feature stylish cabinetry, complementary worktops, and glass splashbacks, along with an integrated oven, ceramic hob, and fridge-freezer. Bathrooms and ensembles are equally impressive, fitted with modern branded sanitaryware and elegant fixtures.

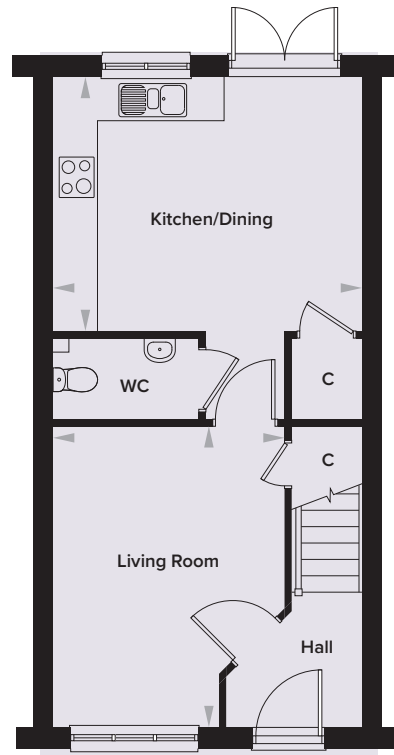
Each home has been thoughtfully designed for modern living. Every property is covered by a 12-year Premier warranty for peace of mind, while the Air Source Heat Pumps provide energy efficiency to help reduce running costs. The spacious living areas are perfect for relaxing or entertaining. All homes benefit from two allocated parking bays with an EV charging point.

Hyacinth Place enjoys a prime location in the historic county town of Maidstone, set on the River Medway. The vibrant town centre offers an eclectic mix of independent boutiques, high-street favourites, and a wealth of food and drink options celebrating local produce. Maidstone is also known as the events capital of Kent, hosting a wide variety of fantastic events throughout the year.

Commuters are well served by the nearby Barming and Maidstone East stations offering direct journeys to London Bridge from as little as 53 minutes. For local travel, regular Arriva bus services operate throughout the area, while the M20 provides excellent links to London and beyond.

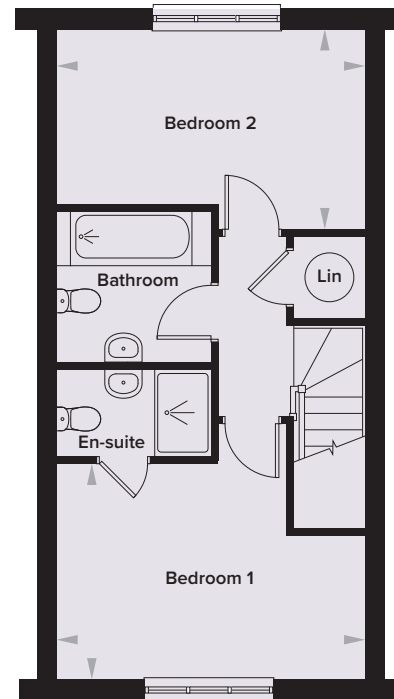


# PLOTS 39



## GROUND FLOOR

Kitchen/Dining  
4363mm x 3584mm 14' 4" x 11' 9"  
Living Room  
4363mm x 4250mm 14' 4" x 13' 11"  
WC  
2043mm x 1120mm 6' 8" x 4' 8"



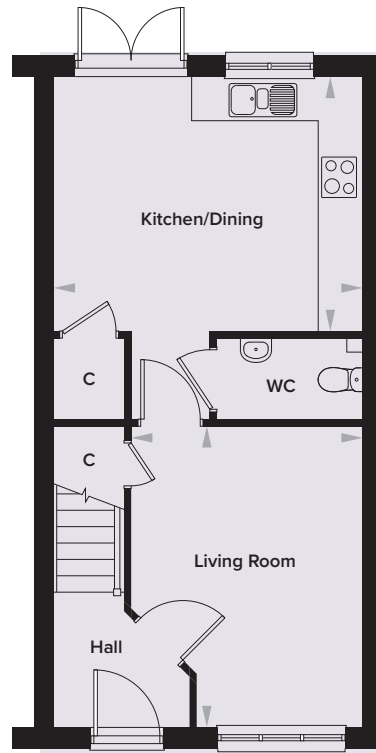
## FIRST FLOOR

Bedroom 1  
4363mm x 3047mm 14' 4" x 10' 0"  
En-suite  
2195mm x 1220mm 7' 2" x 4' 0"  
Bedroom 2  
4363mm x 2820mm 14' 4" x 9' 3"  
Bathroom  
2165mm x 2120mm 7' 1" x 6' 11"



Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

# PLOT 40



## GROUND FLOOR

Kitchen/Dining

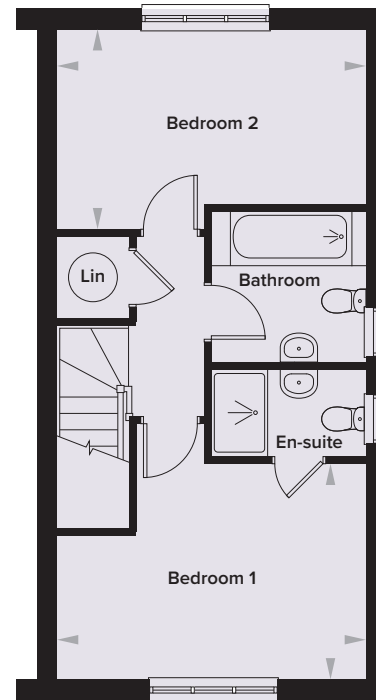
4363mm x 3584mm 14' 4" x 11' 9"

Living Room

4363mm x 4250mm 14' 4" x 13' 11"

WC

2043mm x 1120mm 6' 8" x 4' 8"



## FIRST FLOOR

Bedroom 1

4363mm x 3047mm 14' 4" x 10' 0"

En-suite

2195mm x 1220mm 7' 2" x 4' 0"

Bedroom 2

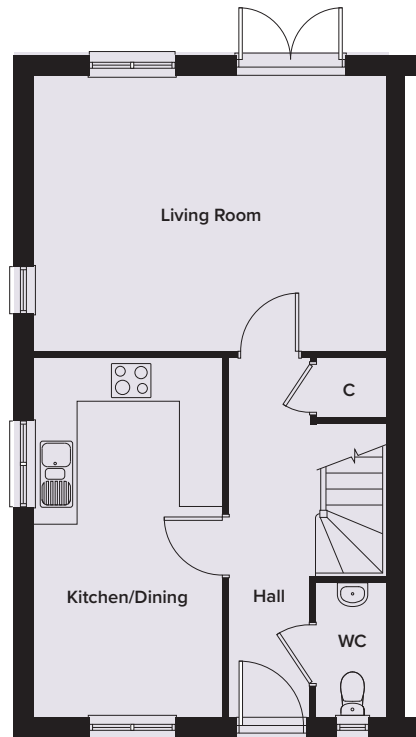
4363mm x 2820mm 14' 4" x 9' 3"

Bathroom

2165mm x 2120mm 7' 1" x 6' 11"

Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

# PLOT 41



## GROUND FLOOR

Kitchen/Dining

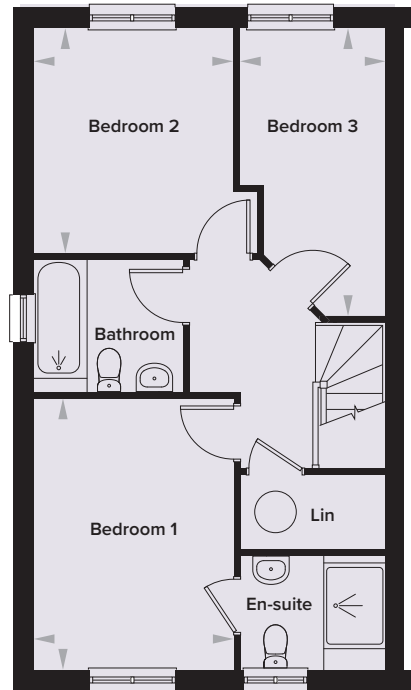
2720mm x 5195mm 8' 11" x 17' 0"

Living Room

5095mm x 3990mm 16' 8" x 13' 1"

WC

980mm x 1925mm 3' 2" x 6' 4"



## FIRST FLOOR

Bedroom 1

2887mm x 3925mm 9' 5" x 12' 10"

En-suite

2090mm x 1630mm 6' 10" x 5' 4"

Bedroom 2

2880mm x 3256mm 9' 5" x 10' 8"

Bedroom 3

2095mm x 4170mm 6' 10" x 13' 8"

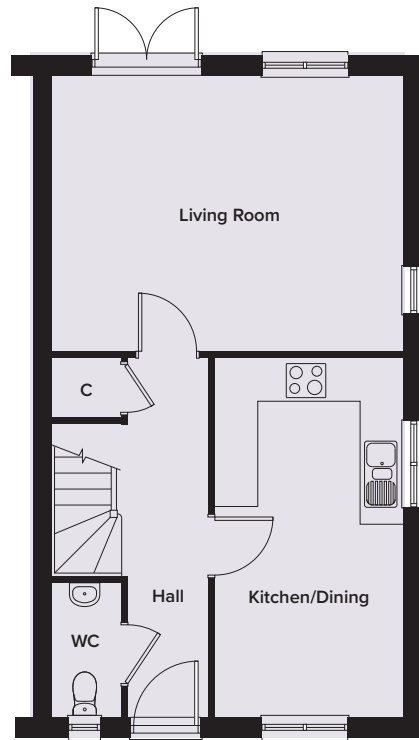
Bathroom

2145mm x 1895mm 7' 0" x 6' 2"



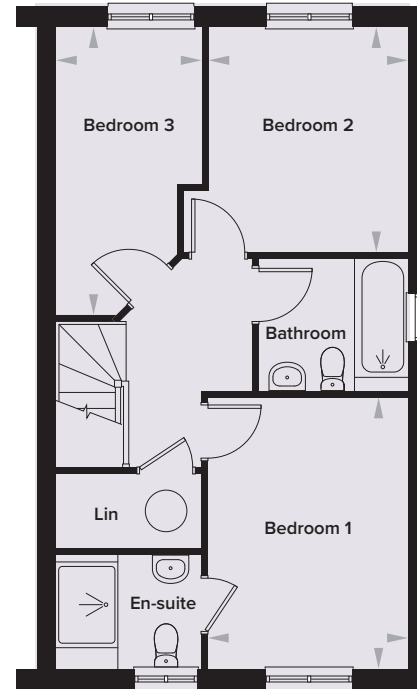
Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

# PLOT 42



## GROUND FLOOR

Kitchen/Dining  
2720mm x 5195mm 8' 11" x 17' 0"  
Living Room  
5095mm x 3990mm 16' 8" x 13' 1"  
WC  
980mm x 1925mm 3' 2" x 6' 4"



## FIRST FLOOR

Bedroom 1  
2887mm x 3925mm 9' 5" x 12' 10"  
En-suite  
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Bedroom 3  
2095mm x 4170mm 6' 10" x 13' 8"  
Bathroom  
2145mm x 1895mm 7' 0" x 6' 2"



Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

# SPECIFICATION

## GENERAL

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms
- Air Source Heat Pump providing hot water and central heating
- Premier 12-year warranty
- Fibre broadband available
- Turfed rear garden with patio and bicycle storage
- 2 parking bays
- Electric vehicle charging point

## KITCHEN

- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, ceramic hob, canopy hood, and fridge freezer
- Washer Dryer
- Luvanto Luxury Vinyl Tile flooring
- Spot down lighting

## BATHROOM AND ENSUITE

- Contemporary branded sanitaryware
- Bath/shower cubicle with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic tiled flooring
- Spot down lighting

# SITE PLAN



Development layout is not shown to scale and is given as a guide only. We work with our developers to continuously improve and reserve the right to make changes at any time. Please ask the sales consultant for current information when reserving your new home. Information is correct at the time of going to print.

## SHARED OWNERSHIP

Shared Ownership is a scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Shared Ownership is a great solution if:

- You are a first-time buyer
- You used to own a home, but cannot afford to buy one now
- You own a home and want to move but cannot afford a new home suitable for your needs
- You are forming a new household - for example, after a relationship breakdown
- You are an existing shared owner and want to move

Under shared ownership, buyers purchase a proportion of their home and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property. This is a New Model Shared Ownership development and the minimum share which can be bought is 10%. In the future, should you be able to afford to, you can purchase further shares in the property, and in most cases you can purchase 100% of the property. At this point you will no longer pay rent.

## ABOUT GOLDING PLACES

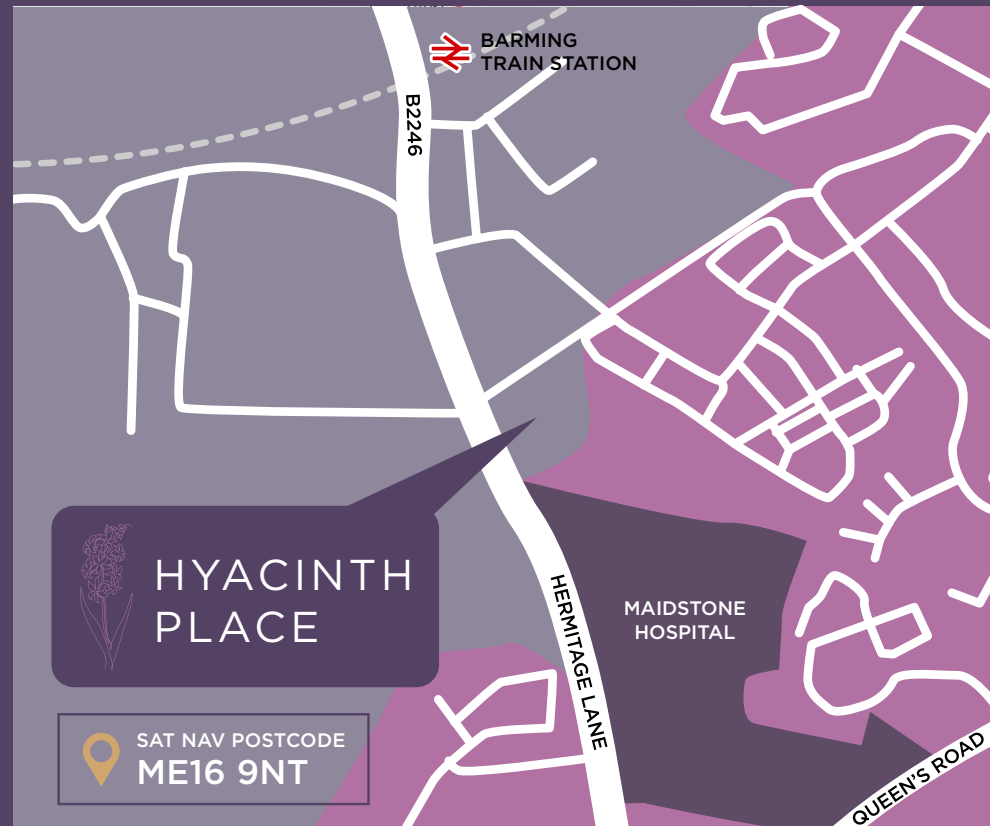
Golding Places provides quality homes for shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in quiet village locations, which are thoughtfully designed and finished to a high standard, and combine the very best in modern living. Many of our homes come with additional extras such as built-in appliances.

We're part of Golding Homes, an award-winning provider of quality, affordable homes, which owns

and manages over 8,500 properties and provides homes to more than 29,000 people. Golding are committed to providing excellent customer service and quality, safe homes for social, affordable and market rent, shared ownership and outright sale. All our profits are invested back into building more new homes, reinvesting in our housing stock and delivering services.

To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)

— GOLDING —  
PLACES



For more information, please speak to a member of the sales team.

*Wards*  
shared ownership

Shared Ownership Department  
**01634 921 802**  
[shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.co.uk)

These particulars are provided as a general guide and do not constitute any part of an offer or contract. 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 intended to provide an indication of the general style of our development. Golding Homes 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, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items Please ask your sales consultant for current information when reserving your new home. Information is correct at the time of going to print.