



Clarion at Kings Hill

West Malling, Kent, ME19 4LB

An outstanding collection of two and three-bedroom homes
available for Shared Ownership
34 homes available



CLARION
HOUSING



Kings Hill – designed for living

Clarion Housing is pleased to present Kings Hill – a elegant new selection of two and three-bedroom homes in Kings Hill, West Malling.

Close to the beauty of the Kent Downs, and surrounded by some of England's most picturesque countryside, Kings Hill is part of a new development designed to blend into its natural environment. With excellent connections throughout Kent, Kings Hill is just a 30-minute drive from Maidstone, while central London is less than an hour away by train*.

Each Kings Hill home is also built to the highest standards. With tasteful traditional exteriors, a fresh contemporary interior, a fitted kitchen and dedicated parking, residences are perfectly designed for modern living – and the ideal place to make a home.

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years' experience in building new homes. The result is superbly designed, award-winning properties that improve your quality of living.

* Train travel times are taken from Nationalrail.co.uk, measured from West Malling station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). West Malling station is approximately a 5-minute drive from the development (per Google Maps data). Due to the distribution of homes between different sites, car travel times are measured from Tower View. Times may alter depending on time of day and traffic.



Welcome to Kings Hill

Kings Hill is a beautiful and spacious neighbourhood close to the historic village of West Malling in Kent. Today, Kings Hill occupies a perfect location for enjoying the best of city and country – within easy reach of the coast and just under an hour from London by train*.

For your day-to-day needs, Kings Hill offers a wide range of amenities including Asda and Waitrose supermarkets, while nearby Maidstone is home to a wider variety of high street names, independent stores and markets. Local schools are rated highly by Ofsted – including Valley Invicta Primary School (“Good”), West Malling Church of England Primary (“Good”), The Discovery School (“Outstanding”), and The Malling School for secondary pupils (“Good”).

When it’s time to take a break, check out West Malling’s characterful restaurants and pubs such as Sino, Franks, The Scared Crow and the 16th-century Swan Hotel – or work up an appetite at Infinity Fitness and Larkfield Leisure Centre. A wider choice of entertainment can be found just a short drive away in Maidstone, with cinema at the Odeon, shows at the Hazlitt Theatre, and visits to the Maidstone and Tyrwhitt-Drake museums. Days out nearby also include Ightham Mote, Old Soar Manor and beautiful walks on the Kent Downs – so you’ll never run out of ways to relax.

* Train travel times are taken from Nationalrail.co.uk, measured from West Malling station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Picture credits, left to right and top to bottom: ‘Good Morning Coffee’ by SrdjanPav; ‘Smiling girl buying clothes in showroom’ by Milkos; CC images, sourced from iStock; Kings Hill (Street Scene 1).

What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Kent countryside.



Kings Hill homes - Kings Hill, West Malling, Kent ME19 4LB



Food & drink

- 1 The Spitfire (Kings Hill)
- 2 Sino Restaurant (Kings Hill)
- 3 Gufaa Raja (Kings Hill)
- 4 Franks Restaurant and Mussel bar (West Malling)
- 5 The Scared Crow (West Malling)
- 6 The Farm House (West Malling)
- 7 The Swan (West Malling)



Schools

- 1 Valley Invicta Primary School
- 2 Kings Hill Pre-School
- 3 Mereworth Pre-School
- 4 Kings Hill School
- 5 The Discovery School
- 6 West Malling Church of England Primary
- 7 The Malling School (secondary)
- 8 Aylesford School (secondary)



Amenities

- 1 Asda
- 2 Waitrose
- 3 Kings Hill Doctor's Surgery
- 4 Kings Hill Community Centre
- 5 Costa Coffee



Attractions and parks

- 1 Leybourne Lakes Country Park
- 2 Ightham Mote
- 3 Kings Hill Golf Club
- 4 Kent Downs AONB
- 5 Old Soar Manor
- 6 Odeon (Maidstone)
- 7 Maidstone Museum
- 8 Tyrwhitt-Drake Museum (Maidstone)



Fitness & leisure

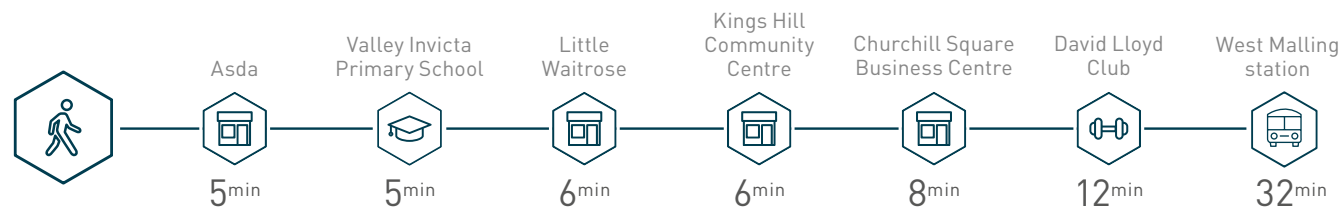
- 1 David Lloyd
- 2 Infinity Fitness UK
- 3 The Hub at Kent Schools
- 4 Larkfield Leisure Centre
- 4 Maidstone Leisure Centre



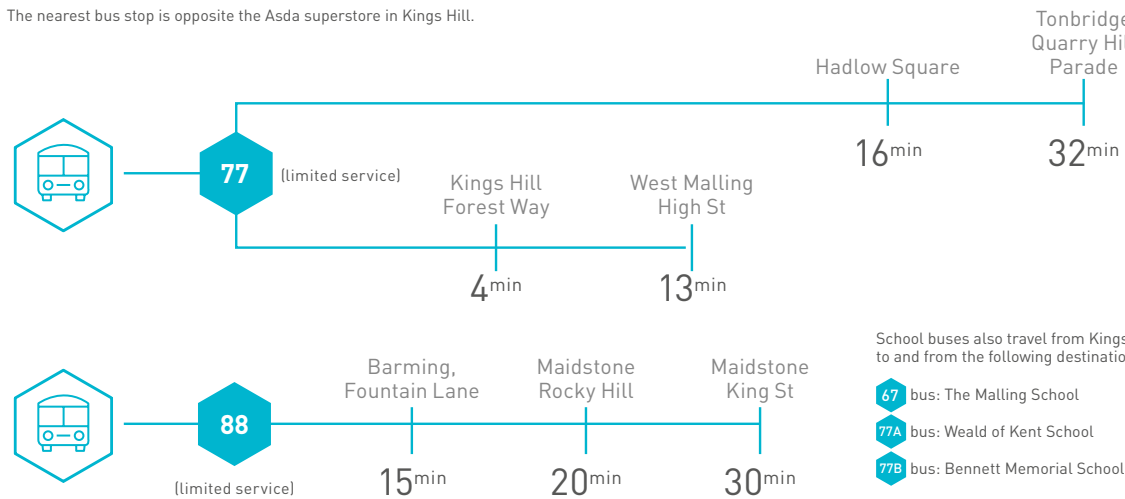
Transport Links

Kings Hill has excellent connections throughout the wider South East.

Due to the distribution of homes between different sites, walking and car travel times are measured from Tower View.



The nearest bus stop is opposite the Asda superstore in Kings Hill.

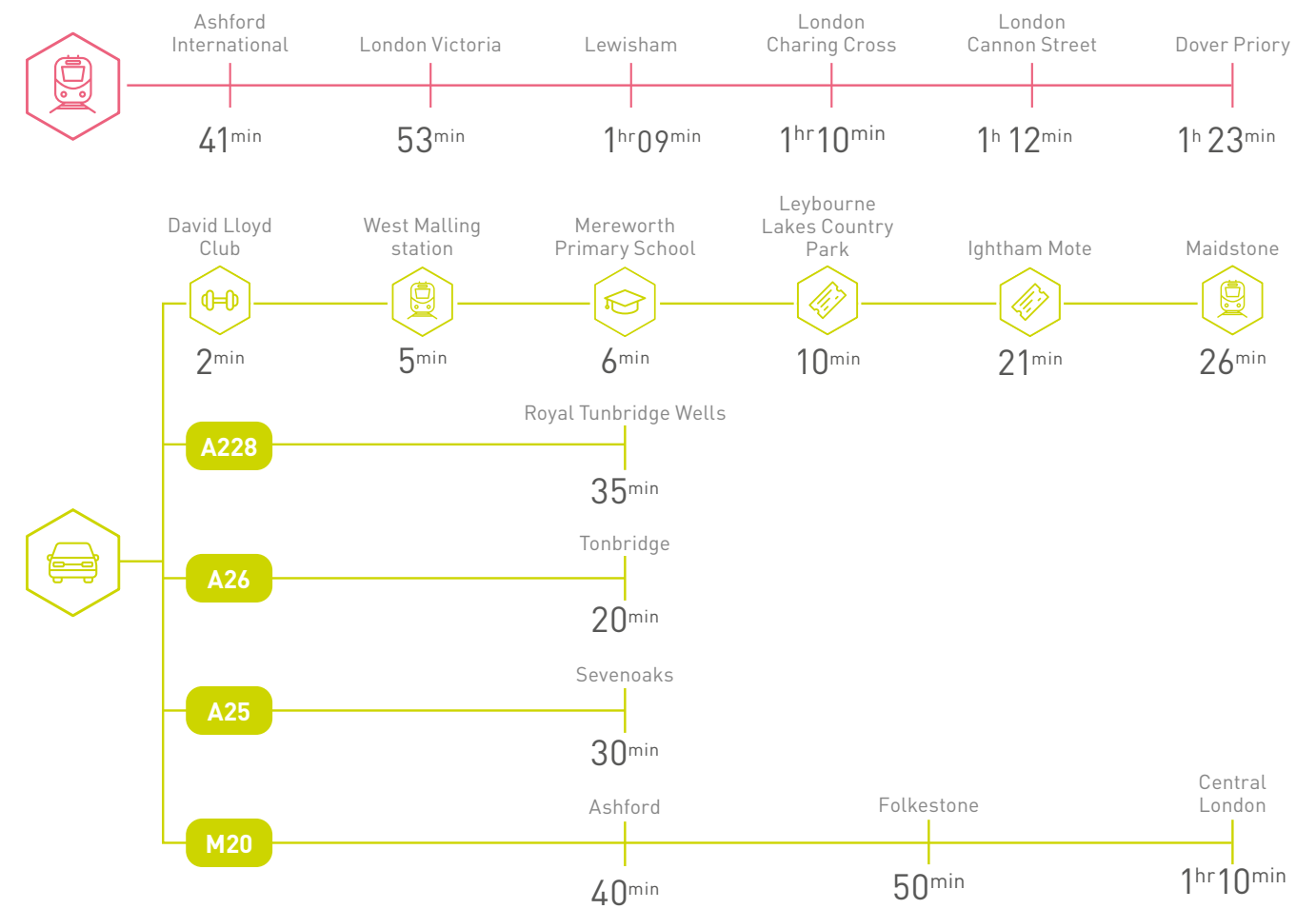


School buses also travel from Kings Hill to and from the following destinations:

- 67 bus: The Malling School
- 77A bus: Weald of Kent School
- 77B bus: Bennett Memorial School

Map not to scale, indicative only.

Journey times from West Malling station**:



** Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Clarion at Kings Hill

Kings Hill is situated on three green and spacious sites around the centre of Kings Hill, West Malling.

Accessed from Tower View near the centre of the village, all three sites are part of a wider development of new residences. Together with established trees and green spaces, the area's landscaping and new plantings create a number of open public spaces for relaxation.



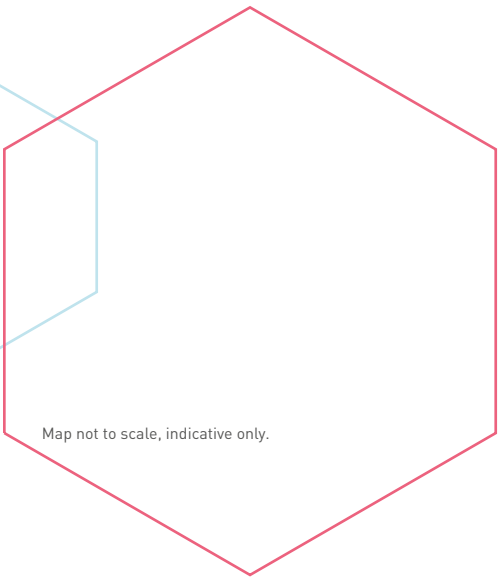
Map not to scale, indicative only.

Area 10 & 11

Two and three-bedroom houses

Key to Site Plan

- 2 Bedroom houses
- 3 Bedroom houses
- Area 10
- Area 11



Map not to scale, indicative only.

Area 10

Two bedroom houses



Map not to scale, indicative only.

Area 11

Two & three-bedroom houses



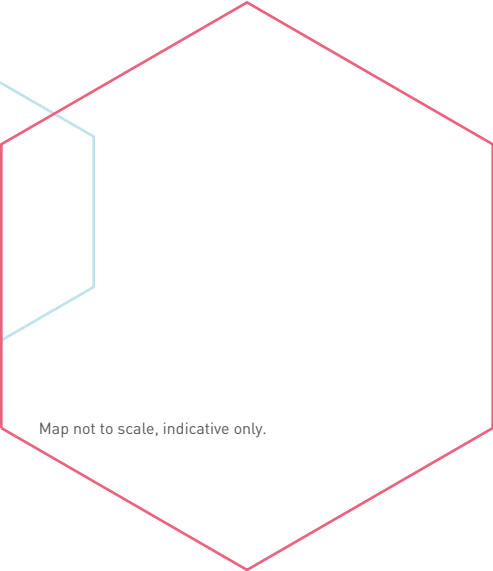
Area 15

Block B - Two-bedroom apartments
Two and three-bedroom houses



Key to Site Plan

- 2 Bedroom houses
- 3 Bedroom houses
- 2 Bedroom apartments



Map not to scale, indicative only.

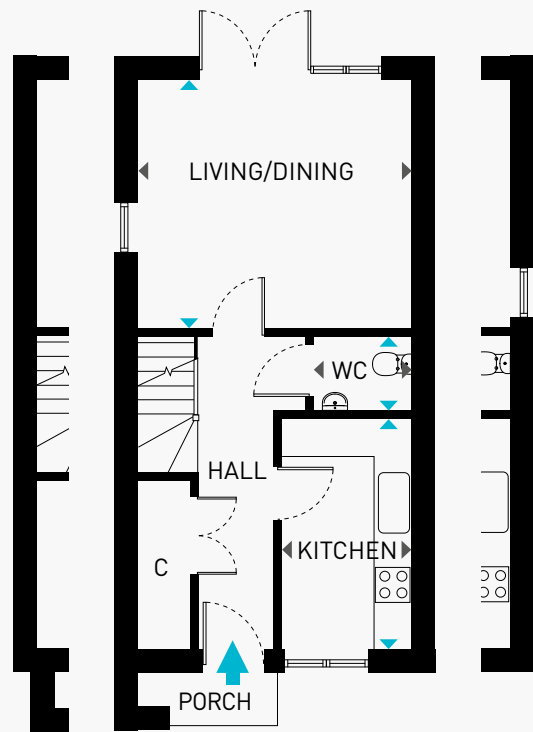
Two bedroom house

Area 10: Plots 1, 2, 10, 11 – 79m²
 Area 11: Plots 27, 36, 37 – 79m²
 Area 15: Plots 09, 10 – 79m²

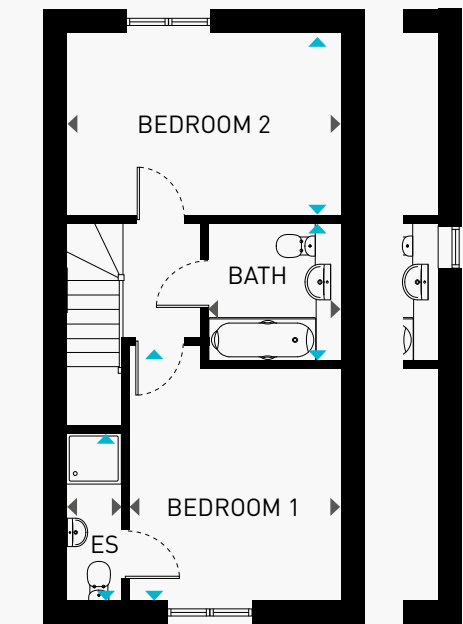
Three bedroom house

Area 11: Plots 42, 43, 46 – 79m²

GROUND FLOOR



FIRST FLOOR



Note: Area 10 Plots 01 and 10 and Area 15 Plot 10 floorplans include the wall variations.

A \blacktriangleleft B \blacktriangleright

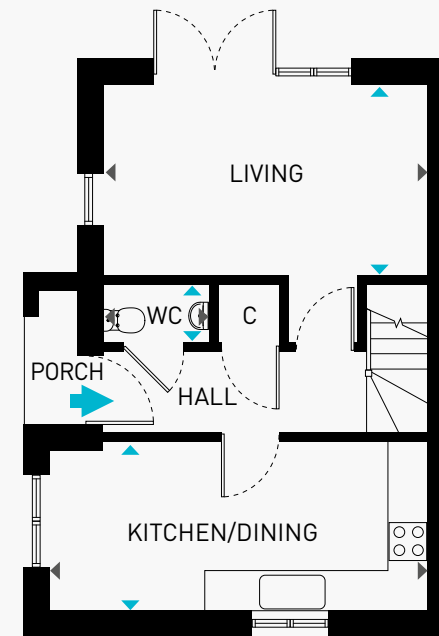
Living/Dining	4.0m [13'1"]	x	4.4m [14'4"]
Kitchen	3.7m [12'1"]	x	2.1m [6'8"]
WC	1.2m [3'9"]	x	1.6m [5'2"]

A \blacktriangleleft B \blacktriangleright

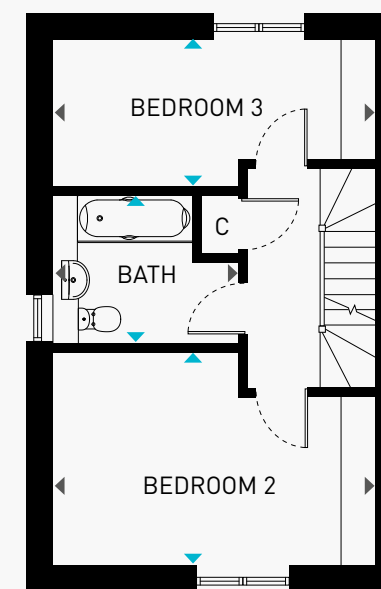
Bedroom 1	4.1m [13'4"]	x	3.3m [10'8"]
En-Suite	2.7m [8'8"]	x	0.9m [2'9"]
Bedroom 2	2.9m [9'5"]	x	4.4m [14'4"]
Bath	2.2m [7'2"]	x	2.1m [6'8"]

ES = En-Suite
 C = Cupboard
 \blacktriangle = Main Entrance

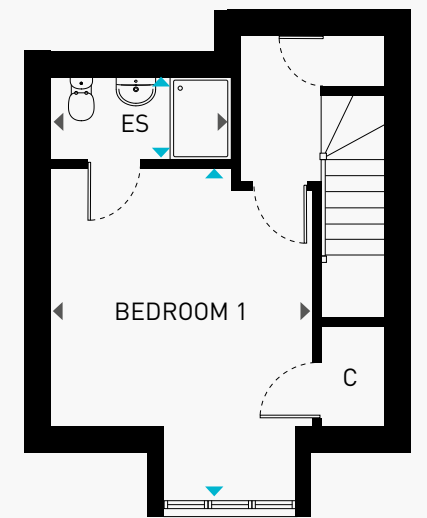
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A \blacktriangleleft B \blacktriangleright

Living	2.8m [9'1"]	x	4.8m [15'7"]
Kitchen/Dining	2.4m [7'8"]	x	5.6m [18'3"]
WC	0.9m [2'9"]	x	1.6m [5'2"]
Bath	2.2m [7'2"]	x	2.8m [9'1"]

A \blacktriangleleft B \blacktriangleright

Bedroom 1	4.5m [14'7"]	x	3.8m [12'4"]
En-Suite	1.2m [3'9"]	x	2.7m [8'8"]
Bedroom 2	3.2m [10'4"]	x	4.8m [15'7"]
Bedroom 3	2.1m [6'8"]	x	4.8m [15'7"]

ES = En-Suite
 C = Cupboard
 \blacktriangle = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

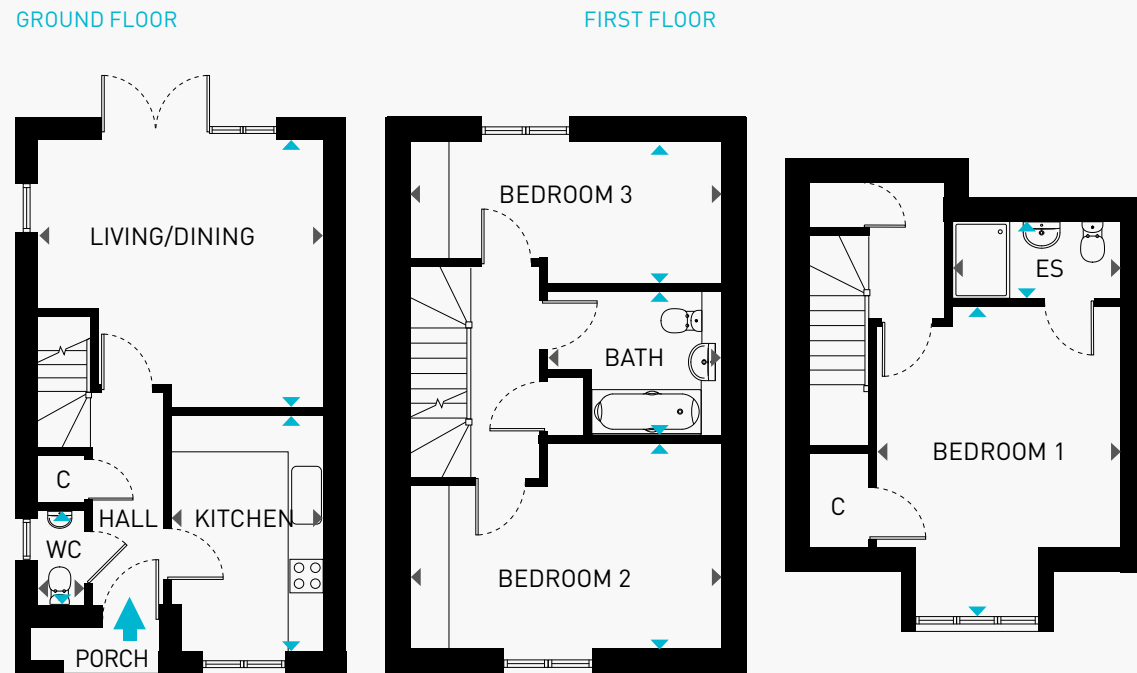
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Three bedroom house

Area 11: Plots 35, 39 – 79m²
 Area 15: Plots 11, 17 – 79m²

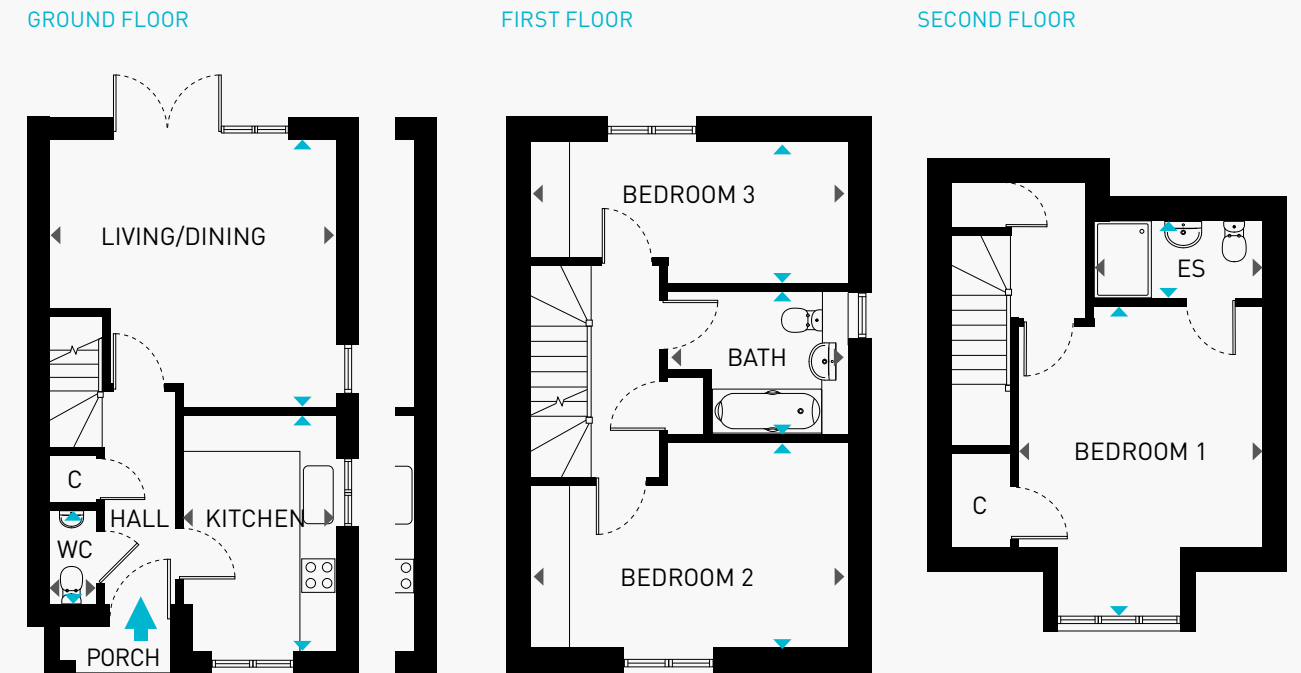
Three bedroom house

Area 11: Plots 34, 38, 40, 41, 44, 45 – 79m²
 Area 11: Plots 12, 18 – 79m²



	A	B		A	B	
Living/Dining	4.5m [14'7"]	x 4.8m [15'7"]	Bedroom 1	4.5m [14'7"]	x 3.8m [12'4"]	ES = En-Suite
Kitchen	3.9m [12'7"]	x 2.5m [8'2"]	En-Suite	1.2m [3'9"]	x 2.7m [8'8"]	C = Cupboard
WC	1.6m [5'2"]	x 0.8m [2'6"]	Bedroom 2	3.2m [10'4"]	x 4.8m [15'7"]	▲ = Main Entrance
Bath	2.2m [7'2"]	x 2.8m [9'1"]	Bedroom 3	2.1m [6'8"]	x 4.8m [15'7"]	

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Note: Area 11 Plot 41 floorplan includes the wall variation shown above.

	A	B		A	B	
Living/Dining	4.5m [14'7"]	x 4.8m [15'7"]	Bedroom 1	4.5m [14'7"]	x 3.8m [12'4"]	ES = En-Suite
Kitchen	3.9m [12'7"]	x 2.5m [8'2"]	En-Suite	1.2m [3'9"]	x 2.7m [8'8"]	C = Cupboard
WC	1.6m [5'2"]	x 0.8m [2'6"]	Bedroom 2	3.2m [10'4"]	x 4.8m [15'7"]	▲ = Main Entrance
Bath	2.2m [7'2"]	x 2.8m [9'1"]	Bedroom 3	2.1m [6'8"]	x 4.8m [15'7"]	

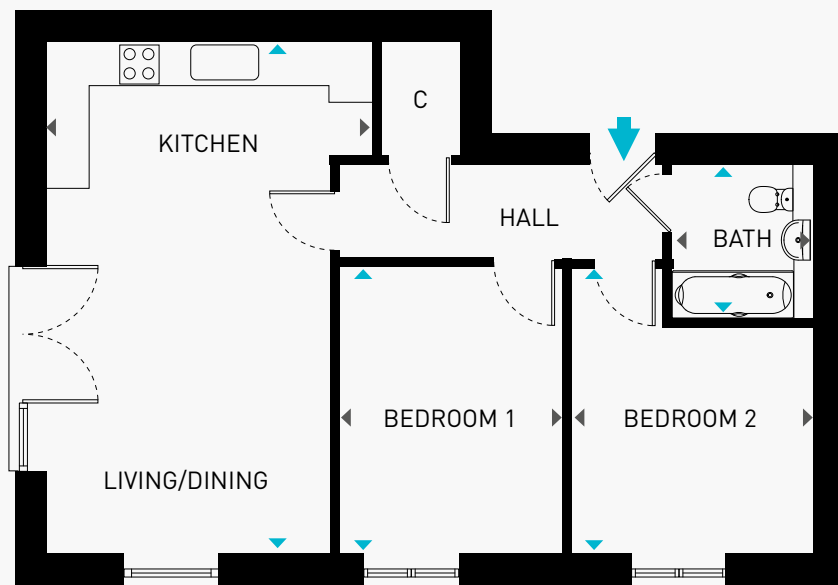
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Two bedroom Apartment

Area 15: Block B 07, 08, 12, 13 – 71m²

Note: Plots 07 and 12 floorplans are a mirror of the one shown below.

FIRST & SECOND FLOOR



	A	x	B
Living/Dining/Kitchen	7.3m [23'9"]	x	4.7m [15'4"]
Bedroom 1	4.1m [13'4"]	x	3.2m [10'4"]
Bedroom 2	4.1m [13'4"]	x	3.4m [11'1"]
Bath	2.2m [7'2"]	x	2.0m [6'5"]

C = Cupboard
 ▲ = Main Entrance

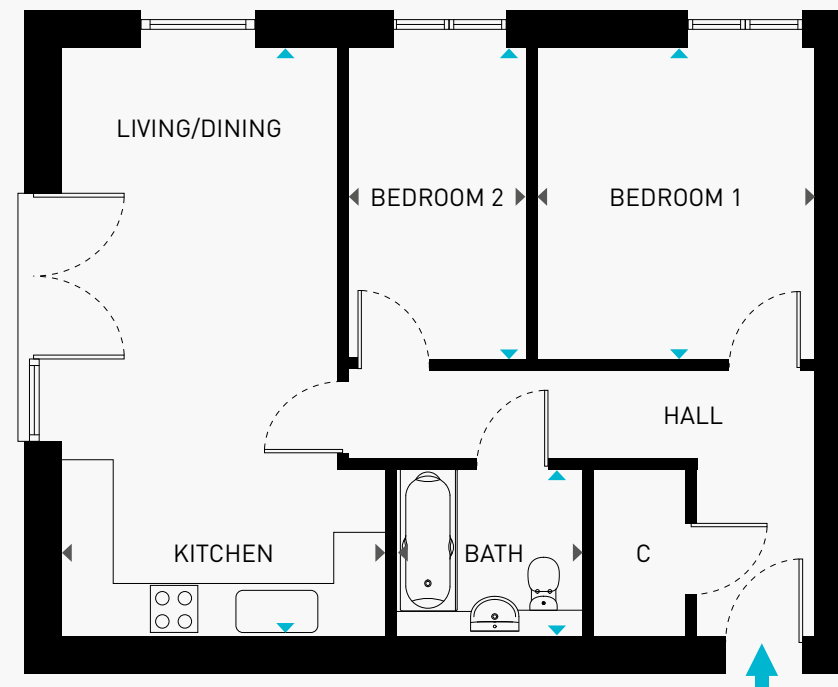
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Two bedroom Apartment

Area 15: Block B 09, 11, 14, 16 – 64m²

Note: Plots 11 and 16 floorplans are a mirror of the one shown below.

FIRST & SECOND FLOOR



	A	x	B
Living/Dining/Kitchen	7.0m [22'9"]	x	3.3m [10'8"]
Bedroom 1	3.7m [12'1"]	x	3.3m [10'8"]
Bedroom 2	3.7m [12'1"]	x	2.1m [6'8"]
Bath	2.0m [6'5"]	x	2.2m [7'2"]

C = Cupboard
 ▲ = Main Entrance

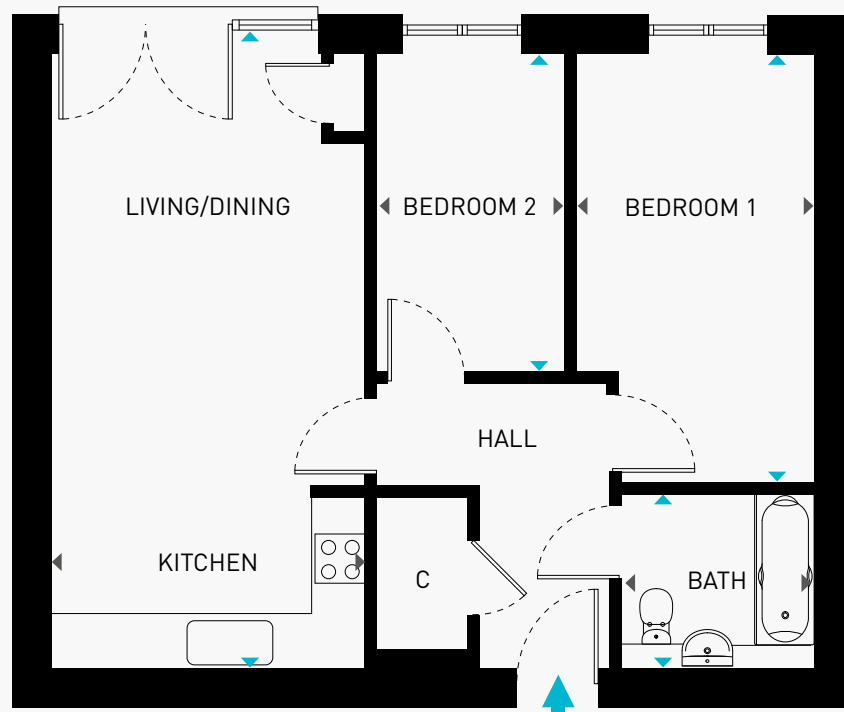
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Two bedroom Apartment

Plots 10, 15 – 64m²

Area 15: Block B

FIRST & SECOND FLOOR



	A \updownarrow	x	B $\leftarrow\rightarrow$
Living/Dining/Kitchen	7.0m [22'9"]	x	3.6m [11'8"]
Bedroom 1	4.8m [15'7"]	x	2.7m [8'8"]
Bedroom 2	3.6m [11'8"]	x	2.1m [6'8"]
Bath	2.0m [6'5"]	x	2.2m [7'2"]

C = Cupboard

\uparrow = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



Previous Clarion Housing development photography, indicative only



Specification

Homes at Kings Hill come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Contemporary kitchen units with laminate worktops and upstand
- Integrated stainless steel single oven and hob with extractor and splashback
- Integrated fridge/freezer
- Integrated washer/dryer
- Downlights

Bathroom

- Stylish white sanitaryware with tiling to wet areas
- Monobloc taps for bath and basin
- Heated towel rail
- Downlights
- Glass shower screen
- Large mirror above basin

General

- Neutral decoration throughout
- Vinyl flooring to Kitchen and Bathroom, carpets to all other areas
- Fitted wardrobe in master bedroom
- Downlights in hallway
- BT and Sky+ points to all bedrooms
- Smoke and carbon monoxide detector installed
- Vectaire ventilation system installed
- Energy efficiency & environmental impact PEA rating: B
- 12-year cover (enquire for further details and terms)

*Energy Efficiency and Environmental Impact ratings vary by property, inquire further for details.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Previous Clarion Housing development photography, indicative only

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

To be eligible for a Shared Ownership home at Kings Hill:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; CC image, sourced from iStock.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

**Register your interest now
by contacting our sales team:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Kings Hill. We may change the tenure of some homes subject to demand.

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