



# De Havilland Place

A collection of 1, 2 & 3 Bedroom Homes  
available for Shared Ownership



# Modern Village Life

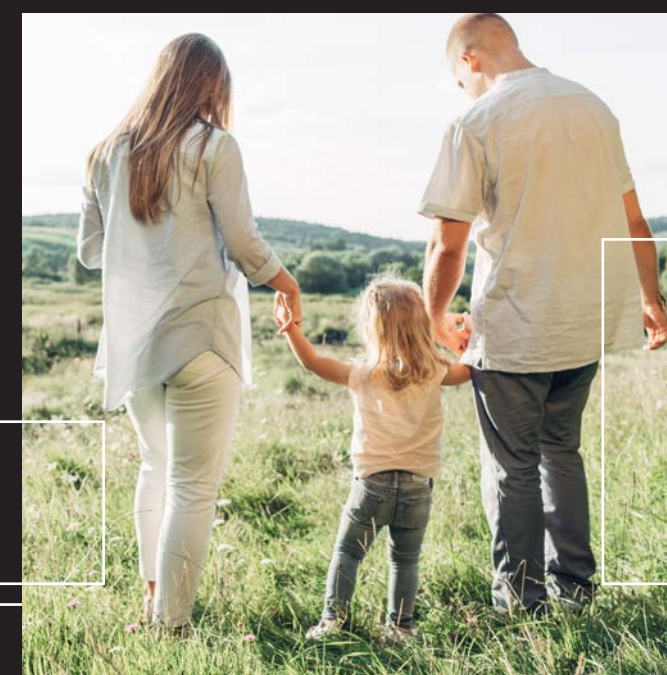


West Malling

**De Havilland Place is part of a growing community on the edge of Kings Hill – a flourishing new village in Kent.**

It's surrounded by beautiful, rural landscapes, and yet the village centre is just a 15-minute walk away. And you can drive to the picturesque town of West Malling in five minutes, vibrant Maidstone in 15 minutes and Royal Tunbridge Wells in 28 minutes.

Travel further afield is also straightforward from De Havilland Place, making it ideal for commuting. Major road links including the A228, M20 and M2 are close at hand and West Malling train station is just a 4-minute drive away. You can be in central London in just over an hour. And, for trips abroad, you can be at Gatwick Airport or Ashford International station in less than 40 minutes and Folkestone or Dover in less than an hour.







**An affordable way**

**to buy at Kings Hill**



**We have 25 brand new homes for sale at De Havilland Place on a shared ownership basis, which makes buying in this dream location more affordable.**

These thoughtfully designed, spacious homes include 6 one-bed apartments, 14 two-bed apartments, 1 two-bed coach house and 4 three-bed houses. So, there's a place for you here, whether you're buying alone, with a partner or as a small or growing family.



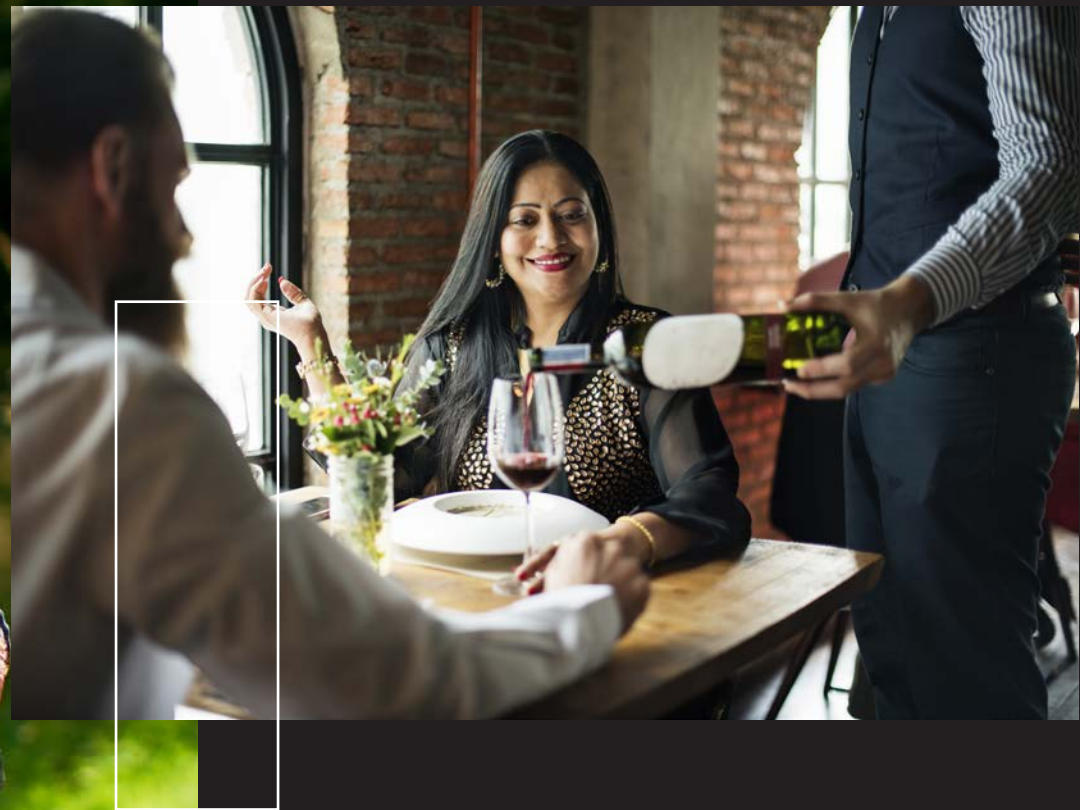
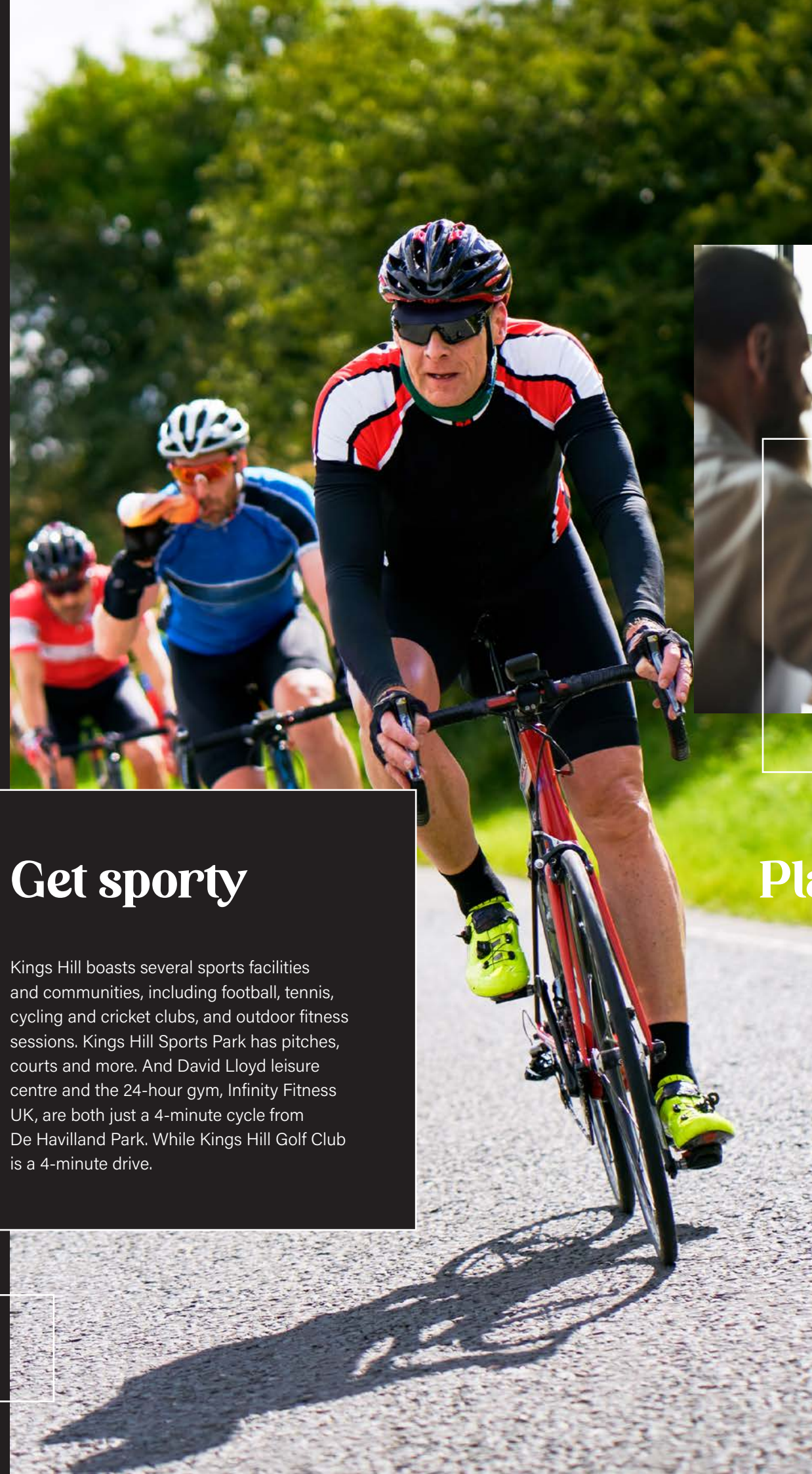
# Adventuring

## Outdoors

Green space has been prioritised at Kings Hill to provide pleasant play areas, allotments and parks. The closest, Kings Hill Linear Park, is just a 7-minute walk or 3-minute cycle from De Havilland Place.

On the outskirts of the village, a 4-minute drive away, is Manor Park Country Park with a variety of natural habitats to explore. And a 9-minute drive away is the even larger Leybourne Lakes Country Park, popular with walkers, cyclists and water sports enthusiasts.

For days beside the seaside, it's just 45 minutes to Whitstable and an hour to Margate. And you can be in the glorious High Weald or Kent areas of outstanding natural beauty in less than half an hour.



### Get sporty

Kings Hill boasts several sports facilities and communities, including football, tennis, cycling and cricket clubs, and outdoor fitness sessions. Kings Hill Sports Park has pitches, courts and more. And David Lloyd leisure centre and the 24-hour gym, Infinity Fitness UK, are both just a 4-minute cycle from De Havilland Park. While Kings Hill Golf Club is a 4-minute drive.

### Places to meet, eat and drink

Whether you're meeting friends for dinner or heading for a quiet coffee, there's a range of venues to welcome you at Kings Hill's Liberty Square. Head to Costa for coffee, The Greedy Goose for tapas, The Spitfire for pub classics and Turmeric Square for fine Indian food.

West Malling, a 5-minute drive away, offers more options, such as seafood bistro Franks, gastropub The Farm House and upscale restaurant Chef's Table. And Maidstone, a 15-minute drive away, is home to a plethora of great cafés, pubs, bars and restaurants.



## Entertainment for all ages

Maidstone is also the place to go for a wide variety of entertainments. From blockbusters at the Odeon cinema to bouldering at The Climbing Centre, crazy golf at Prison Island, comedy and more at Hazlitt Theatre and local bands at the Maidstone Fringe Festival.

Back in Kings Hill, the Control Tower Gallery, community centre and the sports park all host events throughout the year. From modern art exhibitions to children's story time to Christmas crafting.



## Good local schools

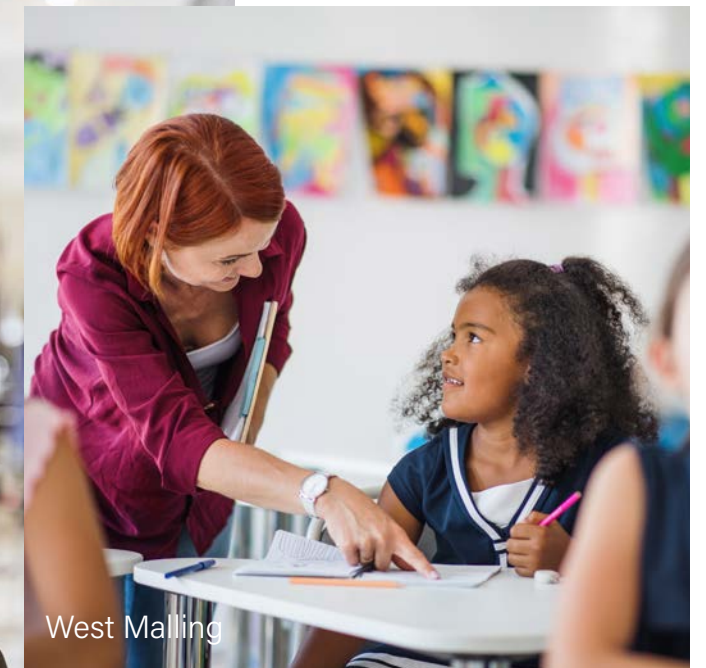
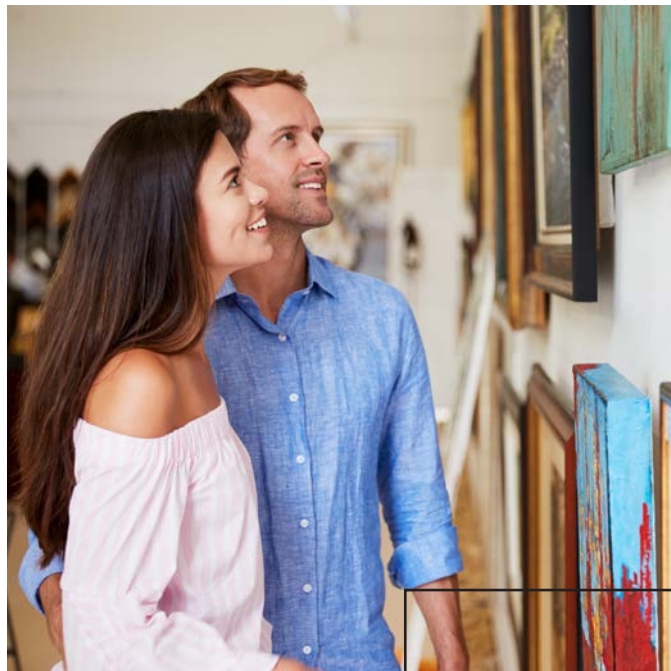
The school run is easy from De Havilland Place. Valley Invicta Primary School is only a 13-minute walk, and Kings Hill Pre-School, Bright Horizons Day Nursery and Kings Hill Primary and Nursery School are around a 17-minute walk. All have good Ofsted ratings, as does The Malling – a secondary school just a 9-minute drive away.

## Handy amenities

The village is also well-served with medical facilities; at Liberty Square, there's a doctor's surgery, a pharmacy, a dentist and an optician.

## Shop local and in the city

The weekly shop is easy at De Havilland Place, with Aldi, Asda and Little Waitrose just a 3-minute drive away at Liberty Square. West Malling's high street is home to a variety of independent stores. And Maidstone's Fremlin Walk and The Mall shopping centres are the places to go for well-known brands such as House of Fraser, Zara and Next. For big-city shopping, London's flagship stores are around 1.5 hours away.





# Well connected

**Kings Hill has great travel links to nearby towns and villages, and major transport routes for getting into London and out of the country.**



## By Car

De Havilland Place is just a 2-minute drive from the A228 and a 6-minute drive from the M20, which lead to the A2 and M2 and give easy access into London and out to the coast.

*Journey times from De Havilland Place by car:\**

<b>West Malling</b> 2 miles / 5 mins
<b>Maidstone</b> 9 miles / 15 mins
<b>Folkestone</b> 41 miles / 45 mins
<b>Royal Tunbridge Wells</b> 15 miles / 28 mins
<b>Ashford</b> 28 miles / 35 mins
<b>Whitstable</b> 34 miles / 45 mins
<b>Dover</b> 48 miles / 53 mins
<b>Margate</b> 50 miles / 1 hr
<b>London</b> 30 miles / 1 hr 10 mins



## By Bus

Tower View bus stop is just a 5-minute walk from De Havilland Place and is on regular routes to West Malling and Maidstone.



## By Train

**West Malling Station**  
1.4 miles / 4-min drive  
12-min cycle / 34-min walk

*Journey times from there:\*\**

<b>East Malling</b> 3 mins
<b>Maidstone</b> 7 mins
<b>Bearsted</b> 17 mins
<b>Swanley</b> 25 mins
<b>Bromley South</b> 38 mins
<b>London Victoria</b> 56 mins
<b>Ashford International</b> 44 mins



## By Plane

**Gatwick Airport**  
37 miles / 38-minute drive

**Heathrow Airport**  
58 miles / 1hr drive

[Sources: \*google.com/maps. Times shown are approximate and subject to traffic. \*\*thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

# Points of interest

West Malling

East Malling

De Havlland Place

Kings Hill

## Shopping

1. Aldi
2. Asda
3. Little Waitrose

## Food & drink

4. Costa Coffee
5. The Greedy Goose
6. The Spitfire
7. Turmeric Square

## Leisure

8. Kings Hill Sports Park
9. David Lloyd Kings Hill
10. Infinity Fitness UK
11. Kings Hill Golf Club
12. Liberty Square
13. Control Tower Gallery
14. Kings Hill Community Centre

## Amenities & travel

15. West Malling Station
16. Kings Hill Doctor's Surgery
17. Post Office
18. Kings Hill Veterinary Clinic
19. Kings Hill Opticians & Hearing Care
20. Kings Hill Dental
21. Kings Hill Pharmacy
22. Kent Libraries

## Education

23. Valley Invicta Primary School
24. Kings Hill Pre-School
25. Bright Horizons Day Nursery
26. Kings Hill Primary and Nursery School
27. The Malling School

## Green spaces

28. Kings Hill Linear Park
29. Manor Park Country Park
30. Melrose Avenue Play Area
31. Kings Hill Playground
32. Anson Avenue Park



# Specification

## Kitchen

- Symphony kitchen 'Hacienda' range wall and floor units in Platinum
- 40mm 'Marble Siroco' laminate worktops with upstand
- Stainless steel splash back
- Stainless steel 1.5 bowl sink
- Zanussi oven and hob
- Zanussi cooker hood extractor
- Zanussi integrated fridge freezer
- Zanussi washing machine

## Bathroom

- White close-coupled toilet
- White hand basin with chrome mixer tap
- White steel bath with bath panel
- Chrome thermostatic mixer for bath and hand held shower hose
- Tiling around bath and behind sink
- Chrome towel radiator
- 400x600 mirror

## En-suite

- White close-coupled toilet
- White hand basin with chrome mixer tap
- Mira thermostatic shower
- Tiling in shower enclosure and behind sink

## Finishes

- White, 6-panel internal doors
- Walls – white emulsion
- Ceilings – white matt emulsion
- Woodwork – white satin

## Heating & electrics

- Ideal LOGIC combination boiler
- Window trickle ventilators with mechanical extractor fans
- Optical smoke detector
- Carbon monoxide detector



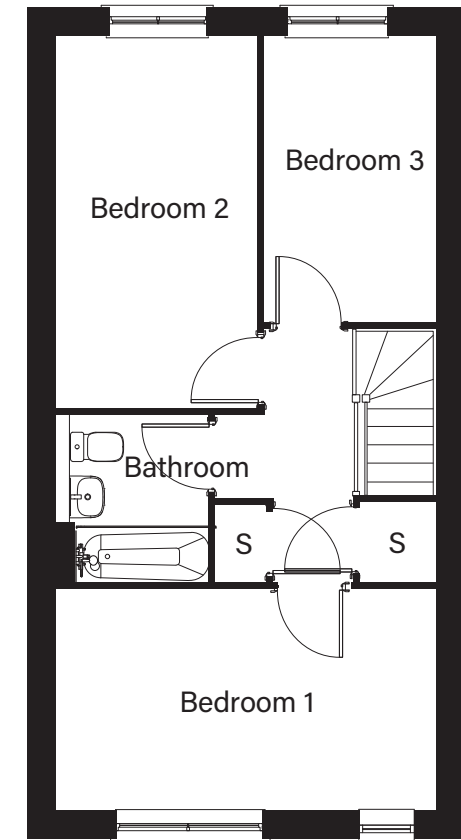
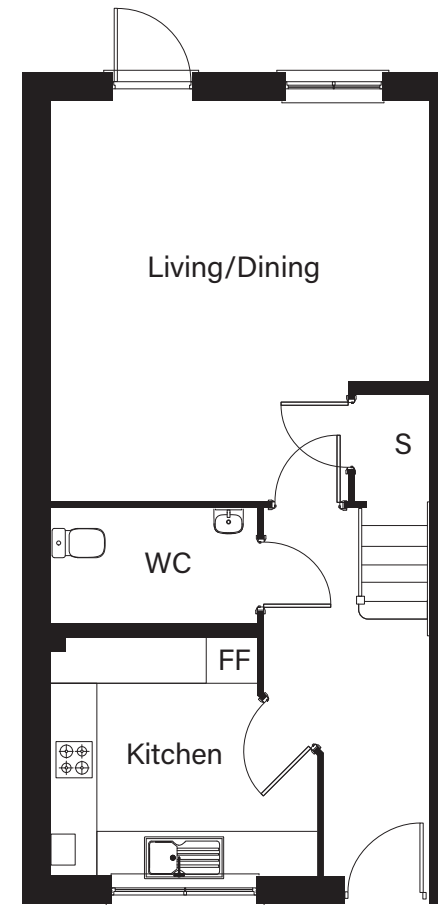
# Development Plan



- 3 Bed House
- 2 Bed Coach House



# HOUSE



## 3 Bed House

**PLOTS**  
143 & 144\*

FF = Integrated Fridge Freezer  
S = Storage  
\* = Handed

Kitchen	3.10m x 3.39m
Living/Dining	5.08m x 4.83m
Bedroom 1	2.85m x 4.83m
Bedroom 2	4.73m x 2.58m
Bedroom 3	3.65m x 2.18m
Bathroom	2.13m x 1.73m
<b>Total Floor Area</b>	<b>95.28m<sup>2</sup></b>

Dimension shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a + / - 50mm (2") tolerance. 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.

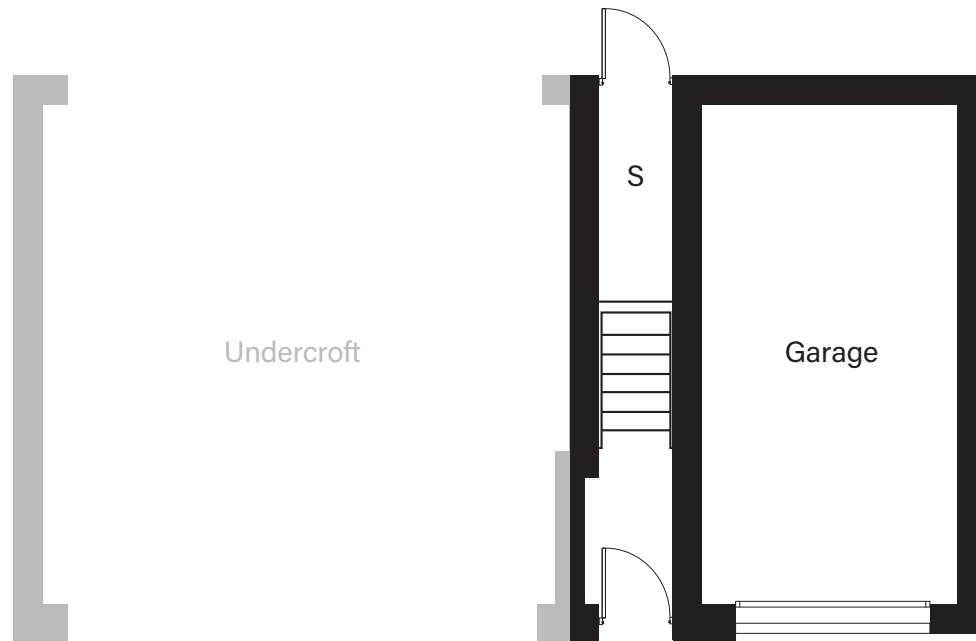
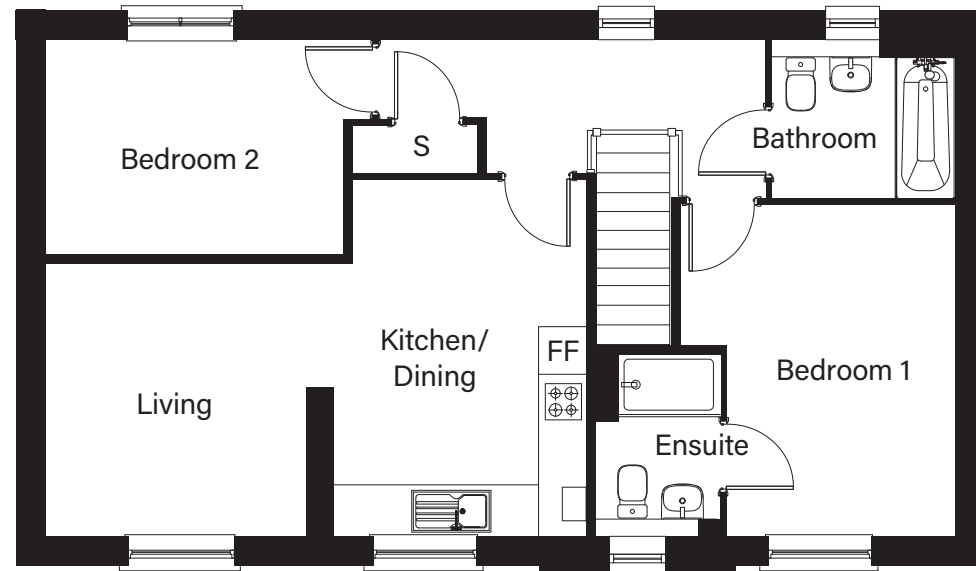




# 3 Bed House







## 2 Bed Coach House

**PLOT**  
142

Kitchen/Dining	3.10m x 4.31m
Living	3.17m x 3.30m
Bedroom 1	2.80m x 4.01m
Bedroom 2	4m x 2.62m
Bathroom	2.25m x 1.94m
En-Suite	1.48m x 1.22m
<b>Total Floor Area</b>	<b>71.89m<sup>2</sup></b>

FF = Integrated Fridge Freezer  
S = Storage  
\* = Handed

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# 2 Bed Coach House







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All photography is indicative of typical home styles only. Internal finishes at De Havilland Place may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.