



THATCH
BARN
ROAD

HEADCORN • MAIDSTONE • TN27 9UB



THATCH BARN ROAD



Golding Places is proud to present Thatch Barn Road, a small and exclusive development comprising of two elegant two-bedroom self-contained flats, perfectly situated in the sought-after village of Headcorn, near Maidstone.

Each home has been finished to a high standard, featuring quality fitted carpeting throughout the main living areas. The kitchens are equipped with stylish ceramic tiled flooring, contemporary cabinetry, complementary worktops, and sleek glass splashbacks, complete with an integrated oven, electric hob, and fridge-freezer. The bathrooms are equally well-appointed, showcasing ceramic tiled flooring and modern branded sanitaryware.

Thoughtfully designed for modern living, these homes combine comfort and practicality. A 12-year LABC warranty offers peace of mind, while the spacious living areas create the perfect setting for relaxing or entertaining. Each home has its own private garden and benefits from convenient off-street parking.

Ideally located in the welcoming village of Headcorn, Thatch Barn Road enjoys easy access to a bustling high street offering a mix of independent boutiques and national retailers. Residents can explore nearby attractions including a wildlife sanctuary, golf course, and historic castle — ensuring you'll never be short of leisure options. With its peaceful countryside surroundings and excellent local schools, Headcorn is also an ideal location for families.

Commuters are well served by Headcorn Station, providing direct links to London Charing Cross in approximately 1 hour 10 minutes. For local travel, the hourly Arriva bus service offers convenient connections, while the A274 provides a direct route to Maidstone for those travelling by car.

FLOOR PLANS



2 BEDROOM GROUND FLOOR MAISONNETTE



GROUND FLOOR

Living/Dining Room	3523mm x 6568mm 11' 7" x 21' 6"
Kitchen	3223mm x 2158mm 10' 7" x 7' 1"
Utility	1613mm x 845mm 5' 3" x 2' 9"
Bedroom 1	3420mm x 3962mm 11' 2" x 13' 0"
Bedroom 2	3264mm x 3962mm 10' 8" x 13' 0"
Bathroom	2000mm x 2158mm 6' 7" x 7' 1"

2 BEDROOM FIRST FLOOR MAISONNETTE



FIRST FLOOR

Living/Dining Room	3523mm x 6568mm 11' 7" x 21' 6"
Kitchen	3223mm x 2158mm 10' 7" x 7' 1"
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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.
- Energy-efficient Air Source Heat Pump providing hot water and central heating
- LABC 12-year warranty
- Fibre broadband available
- Turfed gardens with patio and garden shed
- Off street parking

KITCHEN

- Contemporary kitchen with complementary worktops and glass splashback.
- Integrated oven, electric hob and fridge freezer.
- Ceramic tiled flooring
- Spot down lighting
- Washer Dryer

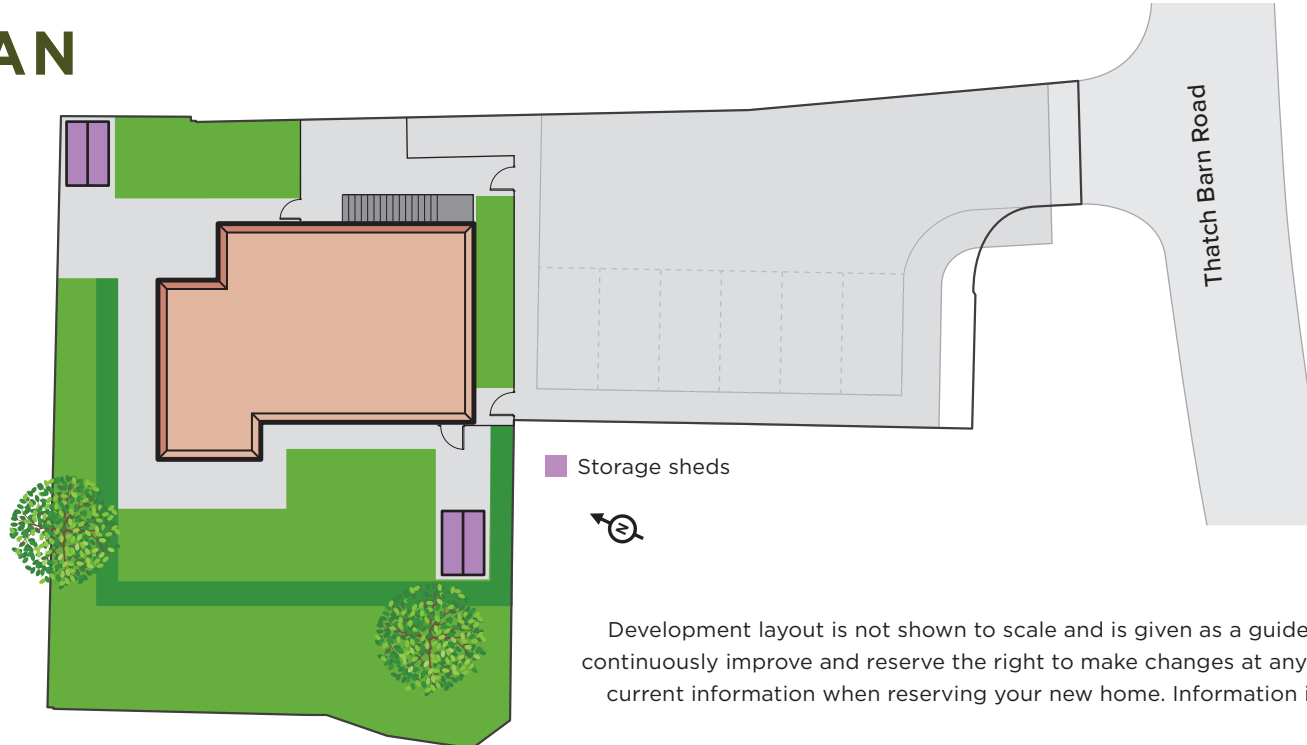
BATHROOM

- Contemporary branded sanitaryware
- Over the bath shower with thermostatic mixer tap
- Glass shower screen
- Ceramic tiled flooring
- Spot down lighting

SUSTAINABILITY

- The areas benefit from a range of ecology and biodiversity enhancements such as:
 - Bat and bird boxes
 - Hedgehog and insect boxes
- Renewable technology such as:
 - Solar Panels
 - Mechanical Ventilation Heat Recovery System (MVHR)

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.

— GOLDING —
PLACES

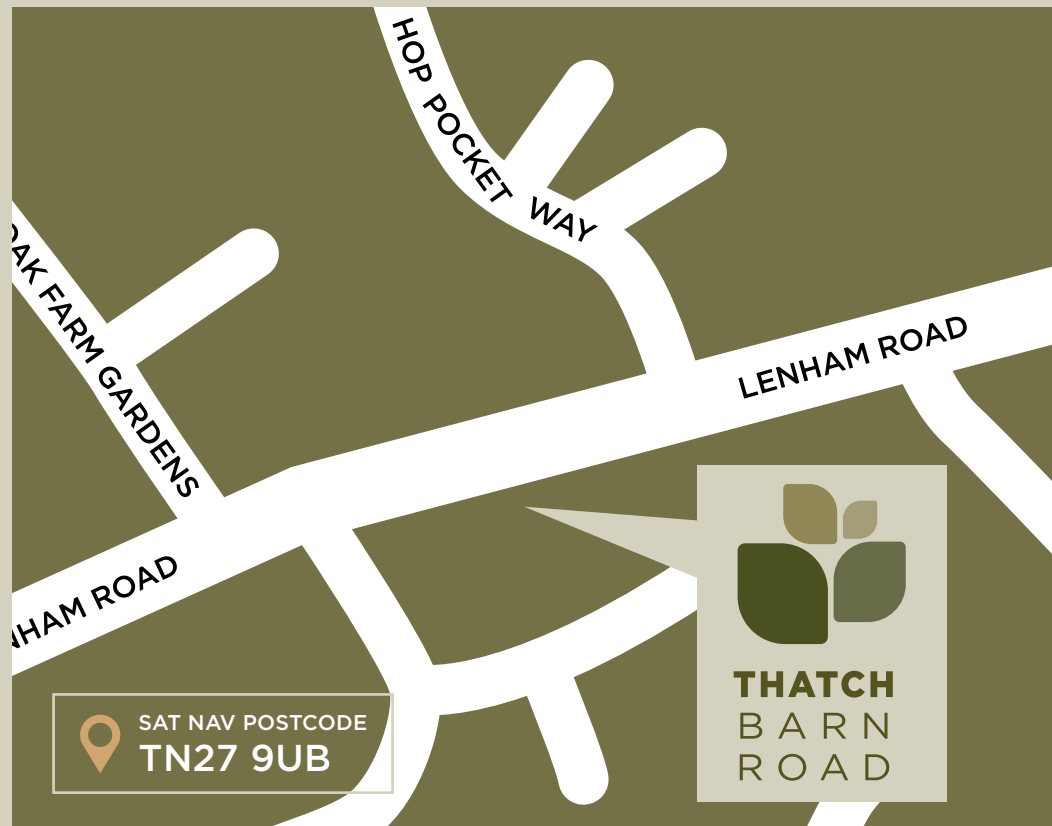
ABOUT GOLDING PLACES

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



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

Wards
shared ownership

Shared Ownership Department
01634 921 802
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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.