



ROUNDWELL PARK

BEARSTED - MAIDSTONE

LOCAL AREA

Contemporary homes, traditional twist

Roundwell Park is an exciting addition to Bearsted village in the County Town of Kent. A collection of 43 substantial four- and five-bedroom detached homes will create a thriving new community, set within walking distance of local facilities, the village green and the 26 protected acres of Bearsted Woodland Trust.

The properties will offer a modern, energy efficient and spacious style of living, designed specifically for modern life. Rarely found at a new development, each property at Roundwell Park is detached, occupying a significantly sized plot for maximum privacy and an exceptionally generous garden. Exterior architectural details are quintessentially Kentish, with the use of traditional weatherboarding, fine brick detailing, tile-hung elevations, timber struts and exposed rafter tails.

As standard in every property will be a dedicated study, a utility room, fitted wardrobes, an en-suite to the master bedroom as a minimum and outstanding levels of thermal insulation. Externally, each house will benefit from two car parking spaces and an electric vehicle charging connection point.



LOCAL AREA

The beauty of Bearsted

Home to arguably one of the most attractive village greens in the county, Bearsted remains a hugely desirable corner of Kent. While the essence of village life is on your doorstep – The White Horse country pub, a lawn tennis club, a cricket club, Bearsted Golf Course, Majors Lakes Angling Club and schools – the village benefits from its own train station, with Charing Cross just over an hour away.

The village green itself provides a stunning focal point with the trio of Oak on the Green, Fed on the Green and Fish on the Green providing pub, café and restaurant settings, respectively. The open space also hosts an annual programme of fayres, music shows, farmers' markets and cricket matches, which bring the community together. On the village's fringe is Bearsted Woodland Trust, which invites walkers and cyclists to explore woodlands, wildflower areas and meadows covering 26 acres.



EDUCATION

School's in

Families make a beeline for Bearsted as the educational options are excellent. The closest primary schools to Roundwell Park are Thurnham Church of England Infant School and neighbouring Roseacre Junior School – both graded 'outstanding' by Ofsted. Madginford Primary School and Bearsted Primary Academy are both within a mile of the development for added choice.

Local secondary education is all-encompassing, with selective, independent, state and specialist schools all within two miles of Roundwell Park. These include highly sought-after Invicta Grammar School, Oakwood Park Boys' Grammar and Maidstone Girls' Grammar. Mid Kent College and the University of Kent provide a selection of further and higher education courses.



LOCAL AREA

Explore the Garden of England

Bearsted enjoys a central position in Kent, providing a great base from which to explore. Make the short drive to Tudor Park Country Club for its 18-hole championship golf course, spa, restaurant and bar, or visit nearby Leeds Castle for a fascinating history lesson. You can also pootle along the country lanes and discover other picturesque villages, including East Farleigh, Aylesford and Boxley.

There's something for everyone at nearby Mote Park, with 450 activity-packed acres of parkland and a 30 acre lake. Hours of entertainment can be had at children's play areas, dino golf, the Sky Trail, the fishing area, a climbing wall, a watersports centre, a leisure centre, historic Mote House, restaurants, cafés, a miniature railway and Segway hire. You can also spectate or participate at the park's rugby and cricket clubs.

Maidstone is less than four miles from Roundwell Park – perched on the edge of the River Medway and bustling with life. It's one of the most comprehensive towns in Kent, with two shopping districts – Fremlin Walk and The Mall – numerous places to eat and drink, cultural attractions, the Lockmeadow Centre for a cinema, gym, swimming pool, bowling alley and trampoline park, and three train stations.



CONNECTIONS

Travel highlights

Roundwell Park is ideal for those who want to expand their horizons, whether they're walking, driving or travelling by train. Rarely does such a picturesque village deep in the Kent countryside have its own train station but Bearsted is one of the lucky few. Central London and Ashford International are easily reached by rail, and there's also close proximity to the M20.



On foot



0.3 miles

OAK ON THE GREEN PUB

0.4 miles

FISH ON THE GREEN RESTAURANT

0.4 miles

FED ON THE GREEN CAFÉ

0.6 miles

BEARSTED TRAIN STATION

0.7 miles

TUDOR PARK COUNTRY CLUB

1 mile

BEARSTED WOODLAND TRUST

By car



1.7 miles

M20, JUNCTION 8

2.2 miles

LEEDS CASTLE

3.7 miles

MOTE PARK

3.8 miles

MAIDSTONE

4.2 miles

KENT LIFE

41 miles

GATWICK AIRPORT

By rail

(FROM BEARSTED TRAIN STATION)



5 mins

MAIDSTONE (EAST)

26 mins

ASHFORD INTERNATIONAL

53 mins

CANTERBURY WEST

54 mins

BROMLEY (SOUTH)

69 mins

LONDON CHARING CROSS

73 mins

LONDON VICTORIA

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. August 2023.

SITE PLAN

Find your new home here

No fewer than 18 house types will allow purchasers to find their perfect living style. Featuring across the floorplans are attached garages, bifold doors, working fireplaces, statement chimney stacks, completely open plan living spaces, separate dining rooms and separate living rooms – purchasers can simply choose the arrangement of space that suits their family best.

A series of ecological enhancement measures along with improvements to access to provide a pedestrian footpath through the woodland area which will connect to the woodland trust path.

Key to the homes

- Plot 26 - The Buttercup
- Plot 27 - The Champion
- Plot 28 - The Chamomile
- Plot 29 - The Clary
- Plot 30 - The Cornflower
- Plot 40 - The Cowslip
- Plot 41 - The Daisy
- Plot 42 - The Foxglove
- Plot 43 - The Marigold



Plot 26 – The Buttercup

5 bedroom house



Ground Floor

Kitchen / Dining / Lounge	7.00m x 6.79m	22'12" x 22'3"
Living Room	3.85m x 4.14m	12'7" x 13'7"
Study	3.09m x 2.65m	10'1" x 8'8"
Utility	2.31m x 2.65m	7'67" x 8'8"

First Floor

Bedroom 1	3.43m x 2.93m	11'3" x 9'7"
Bedroom 2	2.80m x 3.54m	9'2" x 11'7"
Bedroom 3	2.80m x 3.50m	9'2" x 11'6"
Bedroom 4	2.82m x 3.75m	9'3" x 12'3"
Bedroom 5	3.09m x 4.53m	10'2" x 14'10"



Plot 27 – The Champion

4 bedroom house



Ground Floor

Kitchen / Dining	7.00m x 5.24m	22'11" x 17'2"
Living Room	4.75m x 4.68m	15'6" x 15'4"
Study	2.58m x 3.00m	8'5" x 9'10"
Utility Room	2.10m x 3.12m	6'11" x 10'2"

First Floor

Bedroom 1	4.74m x 3.58m	15'6" x 11'9"
Bedroom 2	3.72m x 2.80m	12'2" x 9'2"
Bedroom 3	3.72m x 4.18m	12'2" x 13'8"
Bedroom 4	3.18m x 4.30m	10'5" x 14'1"



Plot 28 – The Chamomile

4 bedroom house



Ground Floor

Kitchen	3.62m x 3.30m	11'10" x 10'9"
Dining	4.34m x 3.66m	14'2" x 12'0"
Living Room	5.09m x 4.66m	16'8" x 15'3"
Study	2.92m x 2.40m	9'6" x 7'10"
Utility Room	2.90m x 3.20m	9'5" x 10'5"

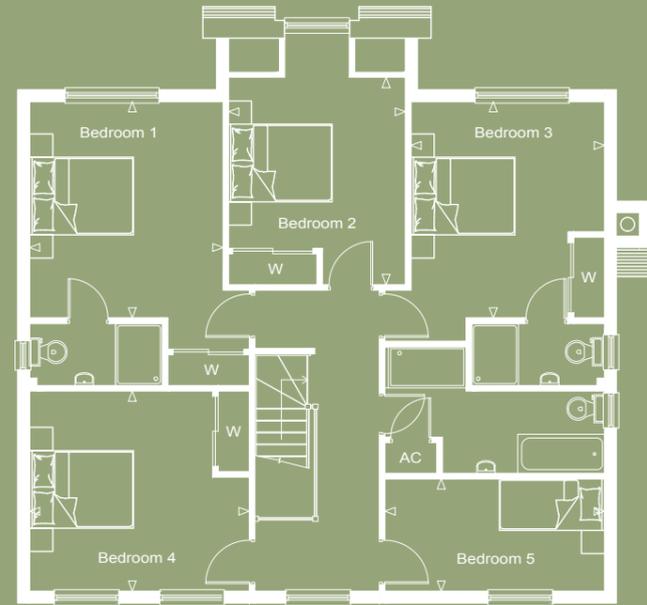
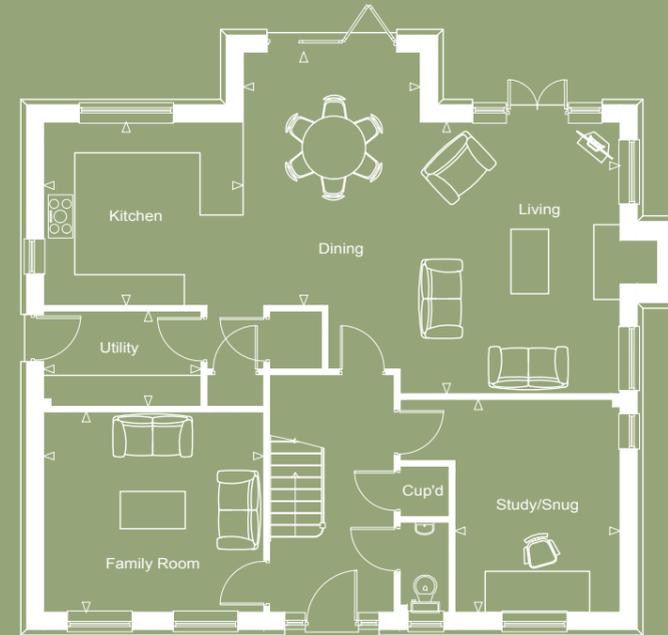
First Floor

Bedroom 1	3.18m x 4.24m	10'5" x 13'10"
Bedroom 2	3.62m x 4.19m	11'10" x 13'9"
Bedroom 3	4.05m x 2.74m	13'3" x 8'12"
Bedroom 4	3.61m x 3.34m	11'10" x 10'11"



Plot 29 – The Clary

5 bedroom house



Ground Floor

Kitchen	3.83m x 3.55m	12'7" x 11'8"
Dining	3.40m x 4.90m	11'2" x 16'1"
Living Room	3.83m x 5.25m	12'7" x 17'3"
Family Room	4.22m x 3.88m	13'10" x 12'8"
Study / Snug	3.18m x 4.12m	10'5" x 13'6"
Utility Room	3.02m x 1.84m	9'11" x 6'0"

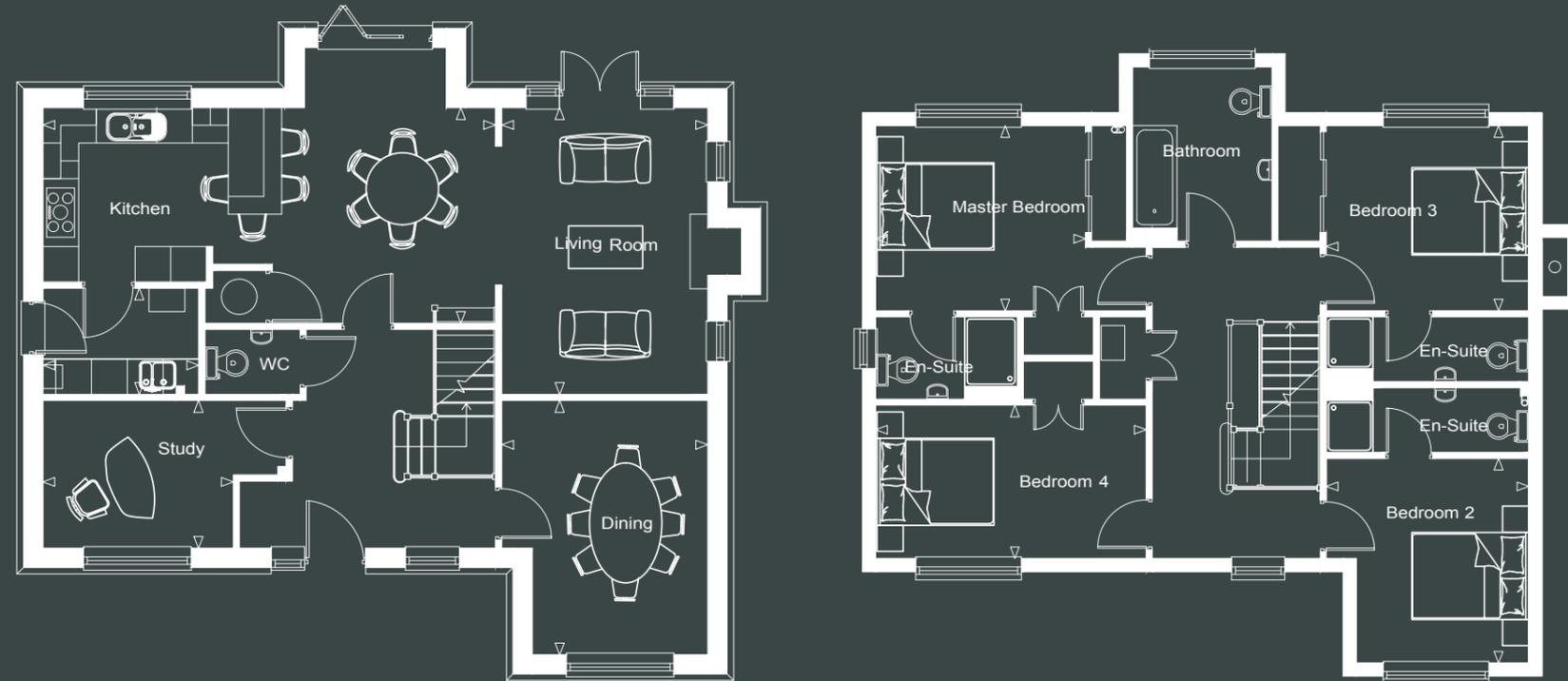
First Floor

Bedroom 1	3.73m x 4.19m	12'3" x 13'9"
Bedroom 2	3.40m x 4.77m	11'2" x 15'8"
Bedroom 3	3.73m x 4.19m	12'3" x 13'9"
Bedroom 4	4.23m x 3.88m	13'10" x 12'9"
Bedroom 5	4.23m x 2.18m	13'10" x 7'2"



Plot 30 – The Cornflower

4 bedroom house



Ground Floor

Kitchen / Breakfast	7.60m x 3.65m	13'4" x 18'9"
Dining	3.46m x 4.30m	13'4" x 18'9"
Living Room	3.46m x 4.85m	17'2" x 15'1"
Study	3.20m x 2.50m	8'6" x 6'11"
Utility Room	2.62m x 1.80m	7'6" x 5'9"

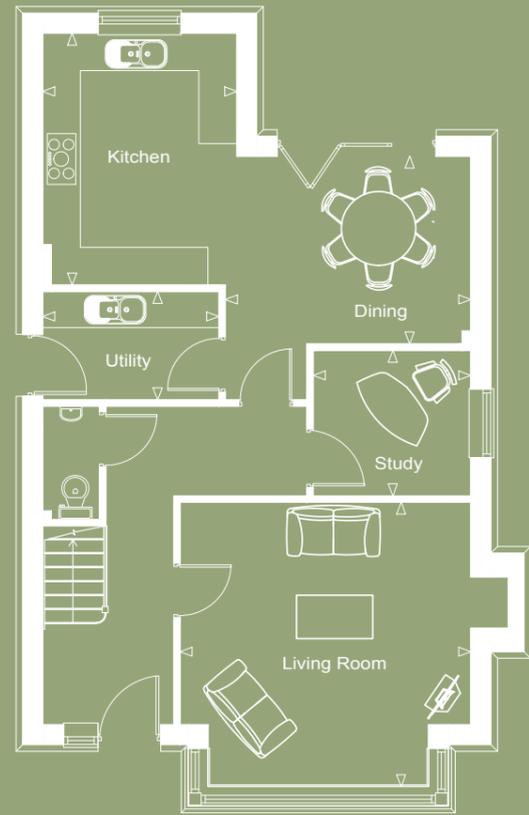
First Floor

Bedroom 1	3.59m x 3.19m	11'9" x 10'6"
Bedroom 2	3.46m x 3.19m	11'4" x 10'6"
Bedroom 3	3.46m x 3.52m	11'4" x 6'11"
Bedroom 4	4.62m x 2.64m	15'2" x 8'8"

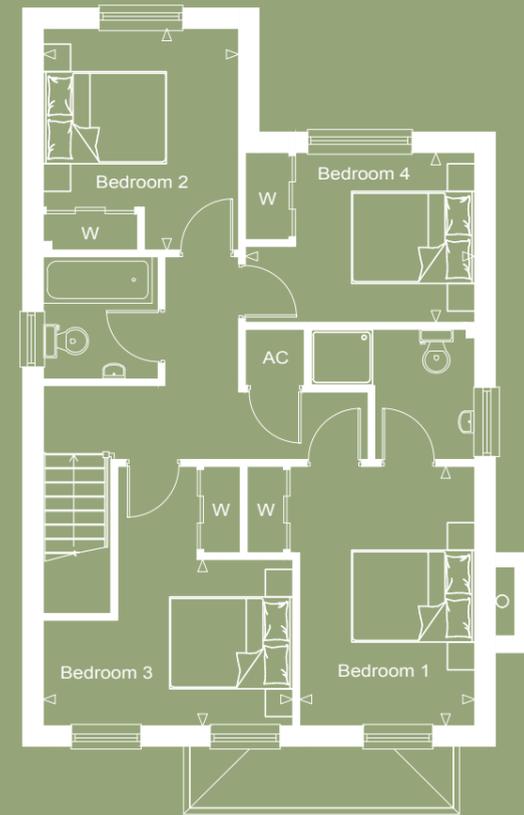


Plot 40 – The Cowslip

4 bedroom house



Kitchen	3.18m x 4.15m	10'5" x 13'7"
Dining	4.02m x 3.09m	13'2" x 10'2"
Living Room	4.74m x 4.68m	15'7" x 15'4"
Study	2.58m x 2.40m	8'5" x 7'10"
Utility Room	2.88m x 1.79m	9'5" x 7'10"



Bedroom 1	2.85m x 4.24m	9'4" x 13'11"
Bedroom 2	3.18m x 3.63m	10'5" x 11'11"
Bedroom 3	4.05m x 2.72m	13'3" x 8'11"
Bedroom 4	3.73m x 2.78m	12'2" x 9'1"



Plot 41 – The Daisy

4 bedroom house



Ground Floor

Kitchen / Dining	7.00m x 4.05m - max 5.80m	22'11" x 18'9" - max 19'0"
Living Room	4.75m x 4.68m	15'7" x 15'4"
Study	2.58m x 2.95m	8'5" x 9'8"
Utility Room	1.48m x 3.12m	4'10" x 10'3"

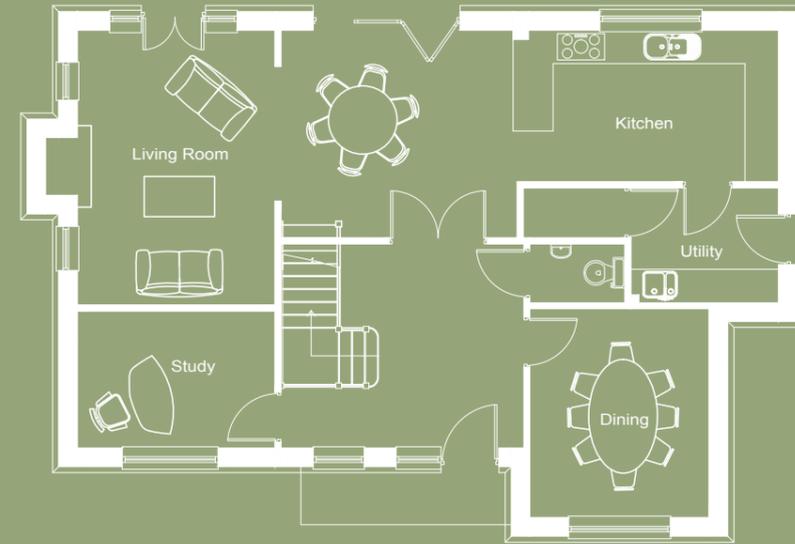
First Floor

Bedroom 1	4.75m x 3.58m	15'7" x 11'9"
Bedroom 2	3.72m x 2.80m	12'2" x 9'2"
Bedroom 3	3.72m x 4.75m	12'2" x 15'7"
Bedroom 4	3.18m x 4.87m	10'5" x 15'11"



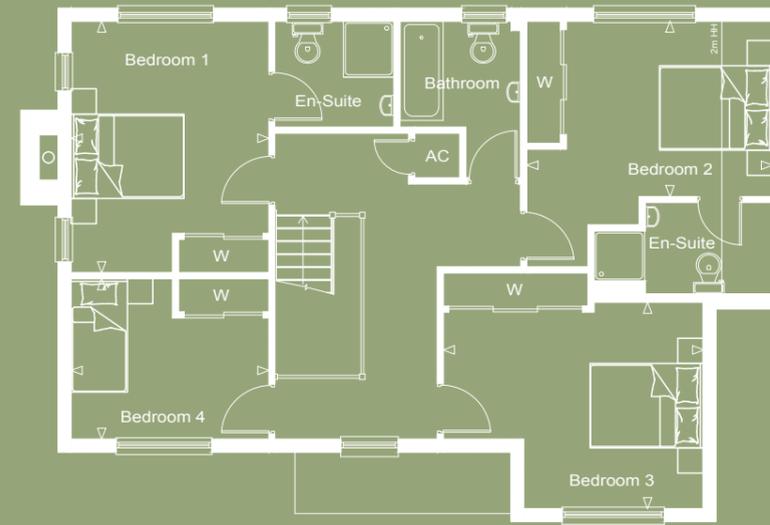
Plot 42 – The Foxglove

4 bedroom house



Ground Floor

Kitchen	4.70m x 2.70m	15'5" x 8'10"
Breakfast	4.10m x 3.70m	13'5" x 12'2"
Dining	3.17m x 3.73m	10'5" x 12'3"
Living Room	3.50m x 4.90m	11'6" x 16'1"
Study	3.50m x 2.50m	11'6" x 8'2"
Utility Room	2.62m x 2.05m	8'7" x 6'8"



First Floor

Bedroom 1	3.50m x 4.49m	11'6" x 14'8"
Bedroom 2	4.37m x 3.13m	14'4" x 10'3"
Bedroom 3	4.59m x 3.86m	15'1" x 12'8"
Bedroom 4	3.50m x 2.86m	11'6" x 9'5"



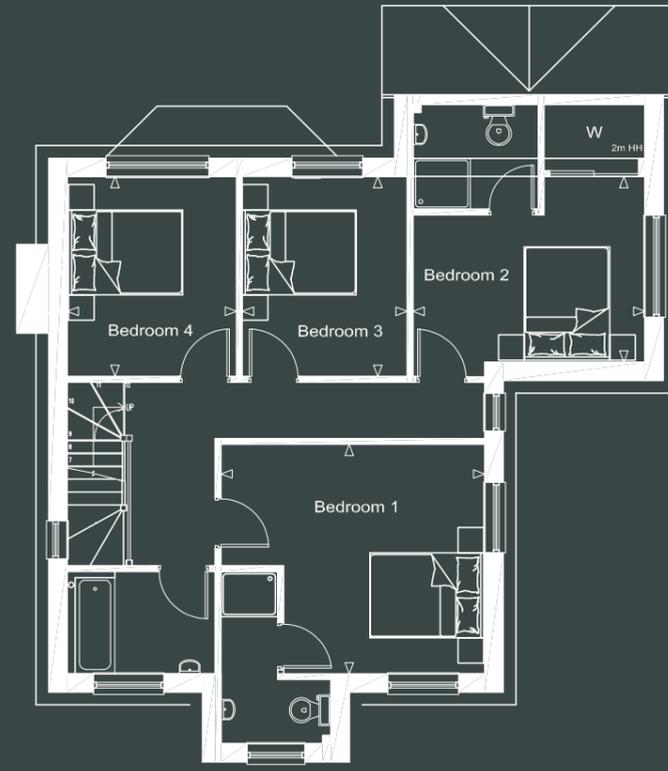
Plot 43 – The Marigold

4 bedroom house



Ground Floor

Living Room	5.23m x 4.60m	17'2" x 15'1"
Kitchen / Dining	4.06m x 5.75m	13'4" x 18'9"
Study	2.60m x 2.10m	8'6" x 6'11"
Utility Room	2.30m x 1.76m	7'6" x 5'9"



First Floor

Bedroom 1	4.63m x 4.60m	15'2" x 15'1"
Bedroom 2	4.07m x 3.29m	13'4" x 10'9"
Bedroom 3	2.90m x 3.54m	9'6" x 11'7"
Bedroom 4	2.98m x 3.54m	9'9" x 11'7"



SPECIFICATION

Find your new home here

No fewer than 18 house types will allow purchasers to find their perfect living style. Featuring across the floorplans are attached garages, bifold doors, working fireplaces, statement chimney stacks, completely open plan living spaces, separate dining rooms and separate living rooms – purchasers can simply choose the arrangement of space that suits their family best.

KITCHENS

- Fully fitted kitchens with integrated appliances

UTILITY ROOM

- Floor cabinets to match kitchen units
- Space for washer and dryer

BATHROOMS & ENSUITES

- White Ideal Standard bathroom suites with chrome fittings, vanity units, mirrored cabinets over basins, integral shaver points and heated towel rails
- Fully tiled



INTERIOR FINISHES

- Walls and ceilings finished in white emulsion
- Woodwork finished in white gloss
- Polished chrome ironmongery throughout
- Loft light
- Carpet to all bedrooms, landing, stairs, study and lounge. Amtico flooring to hallway, kitchen, utility room and family room

ELECTRICAL & MULTIMEDIA

- Recessed downlighters or pendants provided to each room
- TV, telephone and data points provided to each room, with provision for Sky TV
- White switch plates and sockets throughout
- Lighting to all external doors
- Provision for Broadband

HEATING & ENERGY EFFICIENCY

- Thermally insulated internal plaster –
- Insulated timber frames
- All doors and windows are painted Oak
- Gas-fired heating with smart heating controls

SECURITY

- Outside lights

EXTERNAL ELEMENTS

- External tap and waterproof power socket to rear garden
- Paving to patio, a path to rear gate, and bin storage
- Rear garden laid to turf
- Rainwater harvesting tanks with pumps to additional outside tap. (3000-5000L)
- two car parking spaces per plot either within the plot boundary or remote
- If an Integral garage is present – the specification is an electrically operated remote-opening door, with power and light. Houses with carports include a power point, external tap, and connection for a car charging point
- Houses with remote parking spaces will have one space provided with a car charging connection point

WARRANTIES & CERTIFICATES

- 10-year ICW guarantee with an initial 2-year defect liability period
- Energy efficiency rating of B



About Quayside Homes

Our pledge to you

We believe buying a new home should be a stress-free, simple process, and we will do everything possible to help you choose a new home and move with ease.

Customer service

Quayside Homes is an ICW-approved housebuilder and we set the bar high when it comes to customer service. When buying one of our new homes, we prioritise quality, craftsmanship, transparency and buyer comfort. Our team will be on hand to discuss everything from construction progress to the key moving milestones, so you feel supported from day one.

The reservation process

When you are ready to commit to one of our new homes, you will enter into a reservation agreement. This details the reservation fee payable and sets an agreed date for the exchange of contracts. Reassuringly, we offer a 14-day cooling off period, should you change your mind. During this period, you can cancel the agreement and receive a full refund of your reservation fee.

Prior to contracts being exchanged

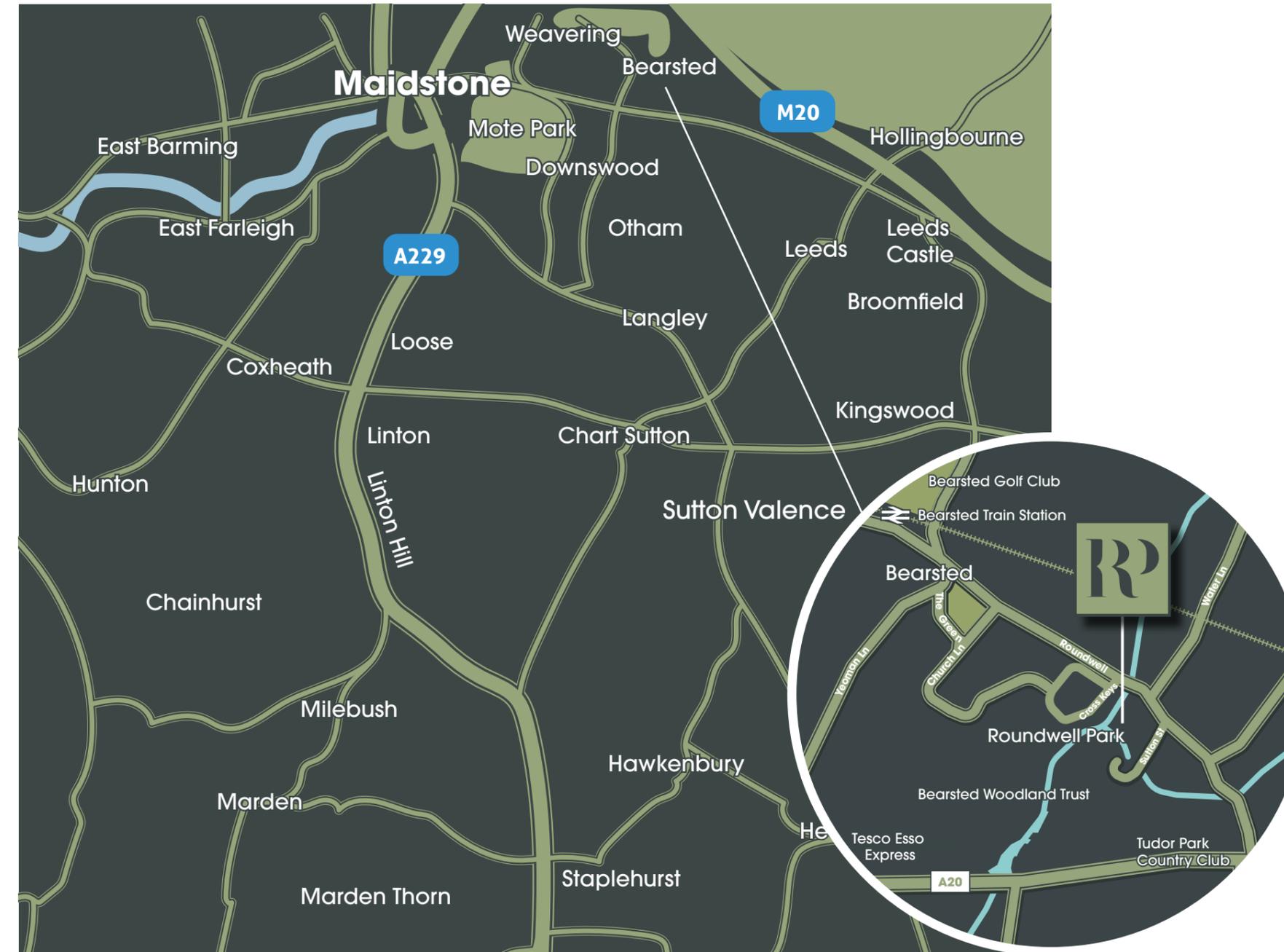
We will invite you to an information meeting before contracts are exchanged, so you can discover more about the home you are buying, learn about the wider development and ask any questions.

Before completion

Around one week before you complete your property purchase, you'll be invited back to the development for a tour of the home you are buying. You'll be able to check its condition, take final measurements and watch a demonstration of how the heating and electrical equipment is operated. Alternatively, you can send an independent inspector to visit on your behalf.

After you have moved in

Our relationship with new home owners extends well beyond completion. The Quayside customer service team will answer queries in the months following the move in date and there's also a 10-year ICW warranty for added peace-of-mind.





quaysidehomes.co.uk



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This brochure is printed on recycled paper using carbon neutral printing

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. The computer generated images are indicative only and finishes may vary.