



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.



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 Leigh Academy Bearsted 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 and a miniature railway. 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.



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	1.7 miles M20, JUNCTION 8	2.2 miles LEEDS CASTLE	5 mins MAIDSTONE (EAST)	26 mins ASHFORD INTERNATIONAL
0.4 miles FED ON THE GREEN CAFÉ	0.6 miles BEARSTED TRAIN STATION	3.7 miles MOTE PARK	3.8 miles MAIDSTONE	53 mins CANTERBURY WEST	54 mins BROMLEY (SOUTH)
0.7 miles TUDOR PARK COUNTRY CLUB	1 mile BEARSTED WOODLAND TRUST	4.2 miles KENT LIFE	41 miles GATWICK AIRPORT	69 mins LONDON CHARING CROSS	73 mins LONDON VICTORIA

By car



By rail

(FROM BEARSTED TRAIN STATION)



Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 2025.

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 1 – The Fennel

Plots 2, 8 and 13 – The Poppy

Plots 3, 9, 14, 22 and 41 – The Daisy

Plots 10, 12 and 26 – The Buttercup

Plots 11 and 15 – The Sorrel

Plot 16 – The Willow

Plot 17 – The Maple

Plots 18 and 42 – The Foxglove

Plot 19 – The Blackthorn
- Plots 20 and 29 – The Clary

Plot 21 – The Poplar

Plots 23 and 40 – The Cowslip

Plot 24 – The Hazel

Plot 25 – The Beech

Plot 27 – The Campion

Plot 28 – The Chamomile

Plot 30 – The Cornflower

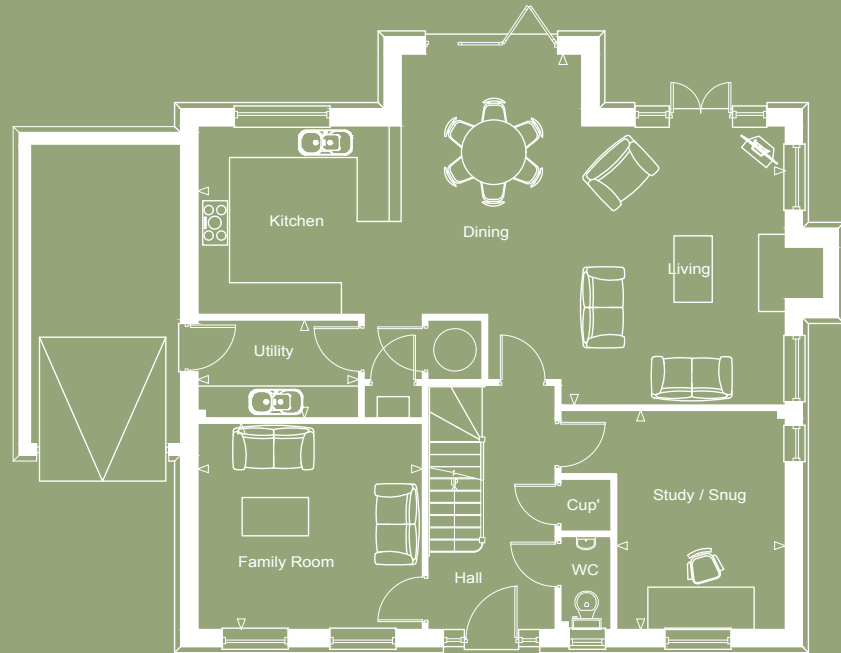
Plot 43 – The Marigold



Plot 1 – The Fennel

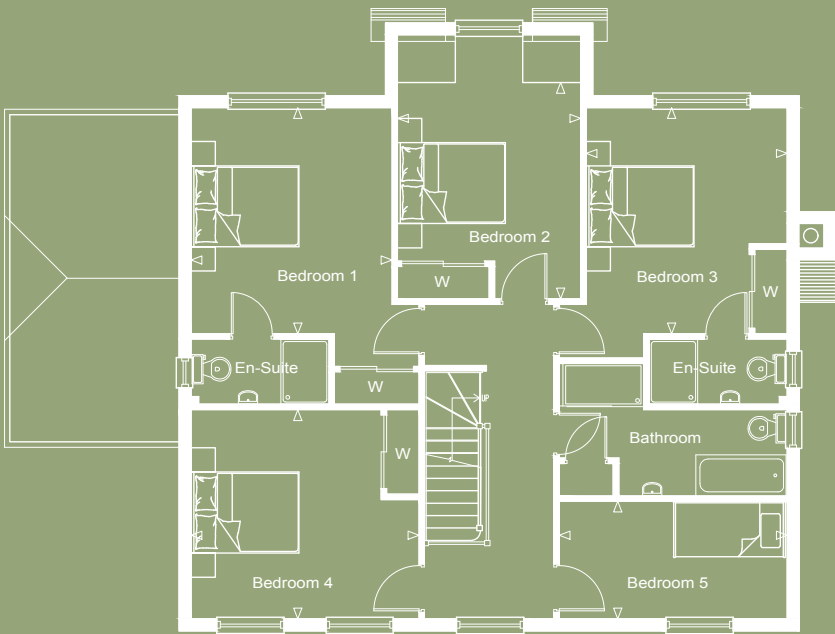
5 bedroom house

R



Ground Floor

Family Room	4.22m x 3.87m	13'10" x 12'8"
Kitchen/Dining/Living	11.05m x 6.60m	36'3" x 21'8"
Study/Snug	4.12m x 3.20m	13'6" x 10'6"
Utility	3.03m x 1.84m	9'11" x 6'1"



First Floor

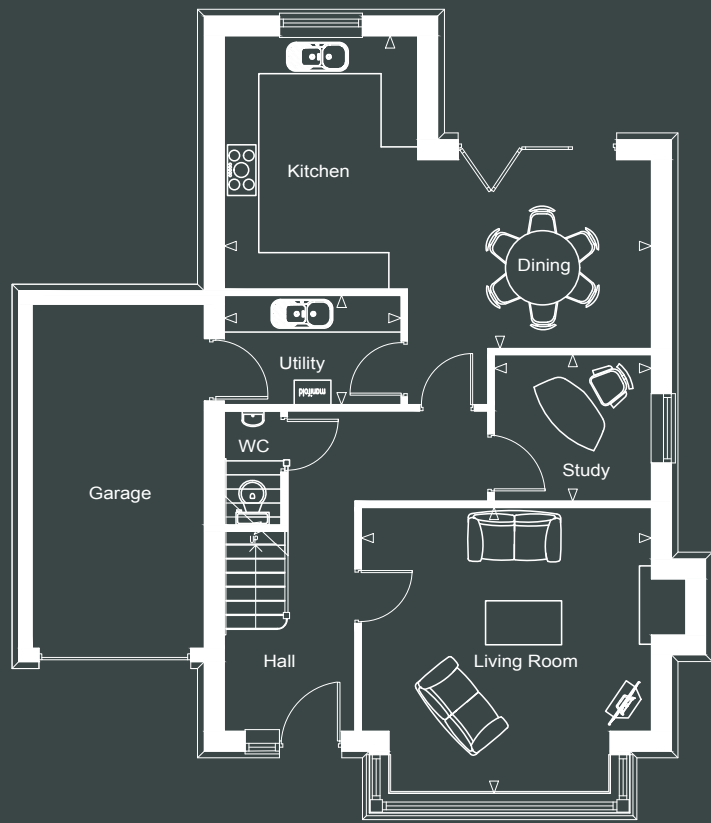
Bedroom 1	4.20m x 3.73m	13'8" x 12'2"
Bedroom 2	4.90m x 3.40m	16'1" x 11'1"
Bedroom 3	4.20m x 3.73m	13'8" x 12'2"
Bedroom 4	4.22m x 3.90m	13'10" x 12'10"
Bedroom 5	4.22m x 2.20m	13'10" x 7'2"

Layouts shown may change depending on build stage, please ask for details



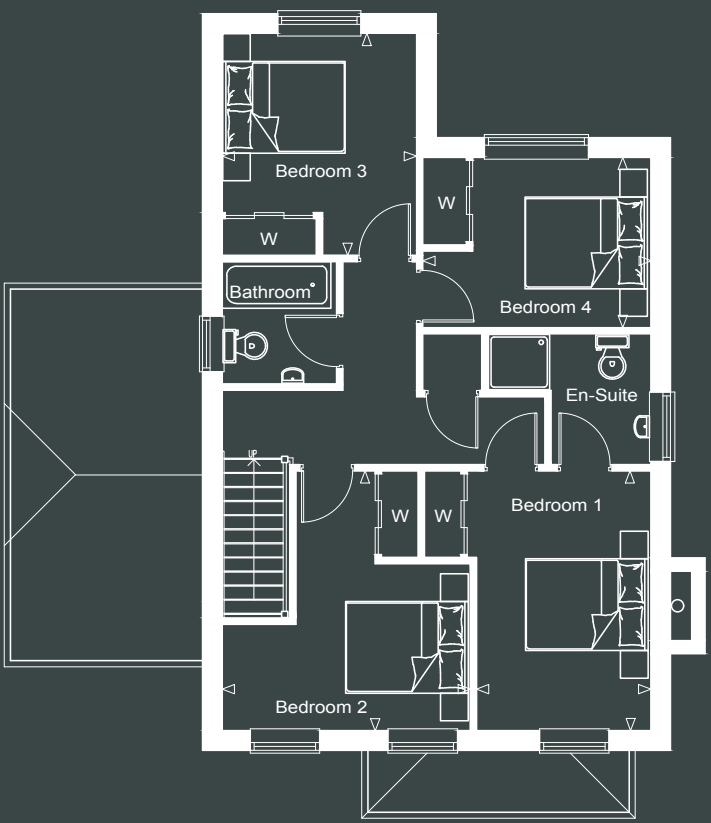
Plots 2, 8 and 13 – The Poppy

4 bedroom house



Ground Floor

Living Room	4.75m x 4.67m	15'7" x 15'4"
Kitchen/Dining	7.00m x 5.12m	23'0" x 16'10"
Study	2.58m x 2.40m	8'6" x 7'11"
Utility	2.90m x 1.80m	9'6" x 5'11"



First Floor

Bedroom 1	4.25m x 2.85m	13'11" x 9'4"
Bedroom 2	4.25m x 4.05m	13'11" x 13'3"
Bedroom 3	3.60m x 3.20m	11'10" x 10'6"
Bedroom 4	3.72m x 2.80m	12'2" x 9'2"

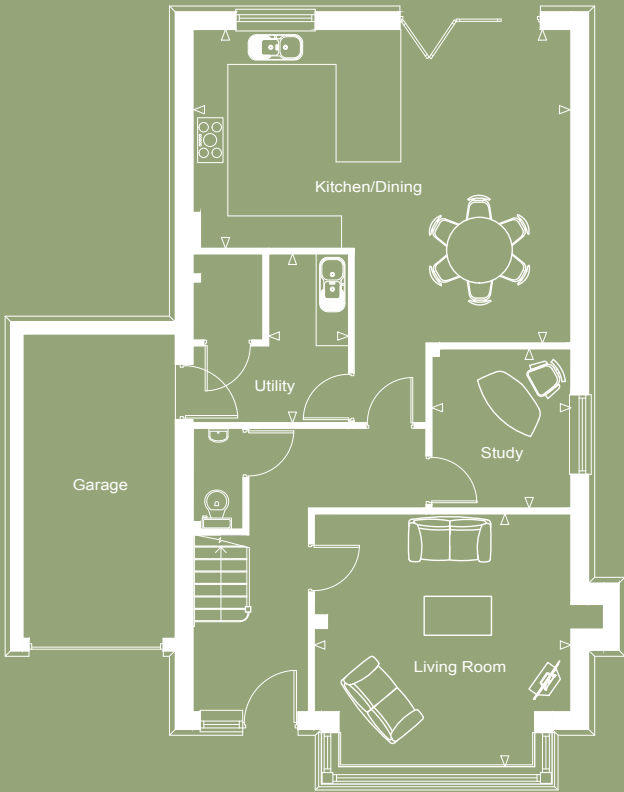
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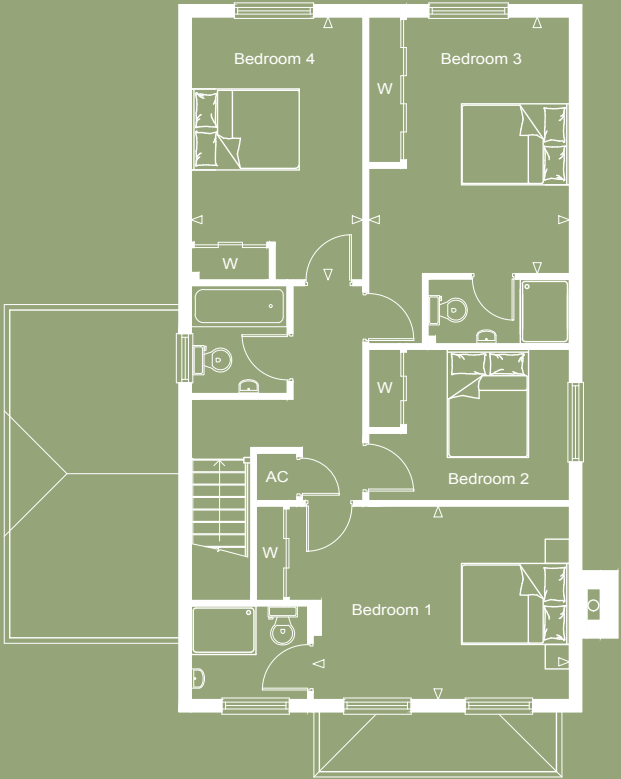
Plots 3, 9, 14, 22 and 41 – The Daisy

4 bedroom house



Ground Floor

Kitchen / Dining	7.00m x 5.80m	23'11" x 19'0"
Living Room	4.75m x 4.68m	15'7" x 15'4"
Study	2.95m x 2.58m	9'8" x 8'5"
Utility Room	3.12m x 1.48m	10'3" x 4'10"



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	4.75m x 3.72m	15'7" x 12'2"
Bedroom 4	4.87m x 3.18m	15'11" x 10'5"

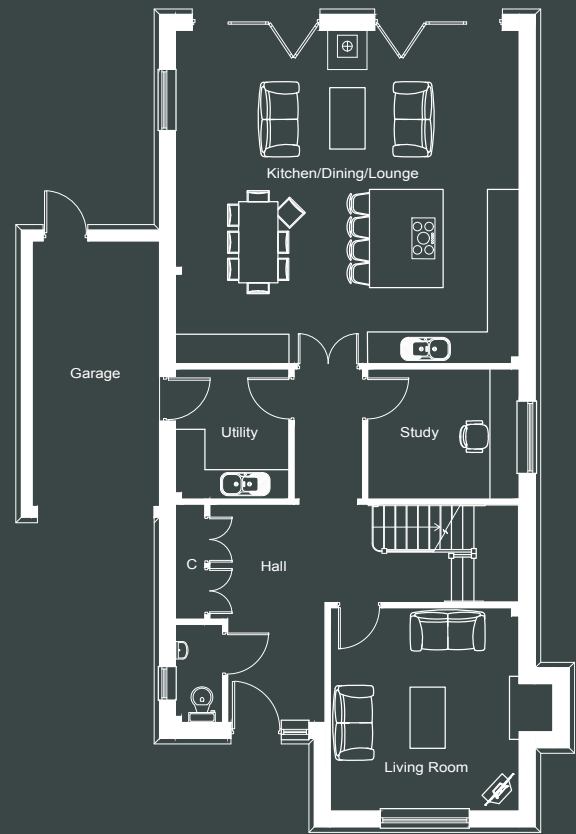
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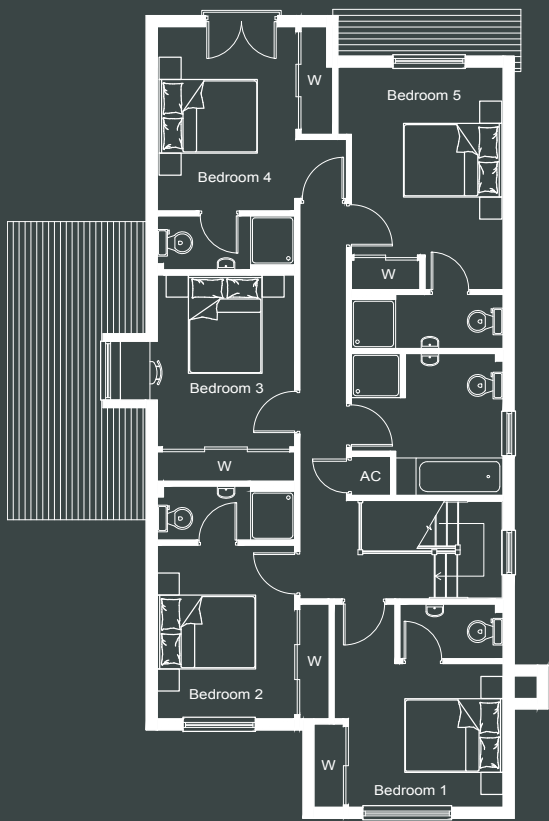
Plots 10, 12 and 26 – The Buttercup

5 bedroom house



Ground Floor

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



First Floor

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

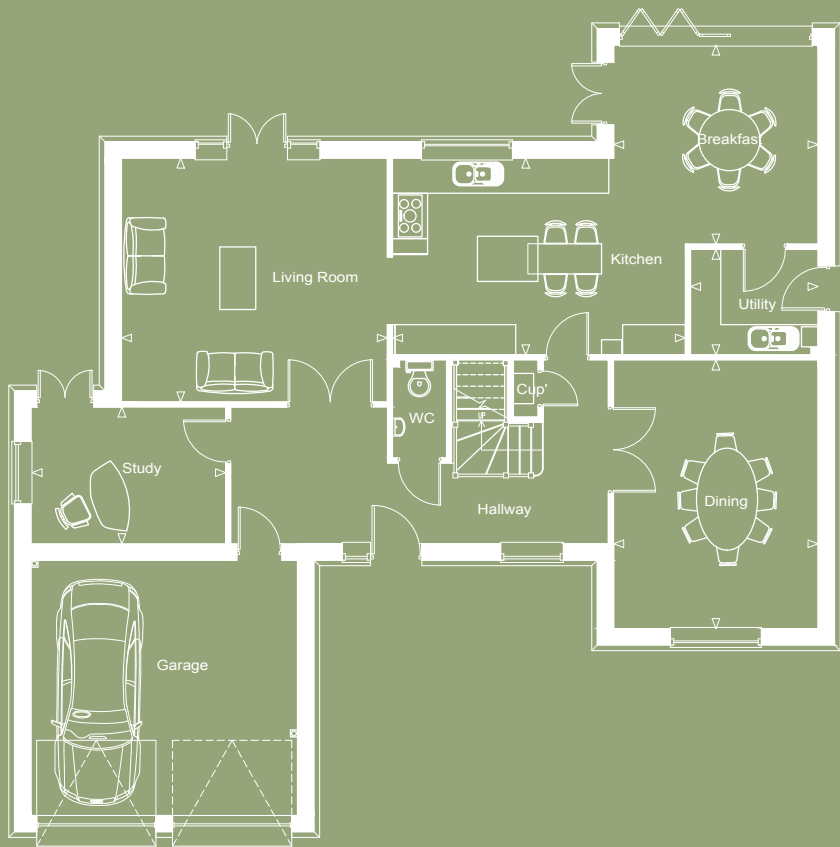
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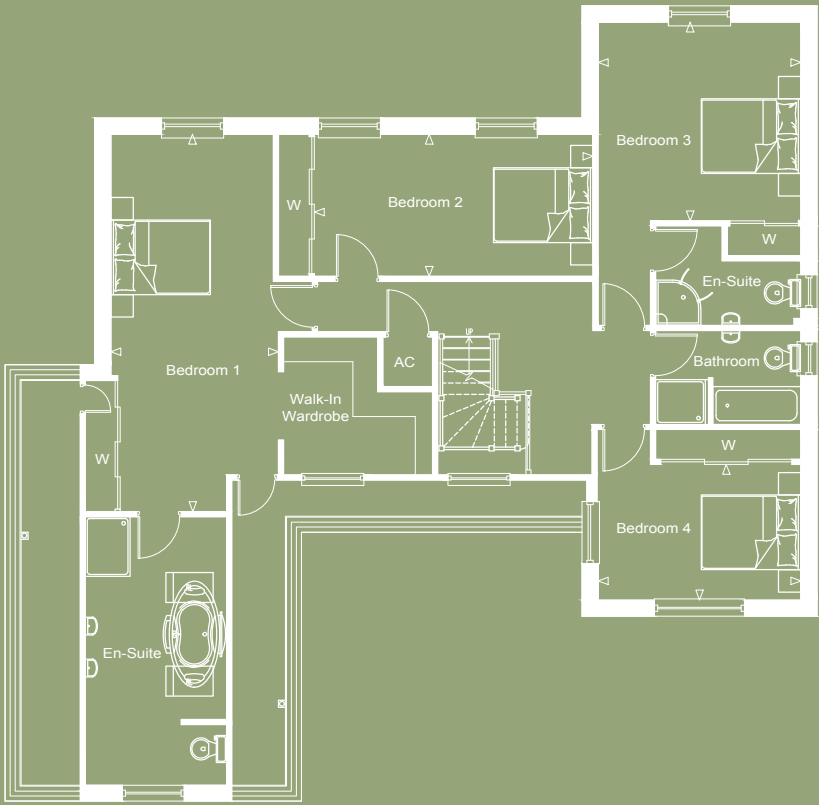
Plots 11 and 15 – The Sorrel

4 bedroom house



Ground Floor

Living Room	5.30m x 4.84m	17'5" x 15'10"
Kitchen	5.82m x 3.90m	19'1" x 12'10"
Breakfast	4.05m x 3.95m	13'3" x 12'11"
Dining	5.34m x 4.05m	17'6" x 13'3"
Study	3.87m x 2.72m	12'8" x 8'11"
Utility	2.54m x 2.10m	8'4" x 6'11"



First Floor

Bedroom 1	7.58m x 3.40m	24'10" x 11'2"
Bedroom 2	5.60m x 2.85m	18'4" x 9'4"
Bedroom 3	4.05m x 4.00m	13'4" x 13'1"
Bedroom 4	4.10m x 2.72m	13'5" x 8'11"

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Plot 16 – The Willow

5 bedroom house



Ground Floor

Living Room	5.40m x 4.51m	17'9" x 14'9"
Family Room	4.41m x 4.30m	14'6" x 14'1"
Kitchen	4.96m x 4.85m	16'3" x 15'11"
Dining	3.94m x 3.50m	12'11" x 11'6"
Study	4.29m x 2.44m	14'1" x 8'
Utility	3.30m x 1.69m	10'10" x 5'6"



First Floor

Bedroom 1	4.50m x 4.12m	14'9" x 13'6"
Bedroom 2	4.29m x 3.33m	14'1" x 10'11"
Bedroom 3	3.83m x 3.20m	12'7" x 10'6"
Bedroom 4	4.29m x 3.13m	14'1" x 10'3"
Bedroom 5	4.29m x 3.42m	14'1" x 11'3"

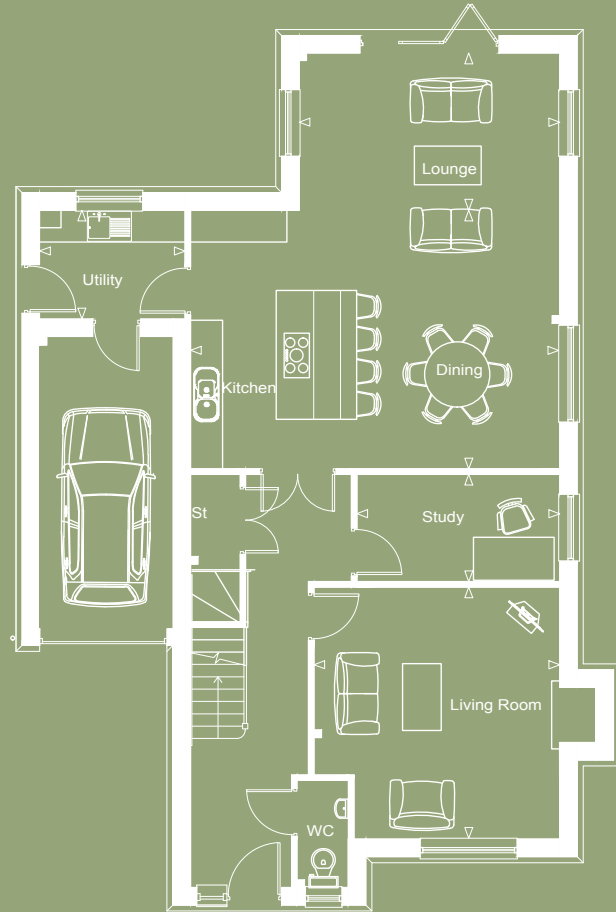
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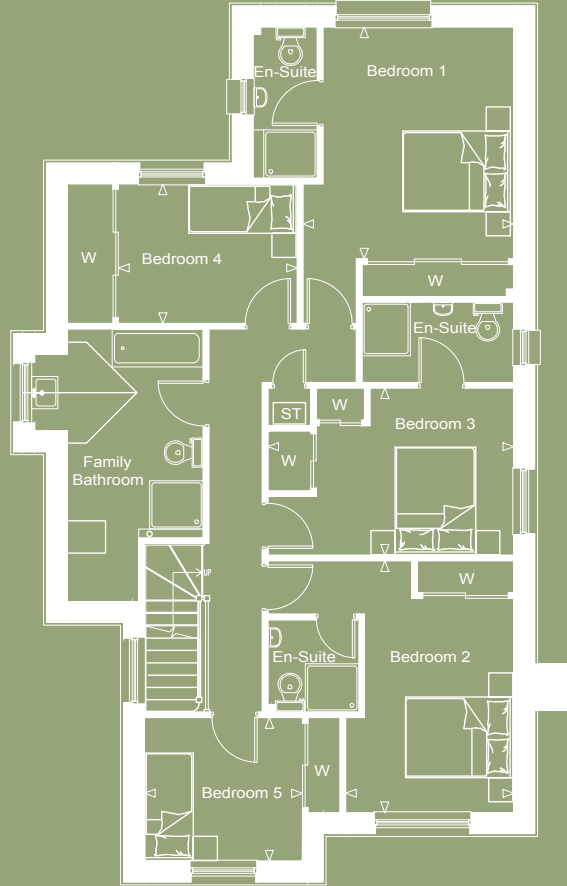
Plot 17 – The Maple

5 bedroom house



Ground Floor

Living Room	4.70m x 4.58m	15'5" x 15'
Kitchen/Dining	6.88m x 4.82m	22'7" x 15'10"
Lounge	4.85m x 2.93m	15'11" x 9'7"
Study	3.78m x 2.00m	12'5" x 6'7"
Utility	2.71m x 2.03m	8'11" x 6'8"



First Floor

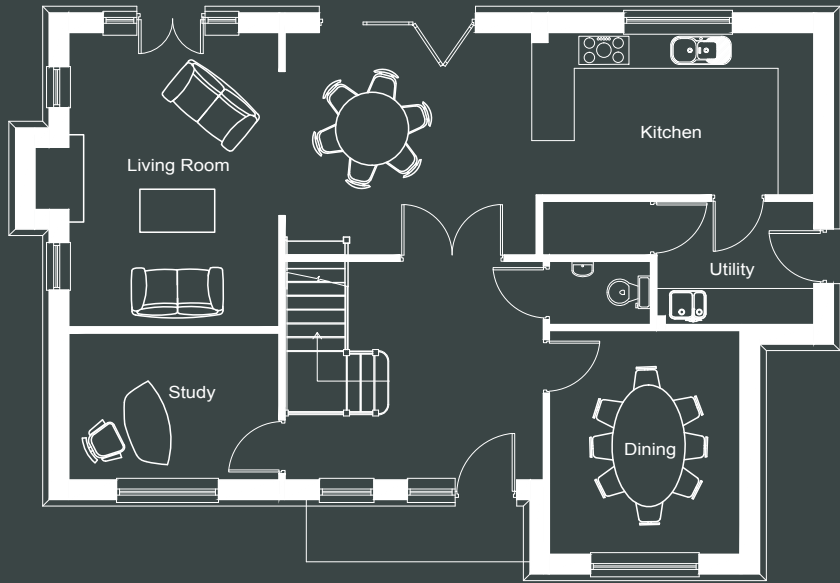
Bedroom 1	4.33m x 3.93m	14'2" x 12'11"
Bedroom 2	4.70m x 3.13m	15'5" x 10'3"
Bedroom 3	4.58m x 3.12m	15'x 10'3"
Bedroom 4	3.33m x 2.60m	10'11" x 8'6"
Bedroom 5	2.94m x 2.67m	9'8" x 8'9"

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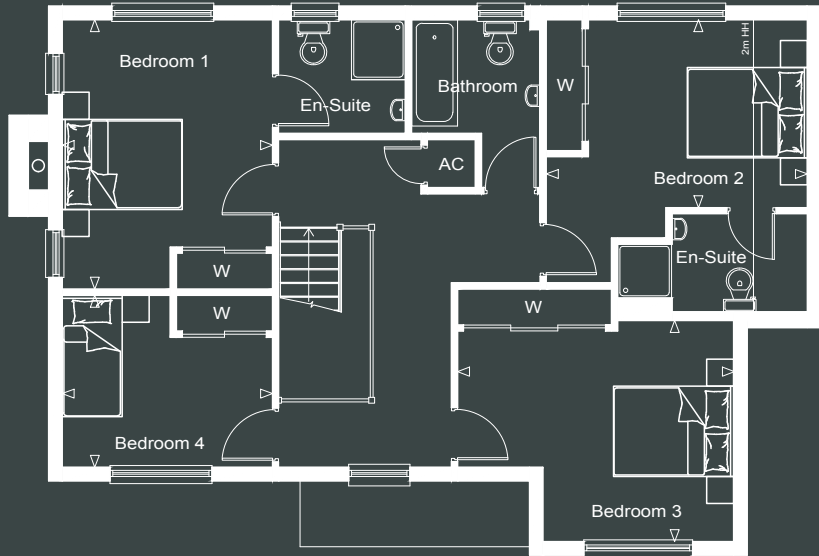
Plots 18 and 42 – The Foxglove

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	3.73m x 3.17m	12'3" x 10'5"
Living Room	4.90m x 3.50m	16'1" x 11'6"
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

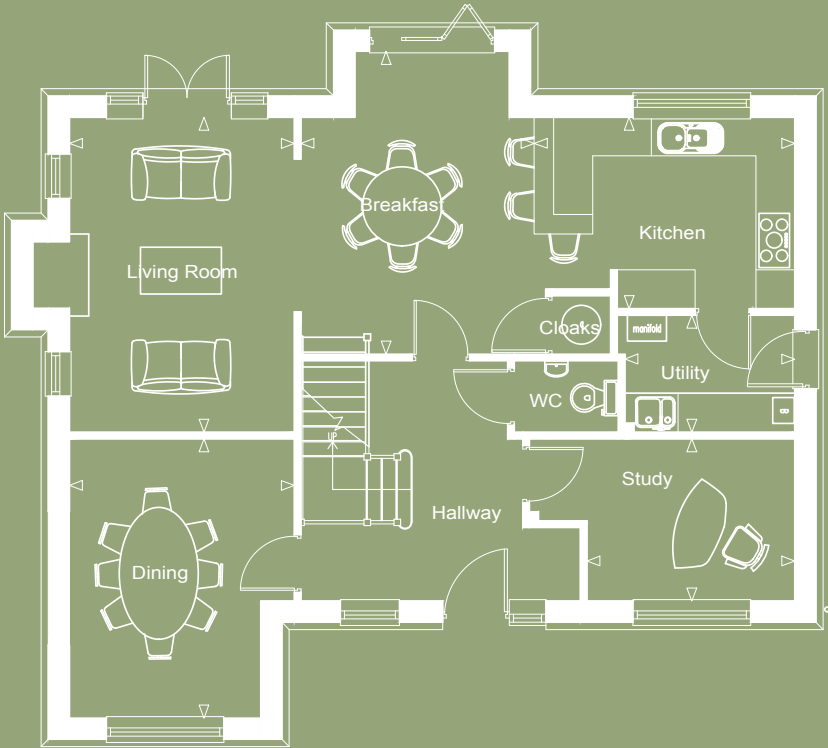
Bedroom 1	4.49m x 3.50m	14'8" x 11'6"
Bedroom 2	4.37m x 3.13m	14'4" x 10'3"
Bedroom 3	4.59m x 3.86m	15'1" x 12'8"
Bedroom 4	3.50m x 2.86m	11'6" x 9'5"

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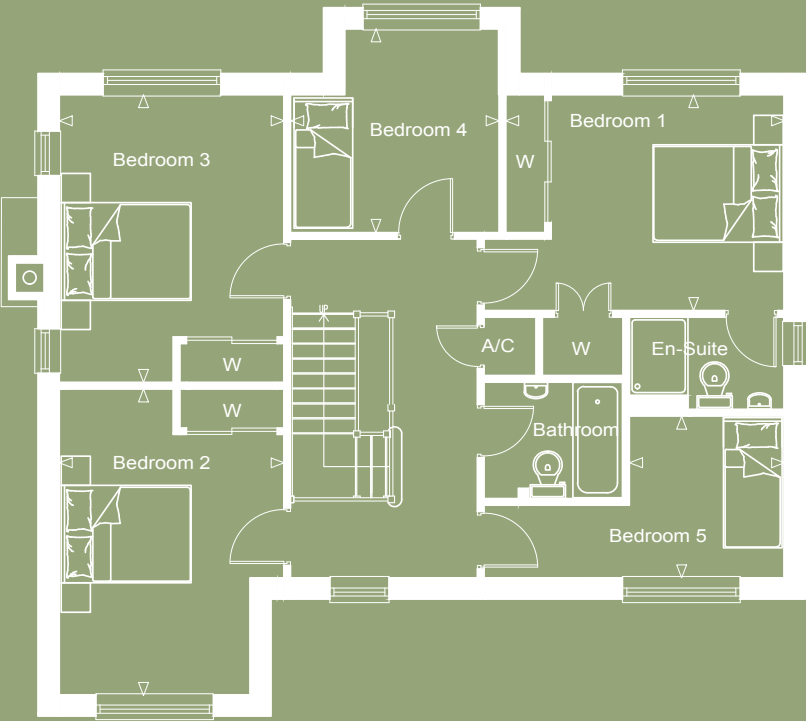
Plot 19 – The Blackthorn

5 bedroom house



Ground Floor

Living Room	4.84m x 3.45m	15'10" x 11'4"
Breakfast	4.65m x 3.59m	15'3" x 11'9"
Kitchen	4.00m x 2.94m	13'1" x 9'8"
Dining	4.30m x 3.45m	14'1" x 11'4"
Study	3.20m x 2.50m	10'3" x 8'2"
Utility	2.61m x 1.80m	8'7" x 5'11"



First Floor

Bedroom 1	4.28m x 3.32m	14'1" x 10'11"
Bedroom 2	4.70m x 3.45m	15'5" x 11'4"
Bedroom 3	4.43m x 3.45m	14'6" x 11'4"
Bedroom 4	3.21m x 3.13m	10'6" x 10'3"
Bedroom 5	2.49m x 2.38m	8'2" x 7'10"

Layouts shown may change depending on build stage, please ask for details



Plots 20 and 29 – The Clary

5 bedroom house



Ground Floor

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



First Floor

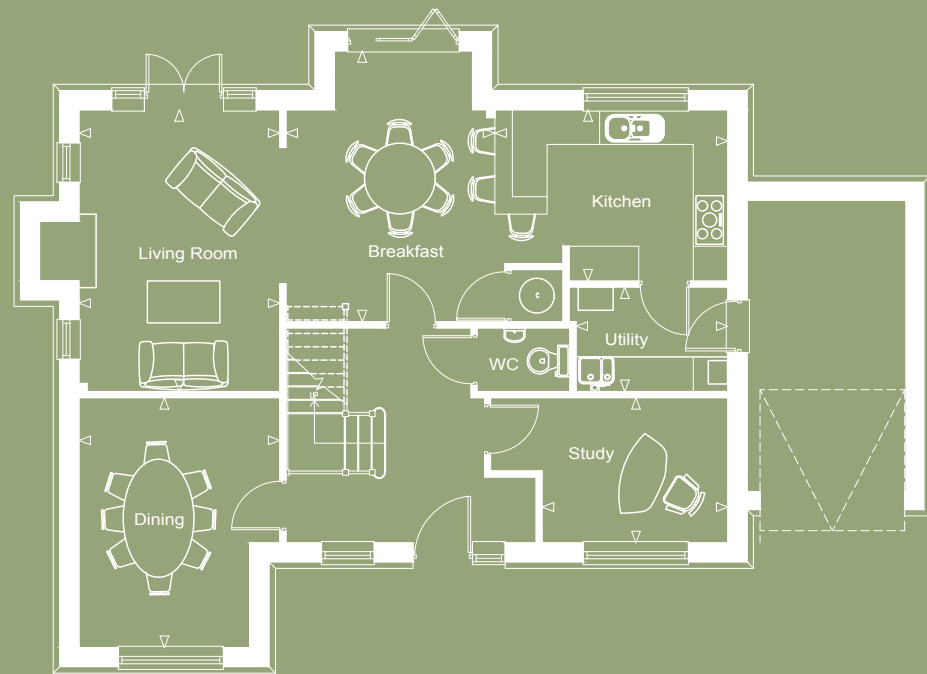
Bedroom 1	4.19m x 3.73m	13'9" x 12'3"
Bedroom 2	4.77m x 3.40m	15'8" x 11'2"
Bedroom 3	4.19m x 3.73m	13'9" x 12'3"
Bedroom 4	4.23m x 3.88m	13'10" x 12'9"
Bedroom 5	4.23m x 2.18m	13'10" x 7'2"

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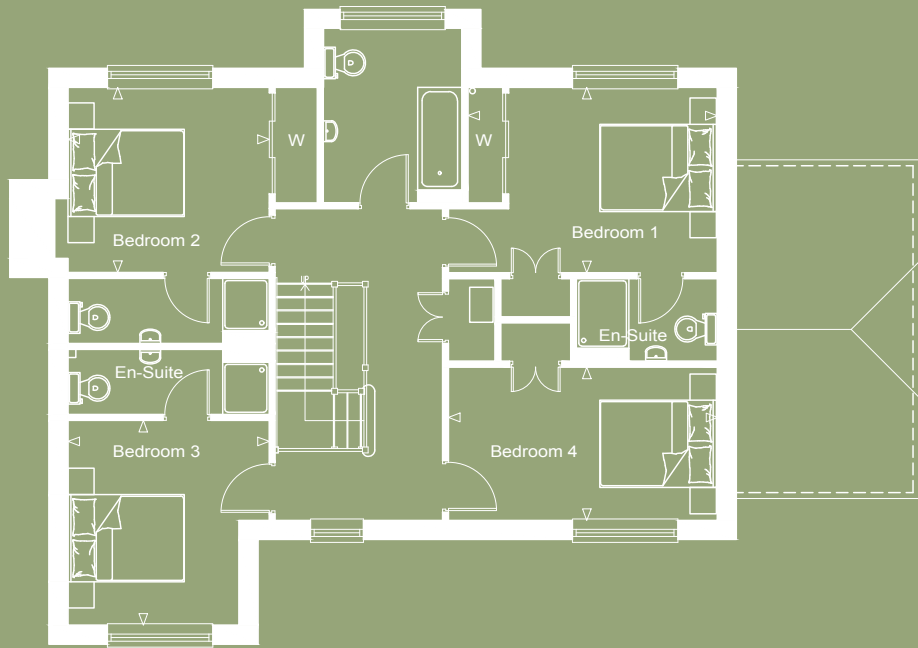
Plot 21 – The Poplar

4 bedroom house



Ground Floor

Living Room	4.84m x 3.45m	15'11" x 11'4"
Kitchen	4.00m x 2.94m	12'2" x 9'8"
Breakfast	4.65m x 3.59m	15'3" x 11'9"
Dining	4.30m x 3.45m	14'1" x 11'4"
Study	3.20m x 2.50m	10'6" x 8'2"
Utility	2.61m x 1.80m	8'7" x 5'11"



First Floor

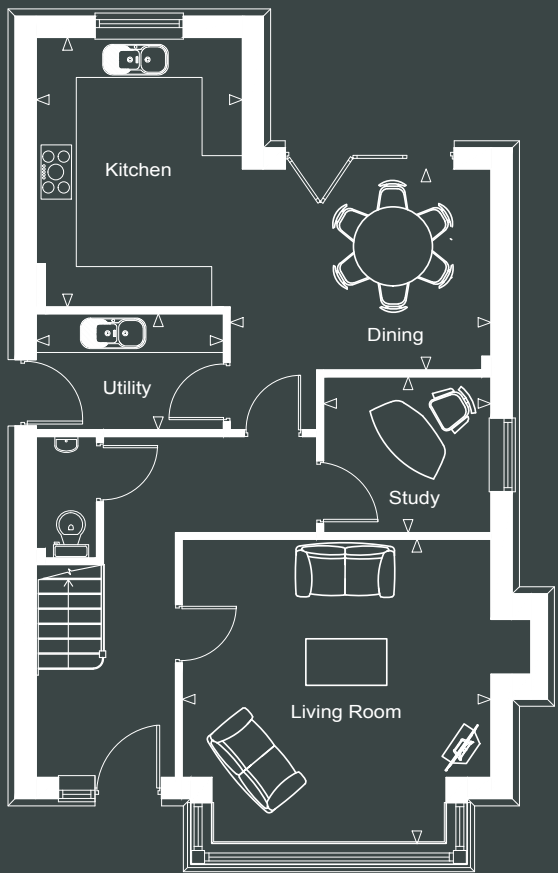
Bedroom 1	4.30m x 3.18m	14'1" x 10'5"
Bedroom 2	3.45m x 3.18m	11'4" x 10'5"
Bedroom 3	3.50m x 3.45m	11'6" x 11'4"
Bedroom 4	4.60m x 2.64m	15'1" x 8'8"

Layouts shown may change depending on build stage, please ask for details



Plots 23 and 40 – The Cowslip

4 bedroom house



Ground Floor

Kitchen	4.15m x 3.18m	13'7" x 10'5"
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"



First Floor

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

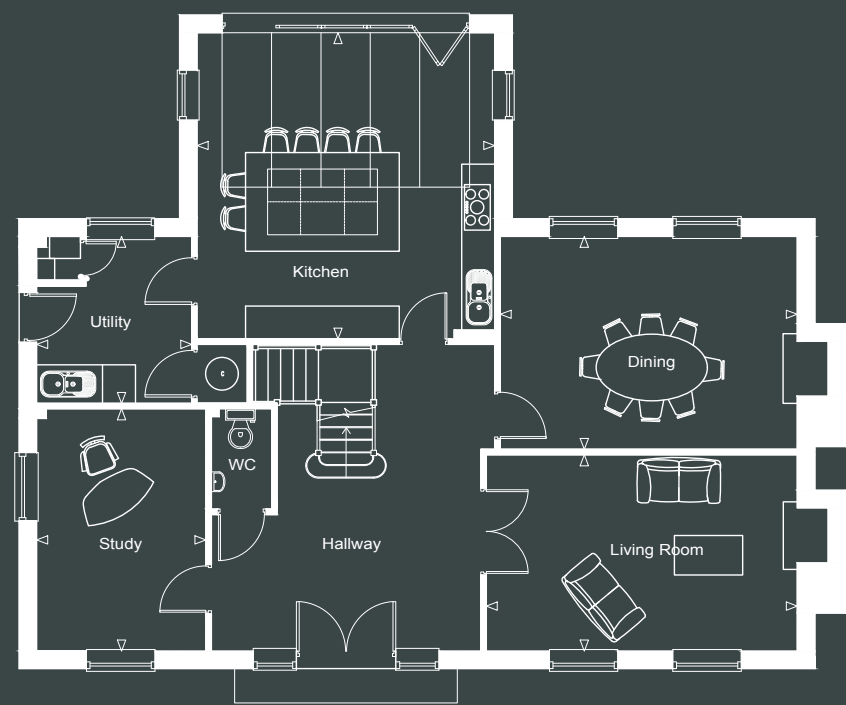
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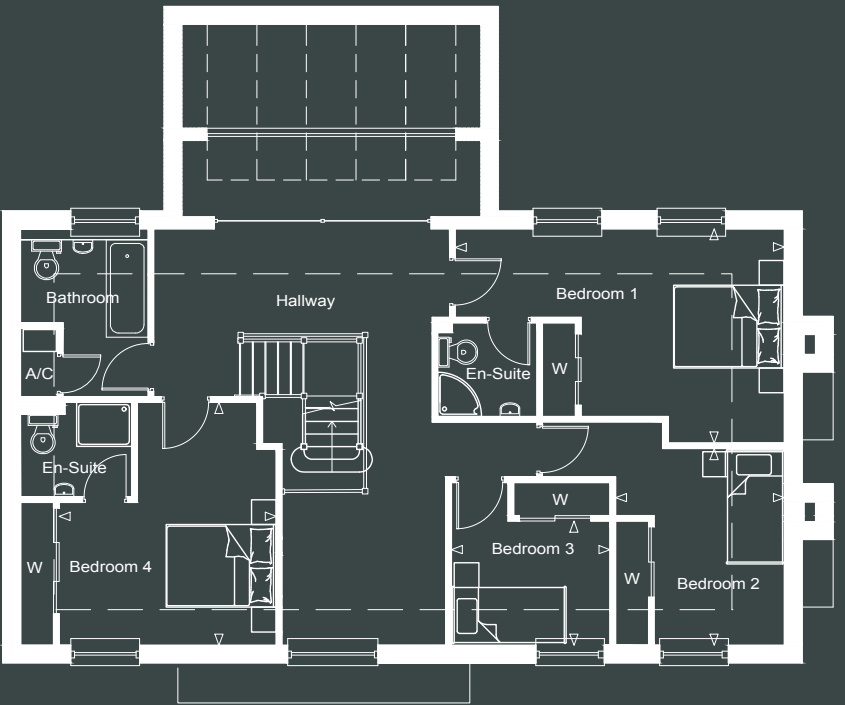
Plot 25 – The Beech

4 bedroom house



Ground Floor

Living Room	5.67m x 3.58m	18'7" x 11'9"
Kitchen	5.58m x 5.42m	18'4" x 17'9"
Dining	5.40m x 3.88m	17'8" x 12'9"
Study	4.42m x 3.08m	14'6" x 10'1"
Utility	3.00m x 2.82m	9'10" x 9'3"



First Floor

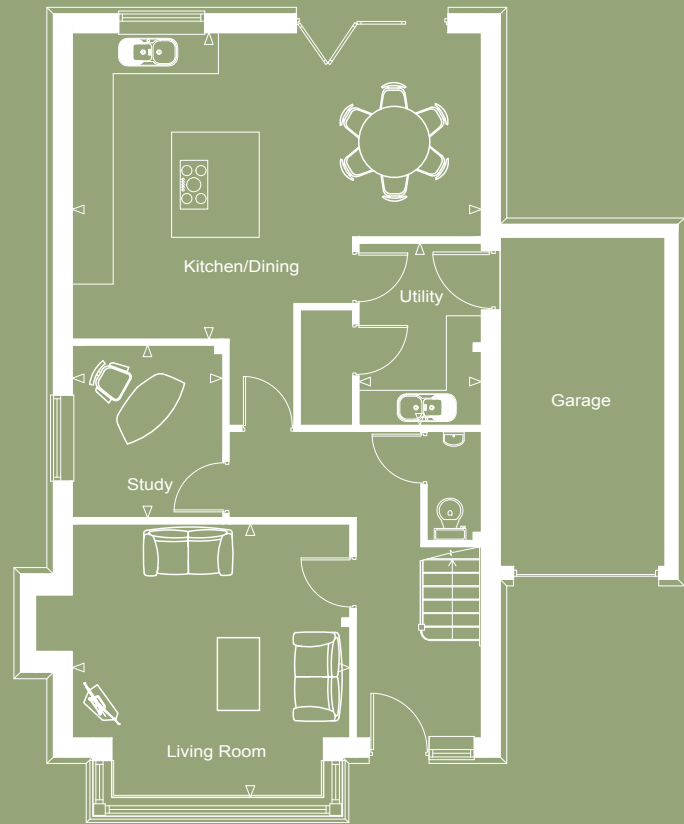
Bedroom 1	5.98m x 3.89m	19'7" x 12'9"
Bedroom 2	3.57m x 3.05m	11'8" x 10'0"
Bedroom 3	2.88m x 2.25m	11'8" x 7'5"
Bedroom 4	4.40m x 3.94m	14'5" x 12'11"

Layouts shown may change depending on build stage, please ask for details



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	3.00m x 2.58m	9'10" x 8'5"
Utility Room	3.12m x 2.10m	10'2" x 6'11"



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	4.18m x 3.72m	13'8" x 12'2"
Bedroom 4	4.30m x 3.18m	14'1" x 10'5"

Layouts shown may change depending on build stage, please ask for details



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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	3.20m x 2.90m	10'5" x 9'5"



First Floor

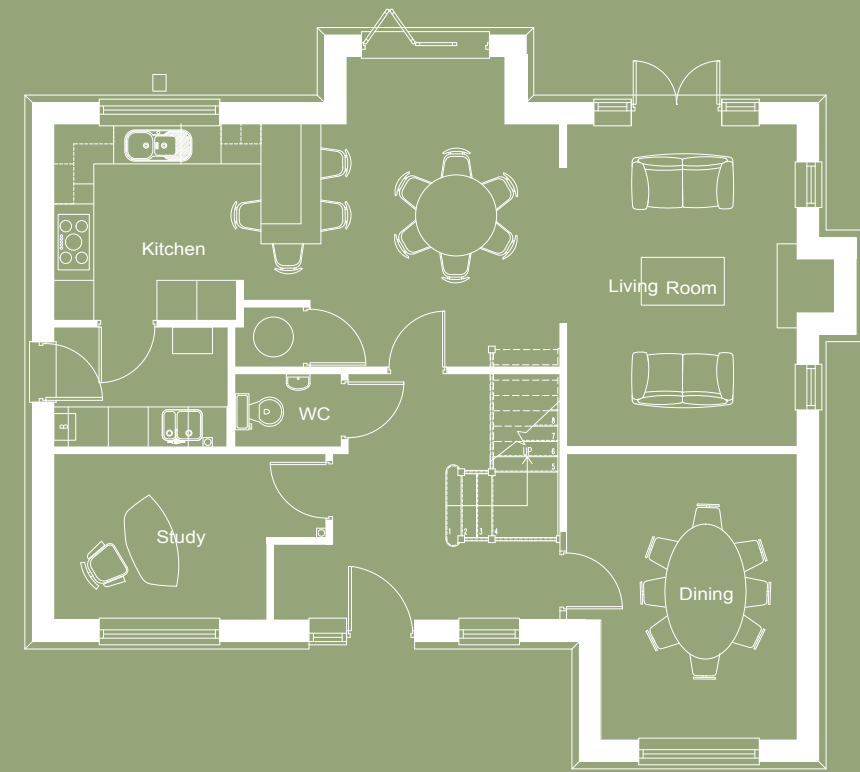
Bedroom 1	4.24m x 3.18m	13'10" x 10'5"
Bedroom 2	4.19m x 3.62m	13'9" x 11'10"
Bedroom 3	4.05m x 2.74m	13'3" x 8'12"
Bedroom 4	3.61m x 3.34m	11'10" x 10'11"

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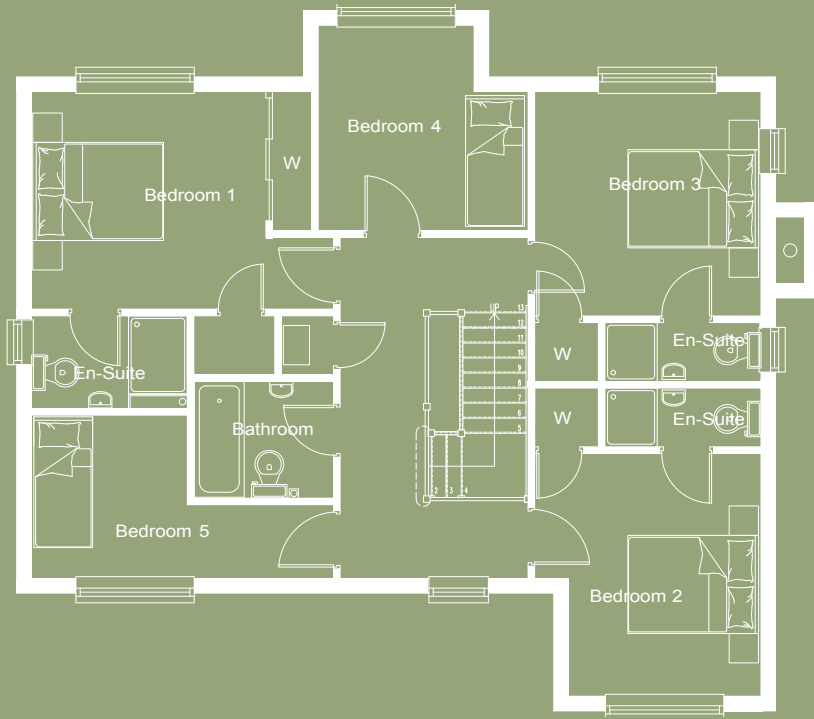
Plot 30 – The Cornflower

5 bedroom house



Ground Floor

Kitchen / Breakfast	7.60m x 3.65m	18'9" x 13'4"
Dining	4.30m x 3.46m	18'9" x 13'4"
Living Room	4.85m x 3.46m	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"
Bedroom 5	2.6m x 2.48m	8'5" x 8'1"

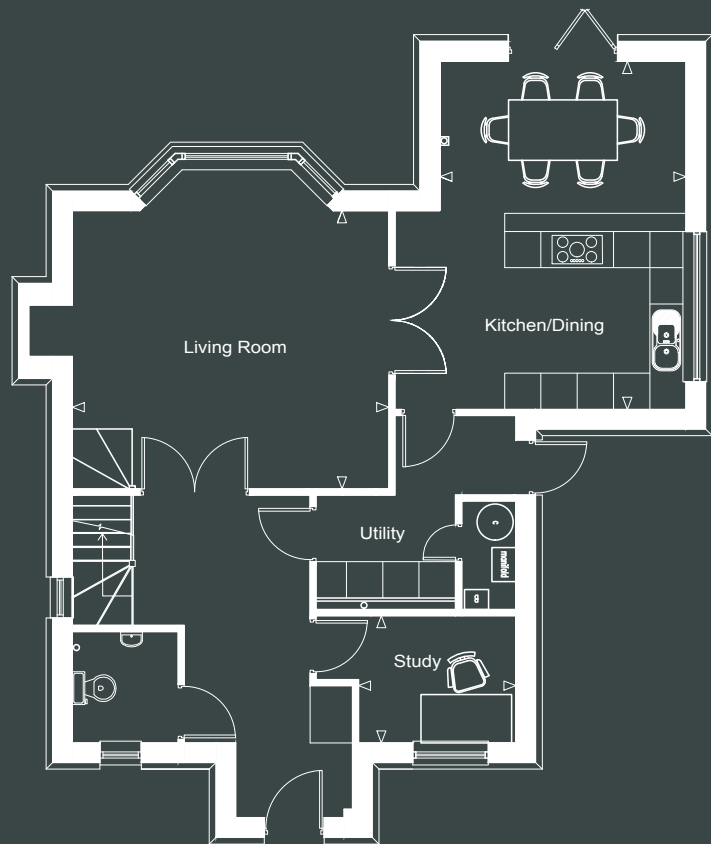
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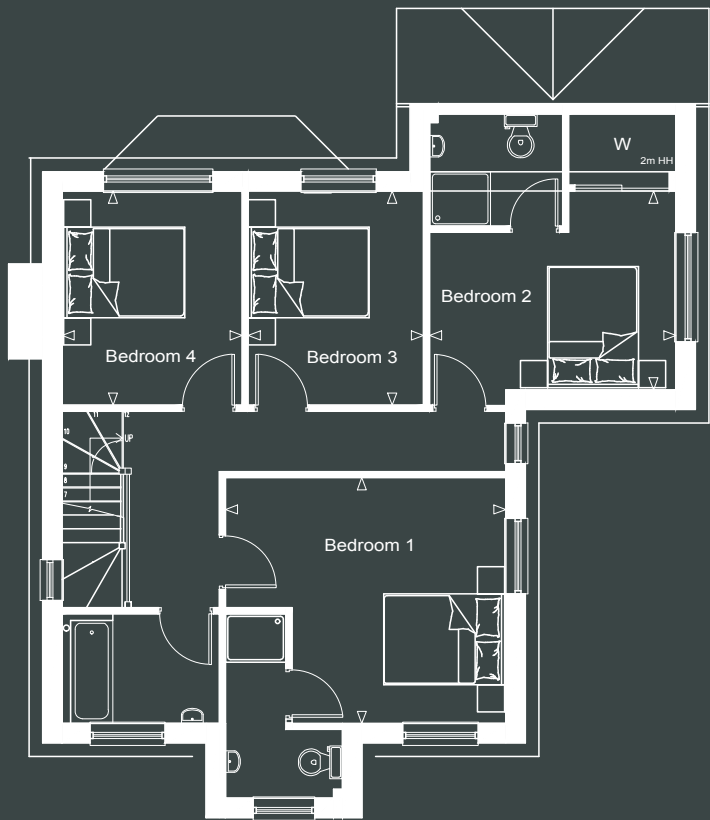
Plot 43 – The Marigold

4 bedroom house



Ground Floor

Living Room	5.23m x 4.60m	17'2" x 15'1"
Kitchen / Dining	5.75m x 4.06m	18'9" x 13'4"
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 4.05m	15'2" x 13'3"
Bedroom 2	4.07m x 3.29m	13'4" x 10'9"
Bedroom 3	3.54m x 2.90m	11'7" x 9'6"
Bedroom 4	3.54m x 2.98m	11'7" x 9'9"

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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 high-quality integrated appliances to include: Single Oven, Combi Oven, Warming Drawer, Hob, Dishwasher, Fridge/Freezer
- Choice of colour (if available within build schedule) of cupboard doors & worktops, choice of door handles & kitchen sink

UTILITY ROOM

- Floor cabinets matching kitchen units
- Dedicated space for washer and dryer

BATHROOMS & ENSUITES

- White Ideal Standard bathroom suites with chrome fittings
- Vanity units and mirrored cabinets over basins
- Integral shaver points and heated towel rails
- Fully tiled for a sleek finish



INTERIOR FINISHES

- Walls and ceilings finished in white emulsion
- Woodwork in a white gloss finish
- Polished chrome ironmongery throughout
- Loft light for added convenience
- Luxurious carpet in all bedrooms, landing, stairs, study, and lounge – choice of colours – if available within build schedule
- Durable Amtico flooring in the hallway, kitchen, utility room, and family room – choice of colours – if available within build schedule

ELECTRICAL & MULTIMEDIA

- Recessed downlighters or stylish pendants in each room
- TV, telephone, data points and Sky TV provision in selected rooms
- Brushed stainless steel switch plates and sockets
- External lighting at all doors
- Broadband provision

HEATING & ENERGY EFFICIENCY

- Timber Frame plots have insulation within timber frame plus fully insulated loft
- Traditional Build plots have block and brick with 100mm fully filled insulated cavity and fully insulated loft
- Painted Oak doors and windows
- Gas-fired heating with smart heating controls

SECURITY

- Exterior lights for added security

EXTERNAL ELEMENTS

- External tap and waterproof power socket in the rear garden
- Paved patio, pathway to rear gate, and bin storage area
- Rainwater harvesting tanks (3000-5000L) with pumps for an additional outside tap
- Two car parking spaces per plot within the plot boundary
- Where there are integral garages, these have electrically operated remote-opening doors, power, and lighting
- Where there are carports, these have a power point, cabling for car charger installation & lighting fitted

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

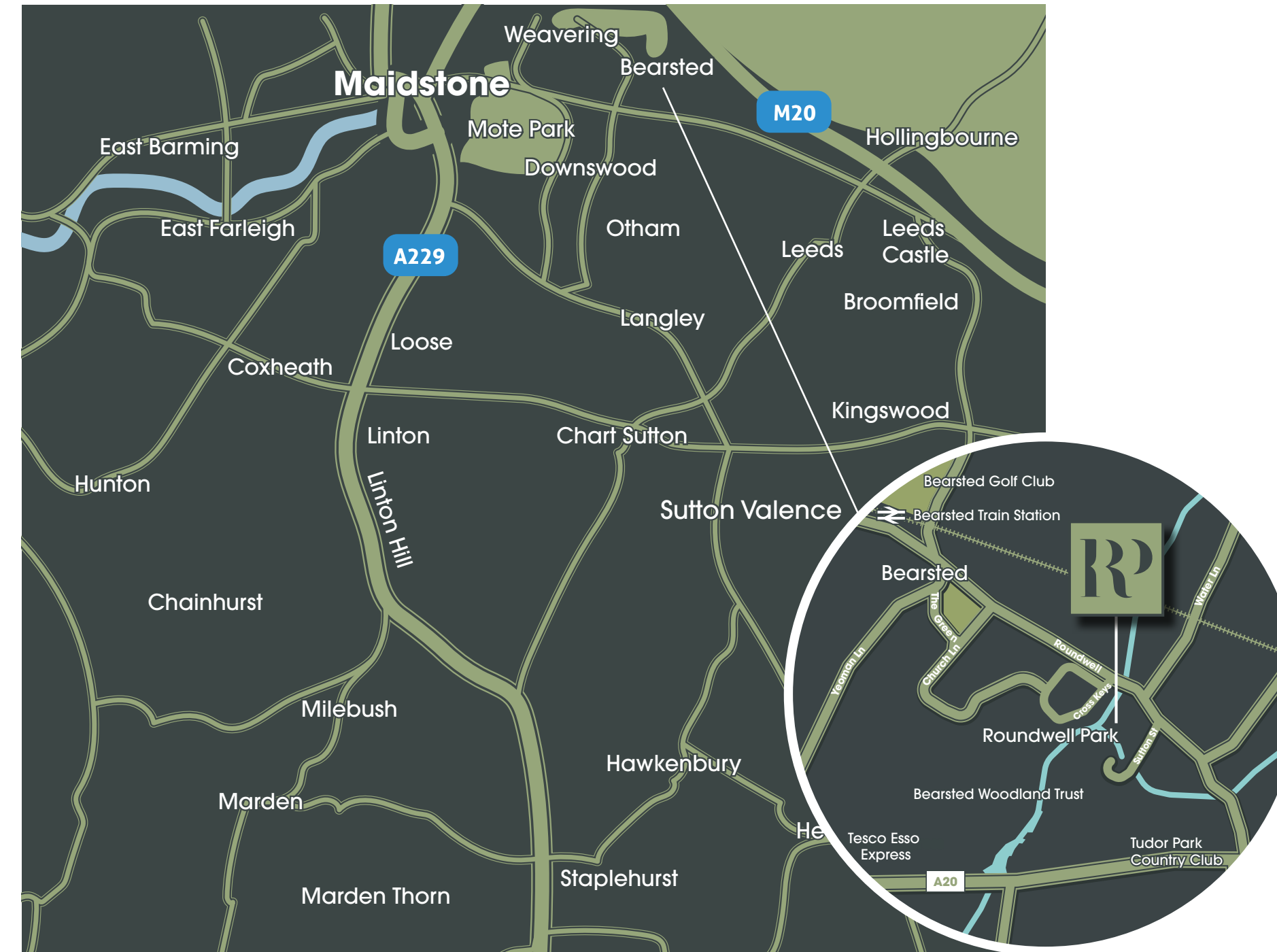
We will invite you to an information meeting before contracts are exchanged, so you can discover more about the home you are buying, learn about the wider development and ask any questions.

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

01622 751034

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.