



**CREST
NICHOLSON**

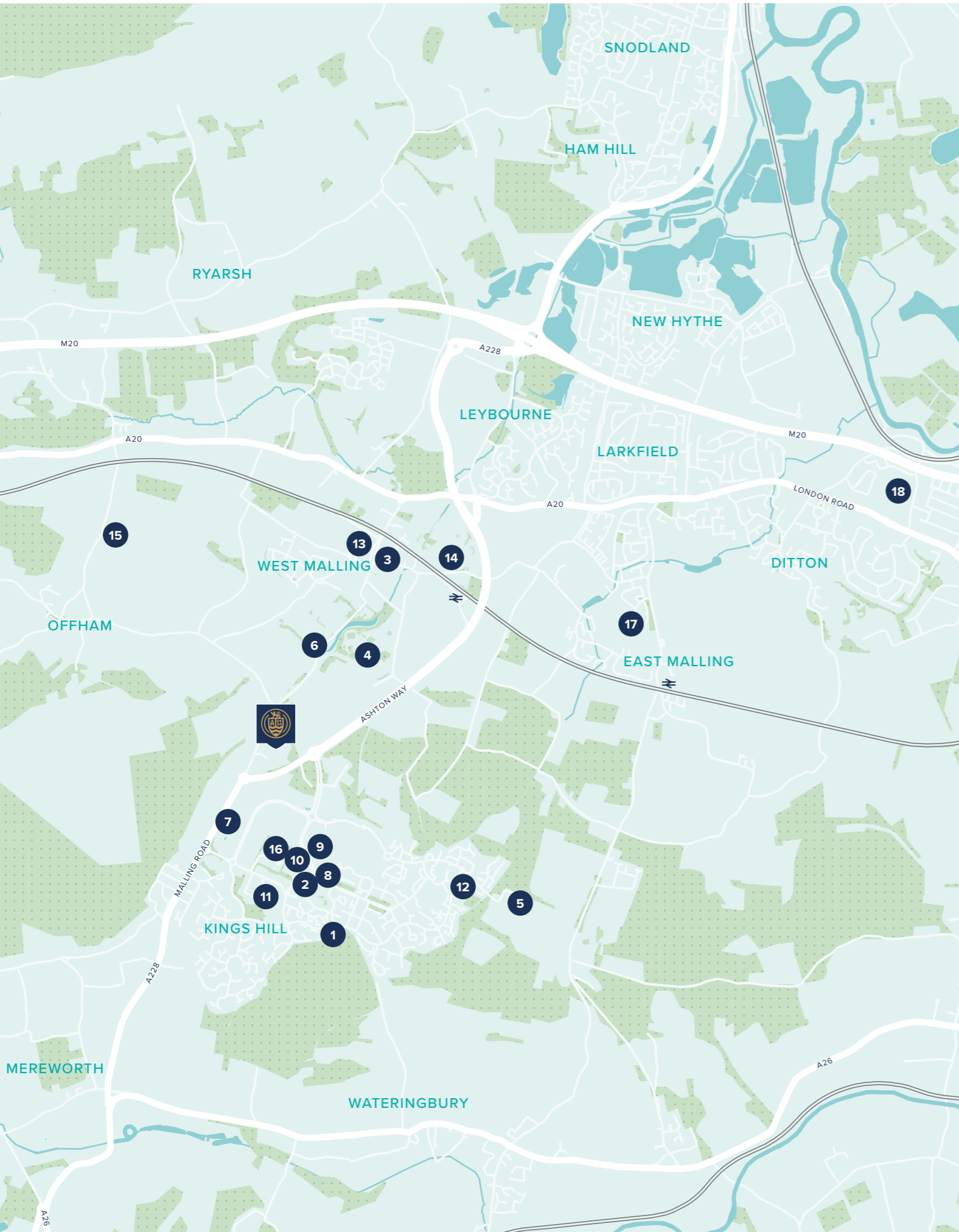
LANCASTER PARK

WEST MALLING • KENT

Surrounded by beautiful countryside and within easy reach of many local amenities, Lancaster Park provides a perfectly balanced lifestyle.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN LANCASTER PARK

Situated between the contemporary garden village of Kings Hill and the historic market town of West Malling, your new home at Lancaster Park provides easy access to everything you need to commute, shop and relax.

On your doorstep

With welcoming communities in both Kings Hill and West Malling, there is a wide selection of cafés, restaurants, local shops and amenities nearby. Community buildings, clubs and sports facilities sit within beautiful landscapes where walking, cycling and generally enjoying the outdoors comes naturally.

- 1 Kings Hill Golf Club
- 2 The Spitfire
- 3 Franks Restaurant and Mussel Bar
- 4 Manor Park Country Park
- 5 Kings Hill Sports Park
- 6 St Leonard's Tower
- 7 David Lloyd Kings Hill
- 8 The Control Tower Cultural Centre
- 9 Asda Kings Hill Superstore
- 10 Little Waitrose & Partners Kings Hill









Education

Families enjoy ample choice, with several well regarded primary schools and early age childcare providers within easy reach. For older children there is a selection of secondary schools just a short drive away.

- 11 Kings Hill School
- 12 The Discovery School
- 13 West Malling Church of England Primary School
- 14 More Park Catholic Primary School
- 15 Offham Primary School
- 16 Valley Invicta Primary School
- 17 The Malling School
- 18 Aylesford School

Travel

The development is well-located for travel, with the M20 offering easy access to Dover, London and the M25. West Malling train station is only a 2 minute drive away, providing direct links to London Victoria, Maidstone and Ashford International for Eurostar connections.

-  M20, junction 4 – 10 minutes
-  Maidstone – 19 minutes
-  Sevenoaks – 24 minutes
-  Tonbridge – 17 minutes
-  Maidstone – 11 minutes
-  Ashford International – 45 minutes
-  London Victoria – 56 minutes
-  Gatwick Airport – 39 minutes by car





LANCASTER PARK

King Hill, West Malling,
Kent, ME19 4PL

For all enquiries please call

01732 622 174

crestnicholson.com/lancasterpark

BEAUTIFUL NATURAL SURROUNDINGS

Enjoy the facilities two vibrant and friendly communities have to offer.

Nestled between the garden village of Kings Hill and the historic town of West Malling, Lancaster Park enjoys direct access to the beautiful Kent countryside, while benefiting from the well-established communities that both have to offer.

With an abundance of natural surroundings, the area offers wildlife trails, orchards and bluebell woods to allotments, a network of footpaths and a country park. While excellent rail and road links provide connection to the capital as well as Maidstone and Tonbridge.

Nearby Kings Hill offers all the benefits of a modern village with its cricket green, neighbourhood pub, schools, coffee shops, supermarkets and extensive local services including a medical centre, pharmacy, dentist and veterinary clinic.

At the heart of this vibrant and friendly neighbourhood is the Kings Hill Community Centre which offers a range of weekly activities for adults and children with groups ranging from cubs and brownies to exercise classes and book clubs. Sports and leisure are also well provided for at the cricket pavilion and the sports park which offers sports pitches for hire. Enjoy a round of golf, at the Kings Hill Golf Club and then retire to the modern and well appointed clubhouse after.

For those passionate about the creative arts, the Control Tower Gallery is a wonderful source of inspiration, providing regular exhibitions and links with the University for the Creative Arts.

Just one mile away, the thriving town of West Malling is steeped in a rich historical

past, with an impressive collection of blue plaques celebrating the notable citizens of the past. The town offers eye-catching architecture and a variety of local shops, restaurants, and cafés, as well as a monthly farmers' market.

Only a little further afield, in the bustling towns of Maidstone & Tonbridge you will find more extensive shopping and leisure choices, and Kent's unique past is within easy reach. A short drive can take you to St Leonard's Tower (managed by English Heritage but free to enter) or Leybourne Lakes Country Park, which offers biking, fishing and water sports to create perfect days out in The Garden of England.





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LANCASTER PARK

DEVELOPMENT PLAN

An attractive collection of 3, 4 and 5 bedroom homes set in the popular location of West Malling.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES

- The Redgrave
- The Evesham
- The Chesham

4 BEDROOM HOMES

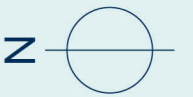
- The Romsey
- The Keswick
- The Marlborough
- The Winkfield
- The Dorking

5 BEDROOM HOMES

- The Walton
- The Stratford

Affordable Housing

CP Car Ports
V Visitors Parking
 Sub Station / Gas Governor





THE WALTON
5 Bedroom Home

crestnicholson.com

THE WALTON

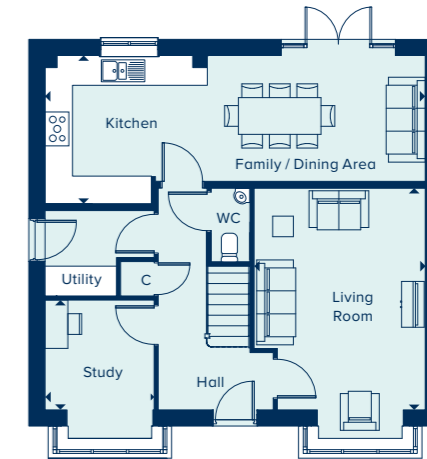
An impressive detached property, The Walton can accommodate a large family and provides ample space to entertain. Set across three storeys, at the heart of the home is a generous open-plan kitchen, dining and family area. An additional living room and study on the ground floor are bright and airy thanks to attractive bay windows. Upstairs, the main bedroom includes an en suite and dressing room. There are four further bedrooms, which share a family bathroom and shower room.

5 BEDROOM HOME



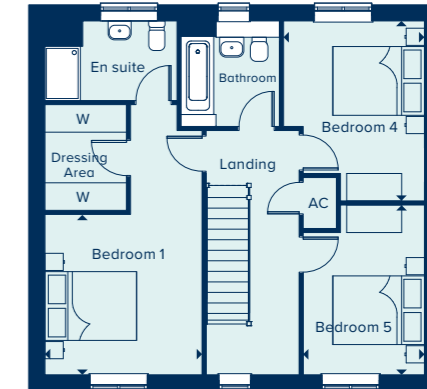
GROUND FLOOR

KITCHEN / FAMILY / DINING AREA		
8.28m x 3.22m		27'2" x 10'7"
LIVING ROOM		
4.83m x 3.72m		15'10" x 12'3"
STUDY		
2.39m x 2.37m		7'10" x 7'9"



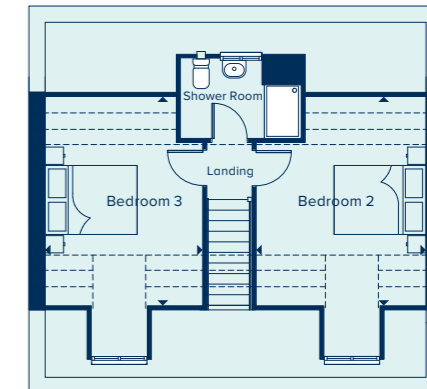
FIRST FLOOR

BEDROOM 1		
3.50m x 3.42m		11'6" x 11'3"
BEDROOM 4		
3.92m x 3.07m		12'10" x 10'1"
BEDROOM 5		
3.70m x 2.64m		12'2" x 8'8"



SECOND FLOOR

BEDROOM 2		
4.55m x 3.69m		14'11" x 12'1"
BEDROOM 3		
4.55m x 3.42m		14'11" x 11'3"



AC Airing Cupboard C Cupboard W Wardrobe ----- Lowered Ceiling

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





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House Type Illustration

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Development Map/Site Plan

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