

MEDWAY GROVE



MAIDSTONE • KENT

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Immerse yourself in the picturesque historic market town of Maidstone, Kent, often referred to as 'the garden of England' due to its myriad hop gardens and orchards producing the finest ales, wine and fruit.

Set back from the sought-after Tonbridge Road, Medway Grove is a collection of just five luxury three-bedroom homes that combines the very best elements of modern-day living.

[medwaygrove.co.uk](https://www.medwaygrove.co.uk)



Welcome to Maidstone

Swap the hustle and bustle of London for relaxing strolls along Medway Riverside, embark on castle tours and wander through the manor parks. The events capital of Kent, Maidstone boasts a diverse range of events throughout the year, from car shows to stand-up comedy, from a gourmet food festival to music from award-winning artists from around the globe.

A hybrid of rural countryside and modern amenities, this charming County town offers a wide variety of activities for the whole family to enjoy without breaking the bank. Simultaneously appealing to both older and younger generations, it's no surprise that Maidstone ranked second place in the Royal Bank of Scotland's 'Affordable Affluence' survey.

Computer generated images are intended for illustrative purposes and should be treated as general guidance only.

Dive deep into the history

Delve into all the rich culture and history that Maidstone has to offer by visiting the Maidstone Museum & Bentlif Art Gallery. Here you'll see ancient artefacts such as the 2700-year-old Egyptian mummy Ta-Kush and the locally famous Iguanodon fossil, 'Iggy', which was uncovered in the town. Admire the exquisite watercolour and oil paintings, unravel the history of the fascinating Japanese Edo period, or partake in one of the many workshops or tours offered regularly at the museum.

A mere fifteen minutes from the centre, you'll find Leeds Castle (a staggering 900 years old), once owned by none other than King Henry VIII and Catherine of Aragon. You can even treat yourself and your loved one to a romantic and regal getaway by staying in the luxuriously transformed cottages and stables of the estate. For the thrill-seekers, put your rope skills to the test and swing through the castle's woodland at Go Ape!, but beware—it's not for the faint-hearted! Those who prefer sightseeing at ground level will thoroughly enjoy the National Trust's Stoneacre; the beautiful 15th-century yeoman house and gardens are the perfect tranquil place to unwind and relax.



Leeds Castle, Maidstone



Go Ape, Leeds Castle, Maidstone



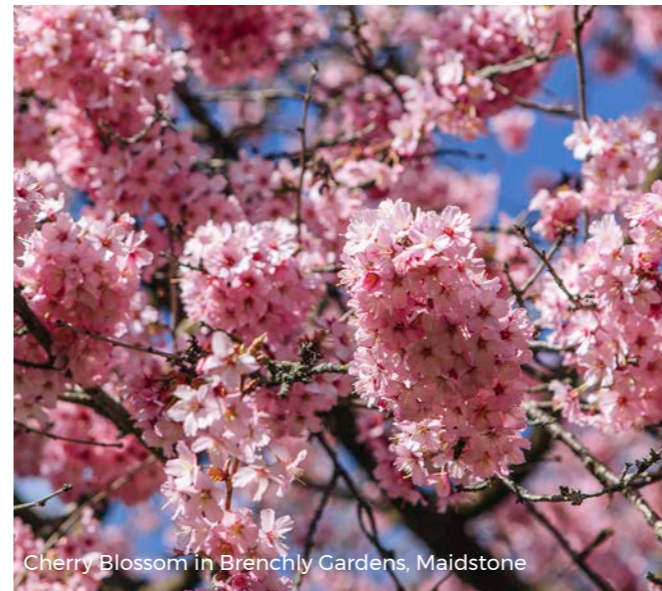
Maidstone Museum, Maidstone



Clare Park Recreation Ground, Maidstone



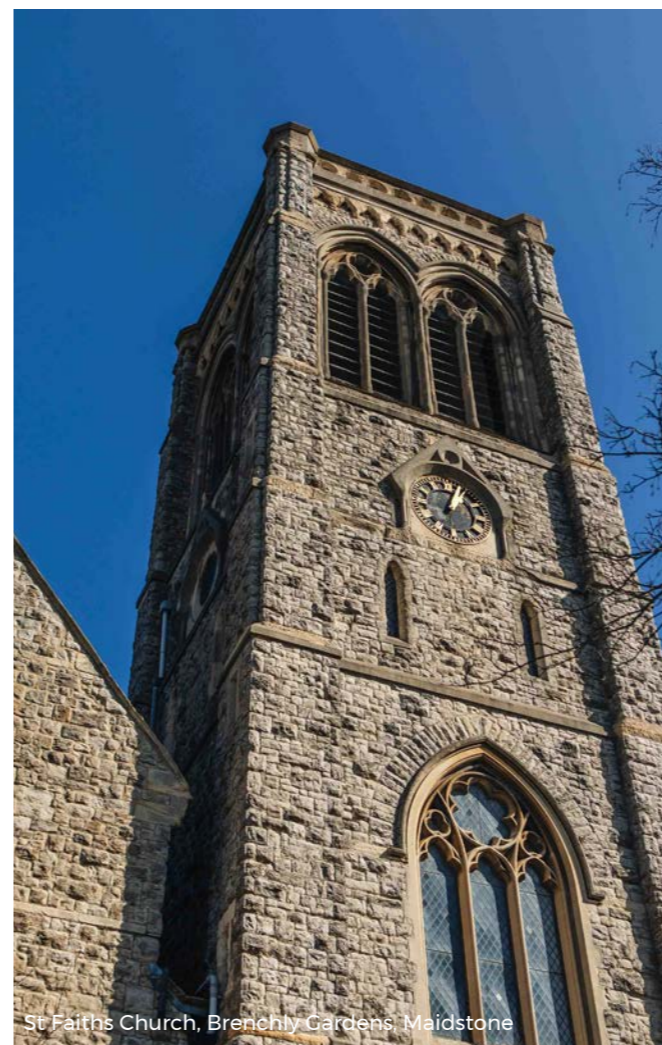
Goats at Buttercups Sanctuary, Maidstone



Cherry Blossom in Brechly Gardens, Maidstone



River Medway flowing through Aylesford, Maidstone



St Faiths Church, Brechly Gardens, Maidstone

Countryside living with city-style amenities

The gardens, parks and countryside are used for all sorts of community events that give Maidstone that homely feel. For starters, take in the nature with a stroll through Bearsted Woodland Trust. This 26-acre sanctuary protects and serves the wildlife, enhancing the meadows themselves. The woodland is home to a variety of native English trees and plants that set the scene for the perfect walks. Or if you prefer to explore the river Medway, your options range from the Kentish Lady river cruises to self-drive boat hires. It's hard to believe all this beauty and tranquillity is so close to the capital.

Get up close and personal with the animals at the Buttercups Sanctuary for Goats. Here you can let your kids run free and join in with the feeding of the 150 goats that live there, or even foster one yourself!

Next door to Medway Grove is Clare Park Recreation Ground, a south-facing, wheelchair and buggy-friendly park with a basketball court, climbing frames, bowls court and tennis courts. Although it's been designed for recreational purposes, you'll find a variety of trees dotted throughout the park, from silver maples and beech trees to Scots pine, making it a wonderful place to take a Sunday stroll in and amongst nature.

Live near excellent schools - perfect for families of all ages

Whether you choose private or state education for your child, the area around Medway Grove offers a vast range for you to choose from. Renowned for its excellent educational resources, Maidstone boasts an impressive 23 primary and 15 secondary schools, many of which received 'outstanding' in their Ofsted reports.

For private education, there's Sutton Valence School and OneSchool Global UK, and there are also a number of single-sex state schools. The top three schools in the area are considered to be Valley Park School, Oakwood Park Grammar School, and Maidstone Grammar School—where Lord of the Flies author Sir William Golding taught. For those looking to further their studies, there's the Mid Kent College of Higher & Further Education. And aspiring film-makers can pursue their dreams at the Maidstone TV studios in the district of Oakwood, at the University for the Creative Arts.

New mums needn't worry about finding things to do with their children, as there are baby and pre-school swimming classes only a stone's throw away at Puddleducks. Or there's the magical Caterpillar Music Class a short twenty-minute walk away, providing a fun introduction into the world of music for infants.



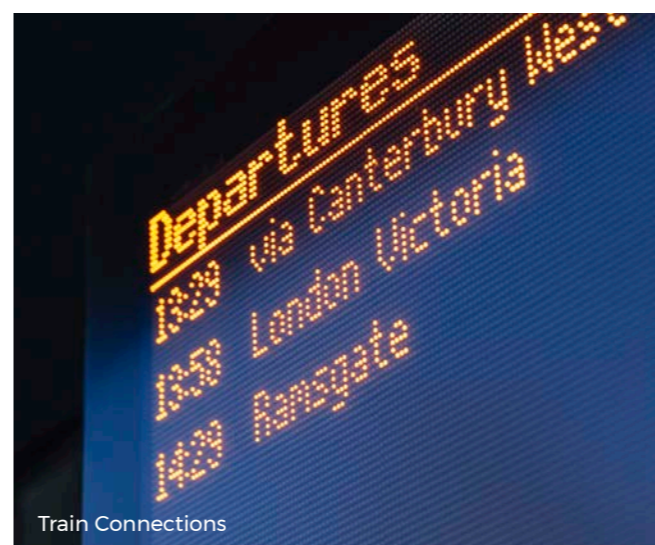
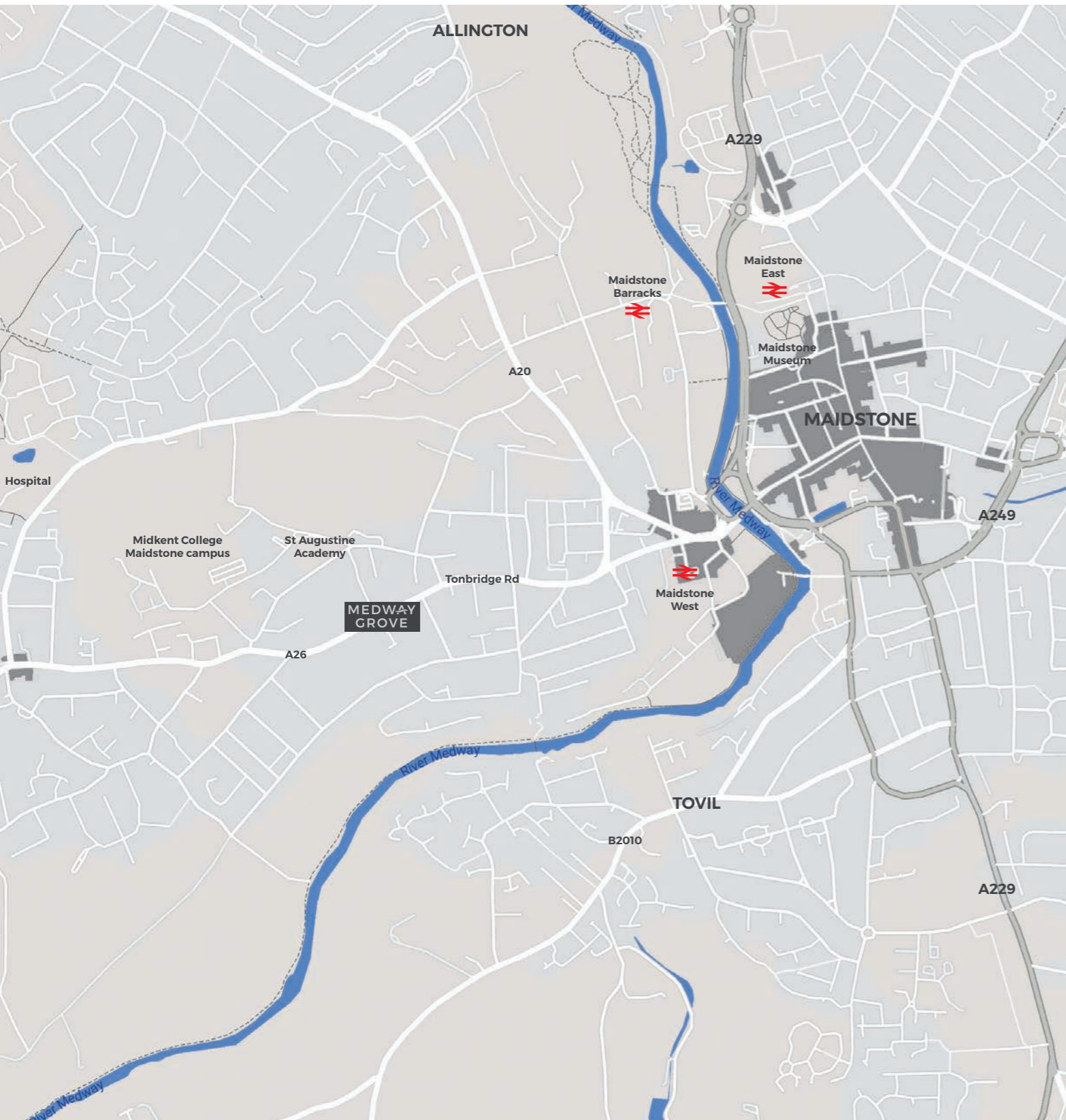
Oakham School v Maidstone Grammar School Rugby Match



Fifa eNations Cup 2019 at Maidstone Studios



Sutton Valence School, Maidstone



Travel to the capital within an hour

Maidstone is known for its accessibility, being well connected by train lines, bus routes and roads. Folks with cars will find easy access to the M20 motorway and great links to Folkestone, Canterbury and Dover. As for Maidstone East train station, you can be arriving in central London within the hour. For the travel junkies looking to go even further afield, Gatwick Airport is only 39 miles away by car. When it comes to transport, Maidstone gives everyone what they need, when they need it.

- St Augustine Academy - 0.3 miles
- Midkent College Maidstone campus - 0.3 mile
- Maidstone West Train Station - 0.8 miles
- Fremelin Walk Shopping Centre - 1 mile
- Maidstone Museum - 1.2 miles
- Maidstone Barracks Train Station - 1.3 miles
- Maidstone & Tunbridge Wells Hospital - 1.3 miles
- Maidstone East Train Station - 1.4 miles
- Tonbridge - 12.8 miles
- Tunbridge Wells - 15.7 miles
- London Gatwick Airport - 39 Miles
- London Liverpool Street - 39 miles

Distances quoted are approximate

Discover a vibrant market town

For those keen to try something a little different, discover contemporary art a few miles away in the market village of Lenam. The fascinating Process Gallery includes exhibitions from owner Nick Veasey and other modern-day artists. Laden with eclectic sculptures, avant-garde radiographic imagery and delicate Japanese ceramics, it proves to be full of truly thought-provoking works of art.

Embark on an expert-led tour of the stunning vineyards and orchards at the 400-acre, family-owned Balfour Winery & Hush Heath Estate. Or for something a little stronger, try the local Ranscombe Wild Gin, infused with hand-picked, local wild botanical herbs and distilled at the Maidstone Distillery. A true delicacy.

And make sure to head down to the Maidstone Market at Lockmeadow on Tuesdays and Saturdays for fresh, local produce at an unbeatable price. Step back in time and visit the 500-year-old Royal Albion Pub, situated in the quintessential centre of Maidstone and serving award-winning ales and lagers from Kent's very own Shepherd Neame brewery.



Mr Flowers, Maidstone



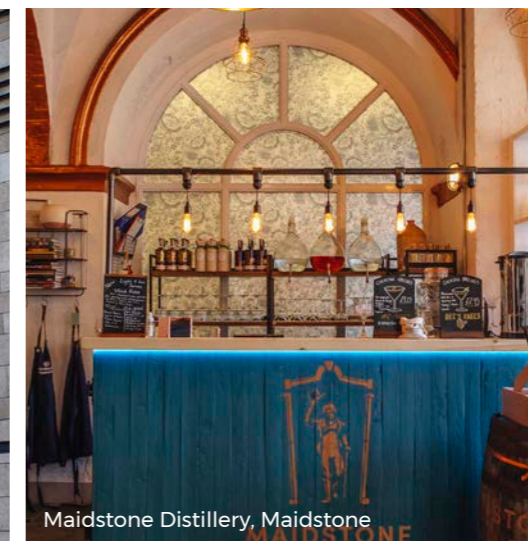
Café De Paris, Maidstone



Fremlin Walk Shopping Centre, Maidstone



Lockmeadow Entertainment Centre, Maidstone



Maidstone Distillery, Maidstone



Fremlin Walk Shopping Centre, Maidstone



Process Gallery, Lenham



Market Buildings, Maidstone



Balfour Winery, Staplehurst



A stylish, suburban lifestyle

An incredible collection of five new luxury three-bedroom homes, thoughtfully designed to sit down an avenue-style plot along the beautiful, sought-after Tonbridge Road, Maidstone.

Medway Grove offers stylish, contemporary living spaces situated just minutes away from the bustling market town of Maidstone. This idyllic location offers both convenience and luxury, with connections to the capital on your doorstep.

Computer generated images are intended for illustrative purposes and should be treated as general guidance only.



Plot 5 (Left), Plot 4 (Right)



Family Bathroom



Kitchen / Dining Room



Living Room with Normal Wall

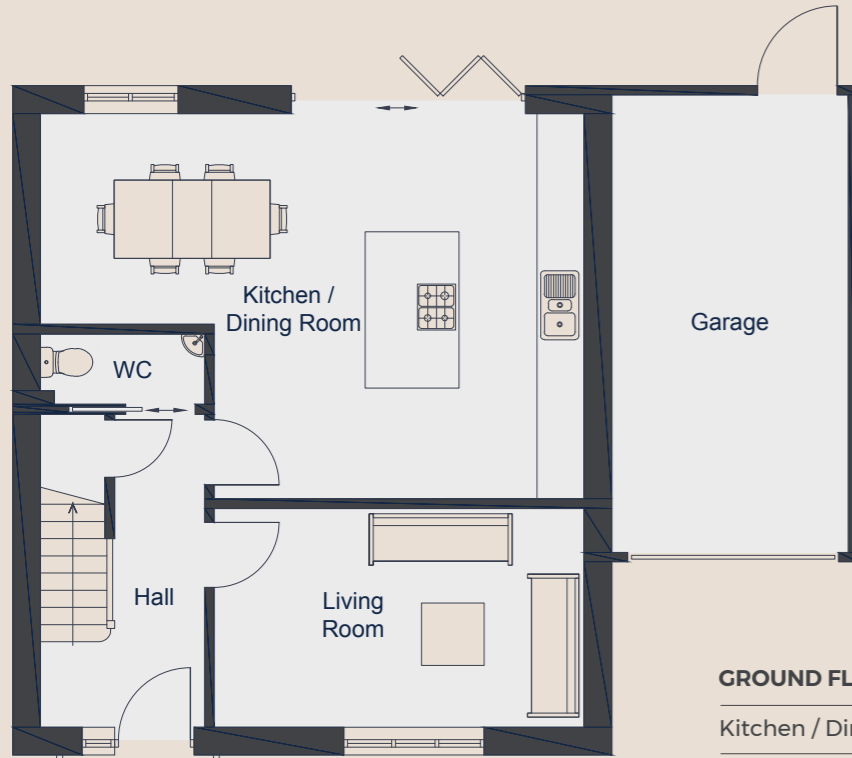


Bedroom One



Living Room with Retractable Wall to Kitchen / Dining Room

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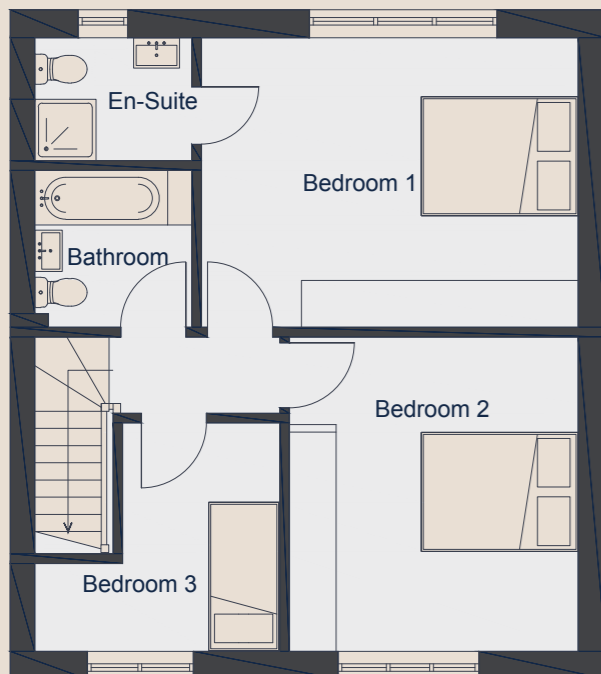


Plot 1

A clean bright link-detached home with a southwest-facing garden.

GROUND FLOOR

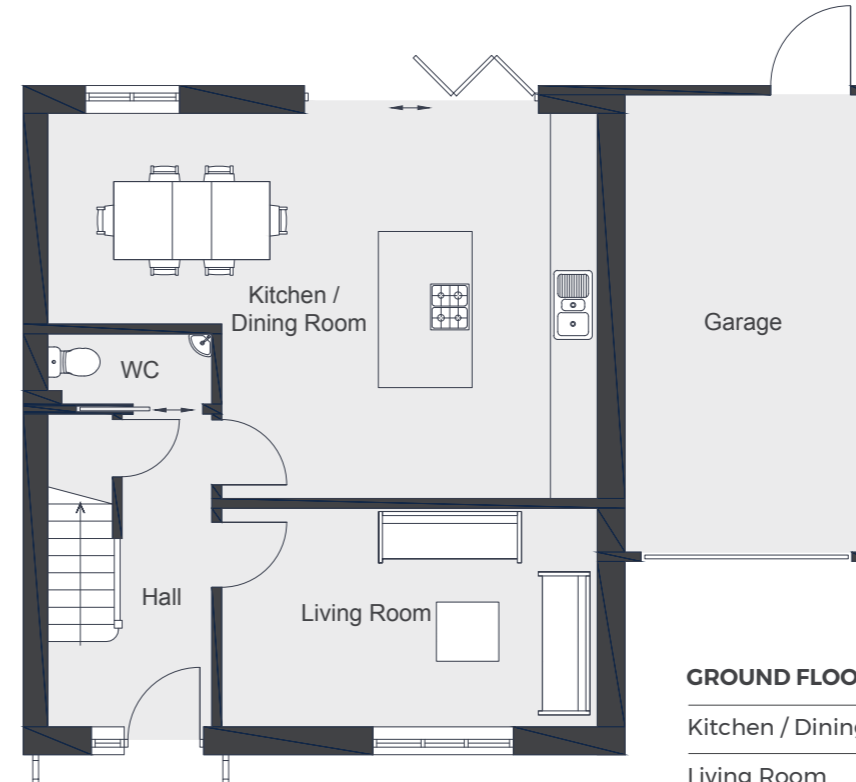
Kitchen / Dining Room	7.10m x 4.98m	23'4" x 16'4"
Living Room	4.85m x 2.85m	15'11" x 9'4"
Hall	2.14m x 4.06m	7'0" x 13'4"
Garage	3.05m x 5.98m	10'0" x 19'7"
TOTAL	76.8 sq m	827 sq ft



FIRST FLOOR

Bedroom 1	4.94m x 3.76m	16'2" x 12'4"
Bedroom 2	3.82m x 4.07m	12'6" x 13'4"
Bedroom 3	3.18m x 2.97m	10'5" x 9'9"
TOTAL	57.6 sq m	620 sq ft

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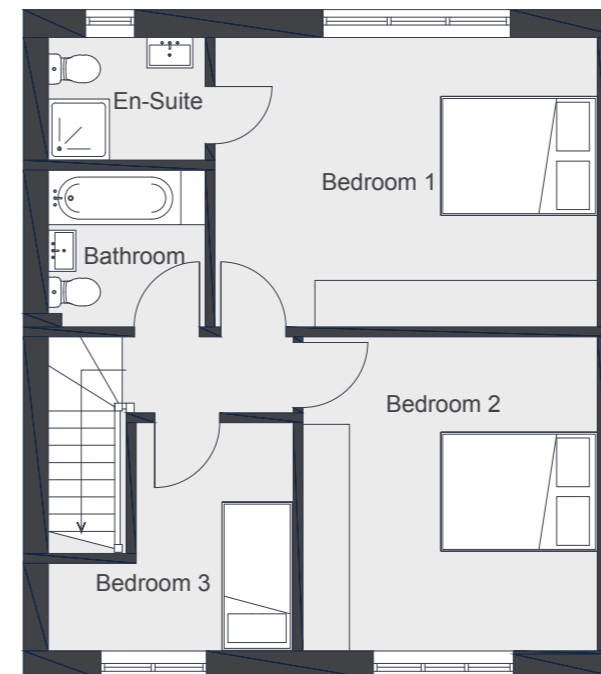


Plot 2

A contemporary semi-detached home with a southwest-facing garden.

GROUND FLOOR

Kitchen / Dining Room	7.10m x 4.98m	23'4" x 16'4"
Living Room	4.85m x 2.85m	15'11" x 9'4"
Hall	2.14m x 4.06m	7'0" x 13'4"
Garage	3.04m x 5.98m	10'0" x 19'7"
TOTAL	76.8 sq m	827 sq ft



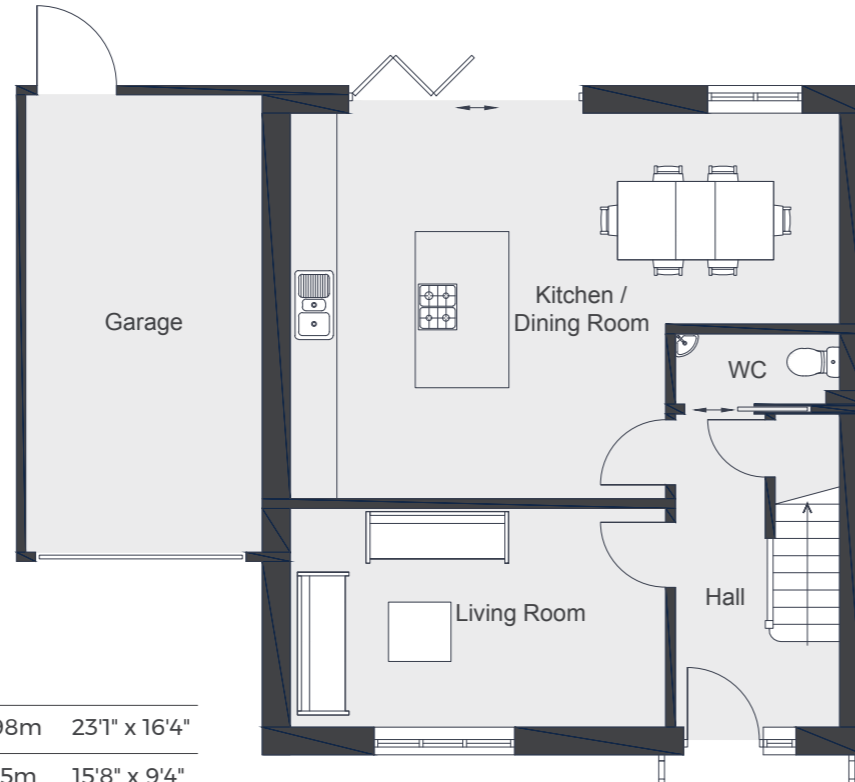
FIRST FLOOR

Bedroom 1	4.94m x 3.76m	16'2" x 12'4"
Bedroom 2	3.82m x 4.07m	12'6" x 13'4"
Bedroom 3	3.17m x 2.97m	10'5" x 9'9"
TOTAL	57.6 sq m	620 sq ft

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Plot 3

An outstanding semi-detached home with a southwest-facing garden.

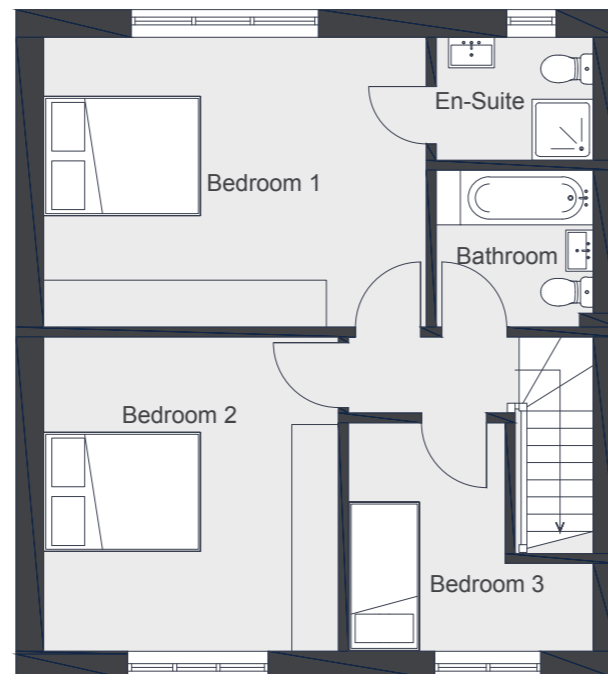


GROUND FLOOR

Kitchen / Dining Room	7.03m x 4.98m	23'1" x 16'4"
Living Room	4.78m x 2.85m	15'8" x 9'4"
Hall	2.15m x 4.06m	7'1" x 13'4"
Garage	3.05m x 5.98m	10'0" x 19'7"
TOTAL	76.2 sq m	820 sq ft

FIRST FLOOR

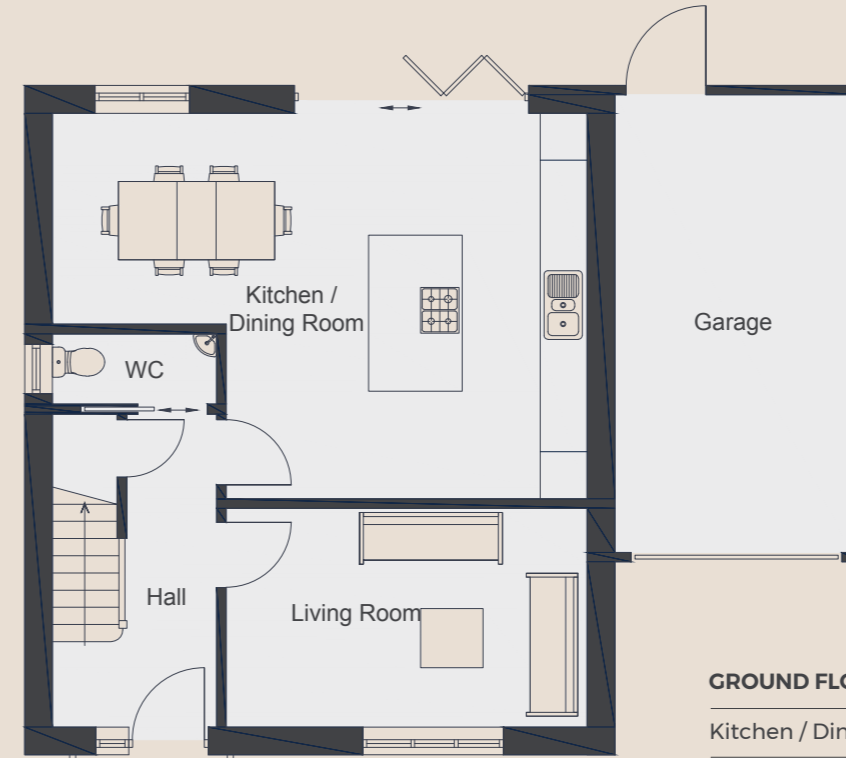
Bedroom 1	4.87m x 3.76m	16'0" x 12'4"
Bedroom 2	3.75m x 4.07m	12'4" x 13'4"
Bedroom 3	3.18m x 2.97m	10'5" x 9'9"
TOTAL	57 sq m	613 sq ft



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Plot 4

A light and airy detached home with a southeast-facing garden.

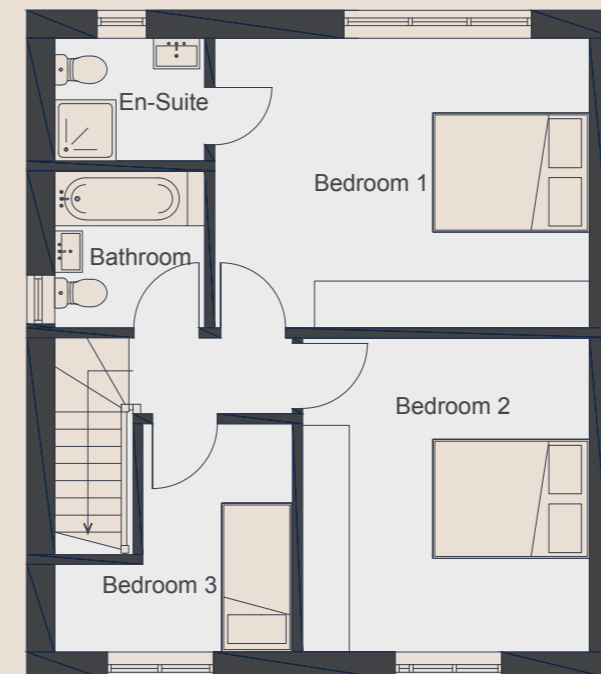


GROUND FLOOR

Kitchen / Dining Room	6.92m x 4.98m	22'8" x 16'4"
Living Room	4.67m x 2.85m	15'4" x 9'4"
Hall	2.15m x 4.06m	7'1" x 13'4"
Garage	3.05m x 5.86m	10'0" x 19'3"
TOTAL	75.2sq m	809 sq ft

FIRST FLOOR

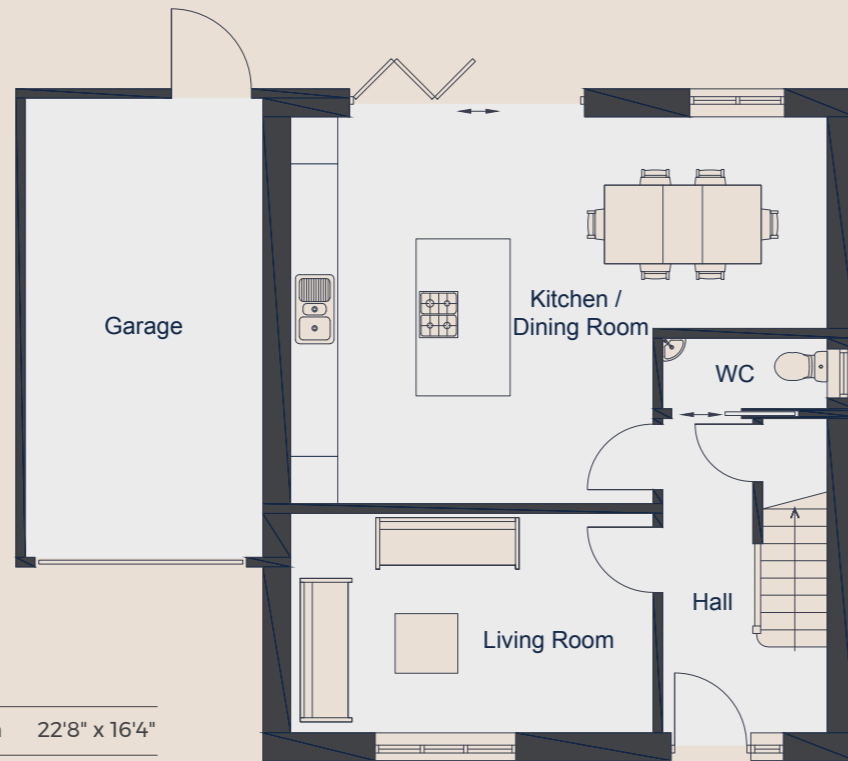
Bedroom 1	4.85m x 3.76m	15'11." x 12'4"
Bedroom 2	3.72m x 4.07m	12'2" x 13'4"
Bedroom 3	3.09m x 2.97m	10'2" x 9'9"
TOTAL	56.1 sq m	604 sq ft



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Plot 5

A modern detached home with a southeast-facing garden.

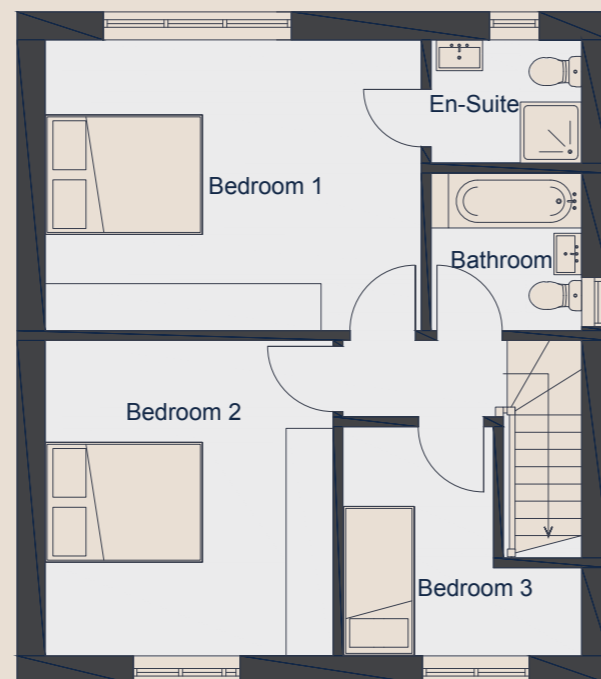


GROUND FLOOR

Kitchen / Dining Room	6.92m x 4.98m	22'8" x 16'4"
Living Room	4.67m x 2.85m	15'4" x 9'4"
Hall	2.15m x 4.06m	7'1" x 13'4"
Garage	3.05m x 5.86m	10'0" x 19'3"
TOTAL	75.2sq m	809 sq ft

FIRST FLOOR

Bedroom 1	4.85m x 3.76m	15'11" x 12'4"
Bedroom 2	3.72m x 4.07m	12'2" x 13'4"
Bedroom 3	3.09m x 2.97m	10'2" x 9'9"
TOTAL	56.1 sq m	604 sq ft



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Open plan living spaces with an exceptional specification

Kitchen and utility

- Bespoke contemporary kitchens
- Integrated electric oven, induction hob and extractor
- Integrated dishwasher
- Integrated fridge freezer
- Washing machine/dryer
- Tumble dryer
- Bespoke Quartz worktops and tiled splash backs

Internal finishes

- Contemporary internal doors, finished with black ironmongery
- Chevron flooring for all living, kitchen and hall areas
- Carpeted bedrooms
- Underfloor heating downstairs with controlled zones

Bathrooms, en-suites and cloakrooms

- British made bathrooms
- Hudson Reed brassware
- Contemporary white sanitary ware
- Thermostatic shower/bath valves, fixed shower heads, hand held shower heads
- Porcelain tiles on walls
- LVT floors
- Black heated towel rails

Electrics

- Black down switches and sockets
- Down lights, under counter lights and feature lights
- Outside lighting
- TV and Sky connection points

Security

- Smoke and heat detectors
- Fire alarm

External

- Aluminium bi-folds
- PVC windows
- Composite doors
- Private garden
- Planting, fencing and lighting
- Private driveway
- Plots 1 & 2: Patio and garden to rear with no side access
- Plot 3: Patio and garden to rear with side access
- Plots 4 & 5: Decking and garden to rear with side access

Services

- Electricity and water
- Fibre broadband

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images.

We look forward to welcoming you to Medway Grove

Medway Grove is brought to you by G Build, one of the UK's leading builders of contemporary, innovative homes and living opportunities.

G Build are a property services company that covers interiors and construction for both commercial and domestic projects, ranging from professional office fit-outs to M&E services and residential builds.

Our highly experienced, in-house team manage every stage of our projects, from initial planning and budgeting through to a delivered solution, retaining control of every detail along the way. We absolutely thrive on the challenge of bringing visions to life, working with clients to create solutions that will fit within their timeframes and budgets.

Explore our portfolio at www.gi.uk.com



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