



WINDMILL  
PLACE

HOLLINGBOURNE | KENT



AILE  
HOMES





# WINDMILL PLACE

HOLLINGBOURNE | KENT | ME17 1TR

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**An exclusive collection of just 10 four and five bedroom detached homes built to Aile Homes exacting standards.**

Situated in the centre of the village of Hollingbourne, these high quality sustainable homes are superbly located, with easy access to the Kent countryside and transport links to London and beyond.



# Embrace local living

Hollingbourne is a delightful village that combines traditional Kentish character and many historic buildings with a thriving modern community. Surrounded by acres of open countryside, it's also located conveniently close to major transport links and amenities.



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Hollingbourne offers a good range of community facilities. A choice of local pubs provide great food and drink in a friendly, sociable atmosphere, with the chance to enjoy cosy, winter evenings in front of a roaring fire and al fresco dining in the summer months. Additionally, Bearsted and Harrietsham also offer a selection of shops and convenience stores to further cater for your everyday needs, as well as community spaces, a medical practice and a dental surgery.

Living at Windmill Place means you won't have to travel far to enjoy your favourite sports and leisure activities with local, well established football, tennis, cricket and golf clubs which welcome participants of all ages. Alternatively, a membership at the nearby Marriott Tudor Park Hotel and Country Club will enable you to test your golfing skills on the challenging par-70 championship course, as well as enjoying a swim, having a work-out in the fitness centre or refreshing mind, body and spirit with a rejuvenating spa treatment.

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1. Live life and relax
2. Local tennis clubs
3. Eating out
4. Eyehorne Street, Hollingbourne



# The wider picture

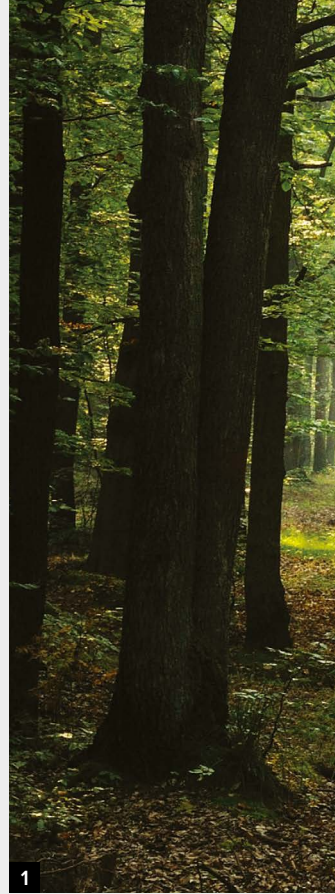
It's less than six miles from Hollingbourne to Kent's County Town, Maidstone. The two centrally located shopping centres, Fremlin Walk and The Mall, are packed with famous names, while the Royal Star Arcade is good for specialist clothing, gifts and more. There's also a traditional outdoor market on Tuesdays and Saturdays at the Lockmeadow Centre.

For eating out, the choice includes everything from pizzerias and bistros to fine dining establishments. As for entertainment, you can catch the latest movie at the eight-screen Odeon or enjoy musicals, comedy, tribute bands and more at the Hazlitt Theatre. The town also has several sports and fitness venues, including a well-equipped leisure centre and the 450-acre Mote Park with facilities for cycling, watersports and more.

Hollingbourne is on the edge of the Kent Downs AONB, which stretches from the

White Cliffs of Dover to the Surrey border, making it a great location for anyone who loves the great outdoors, with many cycling and walking trails to explore. For a family day out in beautiful surroundings, it's just a short drive to Leeds Castle, a stunning 900-year-old moated fortress, surrounded by 500 acres of parkland and formal gardens.

The area has a good range of schools and colleges for all ages, including Maidstone's highly-respected grammar schools.



1. Experience local countryside
2. Leeds Castle
3. Royal Star Arcade, Maidstone
4. Fremlin Walk shopping



# Windmill Place

- 
- 1 Pinehurst
  - 2 Birchwood
  - 3 Elmridge
  - 4 Maplestead
  - 5 Rosewood
  - 6 Greenside Meadow
  - 7 Bramblewood
  - 8 Ashmere
  - 9 Hazelwood
  - 10 Cherrybank
- 







# Pinehurst



## Five bedroom detached home with double car port



Total Area 213.28m<sup>2</sup> / 2296ft<sup>2</sup>

### GROUND FLOOR

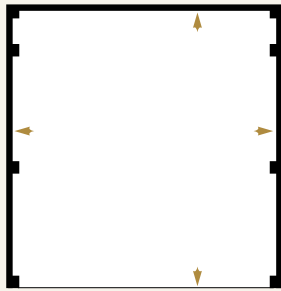
- Kitchen**  
3.80m x 4.17m / 12'6" x 14'8"
- Breakfast Room**  
3.36m x 5.95m / 11'1" x 19'7"
- Utility**  
2.72m x 1.65m / 8'11" x 5'5"
- Dining Room**  
4.83m x 3.30m / 15'10" x 10'1"
- Living Room**  
3.62m x 6.87m / 11'10" x 22'6"
- Study**  
3.08m x 2.37m / 10'1" x 7'9"
- Car port**  
5.60m x 5.40m / 18'4" x 17'9"

### FIRST FLOOR

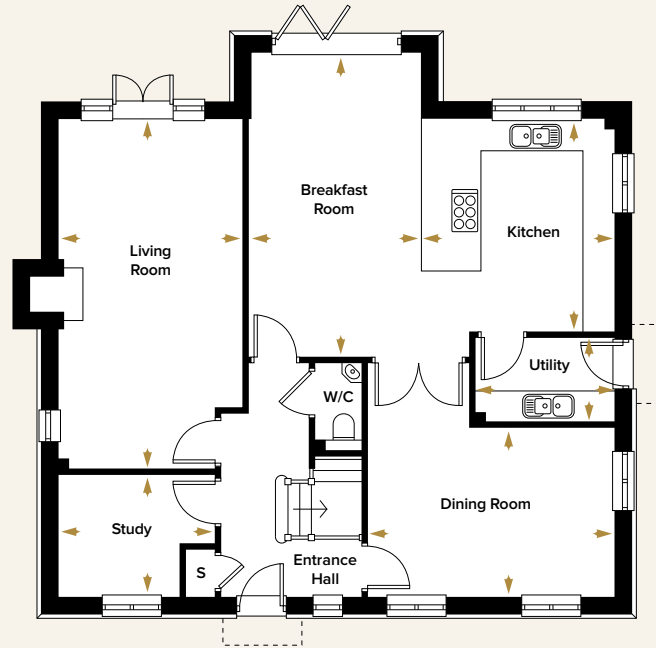
- Master Bedroom**  
3.63m x 6.15m / 11'11" x 20'2"
- Bedroom 2**  
3.63m x 3.76m / 11'11" x 12'4"
- Bedroom 3**  
3.43m x 4.77m / 11'3" x 15'8"
- Bedroom 4**  
2.75m x 3.09m / 9'0" x 10'2"
- Bedroom 5**  
3.63m x 6.15m / 11'11" x 20'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.  
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

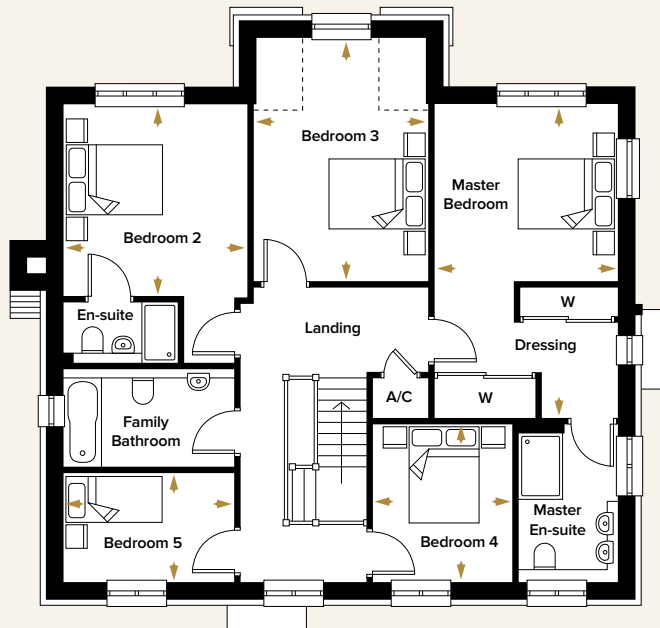
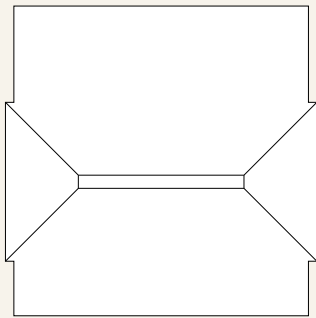
### GROUND FLOOR



Detached double car port to rear of the house



### FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Birchwood



Four bedroom detached home with single garage



Total Area 187.96m<sup>2</sup> / 2023ft<sup>2</sup>

## GROUND FLOOR

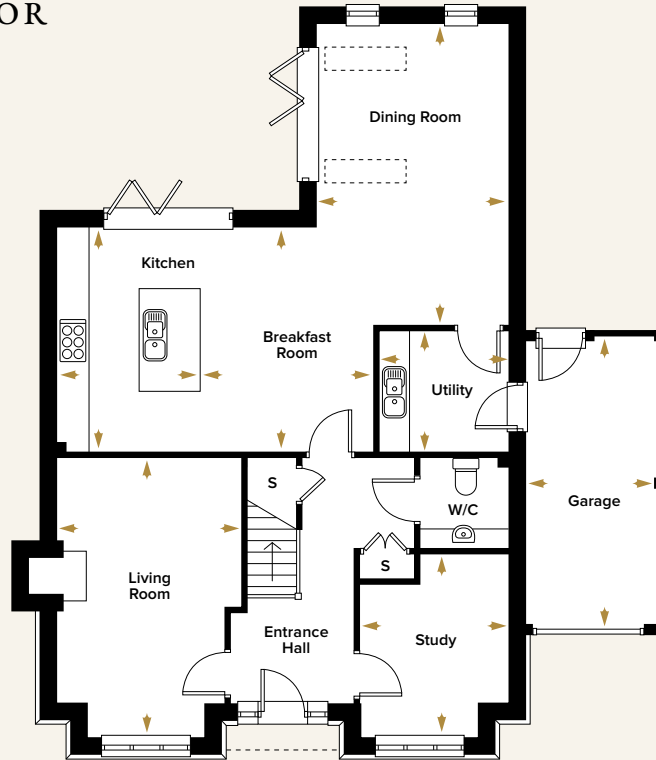
- Kitchen**  
2.80m x 4.42m / 9'6" x 14'6"
- Breakfast Room**  
3.41m x 4.42m / 11'3" x 14'6"
- Utility**  
2.53m x 2.38m / 8'4" x 7'7"
- Dining Room**  
3.75m x 5.93m / 12'4" x 19'5"
- Living Room**  
3.61m x 5.49m / 11'10" x 18'0"
- Study**  
2.92m x 3.59m / 9'7" x 11'9"
- Garage**  
2.54m x 5.57m / 8'4" x 18'3"

## FIRST FLOOR

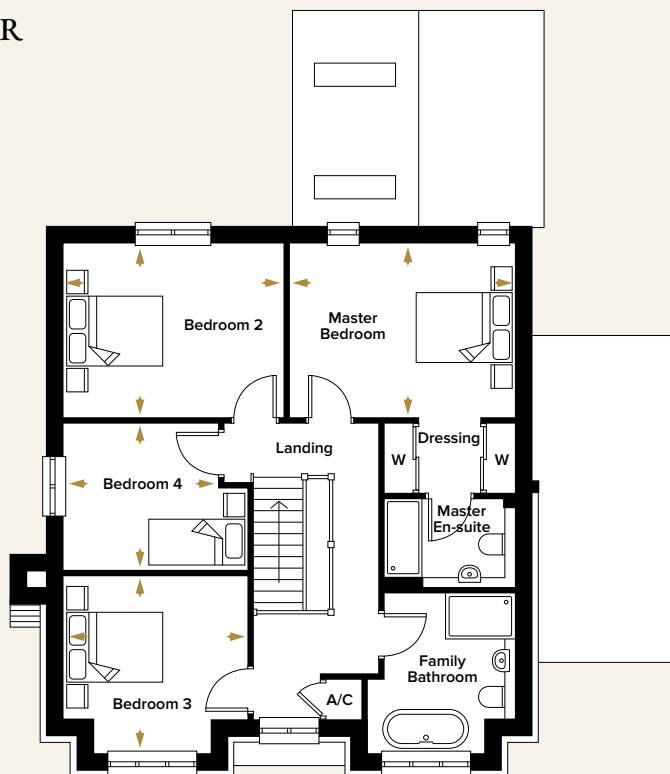
- Master Bedroom**  
4.43m x 3.43m / 14'6" x 11'3"
- Bedroom 2**  
4.32m x 3.43m / 14'2" x 11'3"
- Bedroom 3**  
3.63m x 3.49m / 11'11" x 11'5"
- Bedroom 4**  
3.63m x 2.89m / 11'11" x 9'6"

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GROUND FLOOR



FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Elmridge



## Four bedroom detached home with single garage

 2     4     3

Total Area 181.87m<sup>2</sup> / 1958ft<sup>2</sup>

### GROUND FLOOR

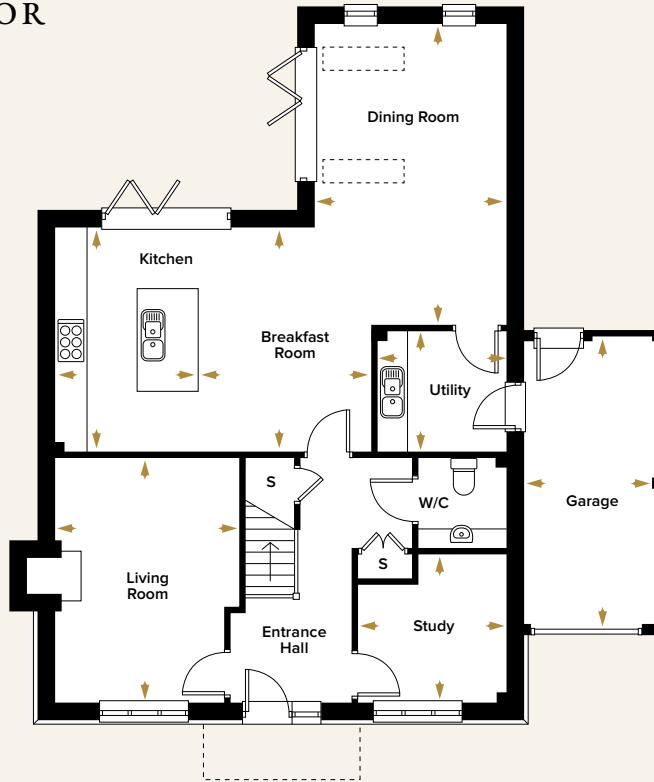
- Kitchen**  
2.80m x 4.42m / 9'2" x 14'6"
- Breakfast Room**  
3.43m x 4.42m / 11'3" x 14'6"
- Utility**  
2.51m x 2.38m / 8'3" x 7'7"
- Dining Room**  
3.75m x 5.93m / 12'4" x 19'5"
- Living Room**  
3.61m x 4.82m / 11'10" x 15'10"
- Study**  
2.92m x 2.91m / 9'7" x 9'7"
- Garage**  
2.54m x 5.57m / 8'4" x 18'3"

### FIRST FLOOR

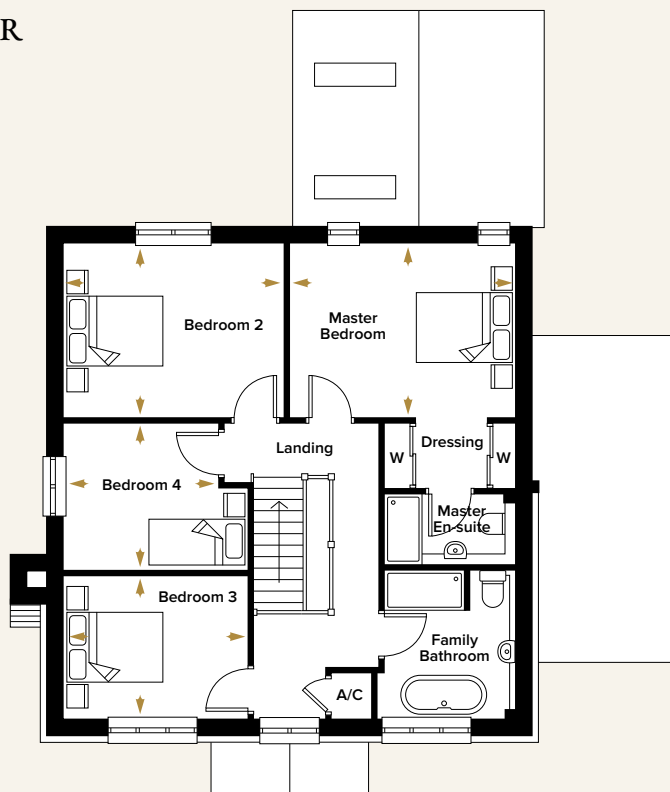
- Master Bedroom**  
4.43m x 3.43m / 14'6" x 11'3"
- Bedroom 2**  
4.32m x 3.43m / 14'2" x 11'3"
- Bedroom 3**  
3.63m x 3.49m / 11'11" x 11'5"
- Bedroom 4**  
3.63m x 2.89m / 11'11" x 9'6"

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GROUND FLOOR



FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Maplestead



Five bedroom detached home with double car port

 2     5     4

Total Area 172.79m<sup>2</sup> / 1860ft<sup>2</sup>

## GROUND FLOOR

- Kitchen**  
3.77m x 2.92m / 12'4" x 9'7"
- Breakfast Room**  
3.75m x 3.61m / 12'4" x 11'10"
- Utility**  
2.45m x 1.79m / 8'1" x 5'10"
- Dining Room**  
3.92m x 3.03m / 12'10" x 9'11"
- Living Room**  
3.92m x 4.82m / 12'10" x 15'10"
- Study**  
3.11m x 3.02m / 10'3" x 9'11"
- Car port**  
5.60m x 5.40m / 18'4" x 17'9"

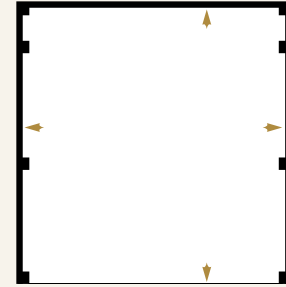
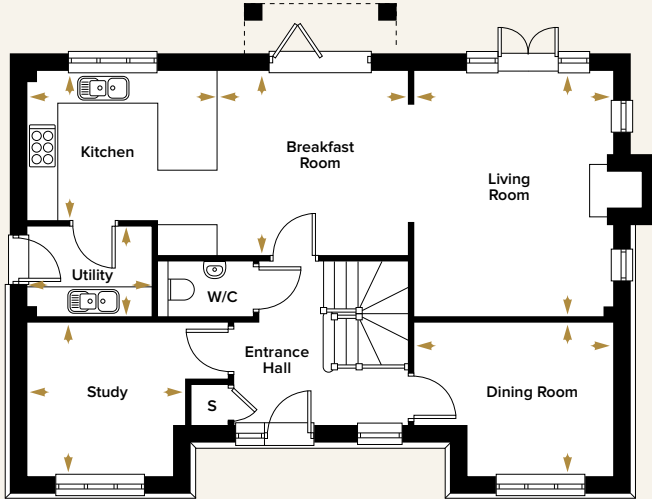
## FIRST FLOOR

- Master Bedroom**  
3.93m x 3.05m / 12'11" x 10'0"
- Bedroom 2**  
4.22m x 3.21m / 13'10" x 10'6"
- Bedroom 3**  
3.93m x 3.09m / 12'11" x 10'2"
- Bedroom 4**  
3.19m x 3.12m / 10'6" x 10'2"
- Bedroom 5**  
3.63m x 2.32m / 11'11" x 7'8"

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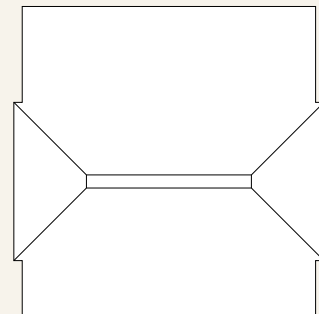
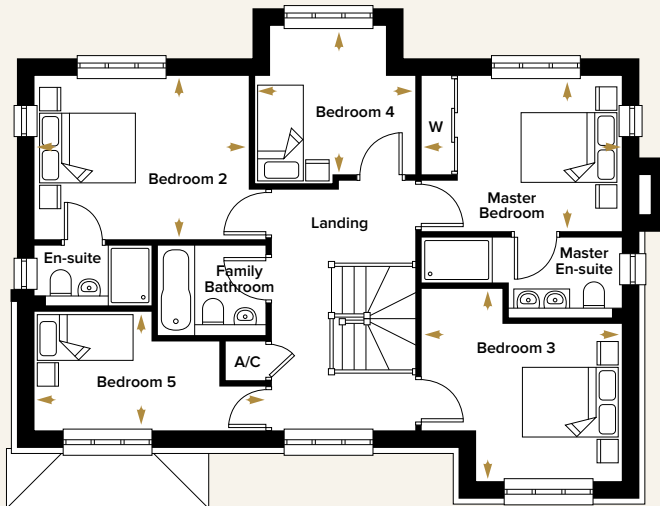


## GROUND FLOOR



Detached double car port to rear of the house

## FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Rosewood



Five bedroom detached home with double car port



Total Area 178.34m<sup>2</sup> / 1920ft<sup>2</sup>

## GROUND FLOOR

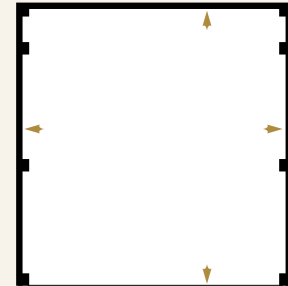
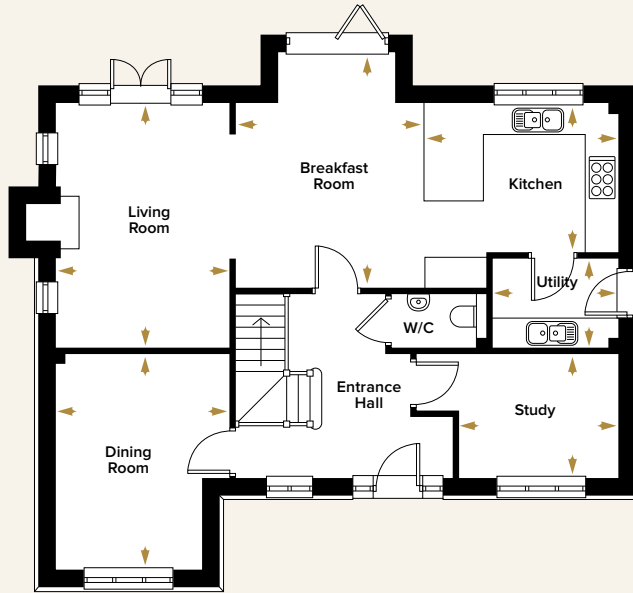
- Kitchen**  
3.80m x 2.92m / 12'6" x 9'7"
- Breakfast Room**  
3.72m x 4.61m / 12'2" x 15'2"
- Utility**  
2.45m x 1.79m / 8'1" x 5'10"
- Dining Room**  
3.41m x 4.23m / 11'3" x 13'10"
- Living Room**  
3.42m x 4.82m / 11'3" x 15'10"
- Study**  
3.12m x 2.43m / 10'3" x 8'0"
- Car port**  
5.60m x 5.40m / 18'4" x 17'9"

## FIRST FLOOR

- Master Bedroom**  
3.43m x 3.18m / 11'3" x 10'5"
- Bedroom 2**  
4.23m x 3.28m / 13'10" x 10'9"
- Bedroom 3**  
3.43m x 3.24m / 11'3" x 10'8"
- Bedroom 4**  
3.64m x 2.67m / 11'11" x 8'9"
- Bedroom 5**  
3.18m x 3.40m / 10'5" x 11'2"

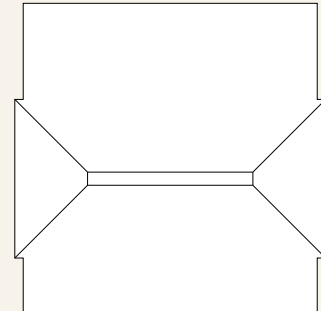
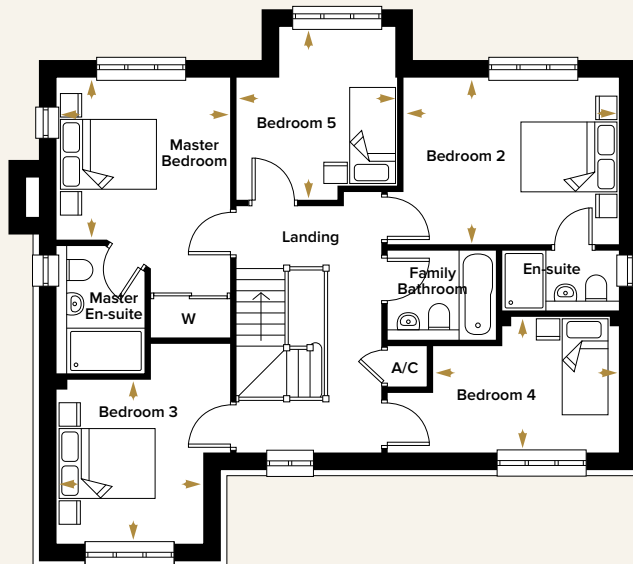
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## GROUND FLOOR



Detached double car port to rear of the house

## FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Greenside Meadow



Five bedroom detached home with double garage



Total Area 248.48m<sup>2</sup> / 2675ft<sup>2</sup>

## GROUND FLOOR

- Kitchen**  
3.84m x 3.32m / 12'7" x 10'10"
- Breakfast Room**  
6.08m x 4.01m / 19'11" x 13'1"
- Utility**  
1.59m x 2.70m / 5'2" x 8'10"
- Snug**  
4.01m x 3.67m / 13'1" x 12'0"
- Living Room**  
5.22m x 4.76m / 17'2" x 15'7"
- Study**  
4.14m x 2.60m / 13'7" x 8'6"
- Garage**  
5.35m x 5.18m / 17'7" x 17'0"

## FIRST FLOOR

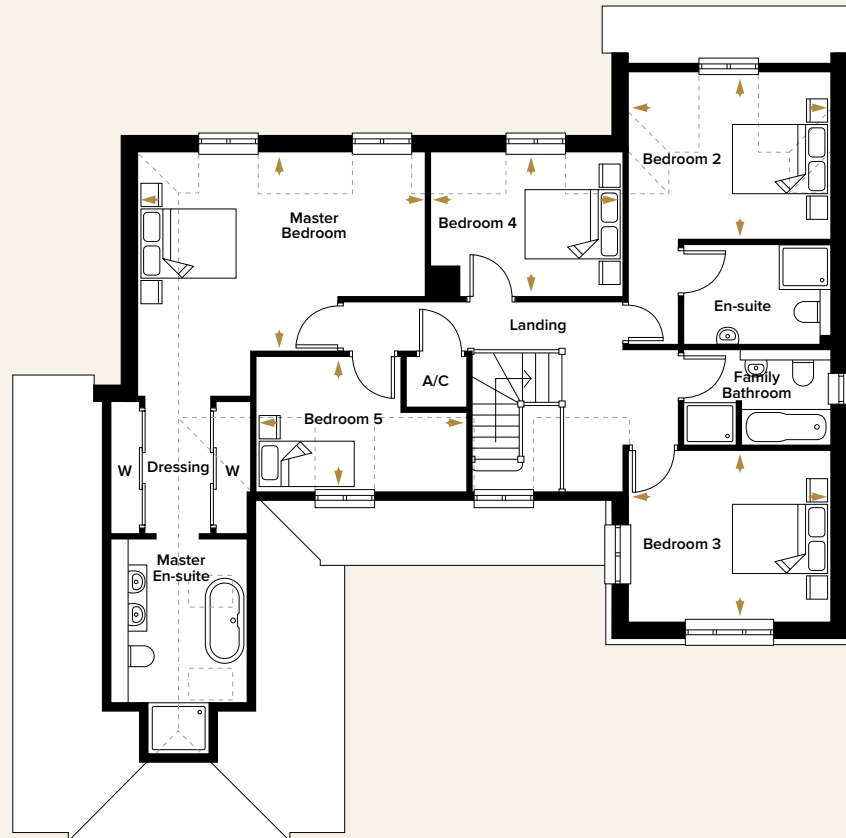
- Master Bedroom**  
5.68m x 3.93m / 18'8" x 12'11"
- Bedroom 2**  
3.96m x 3.32m / 13'0" x 10'10"
- Bedroom 3**  
3.96m x 3.36m / 13'0" x 11'0"
- Bedroom 4**  
3.82m x 2.82m / 12'6" x 9'3"
- Bedroom 5**  
4.18m x 2.70m / 13'8" x 8'10"

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GROUND FLOOR



FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Bramblewood



Four bedroom detached home with integral single garage



Total Area 206.61m<sup>2</sup> / 2224ft<sup>2</sup>

## GROUND FLOOR

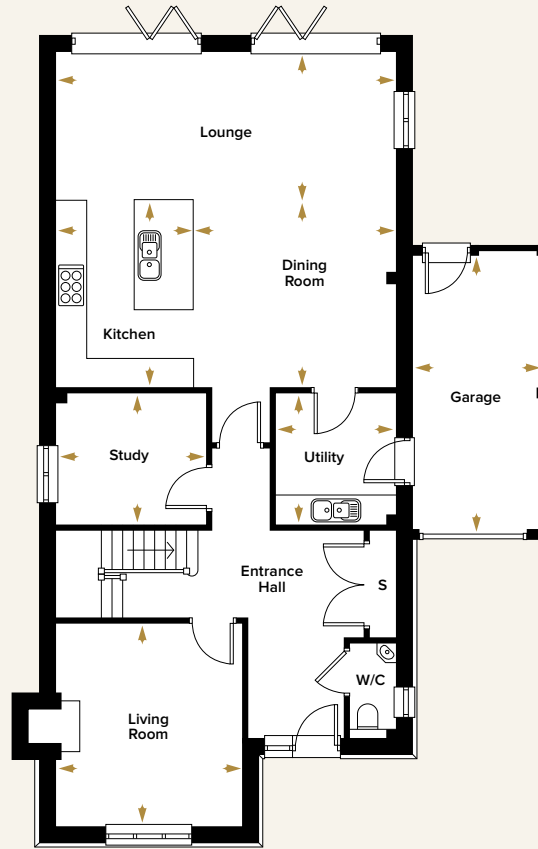
- Kitchen**  
2.80m x 3.82m / 9'2" x 12'66"
- Utility**  
2.45m x 2.68m / 8'1" x 8'9"
- Dining Room**  
4.10m x 3.82m / 13'6" x 12'6"
- Living Room**  
3.81m x 4.12m / 12'6" x 13'6"
- Lounge**  
6.90m x 3.01m / 22'8" x 9'10"
- Study**  
3.05m x 2.68m / 10'0" x 8'9"
- Garage**  
2.54m x 5.57m / 8'4" x 18'3"

## FIRST FLOOR

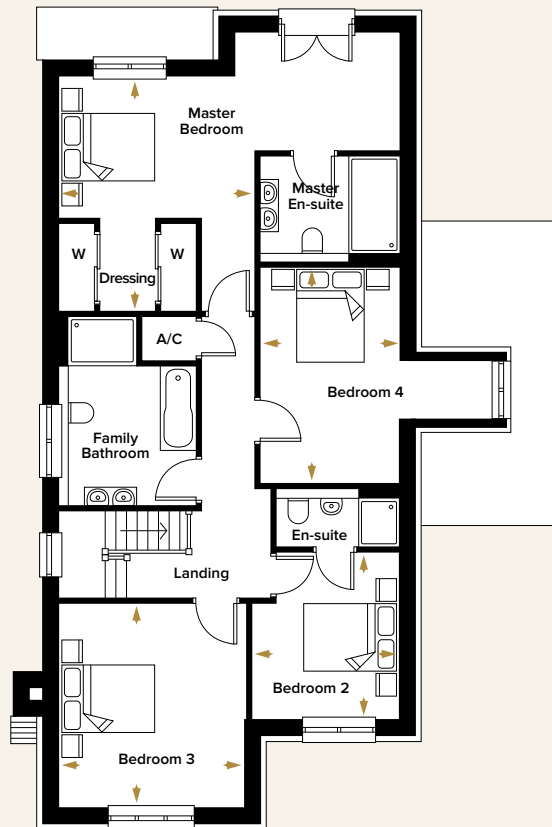
- Master Bedroom (With dressing)**  
3.98m x 4.77m / 13'1" x 15'8"
- Bedroom 2**  
2.98m x 3.38m / 9'9" x 11'1"
- Bedroom 3**  
3.82m x 4.13m / 12'6" x 13'7"
- Bedroom 4**  
2.81m x 4.39m / 9'3" x 14'5"

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GROUND FLOOR



FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Ashmere



## Four bedroom detached home with single garage



Total Area 174.48m<sup>2</sup> / 1878ft<sup>2</sup>

### GROUND FLOOR

- Kitchen**  
2.86m x 5.30m / 9'4" x 17'5"
- Utility**  
2.67m x 1.77m / 8'9" x 5'10"
- Dining Room**  
3.95m x 5.30m / 13'0" x 17'5"
- Living Room**  
4.54m x 4.64m / 14'11" x 15'3"
- Study**  
2.41m x 3.35m / 7'11" x 11'0"
- Garage**  
2.54m x 5.57m / 8'4" x 18'3"

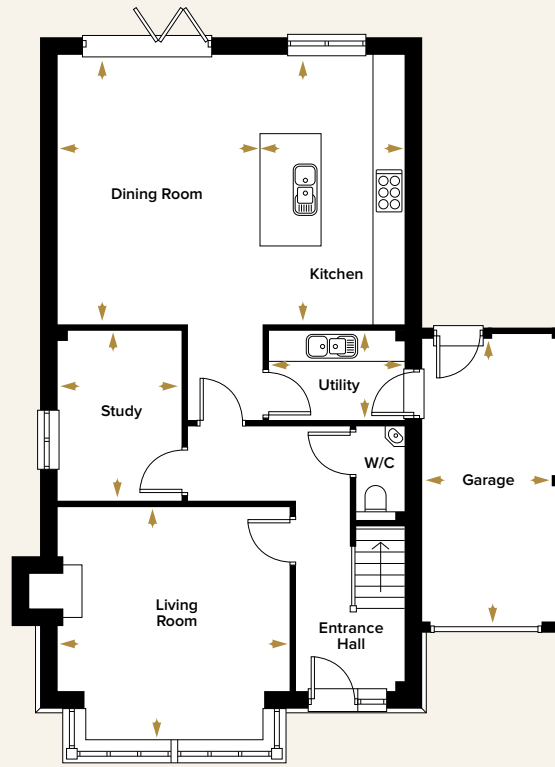
### FIRST FLOOR

- Master Bedroom**  
4.59m x 3.53m / 15'8" x 11'7"
- Bedroom 2**  
3.14m x 4.23m / 10'4" x 13'10"
- Bedroom 3**  
3.55m x 4.10m / 11'8" x 13'5"
- Bedroom 4**  
3.55m x 2.69m / 11'8" x 8'10"

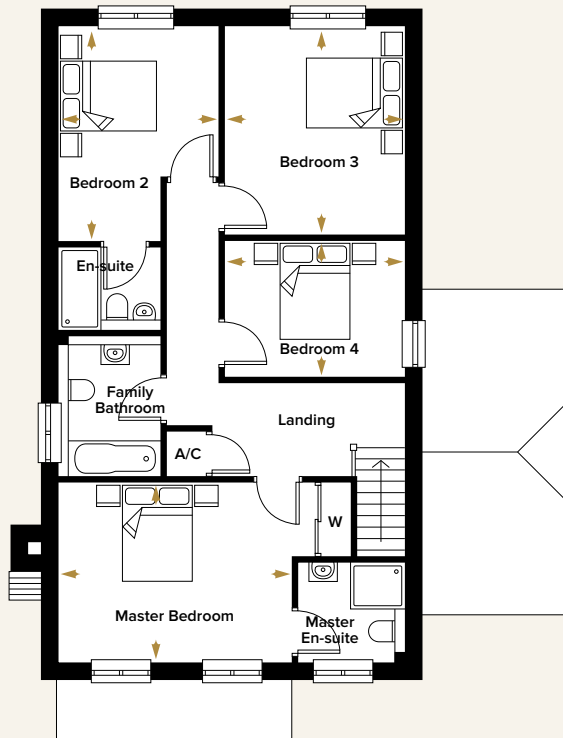
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GROUND FLOOR



FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Hazelwood



Four bedroom detached home with double car port

 2     4     5

Total Area 182.49m<sup>2</sup> / 1964ft<sup>2</sup>

## GROUND FLOOR

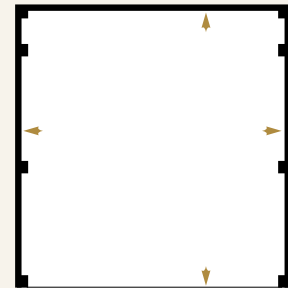
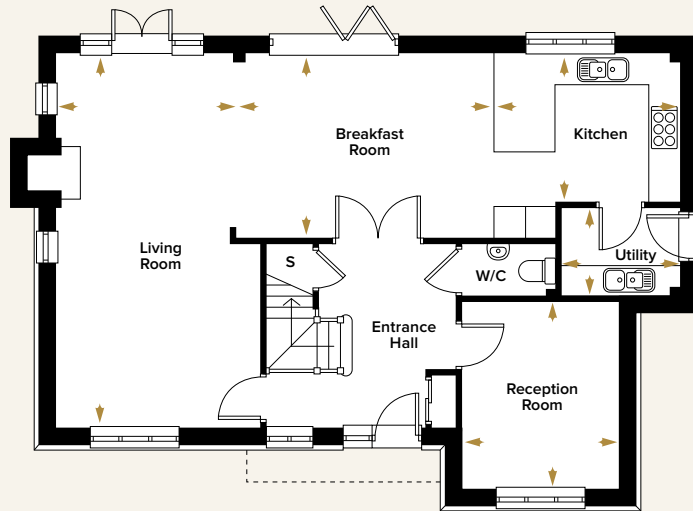
- Kitchen**  
3.64m x 2.92m / 11'11" x 9'7"
- Utility**  
2.31m x 1.78m / 7'7" x 5'10"
- Dining Room**  
3.11m x 3.63m / 10'3" x 11'11"
- Living Room**  
3.42m x 4.82m / 11'3" x 15'10"
- Study**  
2.73m x 2.43m / 8'11" x 8'0"
- Car port**  
5.60m x 5.40m / 18'4" x 17'9"

## FIRST FLOOR

- Master Bedroom**  
4.03m x 2.67m / 13'3" x 8'9"
- Bedroom 2**  
3.95m x 3.00m / 13'0" x 9'10"
- Bedroom 3**  
3.42m x 3.26m / 11'3" x 10'9"
- Bedroom 4**  
3.64m x 3.06m / 11'11" x 10'0"

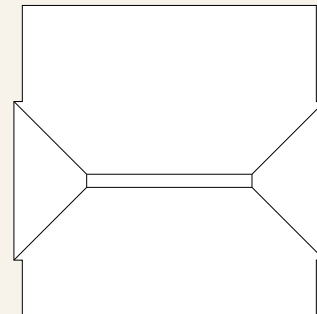
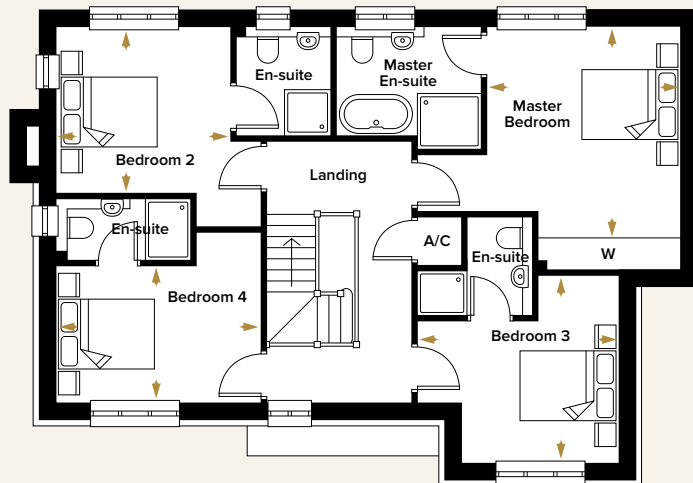
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### GROUND FLOOR



Detached double car port to rear of the house

### FIRST FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Cherrybank



Five bedroom detached home with single car port



Total Area 206.37m<sup>2</sup> / 2221ft<sup>2</sup>

## GROUND FLOOR

- Kitchen / Breakfast**  
3.67m x 5.61m / 12'0" x 18'5"
- Utility**  
2.15m x 2.36m / 7'0" x 7'9"
- Pantry**  
2.15m x 2.36m / 7'0" x 7'9"
- Living Room**  
3.95m x 4.42m / 13'0" x 14'6"
- Dining Room**  
3.01m x 3.48m / 9'10" x 11'5"
- Car port**  
5.60m x 2.70m / 18'4" x 8'10"

## FIRST FLOOR

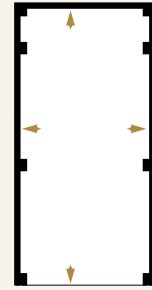
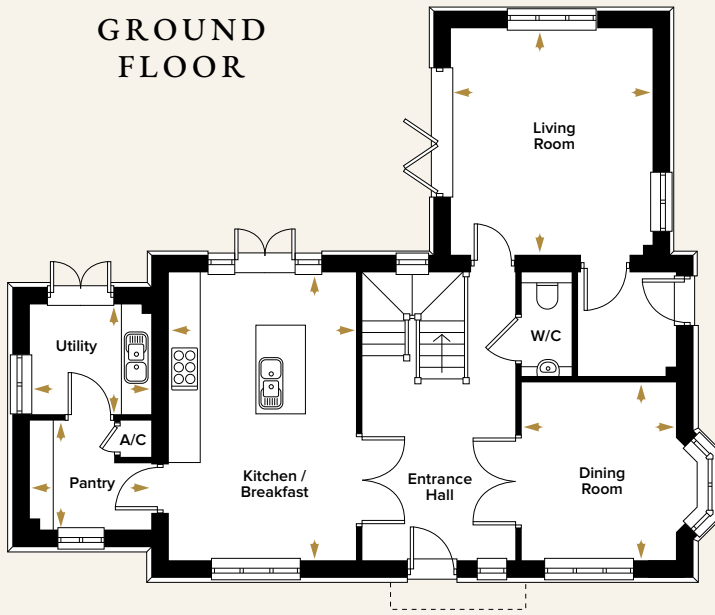
- Master Bedroom**  
3.68m x 5.61m / 12'1" x 18'5"
- Bedroom 2**  
3.95m x 2.84m / 13'0" x 9'4"
- Bedroom 3**  
3.02m x 3.48m / 9'11" x 11'5"
- Bedroom 4**  
3.02m x 2.17m / 9'11" x 7'2"

## SECOND FLOOR

- Bedroom 5**  
3.90m x 3.68m / 12'10" x 12'1"

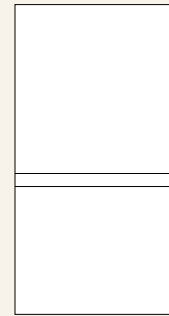
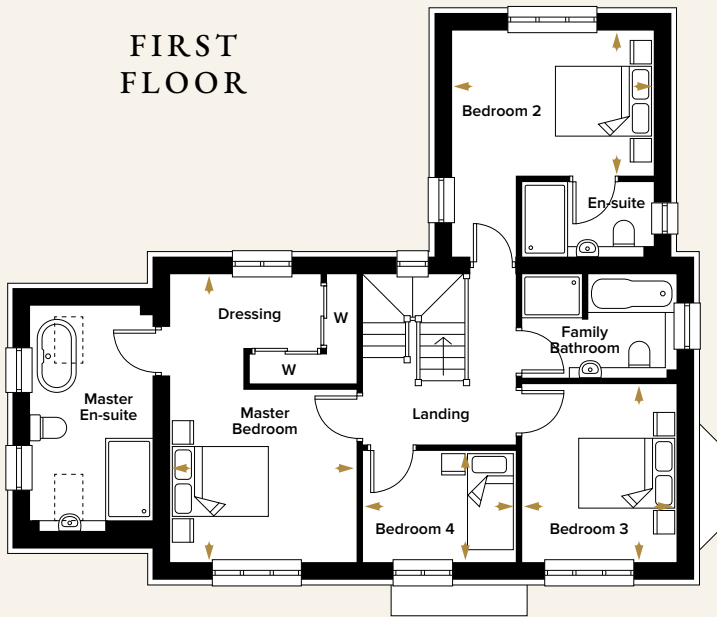
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GROUND FLOOR

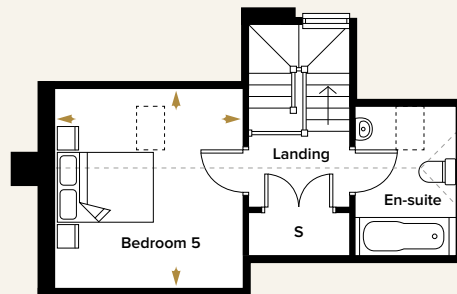


Detached single car port to rear of the house

FIRST FLOOR



SECOND FLOOR



S - Storage W - Wardrobe A/C - Airing Cupboard

# Look closer

All Aile Homes developments are carefully and beautifully designed to a high specification, with the emphasis on making each home individual and in harmony with their surroundings.



## Kitchen

- Style – Shaker
- Worktops – Quartz
- Fully integrated appliances including
  - Double oven with microwave
  - 900mm induction hob
  - 2x full height fridge / freezer
  - Dishwasher
  - Wine cooler
  - Warming drawers to plots 2, 3, 6 & 10
- Separate utility
  - Cabinets to match kitchen
  - Worktop – Laminate
  - 2x Spaces for a free-standing washing machine & tumble dryer

## Bathrooms

- Chrome sanitary ware
- Vanity Units to bathrooms and master en-suites
- Heated chrome towel rail to bathrooms and en-suites
- Shaver point to bathrooms and en-suites
- Tiled floors & selected walls

## Electrical

- LED recessed downlights to:
  - Kitchen
  - Utility
  - Bathroom / en-suites
  - Hallway / landing
- Pendant fixings to all other rooms
- Generous supply of power outlets throughout
- Telephone master point in hallway cupboard
- CAT 6 TV points
- Lighting provided to loft space and garage
- Automated door to garages
- EV car charger
- Fibre optic broadband connection to all homes

## Heating and Hot Water

- Heating system
  - Air source heat pumps
  - Ground floor – Zoned underfloor heating
  - 1st Floor – Radiators with individual thermostatic control
- Fireplace
- ‘Fabric First’ approach
  - Improved thermal & acoustic construction methods used to maximise the performance of the home to reduce both heat loss and energy consumption.

*Please note. This specification may be subject to change.*



1



2



3

### Internal Finishes

- White painted staircase banisters with oak handrail
- Attractive white painted skirting and architraves throughout
- Polished chrome ironmongery
- Built in wardrobes to master bedroom

### External Finishes

- Block paved driveway
- External Socket & Patio Lighting
- Patio to the rear & turfed gardens, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR convenience lighting to front door

### Safety & Security

- Mains fed smoke and heat detectors with battery back up
- External doors with multi point locking system
- PVCu double glazed windows

1. Computer generated image of Plot 8 kitchen
2. Generic image of previous Aile showhome
3. Computer generated image of Plot 4 living room

# Aile Bespoke

Your new home, your way. We offer purchasers who reserve early in the construction process the option to customise their property\*. Choose your preferred tiles and floor coverings, opt for upgrades and select the kitchen cabinetry that suits your lifestyle. The joy lies in comparing styles, colours and finishes, knowing Aile Homes will install with precision.

*\*Customisable aspects dependent on the construction schedule at time of reservation.*

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## Choices & Additions:

After reserving your new home, you will be invited to spend time with our sales team to select options and additions available to you. We offer each of our customers as much flexibility as we can and we will do our best to accommodate requests relating to finishes. We appreciate that each of our clients are different and we tailor our approach to take account of this to make the process as stress free and enjoyable as possible.

Our experienced sales team will spend time with you going through each of the material & colour samples

available to ensure that you are happy with each decision you make relating to your new home.

Choosing an Aile Home will give you the ability to fully customise your home depending on the stage of construction. This includes:

- Kitchen units, colours & upgrades
- Floor finishes
- Tile choices



## After Care & Guarantees

Aile Homes will allocate you a dedicated Customer Service Contact providing peace of mind for the first 12 months after you move into your new home.

All homes are provided with a comprehensive 12-month home emergency cover.

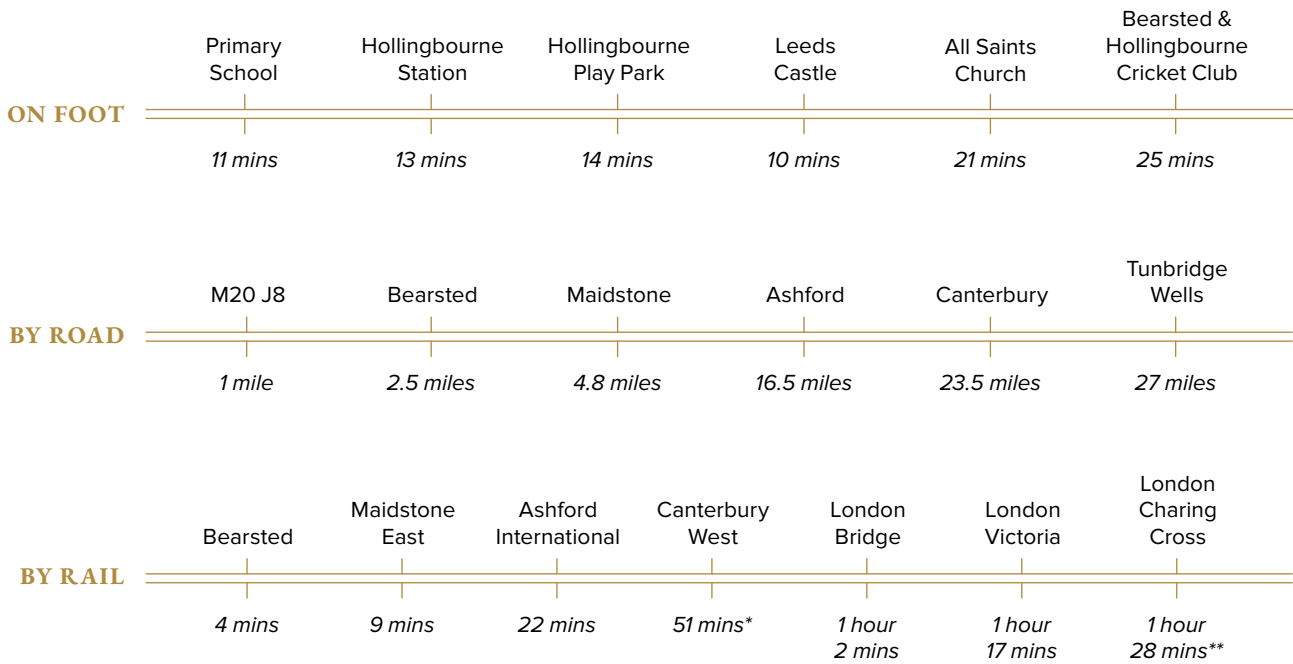
All homes come with a ten-year Build-Zone guarantee.





# Superb links

Hollingbourne has its own railway station with regular direct services to London Victoria and Ashford. A short drive takes you to Junction 8 of the M20, which links with the M25, M26 and M2, offering fast links to Gatwick and Heathrow airports, as well as the Channel ports and tunnel.



**Source:**

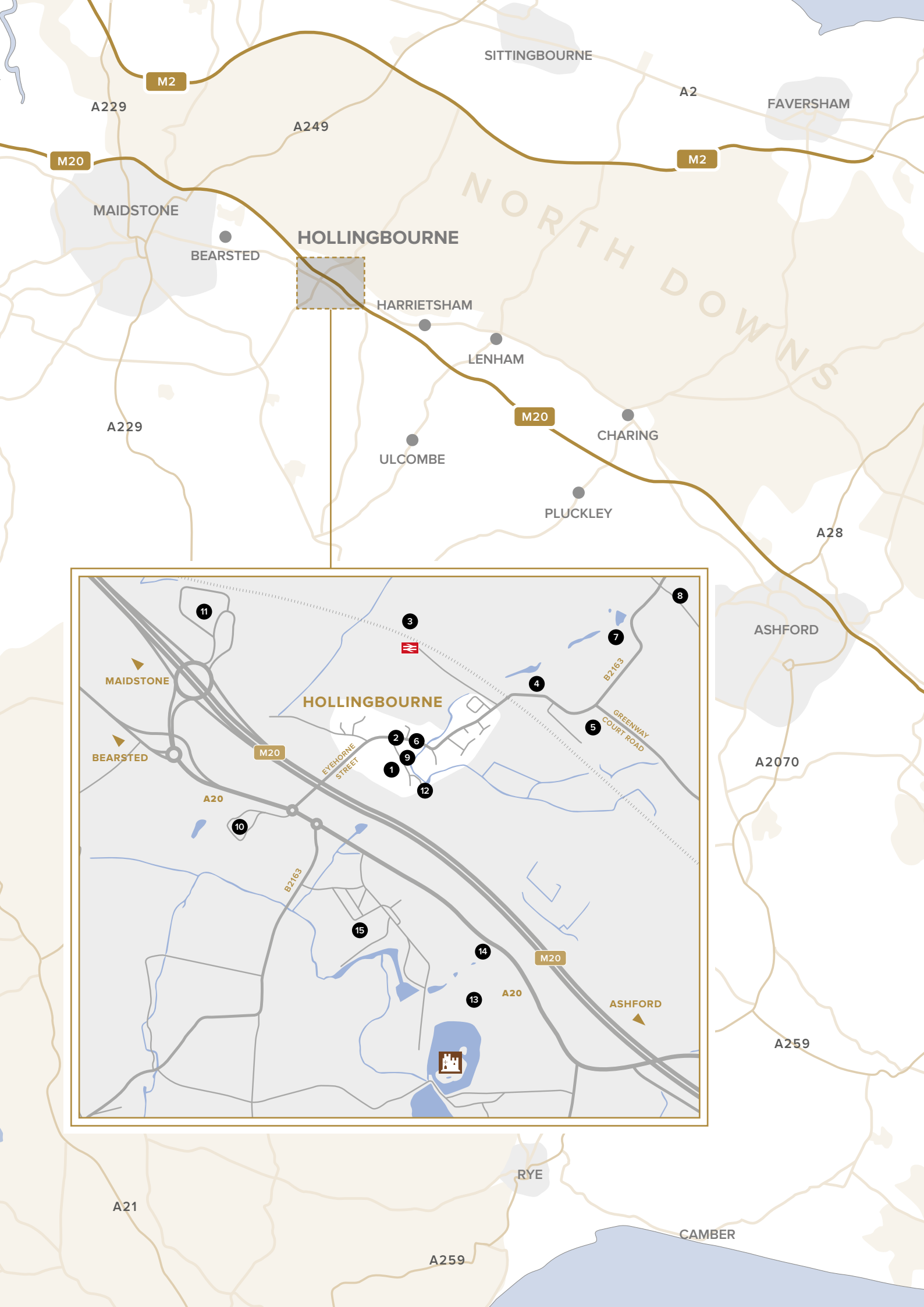
Rail journey times: [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

(Journey times are from Hollingbourne and may vary - minimum rail journey times indicated) \*Change at Ashford International \*\*Change at Maidstone East

Road mileage: [www.google.com](http://www.google.com) (Distances are approximate)

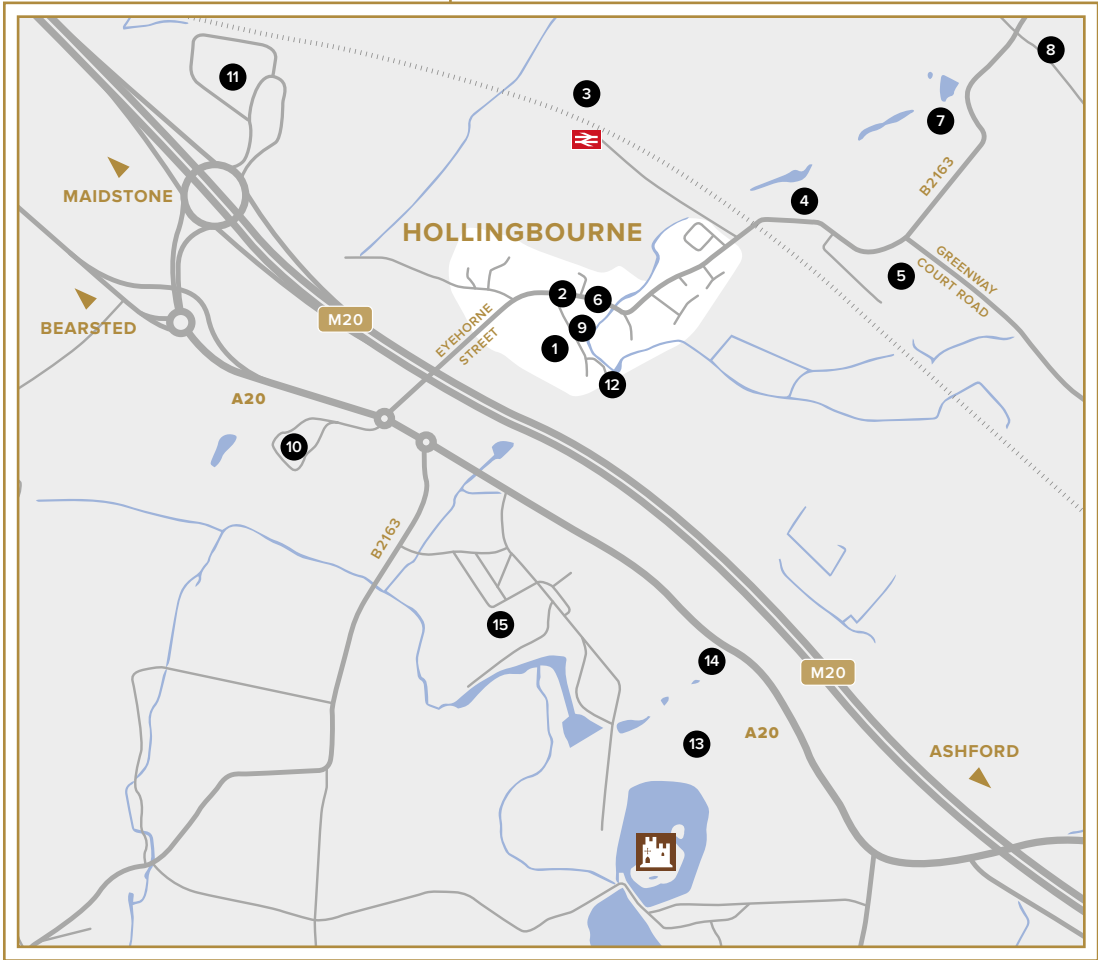
## Key to map

- 1 Windmill Place
- 2 The Windmill Restaurant
- 3 Hollingbourne Station
- 4 Primary School
- 5 Hollingbourne Play Park
- 6 The Sugar Loaves Pub
- 7 All Saints Church
- 8 Cricket Club
- 9 Village Hall
- 10 Mercure Great Danes
- 11 M20 Services
- 12 Hollingbourne Meadows
- 13 Leeds Castle & Golf Club
- 14 Park Gate Inn
- 15 Go Ape at Leeds Castle



**HOLLINGBOURNE**

NORTH DOWNS



# About Aile

Aile Homes Ltd is a small volume house builder carrying out a broad range of developments from first time buyer homes and apartments to large executive homes.

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## Why Aile?

Our unique position as a 'niche' house builder allows us to concentrate our efforts on quality and function rather than cost and speed of delivery and we employ a core of locally based sub-contractors with a similar philosophy.

We pride ourselves in building high quality homes individually designed with well apportioned living spaces using traditional methods of construction.

All our materials are carefully selected to complement our generous specification and complete the overall package allowing purchasers to focus on providing the final touches to their new homes.

Our depth of construction and development experience enables us to smoothly manage the increasingly challenging development process with the ultimate aim of providing our customers with well-designed, professionally built, efficient and long lasting new homes.







[ailehomes.co.uk](http://ailehomes.co.uk)

Crafting luxury new build homes in prime  
locations across the Home Counties



WOODS  
ESTATE AGENTS

Telephone: 01622 435109

E-mail: [contact@woods-estates.co.uk](mailto:contact@woods-estates.co.uk)

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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. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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