



SAPPHIRE
PARK

HEADCORN ROAD
SUTTON VALENCE



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PARK

The modern classics has arrived

Sapphire Park comprises just 9 two, three, four and five-bedroom properties – an exceptional yet discreet addition to the stunning village of Sutton Valence. Our hallmark exteriors, with Kentish weatherboarding, timber detail and tile-hung elevations, sit comfortably in the Garden of England, giving way to an interior specification full of modern conveniences, comfort and style.



Escape to the countryside

If your search is for a quintessentially Kentish village, your search ends in Sutton Valence. Located five miles outside the county town of Maidstone, Sutton Valence is set on the Greensand Ridge, with breathtaking views over a patchwork of countryside that comprises the Vale of Kent and the Weald.

Two of the South East's most stunning locations - the Kent Downs Area of Outstanding Natural Beauty and the High Weald Area of Outstanding Natural Beauty – are close by, while Sutton Valence itself is brimming with countryside charm – think cute cottages, higgledy-piggledy streets, oast houses and weatherboard-clad properties.

The village enjoys excellent links to some of the UK's best educational facilities, including Sutton Valence Prep School, four selective grammars in the Maidstone borough and a wealth of state schools with impressive Ofsted ratings. Choice grows exponentially when you consider Maidstone's close proximity. This major town's amenities and activities cater for all ages, and visitors are attracted to its comprehensive shopping quarter, leisure park and cultural facilities.

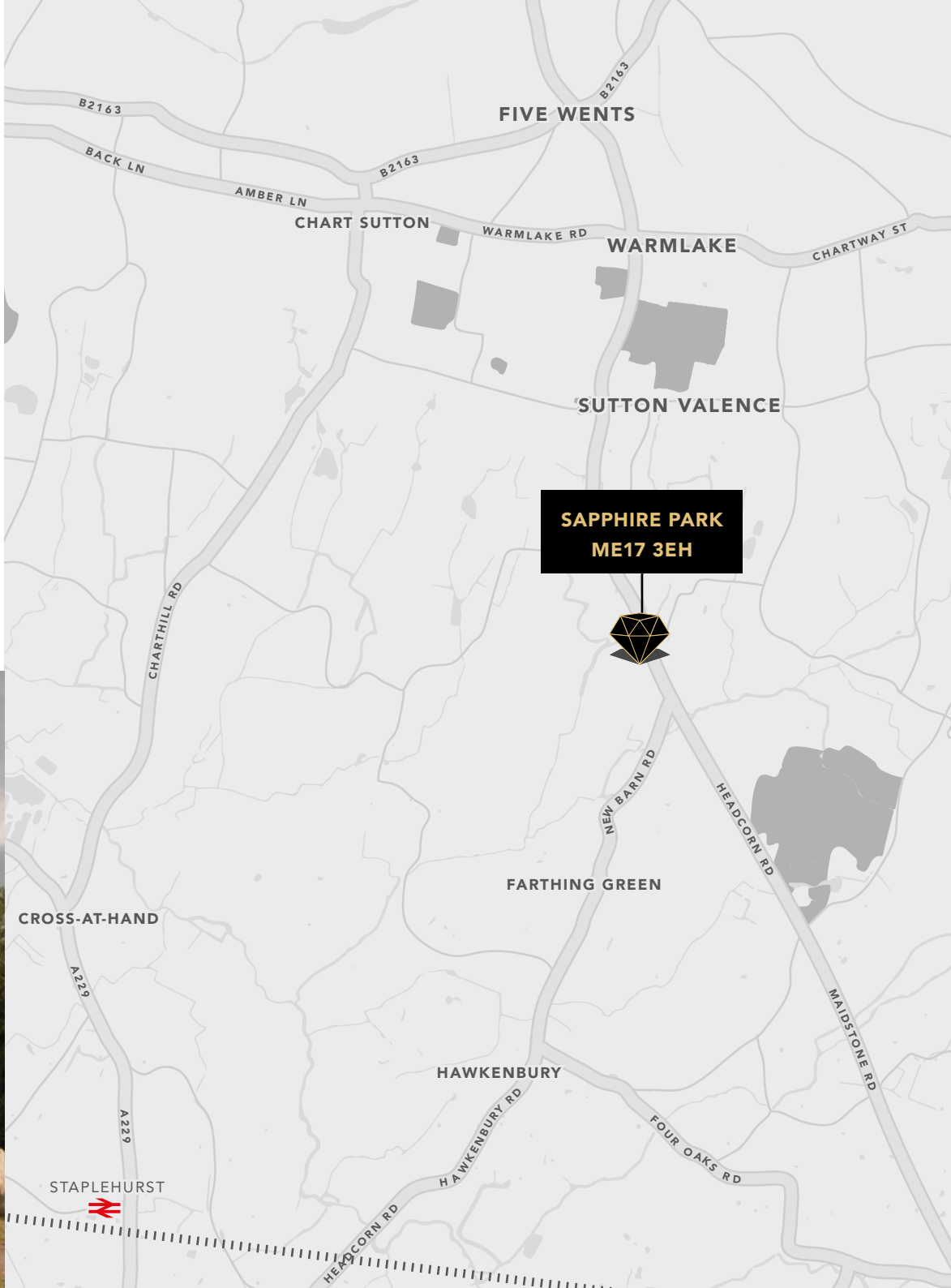




Village people

Choose Sutton Valence and tick every box on your ‘must have’ list: a village hall - where everyone from the WI to the Weald of Kent Dance School meets, a friendly primary school, St Mary’s Church, farm shop, florist, antiques shop, Post Office, newsagent, three welcoming village pubs and the fairytale ruins of a 12th century castle.

Now imagine joining a community where the spirit is so strong that they close local roads for the day in order to raise money for good causes. Sutton Valence’s annual summer fundraiser, which features a giant waterslide through the streets, is also joined by the village’s famous New Year’s Day pram race – another event in aid of charity.



Connections

By Rail (from Headcorn station)

Time in minutes

Ashford International 13

Tonbridge 23

Sevenoaks 33

Canterbury 39

London Bridge 56

London St Pancras
International 58

London Charing Cross 67

London Cannon Street 73

By car

Distance in miles

Headcorn 2.4

M20 5.3

Maidstone 6.8

Ashford 16.2

Tunbridge Wells 19.8

By Foot

Time in minutes

The King's Head 18

Sutton Valence Primary School 20

Sutton Valence Castle 24

Sutton Valence Village Hall 24

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. November 2020.



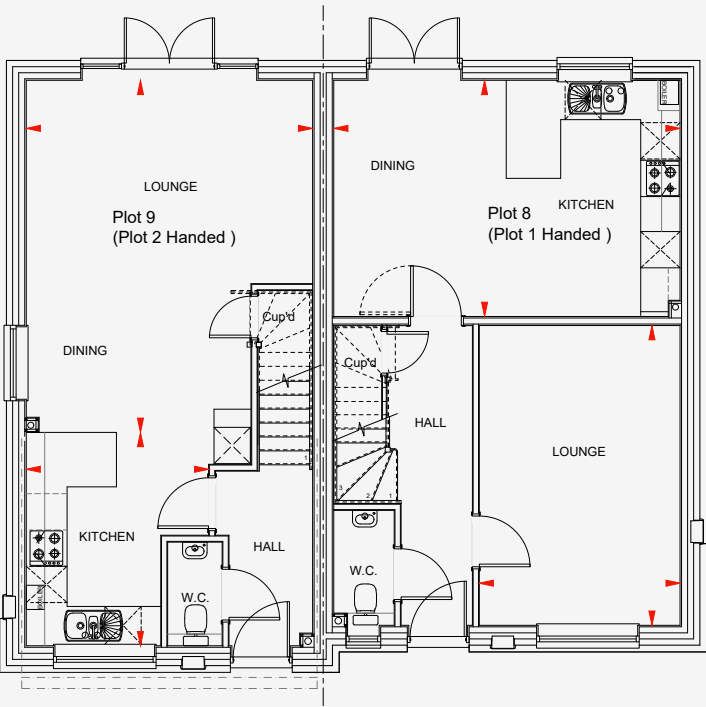
The development

Sapphire Park occupies a quiet location in Sutton Valance. The homes have been laid out in a safe, friendly cul-de-sac formation, with a mix of accommodation for all types of buyers. Each of the nine houses enjoys a private garden complete with lawn and patio area, as well as dedicated off street parking. In addition, a number of the larger homes benefit from a single or double garage.



Homes 1 & 2, 8 & 9

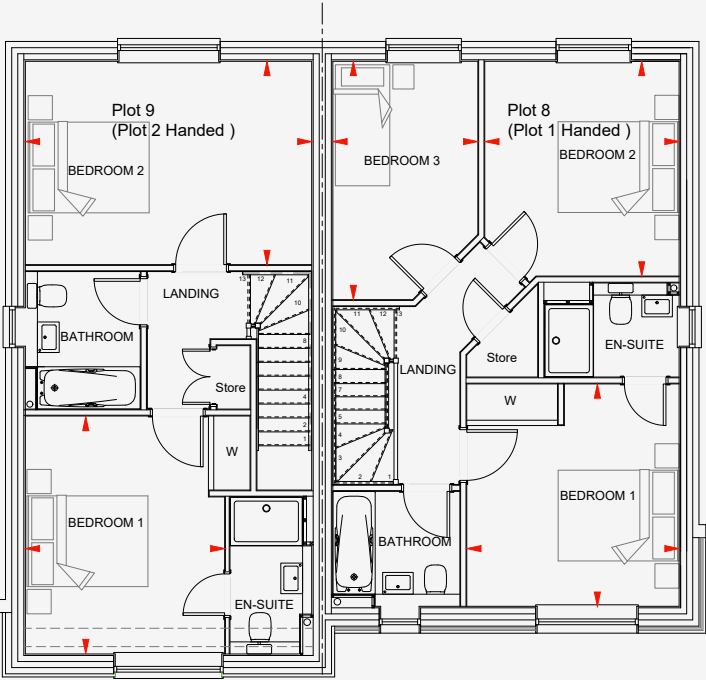
Homes 8 & 9 shown, 1 & 2 handed



Ground Floor

Homes 9 & 2 (handed)		
Lounge / Dining	5.82m x 4.73m	19'1" x 15'6"
Kitchen	3.52m x 3.01m	11'7" x 9'11"

Homes 8 & 1 (handed)		
Lounge	4.95m x 3.31m	16'3" x 10'11"
Kitchen / Dining	3.90m x 5.72m	12'10" x 18'9"



First Floor

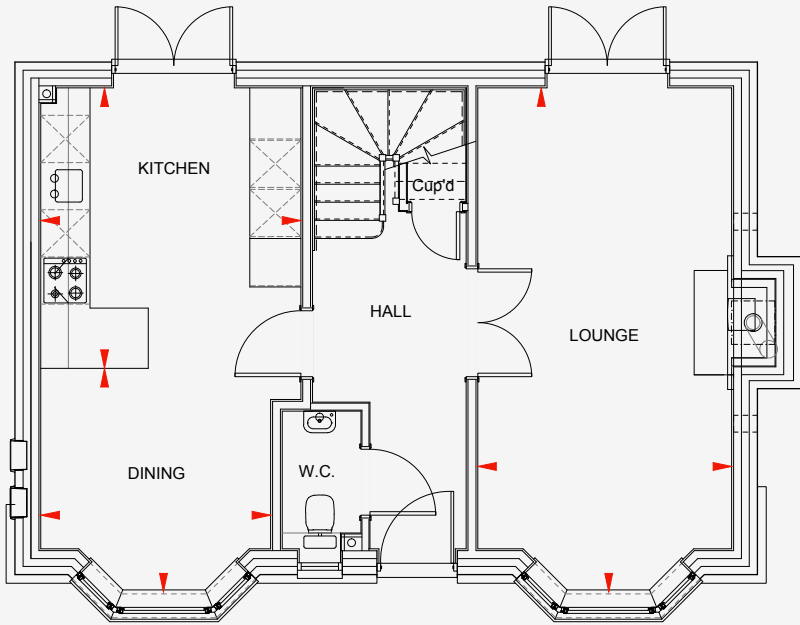
Homes 9 & 2 (handed)		
Bedroom 1	3.93m x 3.29m	12'11" x 10'10"
Bedroom 2	3.36m x 4.73m	11'0" x 15'6"

Homes 8 & 1 (handed)		
Bedroom 1	3.67v x 3.51m	12'1" x 11'6"
Bedroom 2	3.55m x 3.21m	11'8" x 10'7"
Bedroom 3	3.94m x 2.39m	12'11" x 7'10"



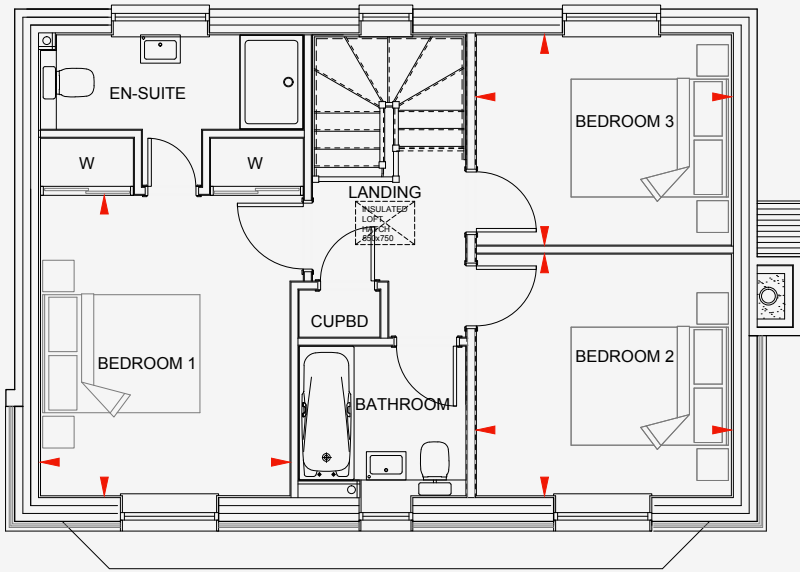
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Home 3



Ground Floor

Kitchen	3.56m x 3.30m	11'8" x 10'10"
Dining	2.84m x 2.92m	9'4" x 9'7"
Lounge	6.41m x 3.22m	21' x 10'7"



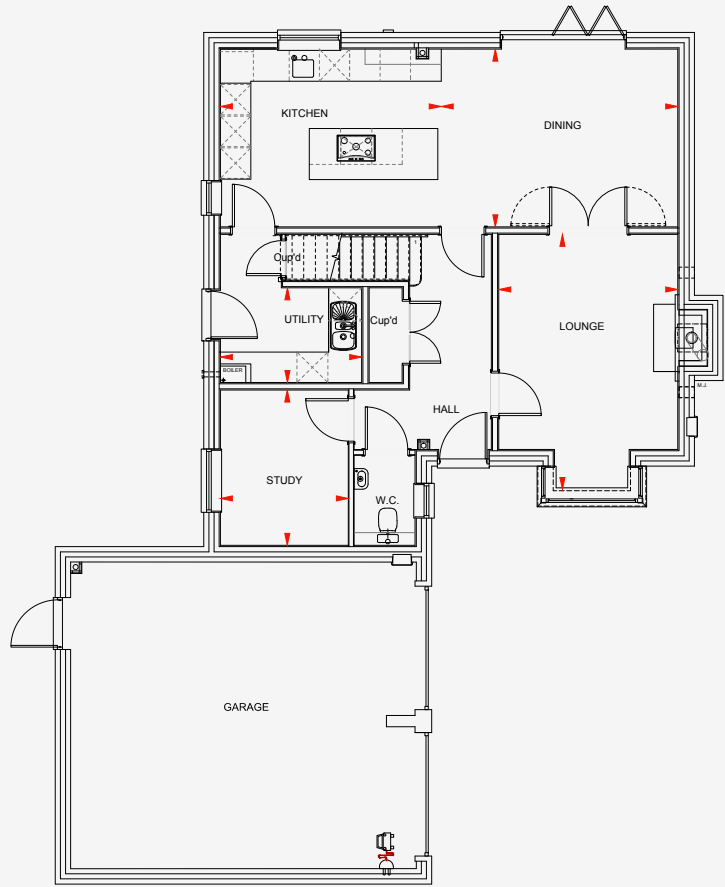
First Floor

Bedroom 1	3.81m x 3.17m	12'6" x 10'5"
Bedroom 2	3.07m x 3.24m	10'1" x 10'8"
Bedroom 3	2.67m x 3.24m	8'9" x 10'8"



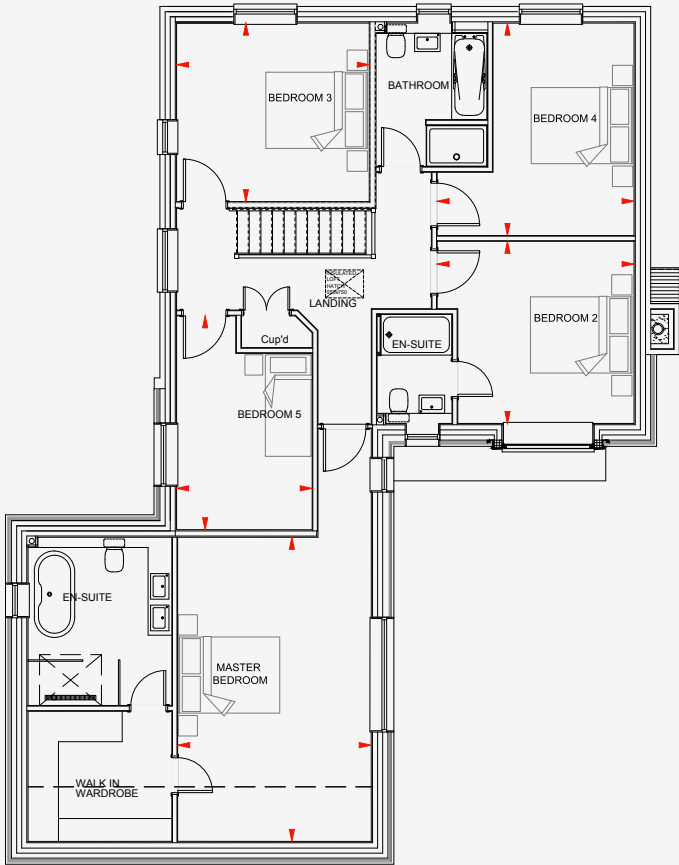
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Home 4



Ground Floor

Kitchen	3.49m x 4.35m	11'6" x 14'3"
Dining	3.49m x 4.65m	11'6" x 15'3"
Lounge	5.02m x 3.52m	16'6" x 11'7"
Study	3.05m x 2.52m	10' x 8'3"
Utility	1.86m x 2.78m	6'1" x 9'2"

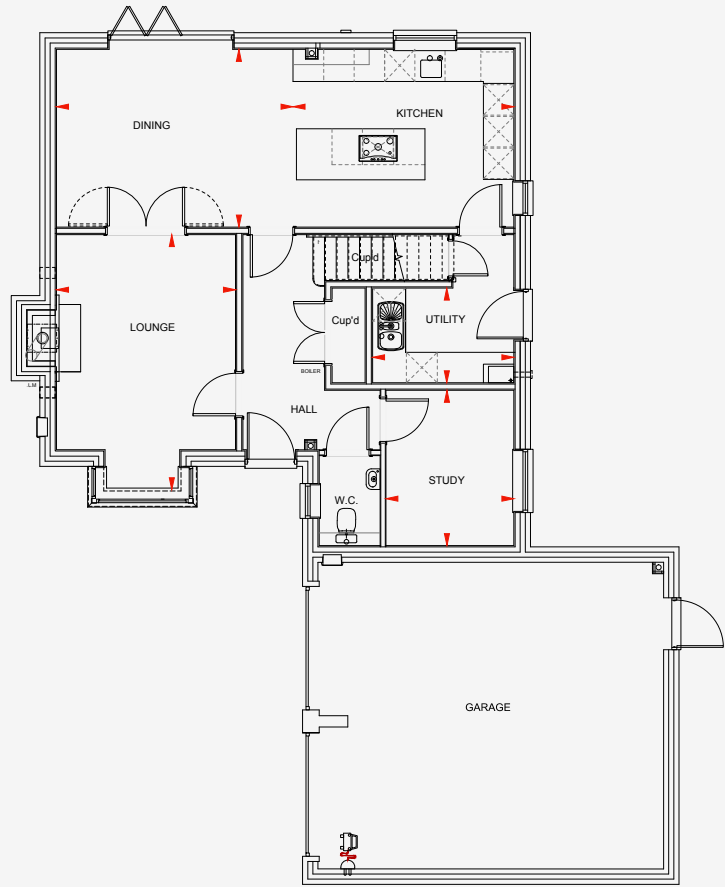


First Floor

Master Bedroom	5.98m x 3.81m	19'8" x 12'6"
Bedroom 2	3.58m x 3.87m	11'9" x 12'9"
Bedroom 3	3.51m x 3.79m	11'6" x 12'5"
Bedroom 4	4.18m x 3.87m	13'9" x 12'9"
Bedroom 5	4.21m x 2.67m	13'10" x 8'9"

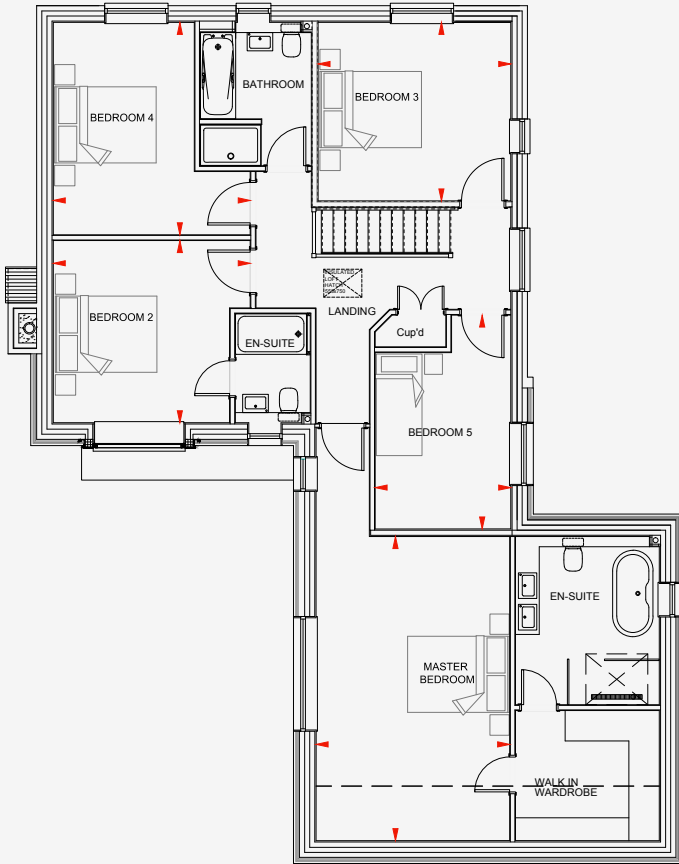


Home 5



Ground Floor

Kitchen	3.49m x 4.35m	11'6" x 14'3"
Dining	3.49m x 4.65m	11'6" x 15'3"
Lounge	5.02m x 3.52m	16'6" x 11'7"
Study	3.05m x 2.52m	10' x 8'3"
Utility	1.86m x 2.78m	6'1" x 9'2"



First Floor

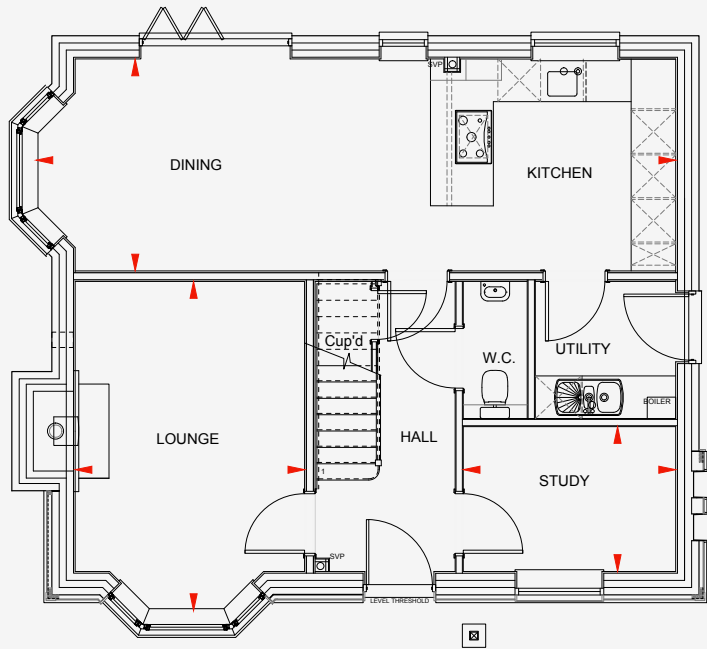
Master Bedroom	5.98m x 3.81m	19'8" x 12'6"
Bedroom 2	3.58m x 3.87m	11'9" x 12'9"
Bedroom 3	3.51m x 3.79m	11'6" x 12'5"
Bedroom 4	4.18m x 3.87m	13'9" x 12'9"
Bedroom 5	4.21m x 2.67m	13'10" x 8'9"



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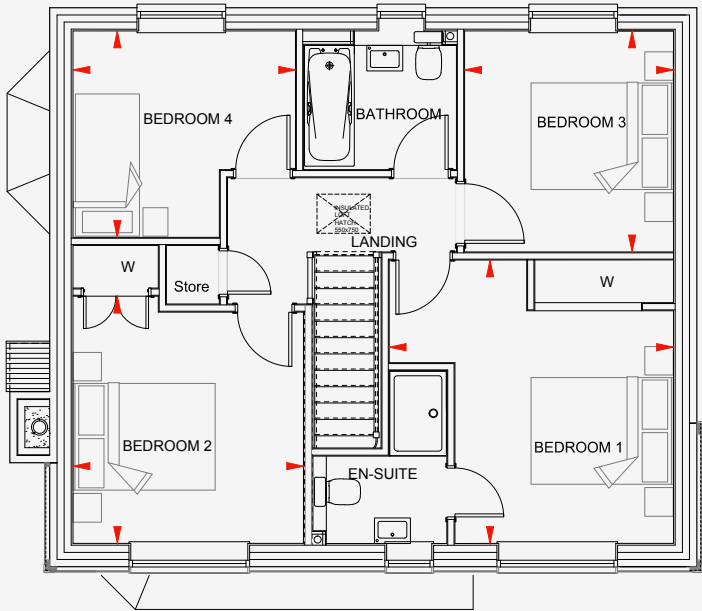
Homes 6 & 7

Home 7 shown, 6 handed



Ground Floor

Kitchen / Dining	2.98m x 8.99m	9'9" x 29'6"
Lounge	4.63m x 3.22m	15'2" x 10'7"
Study	2.03m x 2.98m	6'8" x 9'10"
Utility	1.92m x 1.97m	6'4" x 6'6"



First Floor

Bedroom 1	3.98m x 3.99m	13'1" x 13'1"
Bedroom 2	3.47m x 3.24m	11'5" x 10'8"
Bedroom 3	3.10m x 2.93m	10'2" x 9'8"
Bedroom 4	2.9m x 3.13m	9'6" x 10'3"



Specification

KITCHEN

- The kitchen is fitted with a range of contemporary handle-less wall and base units
- High grade laminate worktops, upstands & splashbacks to 2 and 3 bedrooms homes
- Quartz worktops to 4 and 5 bedroom homes
- Fully integrated appliances including:
 - Single oven, 600mm induction hob, full height fridge/ freezer, dishwasher, silgranite sink to 2 and 3 bed homes
 - Full double oven, 900mm recirculating induction hob, full height fridge & freezer, dishwasher, silgranite sink to 4 bedrooms plots
 - Full double oven, 900mm induction hob, full height fridge & freezer, wine cooler, dishwasher silgranite sink to 5 bedroom homes
- Utility rooms (where applicable) are fitted with a range of complementing cabinets & laminate work surfaces with space for a free standing washing machine and tumble dryer

BATHROOM, EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware with chrome fittings
- Vanity unit to bathrooms and en-suites
- Shower over bath with glass enclosure
- Rain shower with stylish glass enclosure
- Heated chrome towel rail to bathrooms and en-suites
- Radiators to cloakrooms
- Chrome shaver point to bathrooms and en-suites
- His and hers sinks to master bedroom en-suites of 5 bedroom homes
- Vado Smart Touch wireless shower remote to 5 bedroom homes

ELECTRICAL

- LED recessed downlights to kitchen, utility, bathroom, en-suite, cloakroom and landing with pendant fittings to all other rooms.
- Generous supply of power outlets throughout
- Telephone master point in hallways
- TV points in living room, dining rooms (where applicable) and all bedrooms
- Power and lighting provided to loft space and garage (where applicable)
- Ultra fast fibre-optic connection to all homes

HEATING AND HOT WATER

- Gas fired central heating via radiators, each with independent thermostatic control
- Condensing boiler with pressurised hot water cylinder
 - 2 bedroom homes equipped have combi boiler
- Under floor heating to ground floor of 5 bedroom homes
- Gas and electric supplies to suggested fireplace locations (where applicable)
- Bresma beam with Class 1 flue included (where applicable)

INTERNAL FINISHES

- Porcelain wall tiles to cloakroom, en-suite and bathrooms
- Bespoke white painted staircase with oak handrail
- Attractive white painted skirting and architraves provided throughout
- White painted internal moulded doors with polished chrome ironmongery
- Built in wardrobes to master bedroom
- Fully fitted walk-in wardrobe to plots 4 and 5

SAFETY AND SECURITY

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

EXTERNAL FINISHES

- Garage to selected plots with automatic doors
- Additional block paved driveway parking to all dwellings
- Turf and area of patio to rear garden, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR convenience lighting to front door

AFTERCARE

- 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 provided with a comprehensive 12-month home emergency home cover

GUARANTEE

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



Aile Homes 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

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 clients 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 homes.

Choosing a 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
- Additional tiling



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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.

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.

Why Aile

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.

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

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SAPPHIRE PARK

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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.