



CAPWORTH
HOMES

WOODFORD
PARK
STAPLEHURST



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CAPWORTH
HOMES

Welcome to
**WOODFORD
PARK**

A boutique collection of three, four and five-bedroom
family homes in a rural gated community

A place to call
home.



INTRODUCTION

New *countryside* living.

Nestled in a rural and secluded corner of Kent, Woodford Park is a new development of individual homes set amidst beautiful countryside on the outskirts of Staplehurst. This stunning new development encompasses community, countryside and connection; the homely feel of a Kentish hamlet, the security of a private gated estate and the convenience of an ideal location.

Nine properties thoughtfully arranged around generous landscaped gardens, harmonised with the communal parkland and pond to bring the countryside right to your door. All of the homes are set within a private estate only accessible via a single gated entrance.

Woodford Park offers a choice of three, four and five-bedroom homes, each unique and each built using the highest quality materials, equipped with top of the range appliances and immaculately finished inside and out. Each property is thoughtfully drafted, in keeping with the heritage of the Kent countryside, a blueprint for new countryside living.

Staplehurst is both a quiet community and thriving village. A favourite with London commuters, young families and mature couples alike because of the variety on offer. Located close to schools, transport links and local amenities, yet still offering the tranquillity and provincial appeal of countryside living.

Woodford Park is a culmination of Kentish heritage and quality craftsmanship from Capworth Homes. We're sure you'll feel right at home.



Photo: Visit Kent



Photo: Visit Kent

THE LOCATION

Rural
Kentish life.
A connected
modern
lifestyle.

Staplehurst offers the modern amenities of a large village with the heritage and countryside appeal of rural Kentish living. Situated in the Weald of Kent, this area stretching between the North and South Downs is known as the Garden of England with its bounty of fresh produce, scenic parks and woodlands. The surrounding views are a feast for the eyes all year round as they change with the seasons.

A former Roman road, believed to once join Rochester to Hastings, connects Staplehurst to its neighbouring towns of Cranbrook and Maidstone. By rail, it's only 51 minutes into London Bridge for access straight to the heart of the capital. And if Europe is your destination, Ashford International station is only 22 minutes away by train. Whitstable, Margate and other coastal towns are also within reach, some in under an hour by car. Staplehurst really is well placed to keep you connected to wherever you want to go.

For growing families, Staplehurst offers a wide choice in education. Woodford Park sits within the Cranbrook School catchment area and has Sutton Valence School and Bethany School nearby for choices in independent education. Maidstone also has a wide selection of established grammar schools and comprehensive schools and many of the neighbouring villages have excellent primary and nursery schools.

Recreational pastimes are plentiful with the local area offering a choice in golf courses, walking and cycling routes, leisure and outdoor pursuits. Many Kent attractions and landmarks including Leeds Castle, Bedgebury Forest and Sissinghurst Castle are located only a short drive away. The nearby county town of Maidstone has a broad choice of shops, restaurants and leisure facilities. In the surrounding areas, you'll find a wonderful selection of pubs and restaurants serving local food and drinks. Farm shops, vineyards and even a gin distillery allow you to buy directly from growers and producers and many of the local villages regularly host farmers markets and craft fairs in their high streets or market squares for a taste of Kent's local produce and thriving creative scene.



WOODFORD
PARK
STAPLEHURST

SITE PLAN



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary.

We recommend intending purchasers satisfy themselves by personal inspection or otherwise, as to the correctness of these particulars. The site plan is not to scale.



INTERIORS

At Woodford Park, the inside spaces are designed to reflect today's living. We've combined open plan and multi-use areas in the kitchens and dining rooms, spacious living rooms opening up to the outside space to bring the garden into your home, and studies or home offices and utility rooms are included in many of the properties.

We've installed the latest Fibre To The Premises (FTTP) ultrafast broadband to each of the properties, giving you outstanding connectivity. An essential if you're working from home, studying or recreationally browsing. Being rural doesn't mean a compromise.

Downstairs your vision is drawn across the Amtico Spacia™ flooring which seamlessly join all the living areas as one on the ground floor. You will then find more secluded space as you retreat to the upstairs bedrooms and bathrooms.

KITCHEN

The busy hub of every home demands modern efficiency paired with classic design for a flawlessly functional kitchen that brings everyone together.

Features include: Open plan spaces for cooking, dining and socialising. The latest state of the art built-in Neff™ appliances including dishwasher, fridge-freezer, oven, induction hob, combination microwave and Quooker™ boiling-water tap. Composite stone worktops and contemporary-styled Nobilia™ kitchen units and doors. Polished metallic finishes balanced with natural tones throughout and Amtico Spacia™ flooring with underfloor heating.

DINING

Move effortlessly between cooking and eating in the spacious and bright kitchen and dining areas. Sociable spaces where family life comes together: entertaining, cooking, eating, relaxing or working.

Features include: Amtico Spacia™ flooring and beautifully finished décor in a neutral colour palette to complement any dining table and chairs. Seamless open spaces between kitchens and dining rooms. Generous windows provide ample natural light to create the perfect space to host everyday meals or more decadent feasts.

LIVING

Elegant and comfortable living areas allow you to relax or entertain in style. Thoughtfully laid out, giving you the space to unwind after a hard day or kick back with family and friends.

Features include: Interior finishes in bright and neutral colour tones to an impeccable standard with Amtico Spacia™ flooring. Underfloor heating and ample windows make for a bright and airy feel in the warmer months, yet warm and cosy through the autumn and winter. Bi-fold doors connect you effortlessly to the outside space.

BEDROOMS

Each bedroom is designed with privacy and comfort in mind to give each member of the family a space to make their own.

Features include: Luxurious décor and soft carpeted floors. Light and spacious rooms with integral storage, wardrobes or walk-in closets. High-quality traditional style door sets with chrome ironmongery opening onto the central landing space and en-suite bathrooms joined from all master bedrooms.

BATHROOMS

Elegant contemporary bathrooms finished to the highest of standards. A sanctuary, a space to unwind and wash away the day.

Features include: Luxurious high-quality bathroom suites finished with contemporary fittings. White Roca™ sanitaryware baths, walk-in showers and generous wash basins complete with porcelain tiled surrounds and heated towel rails in the family bathrooms. Polished metallic finishes contrast against the classic white vitreous suites.

OUTSIDE SPACE

A continuation of your home, your living area flows out onto the patio and garden. The outside space is just a step away.

Features include: Spacious gardens including paved outside living areas. Private driveways and single or double garages on most plots. Landscaped front lawn areas tastefully planted with perennials. Communal space and pond with block-paved private road from the gated entrance.

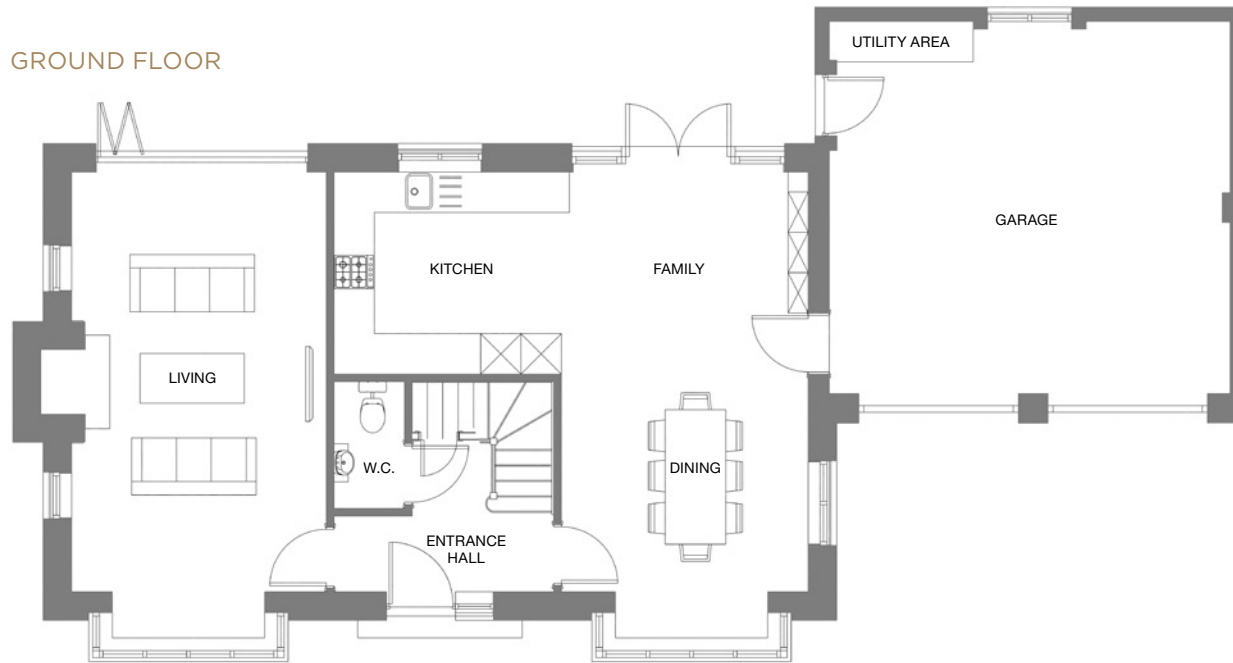


Plot 1

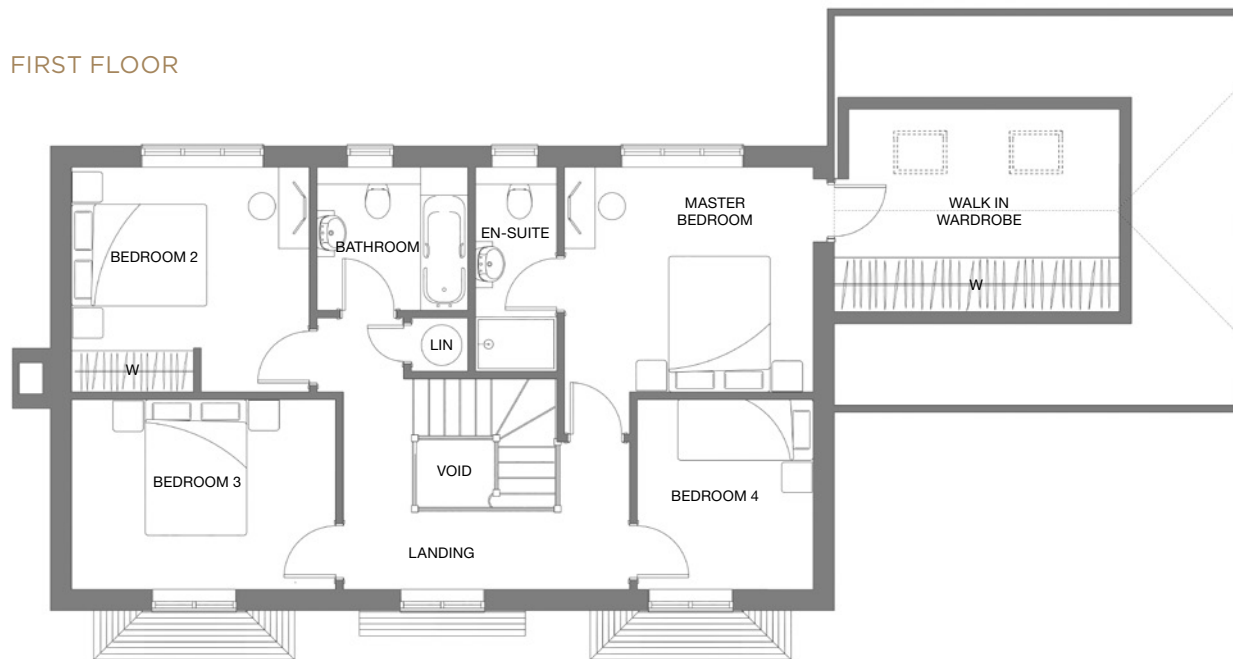


A four-bedroom detached home with adjoining double garage and complementary weatherboard finish. Heritage style tiled roof, large bay windows and front porch perfectly frame the property and its surrounding garden.

GROUND FLOOR



FIRST FLOOR



Please note: The floorplans shown throughout this publication are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image is indicative only (and subject to planning).

DIMENSIONS

LIVING	3.78 x 6.23m
KITCHEN	3.38 x 3.00m
FAMILY	3.67 x 3.00m
DINING	3.67 x 3.23m
GARAGE	5.96 x 5.52m
MASTER BEDROOM	3.67 x 3.32m
BEDROOM 2	3.50 x 3.34m
BEDROOM 3	3.90 x 2.80m
BEDROOM 4	2.60 x 2.80m



Plot 2



Detached three-bedroom home with traditional tile façade and roof with white wood frame finish. The adjoining garage and a front porch lead you into the house from the front garden and driveway.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS	
LIVING	5.44 x 3.90m
KITCHEN	3.15 x 2.65m
DINING	2.87 x 2.82m
GARAGE	3.73 x 6.65m
MASTER BEDROOM	5.44 x 3.20m
BEDROOM 2	3.20 x 4.86m
BEDROOM 3	3.49 x 3.66m



Plot 3



Three-bedroom detached family home with adjoining garage and four front-facing windows. Painted timber beams frame the roofline, porch and garage doors contrasting the classic colour brickwork in keeping with the traditional Kentish style.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS	
LIVING	5.44 x 3.90m
KITCHEN	3.15 x 2.65m
DINING	2.87 x 2.82m
GARAGE	3.73 x 6.65m
MASTER BEDROOM	5.44 x 3.20m
BEDROOM 2	3.20 x 4.86m
BEDROOM 3	3.49 x 3.66m

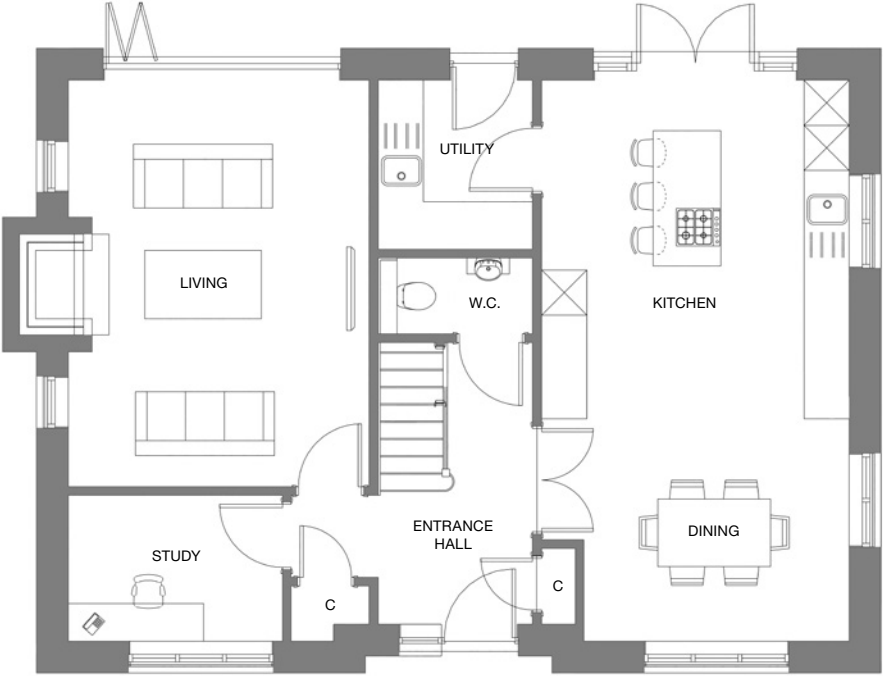


Plot 4

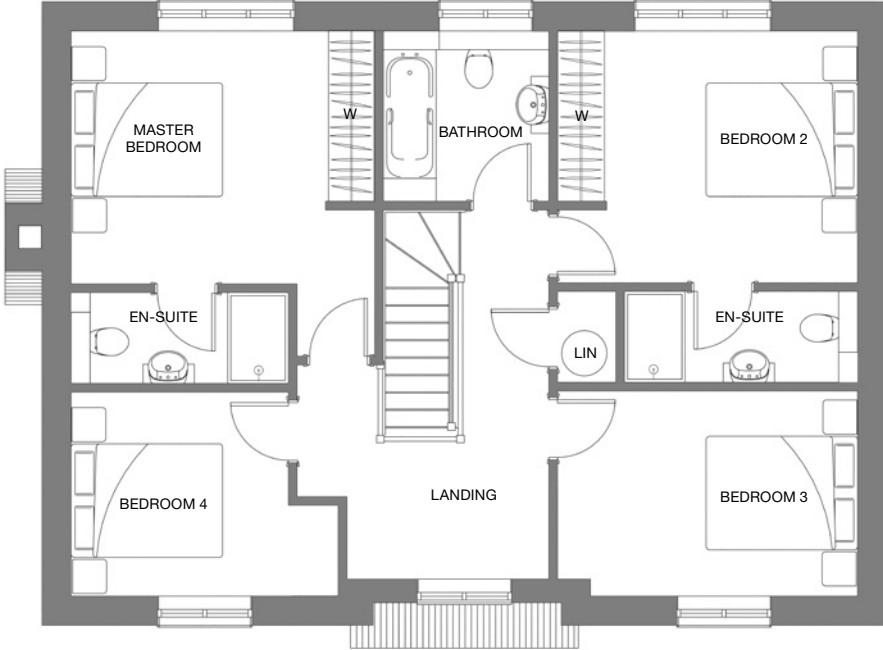


Double fronted four-bedroom home finished with tiled porch and complementary weatherboarding against traditional style brickwork. Professionally landscaped front garden with ample private parking area.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS	
LIVING	4.00 x 5.43m
KITCHEN	4.11 x 4.51m
DINING	4.11 x 2.93m
STUDY	2.67 x 1.96m
MASTER BEDROOM	4.03 x 3.36m
BEDROOM 2	3.98 x 3.35m
BEDROOM 3	3.55 x 2.73m
BEDROOM 4	3.55 x 2.72m

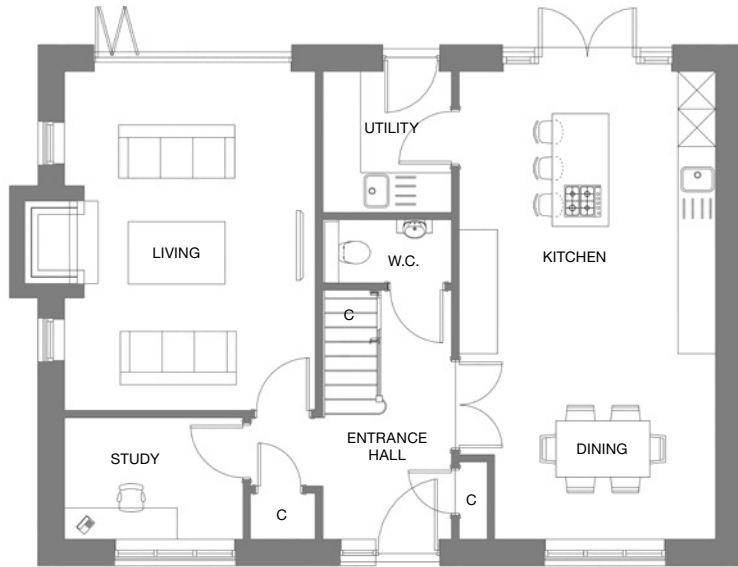


Plot 5

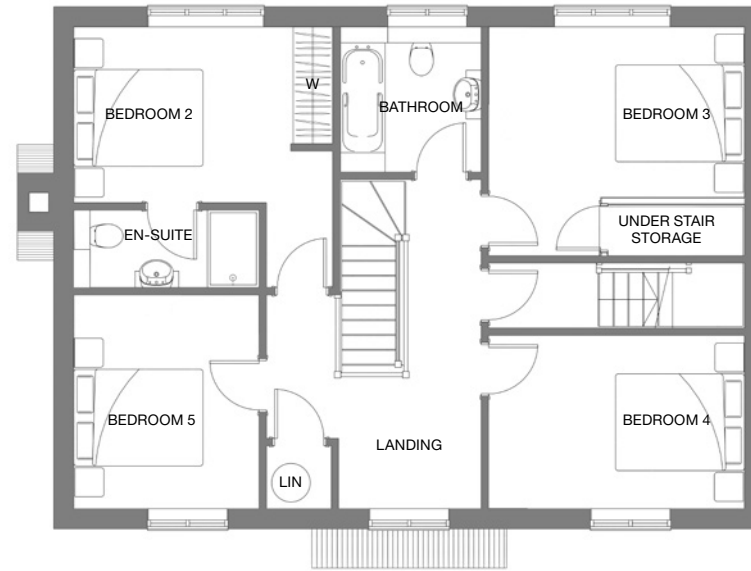


Brick fronted five-bedroom home set over three floors makes this one of the largest properties in Woodford Park. Two dormer windows present a generous master suite occupying the second floor. Landscaped gardens, front porch and detached double garage maximise the outside space.

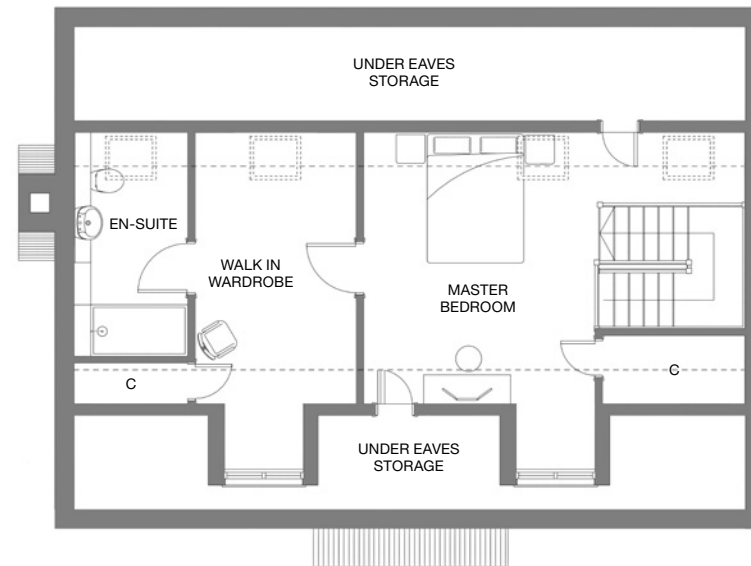
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DIMENSIONS

LIVING AREA	5.44 x 4.03m
KITCHEN	3.91 x 7.49m
DINING AREA	3.36 x 3.55m
STUDY	2.88 x 1.97m
MASTER BEDROOM	5.94 x 3.09m
BEDROOM 2	2.75 x 4.03m
BEDROOM 3	3.98 x 2.66m
BEDROOM 4	3.98 x 2.71m
BEDROOM 5	3.34 x 2.93m



Plot 6



Five-bedroom home set over two floors with integral double garage. This corner plot enjoys a generous garden space and is finished in a traditional style brickwork with tile hung gable and complementary painted timber detailing.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS	
LIVING	6.34 x 3.86m
KITCHEN	3.85 x 3.20m
DINING	4.00 x 3.20m
STUDY	3.36 x 2.00m
GARAGE	5.63 x 3.41m
MASTER BEDROOM	5.21 x 3.51m
BEDROOM 2	4.00 x 3.21m
BEDROOM 3	3.50 x 3.21m
BEDROOM 4	3.61 x 3.61m
BEDROOM 5	3.60 x 3.22m



Plot 7

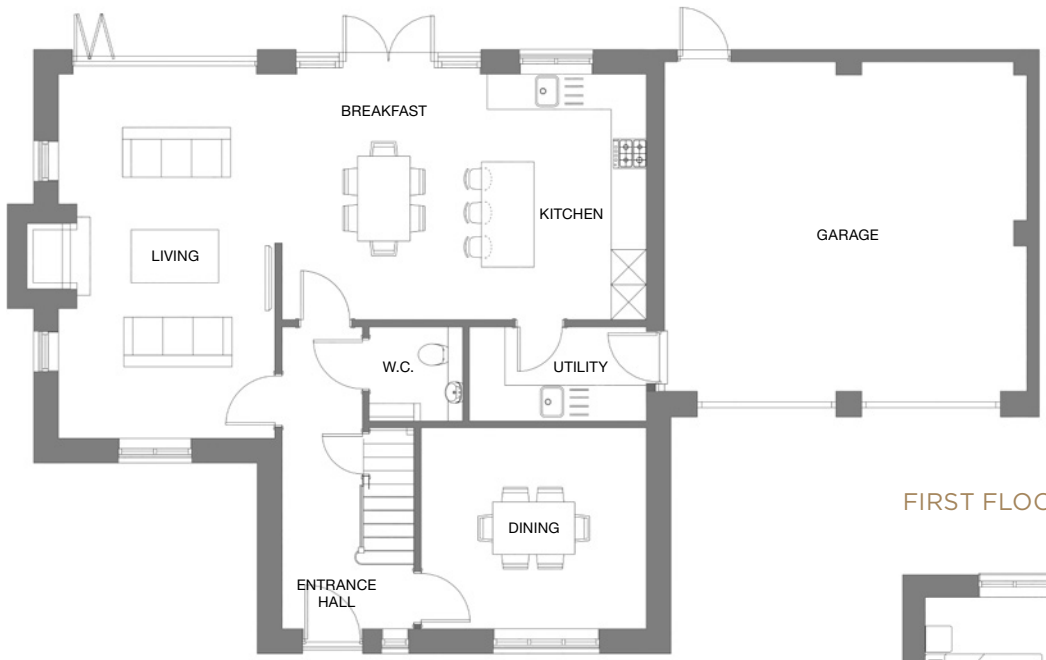


Gable fronted detached five-bedroom home with timber detailing and integrated double garage. Elegant tiled front porch, dormer window and white timber beams perfectly frame this classic style brick property.

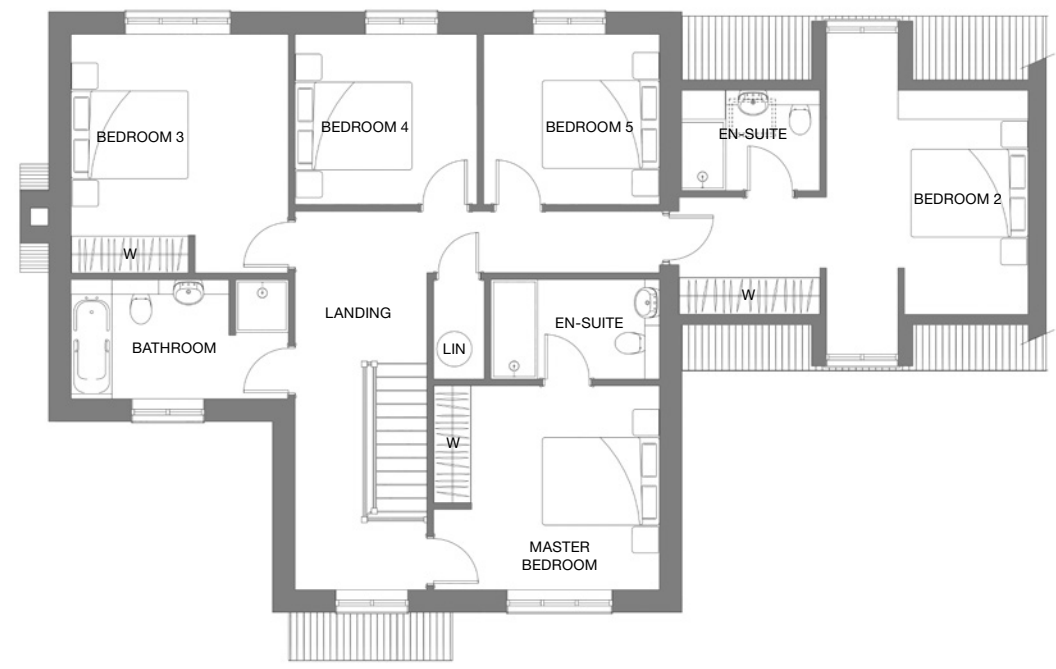
DIMENSIONS

LIVING	3.72 x 6.25m
BREAKFAST	3.51 x 4.20m
KITCHEN	2.72 x 4.20m
DINING	3.87 x 3.44m
GARAGE	6.30 x 6.06m
MASTER BEDROOM	3.84 x 3.55m
BEDROOM 2	3.44 x 3.90m
BEDROOM 3	3.73 x 3.08m
BEDROOM 4	3.14 x 2.93m
BEDROOM 5	3.03 x 2.94m

GROUND FLOOR



FIRST FLOOR





Plot 8



Five-bedroom corner property built to a traditional style with tiling in keeping with the local Kent heritage. Gable fronted home with ornamental brick detailing, decorative wood framing, built-in front porch and integrated double garage.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

LIVING	6.34 x 3.86m
KITCHEN	3.85 x 3.20m
DINING	4.00 x 3.20m
STUDY	3.36 x 2.00m
GARAGE	5.63 x 3.41m
MASTER BEDROOM	5.21 x 3.51m
BEDROOM 2	4.00 x 3.21m
BEDROOM 3	3.50 x 3.21m
BEDROOM 4	3.61 x 3.61m
BEDROOM 5	2.60 x 3.22m

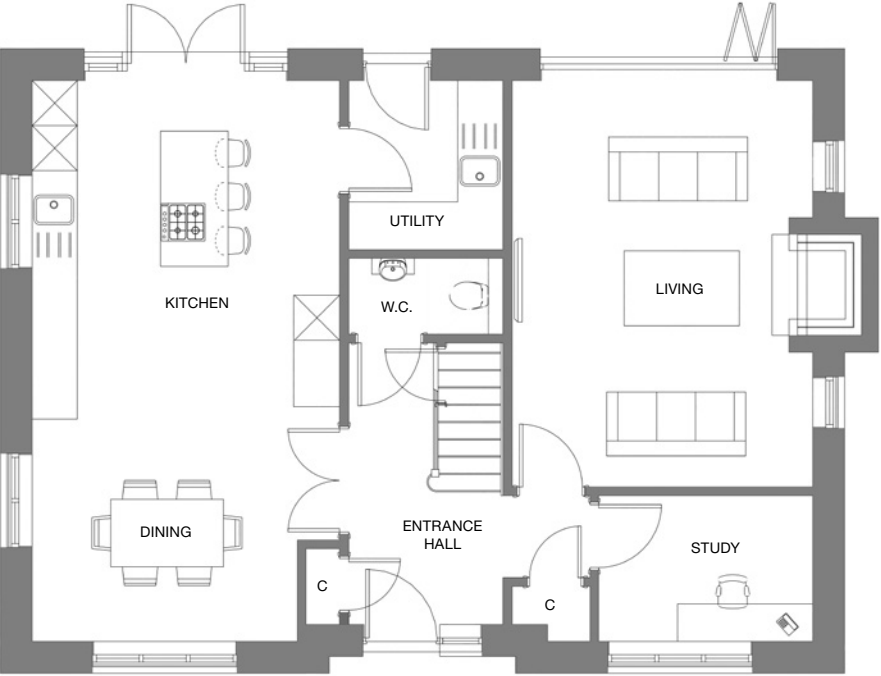


Plot 9

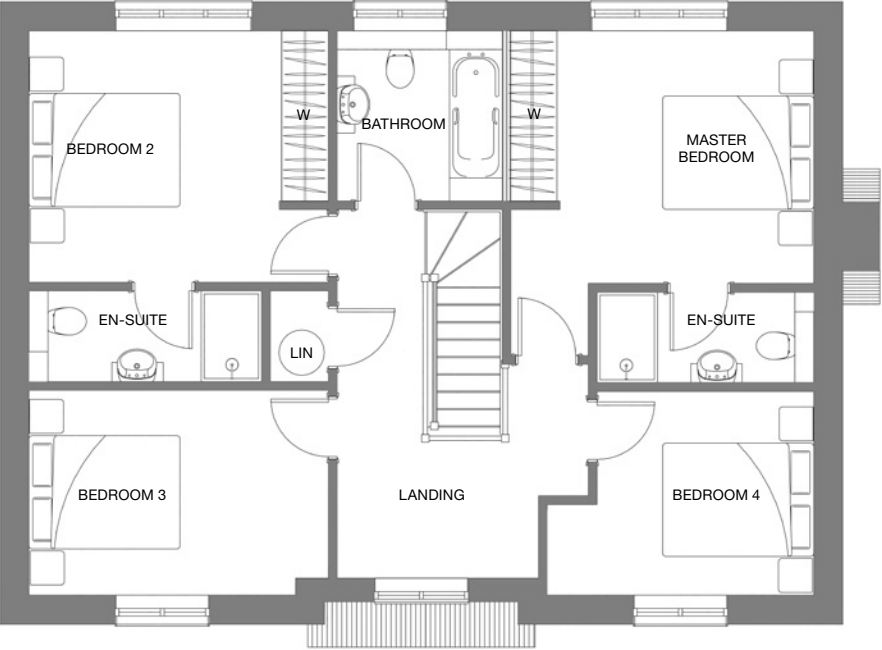


Traditional style four-bedroom home with feature white weatherboard façades and central tiled porch framed by five front-facing windows. A detached double garage sits back at the end of the generous driveway leading from the front garden and paths.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS	
LIVING	4.02 x 5.44m
KITCHEN	4.11 x 4.05m
DINING	3.55 x 2.96m
STUDY	2.88 x 1.96m
MASTER BEDROOM	4.03 x 3.36m
BEDROOM 2	3.98 x 3.36m
BEDROOM 3	3.55 x 2.73m
BEDROOM 4	3.55 x 2.72m



GENERAL SPECIFICATIONS

EXTERNAL FINISHES

- Private gated community
- Allocated parking with single or double garages to most plots
- Heritage style uPVC windows
- Fully opening aluminium bi-fold doors in living rooms
- Traditional style composite front door with chrome ironmongery
- Exterior lighting
- Landscaped front gardens

KITCHENS

- Contemporary-styled Nobilia™ kitchens
- Under-cupboard / under-worktop LED lighting
- 20mm composite stone worktops
- Fully integrated Neff™ appliances including fridge-freezer, dishwasher, oven, induction hob and combination microwave
- Integrated wine cooler in 4 and 5 bedroom homes
- Quooker™ boiling-water tap
- Fitted cabinetry, washer dryer and worktops in utility room

BATHROOMS & EN-SUITES

- White Roca™ sanitaryware with chrome mixer taps
- Wall-mounted white WC pan with soft close lid and concealed cistern with designer flush plate
- Shower screen over bath in family bathrooms
- Polished chrome heated towel rails in all bathrooms
- Porcelain tiling in family bathrooms and en-suites

CONNECTIVITY

- Full 'Fibre To The Premises' (FTTP) for ultrafast broadband (up to 300mb dependent on provider)

LIGHTING & POWER

- Energy-efficient white LED ceiling downlighters
- Satin or brushed steel switches and sockets throughout
- Power to garage to allow for charging point

INTERIOR FINISHES

- Traditional style internal doors with complementing chrome ironmongery
- Outstanding decorative finish throughout
- Classically designed skirting and architraves
- Traditional oak handrail to staircases and decorative painted spindles
- Amtico Spacia™ flooring throughout ground floor and carpets to landing stairs and bedrooms
- Contemporary heritage colour scheme throughout
- Fitted wardrobes in most bedrooms

SECURITY

- Smoke alarm detectors positioned where required
- Intruder alarm with PIR sensors to ground floor
- Gated development with intercom

HEATING & COOLING

- High efficiency gas boiler
- Underfloor heating throughout ground floor (wet system) with individually zoned areas controlled via digital thermostats
- Extractor hood to kitchen and extractor fans to bathrooms

AFTERCARE

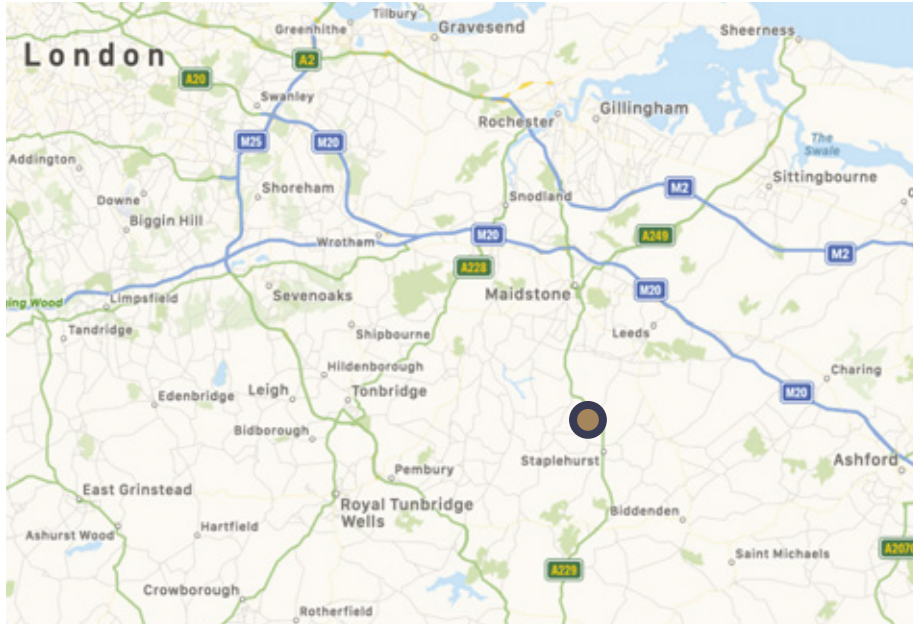
- 10-year Construction Warranty
- 24-month defect liability period
- Comprehensive home user manual



Photo: Visit Kent



Photo: Visit Kent



LOCATION

Woodford Park is situated 50 miles from London and 10 miles south of Maidstone in the large village of Staplehurst.

The A229 connects Staplehurst southbound to the coast at Hastings and northward to the county town of Maidstone. Within easy reach by car are the M25, A2 and M20 motorways to connect to the capital and beyond.

Staplehurst railway station provides an easy commute to London, with frequent mainline access from Ashford International railway station to London Charing Cross and London Cannon Street.

The development is situated within the Cranbrook School catchment area as well as the Maidstone grammar schools catchment areas.

CUSTOMER CARE

Woodford Park is a development brought to you by Capworth Homes. We are committed to delivering exceptional homes and exceptional customer care.

As part of that commitment, all new properties are protected by a 10-year structural warranty and a 24-month covering period for defects. You'll receive a detailed homeowner's manual containing all specifications, technical information and instruction booklets for your ease of reference.

Our customer team are available to answer any questions you have and provide any technical assistance about the properties to ensure that your new home meets and surpasses your expectations.

ABOUT CAPWORTH HOMES

We're sure you'll feel right at home.

Capworth Homes is an independent property developer committed to building exceptional residential and commercial properties throughout London and the South East of England.

We select the most sought-after locations and deliver homes that excel in both form and function. Thoughtfully drafted properties and outside spaces professionally designed with exacting attention to detail, to bring you a home that surpasses your expectations.

With over 30 years' experience in the construction industry, our unrivalled craftsmanship and unique properties create homes that fit perfectly with today's modern lifestyles.



IMPORTANT NOTICE

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3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.
5. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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