

**COBNUT PARK**  
BOUGHTON MONCHELSEA







## INTRODUCTION

Cobnut Park is an exclusive community of extra care retirement bungalows. Located at the heart of the picturesque village of Boughton Monchelsea, it combines the freedom of owning your home with the support of an on-site team and a vibrant community – enabling you to enjoy your retirement on your own terms.



*Church Street,  
Boughton Monchelsea,  
Kent ME17 4HN*





## THE DEVELOPMENT

# Style & Comfort

Giving you the luxury and peace of mind you deserve, the development has been designed to meet your needs today, and those that may arise in the future. While Cobnut Park is a self-contained community, with a club house, communal gardens and proactive on-site team, we also value your independence as much as you do. As such, your home will be just that and you'll enjoy 100% freehold ownership of it. Similarly while the development is gated\*, that's for security only and you can come and go as you wish. There's ample parking for you and your visitors to support just this.

Read on for top tips of local places to visit.







## LOCAL AREA

# Picturesque & Peaceful

Just four miles\* south of Maidstone, Boughton Monchelsea is a thriving and picturesque village that's steeped in history. Combining peace and tranquillity with all the amenities you need, it's an ideal retirement destination. Whether you enjoy afternoons in the pub, exercising your green fingers in an allotment, teeing off on the back nine or losing yourself in nature, it offers a charming pace of life. Plus with Maidstone so close, you have access to all the shops, restaurants and entertainment you could ask for.

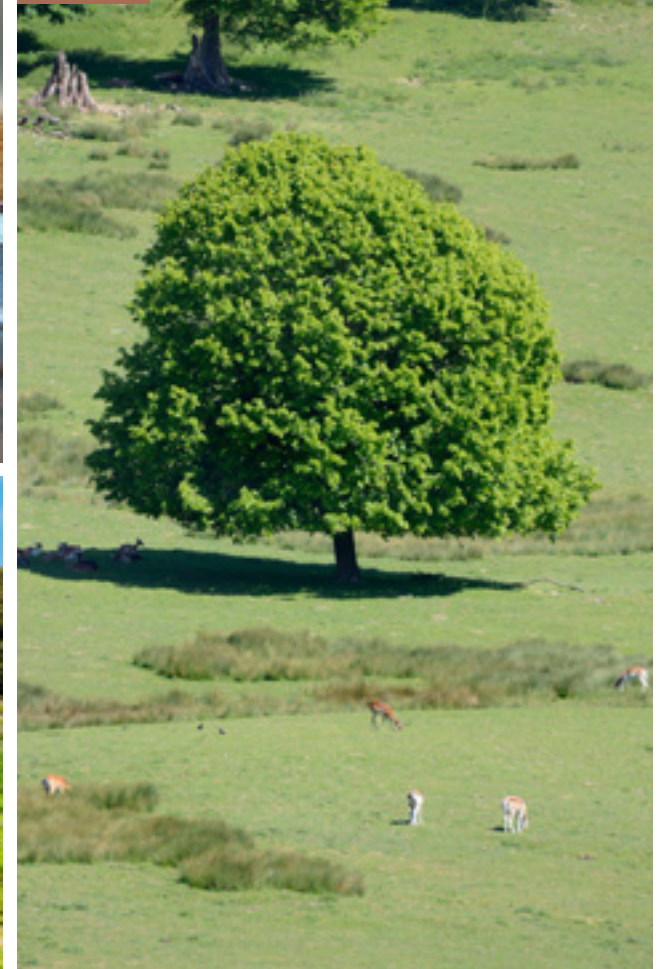
*The Curious Eatery at The Abion Inn^*



*St Peter's Church*



*Deer Park*



\*Source: google.com/maps  
^Photo Credit: John Starns Photography



## EXTRA CARE

# Care & Convenience

A key part of the lifestyle Cobnut Park affords is its Extra Care service. Starting from just two hours' support a week, and completely flexible, its aim is to ensure you enjoy your time at Cobnut Park to its fullest. Whether that means help with housework, arranging physio sessions, support dressing or taking medication, depends on your individual needs. Our approach is always bespoke to you.



## THE EXTRA CARE SERVICES

The Xtracare team at Cobnut Park provide a range of services including:

- Bathing and personal care
- Dressing and undressing
- Getting in and out of bed
- Escorting to appointments
- Shopping and housework
  - Meal preparation
- Social visits and days out
- A high dependency service with two staff members attending each call



For those residents requiring a higher level of care, our highly trained staff work with the following conditions plus many more:

- Physical Disability
  - Parkinson's
- Multiple Sclerosis
- Muscular Dystrophy
- Alzheimer's Dementia





Computer generated image

## THE CLUB HOUSE

# Community & Companionship

Cobnut Park's club house is another great addition to the development. A place for all residents to come together, it's the heart of the community in every sense. As well as social activities – from bingo to film nights – it'll also provide a base for visiting hairdressers and barbers, not to mention a treatment room for physiotherapy and other medical provisions. It can even be hired for special family events, if you don't want to host in your home.



Computer generated image







## COMMUNAL GARDEN

# Green & Pleasant

While each home enjoys its own private garden, Cobnut Park also boasts a picturesque communal garden to the rear of the site. Carefully retaining much of the existing flora, the garden offers a small coppice of larch, birch and of course, cobnut trees, areas of wildflowers, a gazebo and other seating, all connected by winding pathways. A haven for wildlife as well as a place to unwind, it's designed to come alive as the seasons change.

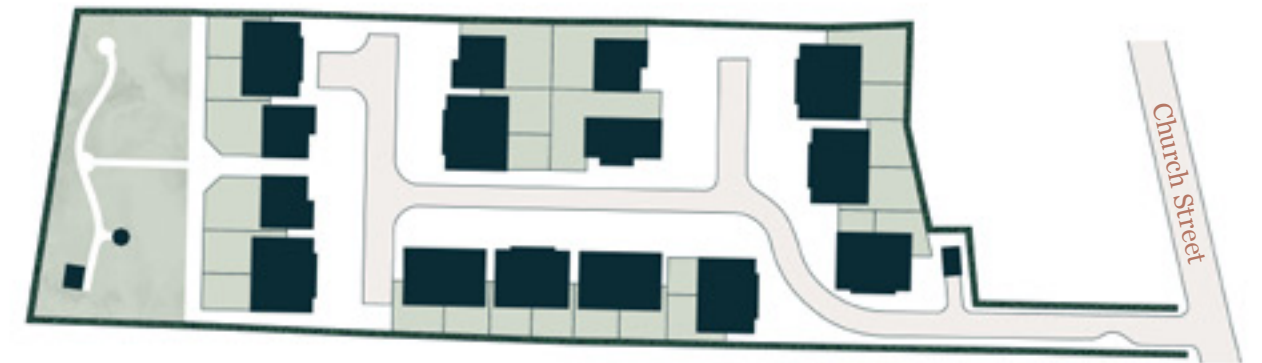




## SITE MAP

# Secluded & Serene

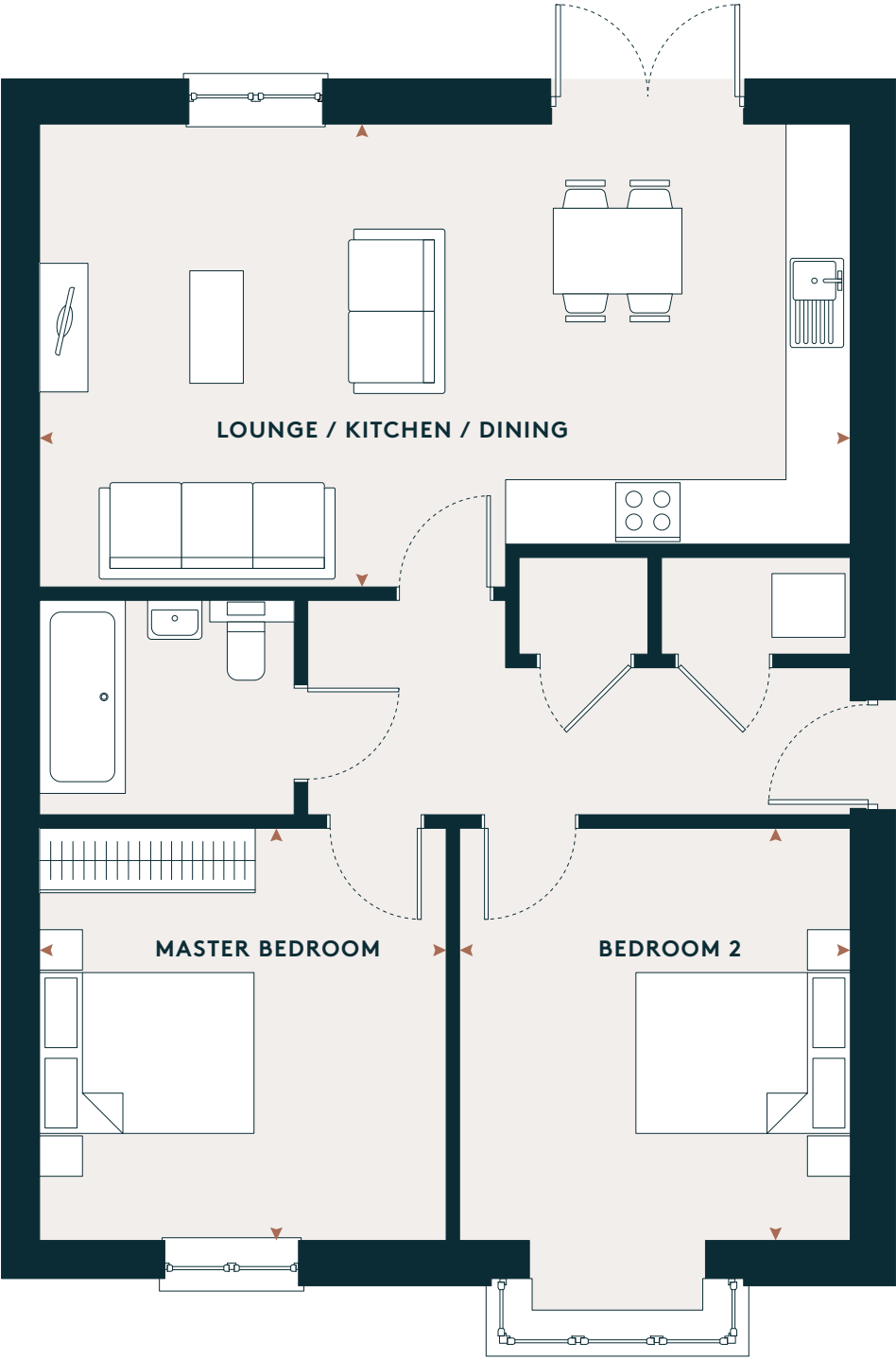
Set back from the main road, Cobnut Park is a quiet oasis that's been carefully designed to cater to your every need. Here you can be as independent or social as you want.





FLOORPLANS

House Type 1



Computer generated image

Plots 17, 18\*, 21 & 22\*



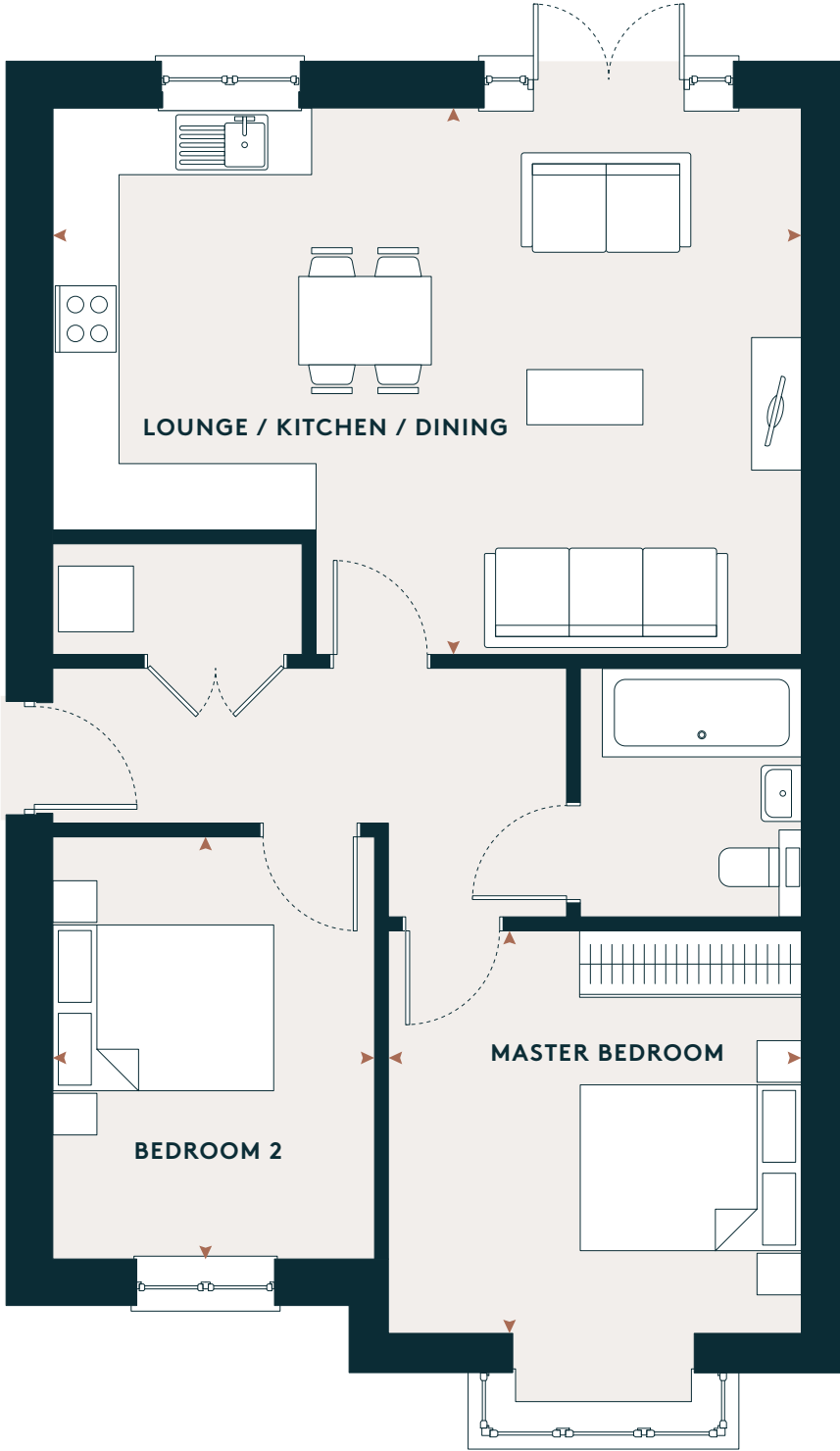
Lounge / Kitchen / Dining	7.6m x 4.3m	24' 8" x 14' 1"
Master Bedroom	3.8m x 3.8m	12' 4" x 12' 6"
Bedroom 2	3.6m x 3.8m	11' 9" x 12' 6"
Internal Area	80m <sup>2</sup>	864ft <sup>2</sup>

\*Handed.  
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.



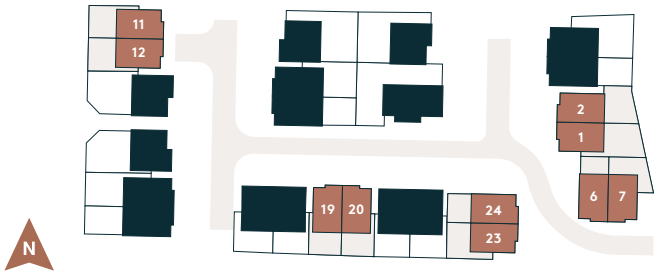
FLOORPLANS

House Type 2



Computer generated image

Plots 1\*, 2, 6, 7\*, 11\*, 12, 19\*, 20, 23 & 24\*



Lounge / Kitchen / Dining	6.8m x 4.9m	21' 8" x 16' 2"
Master Bedroom	3.7m x 3.6m	12' 2" x 11' 9"
Bedroom 2	2.9m x 3.8m	9' 5" x 12' 5"
Internal Area	74m <sup>2</sup>	798ft <sup>2</sup>

\*Handed.  
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.

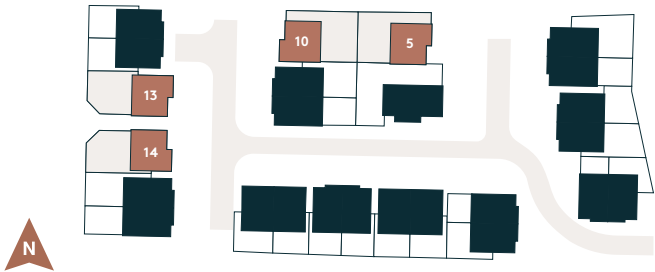


FLOORPLANS

House Type 3



Plots 5, 10, 13 & 14\*



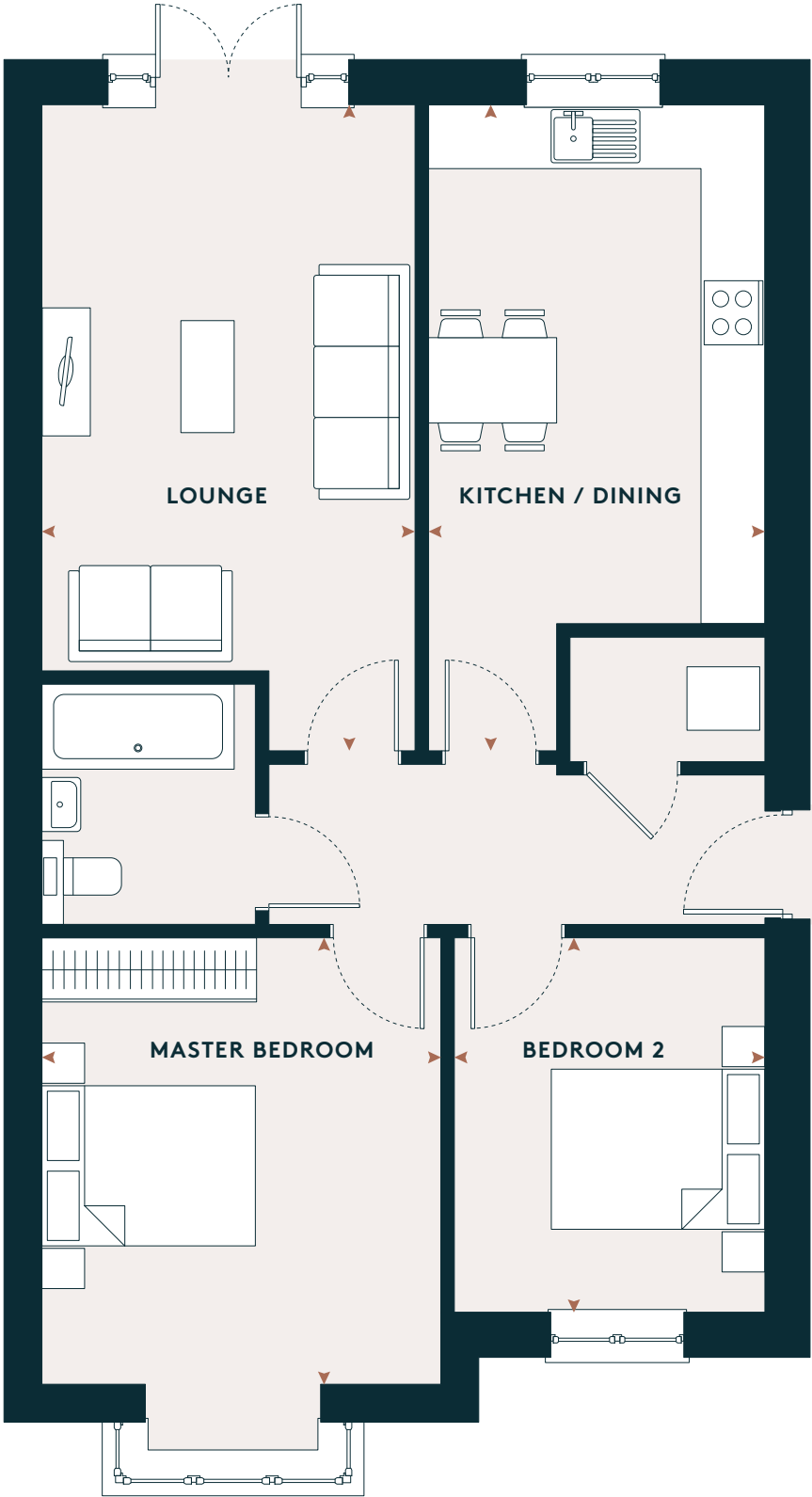
Kitchen	2.8m x 4.1m	9' 2" x 13' 3"
Lounge / Dining	6.4m x 4.2m	21' 1" x 13' 7"
Master Bedroom	4.9m x 3.2m	16' 1" x 10' 4"
Bedroom 2	2.8m x 4.0m	9' 2" x 12' 9"
Internal Area	83m <sup>2</sup>	891ft <sup>2</sup>

\*Handed.  
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.



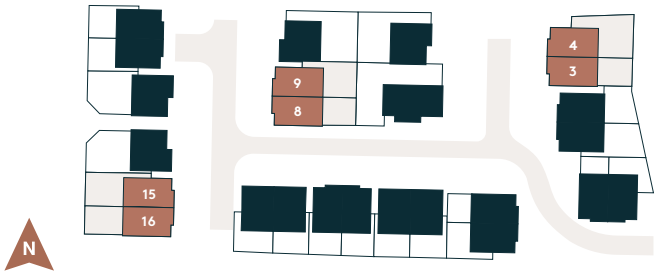
FLOORPLANS

House Type 4



Computer generated image

Plots 3, 4\*, 8^, 9\*, 15 & 16\*



Kitchen / Dining	3.2m x 6.1m	10' 3" x 19' 8"
Lounge	3.5m x 6.1m	11' 4" x 19' 8"
Master Bedroom	3.7m x 4.1m	12' 2 x 13' 6"
Bedroom 2	3.5m x 2.9m	11' 5" x 9' 5"
Internal Area	80m <sup>2</sup>	864ft <sup>2</sup>

\*Handed.

^Additional Kitchen Window.

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.



SPECIFICATION

General Specification

- Composite front doors with multipoint locking system
- Oak veneered internal doors with chrome ironmongery
- Double glazed uPVC windows
- French doors from kitchen/dining/living rooms to rear gardens
- Fitted sliding wardrobes with hanging and parcel shelf to master bedrooms
- Walls painted in a matt emulsion finish
- Woodwork painted in a white satin finish
- Smooth plastered ceilings

Flooring

- Tiled hallways and kitchen/dining/living rooms
- Luxury carpets to all bedrooms
- Porcelanosa tiles to bathrooms and shower rooms

Electrical & Lighting

- Low voltage LED downlighters to kitchen/dining/living rooms, bathrooms and shower rooms
- Pendant lighting to all bedrooms
- TV points with cable and satellite provision to living rooms and bedrooms
- CAT 6 cabling to TV
- Telephone points to hallways, living rooms and master bedrooms

Heating & Hot Water

- A++ rated air source heat pumps for heating and hot water
- Energy efficient zoned underfloor heating throughout
- Pressurised hot water systems

Kitchens

- Matt finish, handleless designer kitchens
- Composite stone worktops and upstands
- A range of high-quality appliances including:
  - Stainless steel single oven
  - Combination oven and microwave
  - Induction hob and extractor hood
  - Integrated fridge freezer
  - Integrated dishwasher
  - Integrated washer/dryer
- Under cabinet LED lighting
- Stainless steel sink with chrome tap

Bathrooms, En-suites & Cloakrooms

- White Roca sanitaryware including wall hung WCs, baths and sinks
- Tiled shower enclosures
- Fitted vanity unit with undermounted basin
- Complementary chrome mixer taps
- Porcelanosa floor tiles

- Full height Porcelanosa wall tiling to bath and shower areas
- Large format fitted mirrors
- Chrome heated towel rails
- 230v/115v shaver socket
- Underfloor heating

External

- Private, gated\* development with video entry
- Professionally landscaped and maintained communal grounds
- Landscaped gardens to each property including terrace area, pathway, lawn and planting
- External lighting to each property
- Outside water tap
- Allocated off-street parking
- Visitors parking
- External power socket to rear
- Shed

Peace of Mind

The freehold homes at Cobnut Park will come with Clarendon Homes’ 12-month aftercare package and a 10-year BLP structural warranty

\*Subject to planning.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

LIFE AT COBNUT PARK

The Cobnut Park Care Package

Every resident at Cobnut Park will enjoy a range of services to assist them with their individual needs. Two hours of support a week is included within the service charge and additional assistance is offered by separate arrangement.

Club House

The club house is located in the heart of Cobnut Park and offers residents and their guests a unique and relaxed environment to socialise, celebrate and indulge. In addition to a dedicated treatments room, you will also find a fully equipped kitchen for residents to use.

- Care staff on-site 7 days a week
- Residents’ reception room for daily informal gatherings, as well as special events such as film nights and quizzes
- Dedicated treatment room for therapeutic procedures and health and beauty treatments
- Kitchen and catering facilities
- Exclusive use of the reception room available to residents



# Expertise & Experience

With a track record spanning over 20 years, Clarendon Homes is an award-winning developer with a reputation for creating high quality homes in some of the most picturesque and sought-after locations in and around Kent. Always tailoring our design process to the needs of our buyers, we combine superior quality materials and highly-specified interiors with an unwavering attention to detail to deliver our signature look.





## CONTACT

For more information regarding Cobnut Park,  
please contact our retained Sales Agents,  
Trilogy and Sibley Pares.

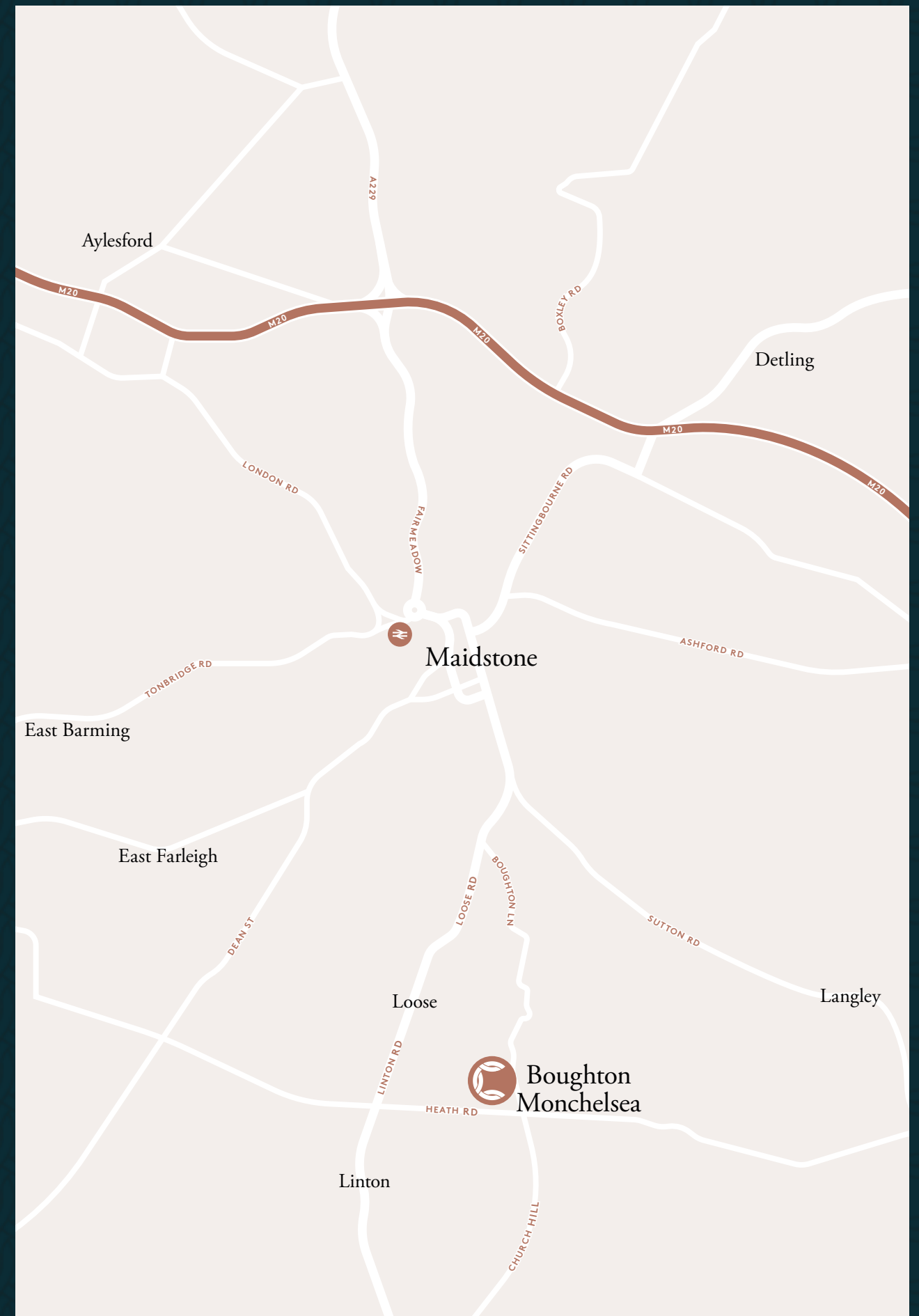
T: 01622 673 086  
E: [enquiries@sibleypares.co.uk](mailto:enquiries@sibleypares.co.uk)  
W: [cobnutpark.com](http://cobnutpark.com)



*Church Street,  
Boughton Monchelsea,  
Kent ME17 4HN*



Cobnut Park is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.





[cobnutpark.com](http://cobnutpark.com)



*Church Street,  
Boughton Monchelsea,  
Kent ME17 4HN*