



IVY COURT

Maidstone, Kent



The ideal living space...



Ivy Court is a fine collection of twelve, 3 bedroom homes situated in Tovil Hill, Maidstone.

Each home has been carefully designed with meticulous attention to detail and high specification throughout.

Ivy Court is conveniently situated by the river just outside of Maidstone town centre. It is just a short walk to both the high street and Lockmeadow sides of town. Mote Park is also just a six minute drive away.

The thriving town of Maidstone also has a diverse range of shops, restaurants and bars and leisure options as well as a number of 'good' and 'outstanding' schools.





Fraser Hart

Living in Maidstone

Fremlin Walk Shopping Centre



Ivy Court is situated just under a mile from Maidstone Town centre, allowing easy access on foot or via a local bus service to the town. Maidstone offers many great choices for shopping including both national chains and independent shops and boutiques. Fremlin Walk shopping centre is home to many well-known brands as well as a range of cafes. There is also a cinema and bowling alley located in Lockmeadow leisure complex.

Mote Park is only a few minutes' drive away from Ivy Court, offering picturesque walking routes, a children's park, and water sport activities.

The North Downs, an Area of Outstanding Natural Beauty, is also a short distance away and offers many opportunities to explore the Kentish countryside, with many tow paths and routes open to the public.

Leeds Castle is just a 20 minute drive away, set in 500 acres of parkland which hosts a number of festivals and exhibitions throughout the year.

Both Maidstone West and Maidstone East train stations are within walking distance, with Maidstone West offering regular trains to London St. Pancras.

Just a few minutes' drive from the M20, all national destinations are also easily accessible.



Mote Park, Kent



Love your home

Clarendon Homes have established a reputation for providing high-quality, unique homes in the most picturesque and sought-after locations in Kent.

Each Clarendon home is individually designed and features superior quality materials and highly-specified interiors including carefully sourced modern fixtures and fittings.

With Clarendon, high specification is standard and each home features fully fitted kitchens with integrated appliances, and fully tiled bathrooms; providing functional yet stylish living. The consistency in the attention to detail and the high quality workmanship makes it Clarendon's signature finish.



Development Layout



- ① Detached
- ② Detached
- ③ Detached
- ④ Detached
- ⑤ Detached
- ⑥ End of Terrace
- ⑦ Mid Terrace
- ⑧ End of Terrace
- ⑨ Semi-detached
- ⑩ Semi-detached
- ⑪ Detached
- ⑫ Detached





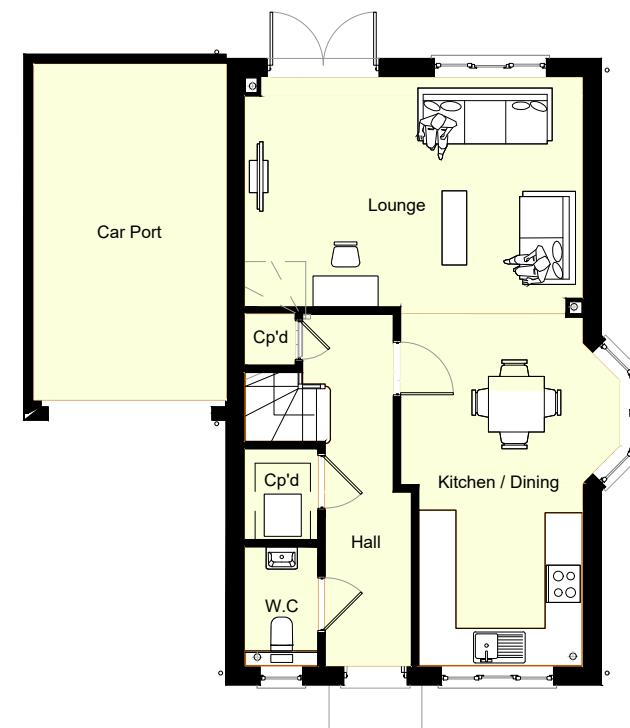
Plot 1

A spacious detached 3 bed house featuring an open plan kitchen /dining room with large family lounge, and private off road parking. The master bedroom is complete with built in wardrobe and an en-suite shower room. There are two further bedrooms and a family bathroom.

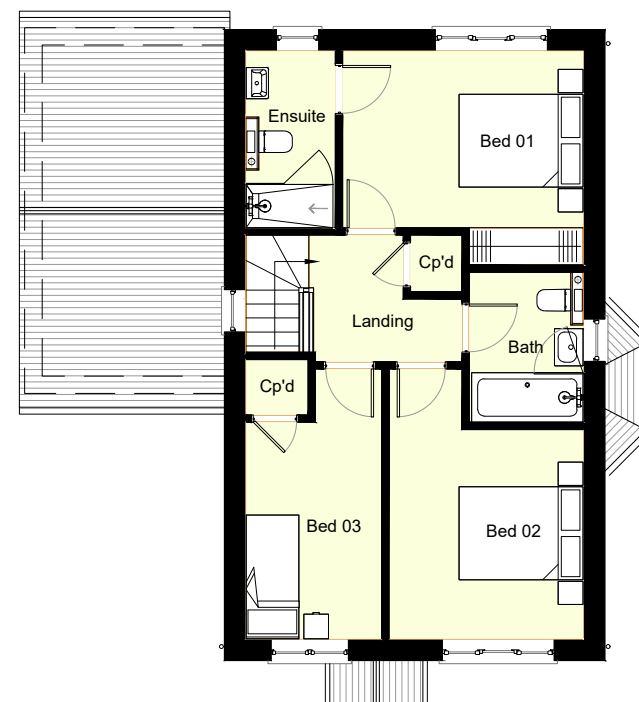
	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	Length ft in
Lounge	5437	3819	17'10"	12'6"	Master Bedroom	3882	3450	12'9"	11'4"
Kitchen/Dining	2638	5668	8'8"	18'7"	Bedroom 2	3132	4357	10'3"	14'4"
					Bedroom 3	2187	4357	7'2"	14'4"

Total Floor Area - GIA 104sqm 1121sqft

GROUND FLOOR



FIRST FLOOR





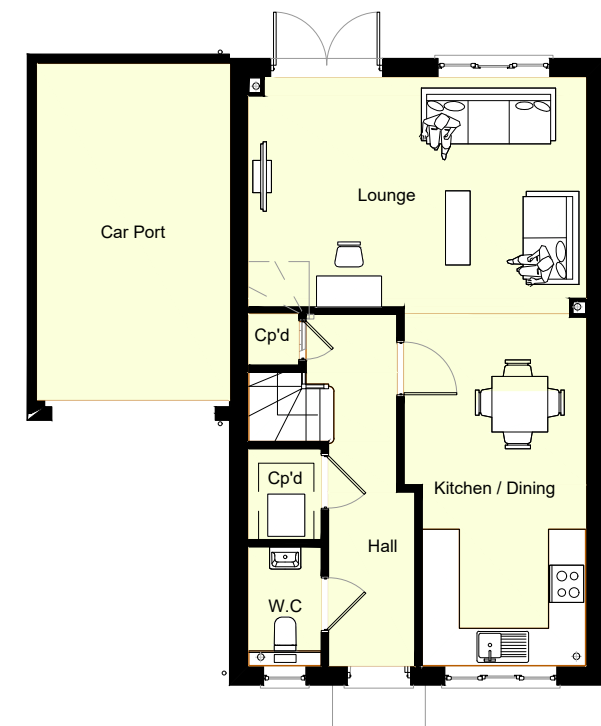
Plots 2,3,5 & 12

A spacious detached 3 bed house featuring an open plan kitchen /dining room with large family lounge, and private off road parking. The master bedroom is complete with built in wardrobe and an en-suite shower room. There are two further bedrooms and a family bathroom.

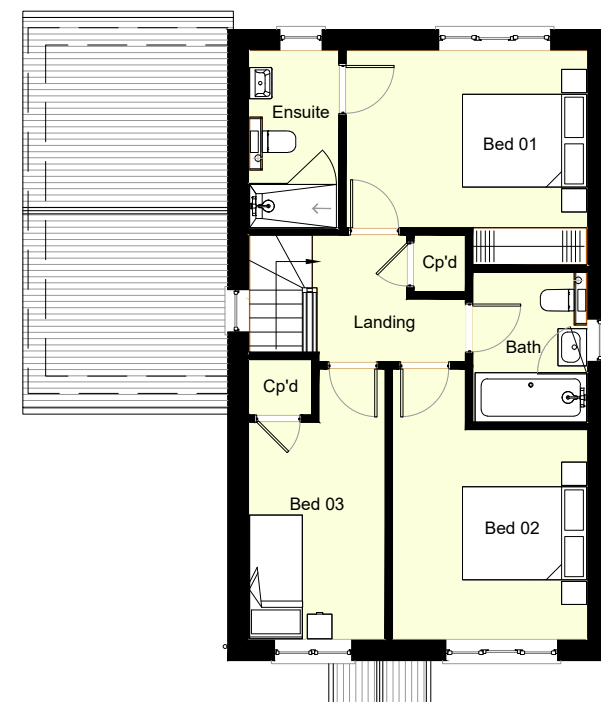
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Total Floor Area - GIA 103sqm 1110sqft

GROUND FLOOR



FIRST FLOOR



Plot 3 and 5 are handed



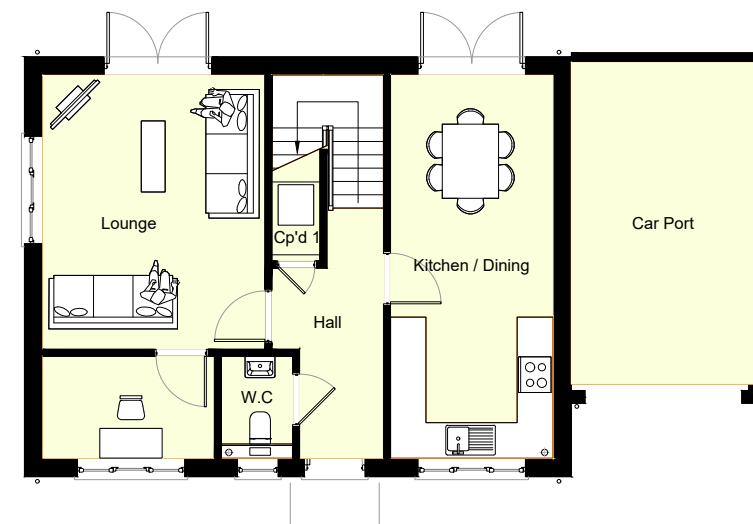
Plot 4

A spacious detached 3 bed house featuring an open plan kitchen /dining room with separate large family lounge, and private off road parking. A generous master suite with walk-through dressing room and an en-suite shower room. There are two further bedrooms and a family bathroom.

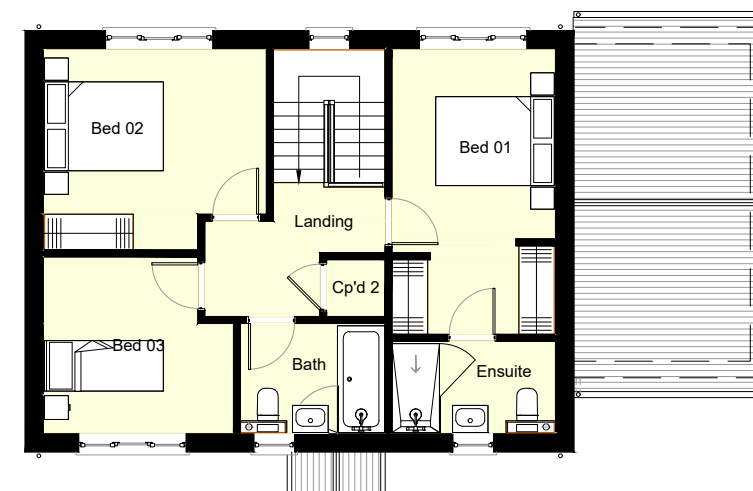
	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	length ft in
Lounge	3737	6450	12'3"	21'2"	Master Bedroom	2737	4794	9'0"	15'9"
Kitchen/Dining	2737	6450	9'0"	21'2"	Bedroom 2	3737	3369	12'3"	11'1"
					Bedroom 3	3180	2962	10'5"	9'9"

Total Floor Area - GIA 111sqm 1192sqft

GROUND FLOOR

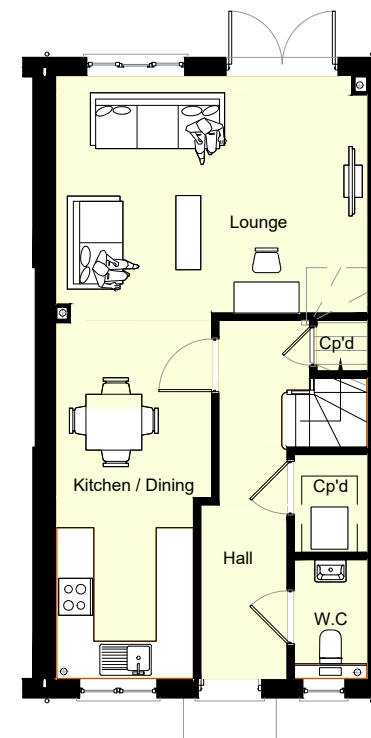


FIRST FLOOR

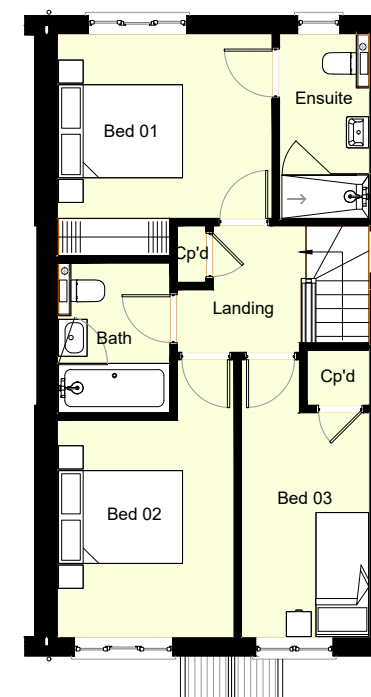




GROUND FLOOR



FIRST FLOOR



Plots 6,7 & 8

A 3 bed terraced house featuring an open plan kitchen /dining room with large family lounge, and private off road parking. Featuring a master suite with built in wardrobe and an en-suite shower room. There are two further bedrooms and a family bathroom.

	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	length ft in
Lounge	5006	3931	16'5"	12'11"	Master Bedroom	3451	3562	11'4"	11'8"
Kitchen/Dining	2207	5781	7'3"	19'0"	Bedroom 2	2834	4469	9'4"	14'8"
					Bedroom 3	2054	4469	6'9"	14'8"

Total Floor Area - GIA 97sqm 1046sqft

Plot 8 is handed



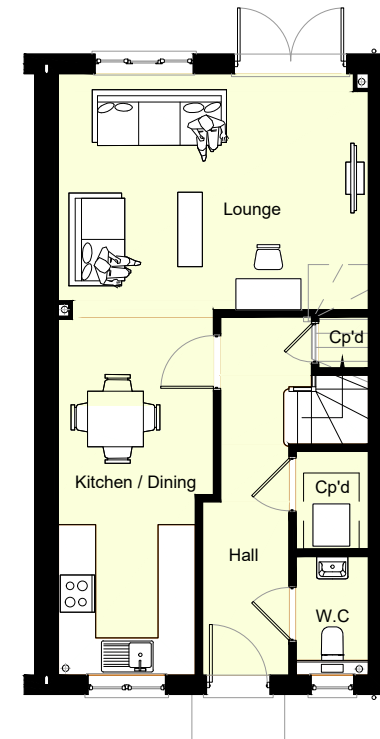
Plots 9 & 10

A semi-detached 3 bed house featuring an open plan kitchen /dining room with large family lounge, and private off road parking. A master suite with built in wardrobe and an en-suite shower room. There are two further bedrooms and a family bathroom.

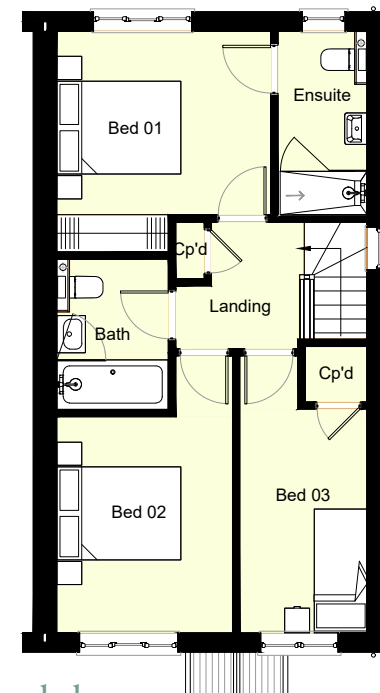
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Total Floor Area - GIA 97sqm 1046sqft

GROUND FLOOR



FIRST FLOOR



Plot 10 is handed



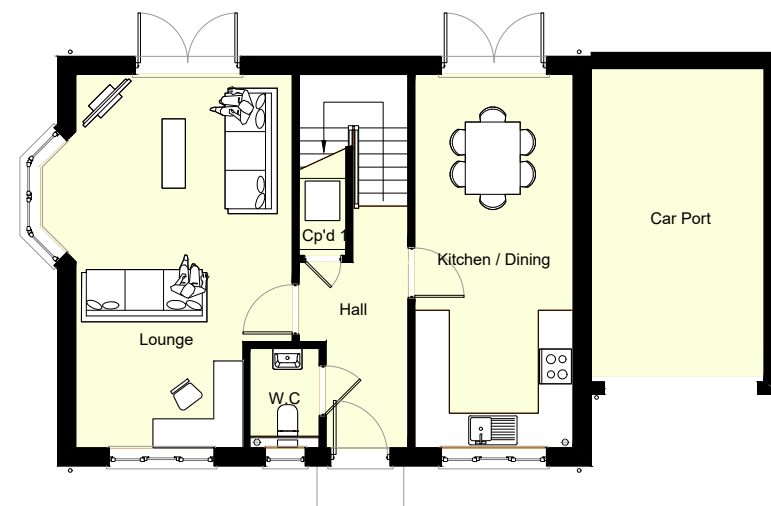
Plot 11

A spacious detached 3 bed house featuring an open plan kitchen /dining room with separate large family lounge, and private off road parking. A generous master suite with walk-through dressing room and an en-suite shower room. There are two further bedrooms and a family bathroom.

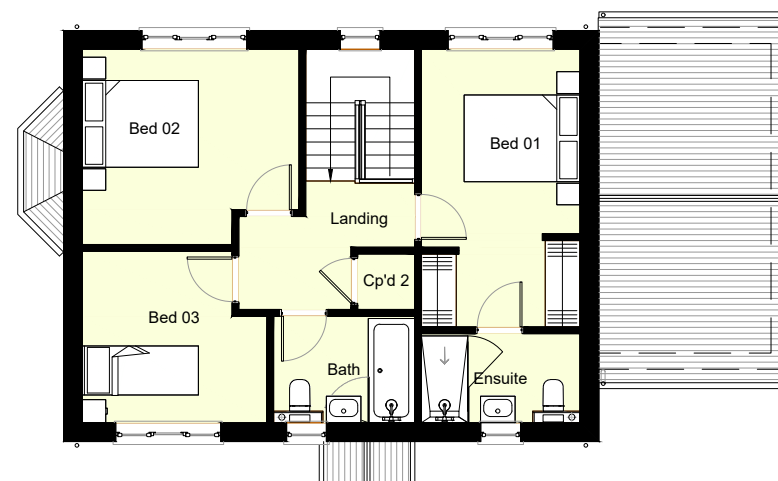
	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	Length ft in
Lounge	3737	6450	12'3"	21'2"	Master Bedroom	2737	4794	9'0"	15'9"
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Total Floor Area - GIA 112sqm 1202sqft

GROUND FLOOR



FIRST FLOOR



Specification

KITCHEN | Designed with you in mind, a Clarendon kitchen is individually crafted to become the heart of your home. The open plan bespoke kitchens feature a range of fully fitted integrated appliances including ovens, complemented with Porcelanosa tiling making them a pleasure to cook and socialise in.

BEDROOMS | The bedrooms have been carefully designed to maximise space and feature a fitted wardrobe to the master bedroom.

BATHROOM AND EN-SUITES | Cutting-edge wet rooms create a look that is timelessly elegant, complemented by contemporary bathroom suites and tiles from Porcelanosa. Mirror and shaver socket to all the bathrooms, we really have combined functionality, practicality and modernity within these chic spaces.

FLOORING | An elegant mix of thick carpet and ceramic tiles are provided for the right balance of practicality and style.

HEATING | Underfloor heating to ground floor and first floor heating radiators.

OUTSIDE SPACE | Each property boasts a landscaped garden and private off road parking.

FINISHING TOUCHES | All of our individually-designed homes are built by skilled craftsmen with superior quality materials such as the Oak veneered internal doors with chrome handles. We are committed to our vision of providing unique, quality homes.





Local Convenience

SUPERMARKETS | Tesco Superstore (0.3miles) Lidl (0.2miles)
Sainsburys (1.5miles)

TRANSPORT | Buses to Maidstone run throughout the day from a bus stop within a minute's walk from Ivy Court.

EDUCATION | The area has ample provision for pre-school, primary and secondary education with a higher than average performance with many establishments graded as 'Outstanding' or 'Good' by Ofsted. These include St Michael's Church of England Infant School, South Borough Primary, Park Way Primary, Invicta Grammar School and Maidstone Grammar School.

FITNESS | There are leisure & fitness facilities located within a few minutes drive at Maidstone Leisure Centre, Living Well, and David Lloyd.

Commute to London:



62 mins by Train from Maidstone



90 mins by car

Maidstone:

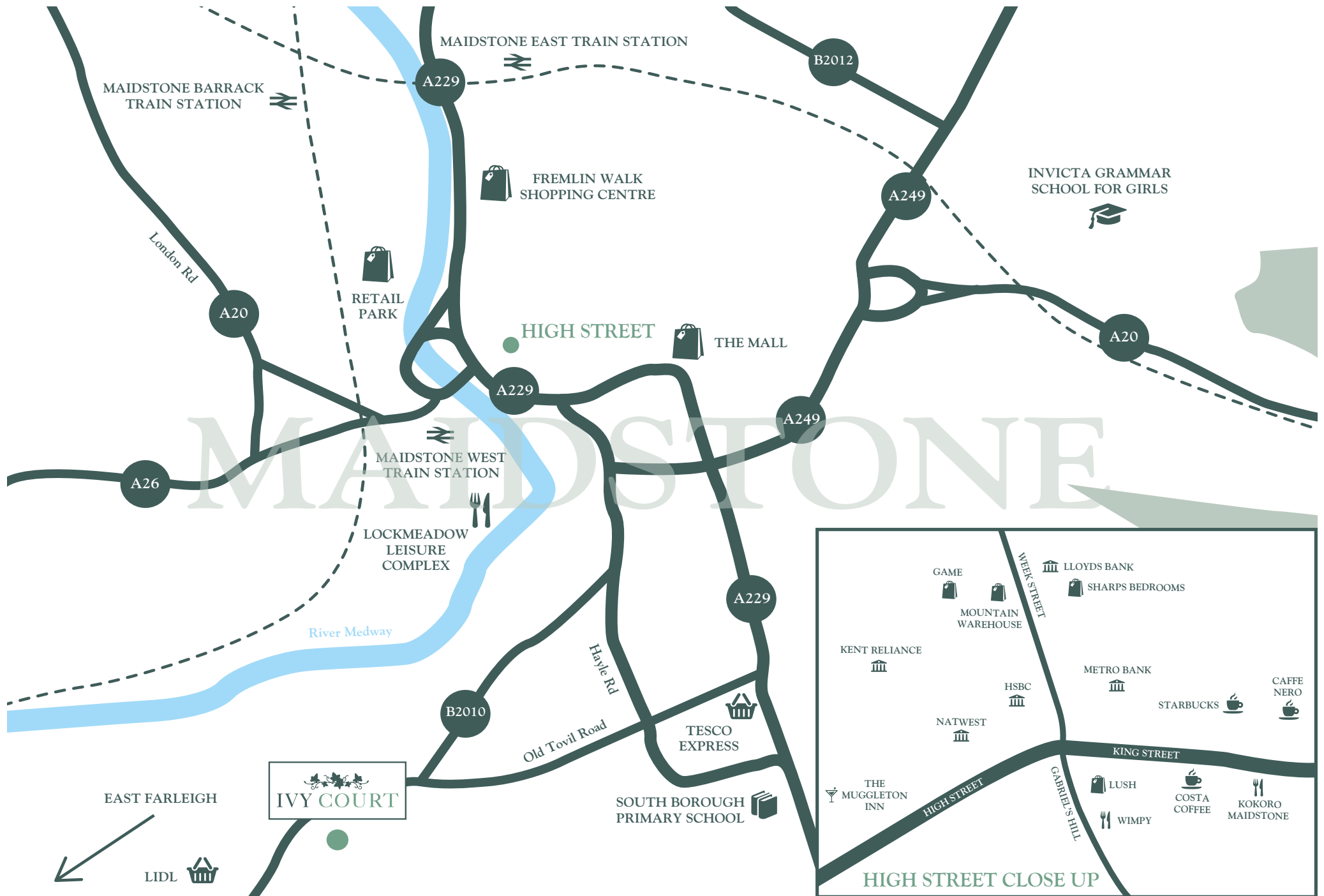


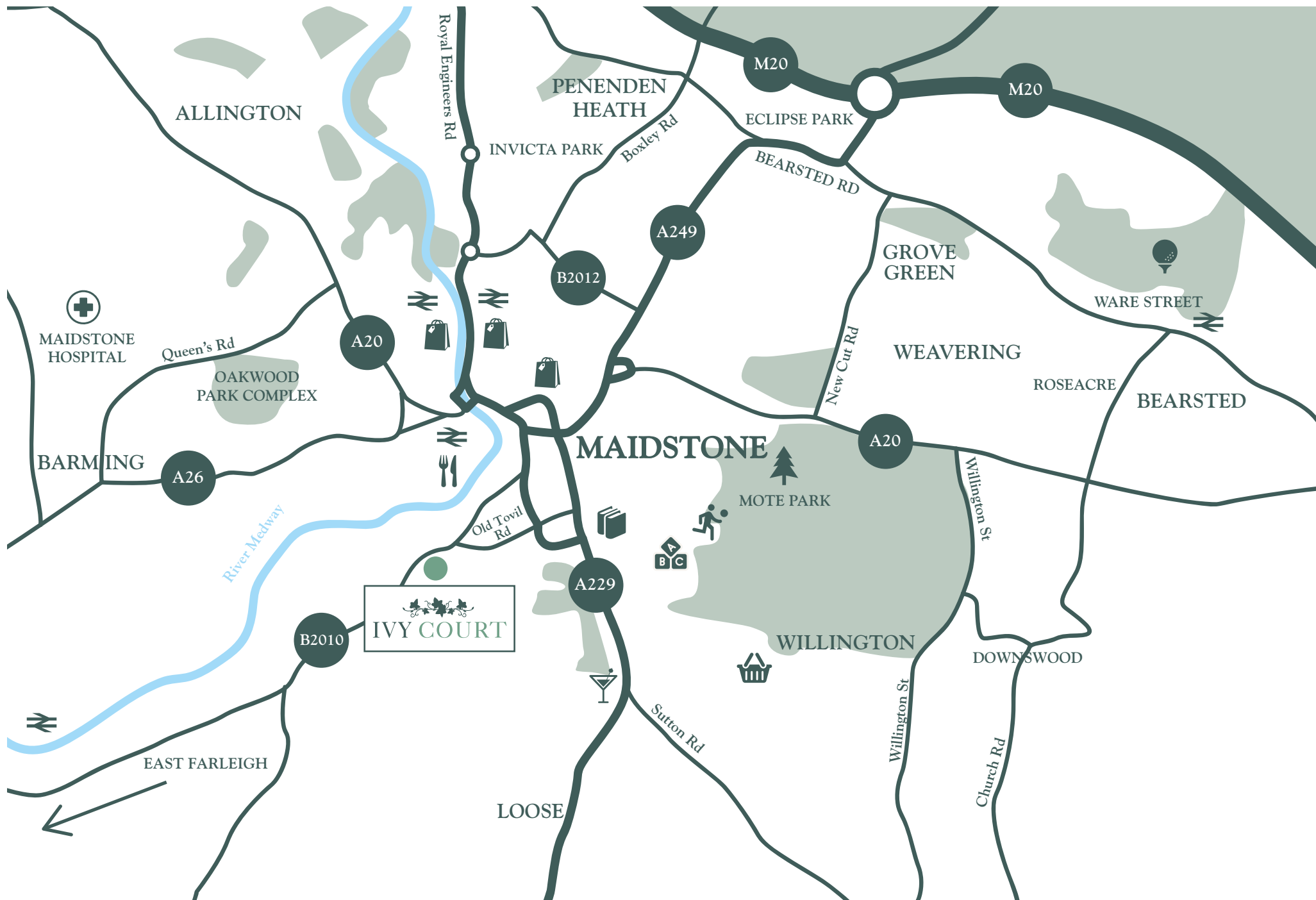
2 mins by car



15 min walk









IVY COURT

Tovil Hill, Maidstone,
Kent ME15 6QS

DISCLAIMER | Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. We would like to point out that the floor plans and kitchen layouts are for guidance only. Photography included depicts the surrounding area, previous Clarendon Homes developments and library images. Computer Generated Images are not to scale and any trees and landscaping are indicative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Clarendon Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice. Clarendon Homes gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing, in relation to any particular or proposed house development of the Company, and any of the Specified Matters from time to time prescribed by any Order made under the Property Misdescriptions Act 1991.



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