



WOODSIDE  
*c o u r t*

Weaving, Maidstone



## WOODSIDE *c o u r t*

Woodside Court is a fine collection of eight properties; two single storey 3 bedroom homes and six detached 4 / 5 bedroom homes conveniently situated between Weaving and Maidstone, on the doorstep of Mote Park.

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

Woodside Court really has the best of both worlds: within a few minutes walk of the beautiful Mote Park - some 450 acres of grassland, woodland and a 30 acre natural lake as well as having easy access to the town centre of Maidstone with a regular bus service.

**Woodside  
Court...**



...situated in  
**beautiful  
surroundings...**



...and close to  
**local amenities.**



# LOCATION

Woodside Court is situated between the popular Weaving area and the town of Maidstone, 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 the Lockmeadow leisure complex.

Leeds Castle is just a 10 minute drive away, set in 500 acres of parkland which hosts a number of festivals and exhibitions throughout the year. From Classical Concerts and Firework Displays to Food Festivals & Cider Fayres – the 'Loveliest Castle in the World' has it all.

Mote Park is only a few minutes' walk away from Woodside 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.

Maidstone's road and rail connections are exceptional. Woodside Court is just a few minutes' drive from the M20 and all national destinations are also easily accessible with London just over an hour by train.



MOTE PARK



FREMLIN WALK SHOPPING  
CENTRE IN MAIDSTONE



LEEDS CASTLE





# Love your home

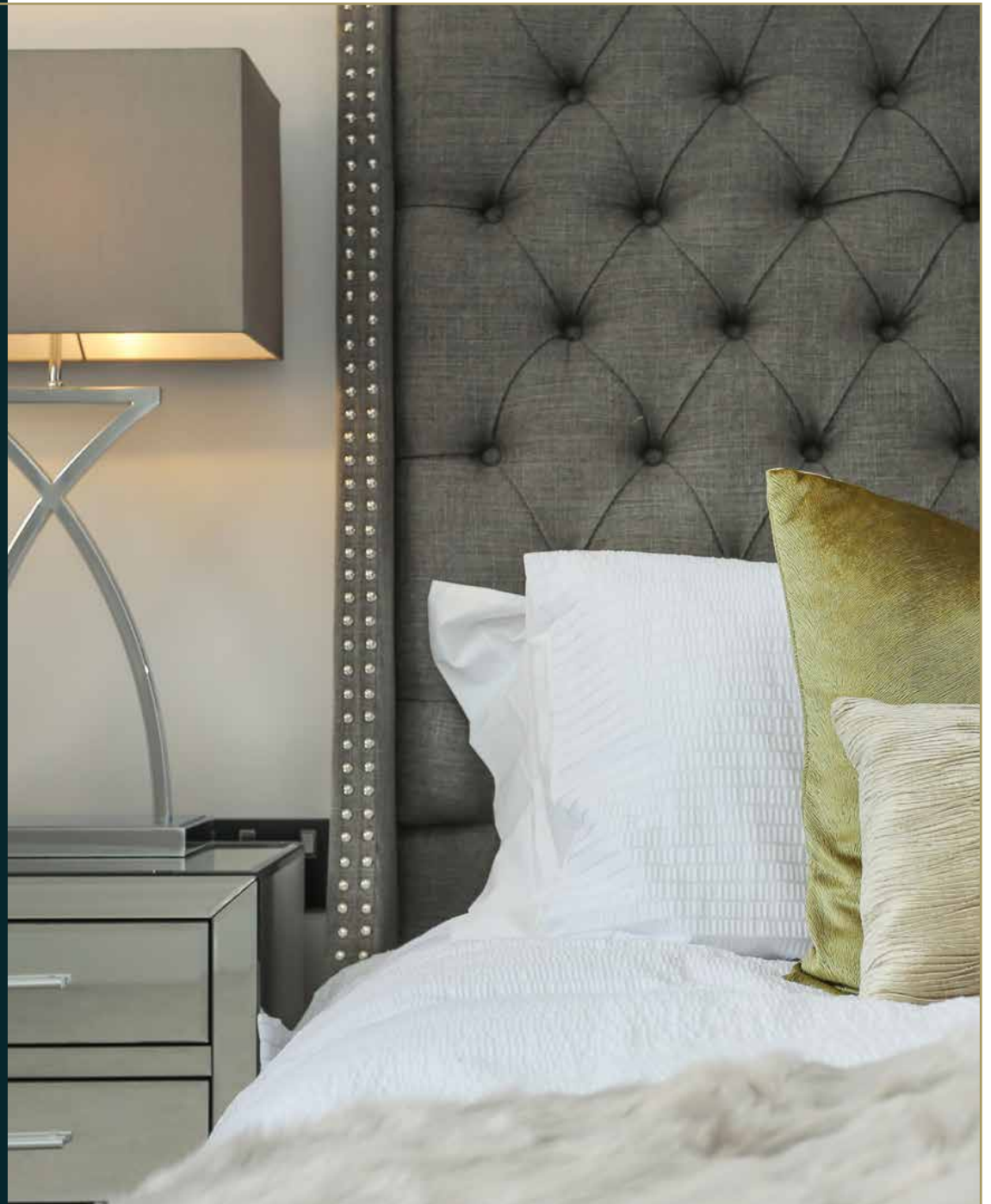
Clarendon Homes have established a reputation for providing high-quality, unique homes in the most picturesque and sought-after locations in Kent.

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

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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.









# SITE DEVELOPMENT

- ①      SOLD
- ②      RESERVED
- ③    SOLD
- ④    RESERVED
- ⑤    
- ⑥    
- ⑦    SOLD
- ⑧    SOLD



EXCEPTIONAL  
SPECIFICATION



**Designed**  
with you in mind

**Elegant  
&  
Contemporary**



Finished to a  
**high standard**





**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 built in appliances including ovens from NEFF, 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 from ROCA with 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.

**OUTSIDE SPACE** | Each property boasts a landscaped garden and private off road parking (Plots 1, 2, 5, and 6 also have an integral garage)

**FINISHING TOUCHES** | All of our individually-designed homes are built by skilled craftsmen with superior quality materials such as Oak veneered internal doors with chrome handles. We are committed to our vision of providing unique, high quality homes, with a finish and standard you deserve.

**HEATING** | Underfloor heating downstairs

**LIGHTING** | Wirelessly controlled LED lighting throughout

**AUDIO** | Sonos speakers to the kitchen and lounge

**AUTOMATION** | Legrand MyHOME\_Up wireless automation allowing flexible control of the lighting, heating, and audio.

**Roca** **NEFF** **SONOS** **legrand** **MyHOME\_Up**





WOODSIDE  
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## PLOT 1

A spacious detached 5 bed house featuring an open plan kitchen /dining room with separate utility room, family lounge, and integral garage.

The generous master suite has a separate dressing area and an en-suite shower. There are four further double bedrooms with one having its own en-suite shower room.



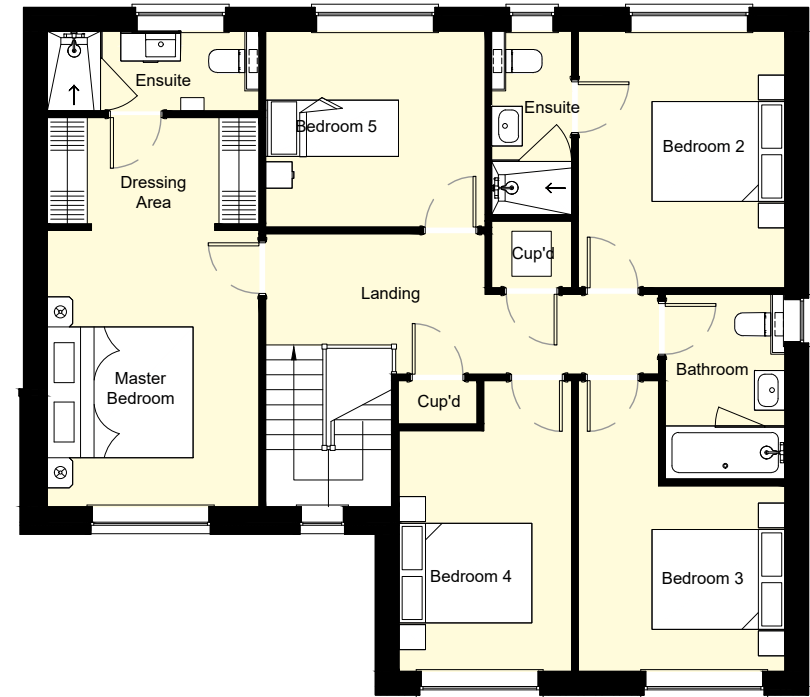


## GROUND FLOOR



	Width mm	Length mm	Width ft in	Length ft in
Lounge	4475	4343	14'8"	14'3"
Kitchen / Dining	7810	5030	25'7"	16'6"
Utility	1710	3157	5'9"	10'4"

## FIRST FLOOR



	Width mm	Length mm	Width ft in	Length ft in
Master Bedroom	3183	5855	10'5"	19'3"
Bedroom 2	3110	3860	10'2"	12'8"
Bedroom 3	3110	4370	10'2"	14'4"
Bedroom 4	2595	4370	8'6"	14'4"
Bedroom 5	2973	3300	9'9"	10'10"

**Total Floor Area - GIA 167sqm 1797sqft**



## WOODSIDE *court*

### PLOT 2

A spacious detached 5 bed house featuring an open plan kitchen / dining room with separate utility room, family lounge, and integral garage.

The generous master suite has a separate dressing area and an en-suite shower. There are four further double bedrooms, one of which has an en-suite in addition to the separate family bathroom.



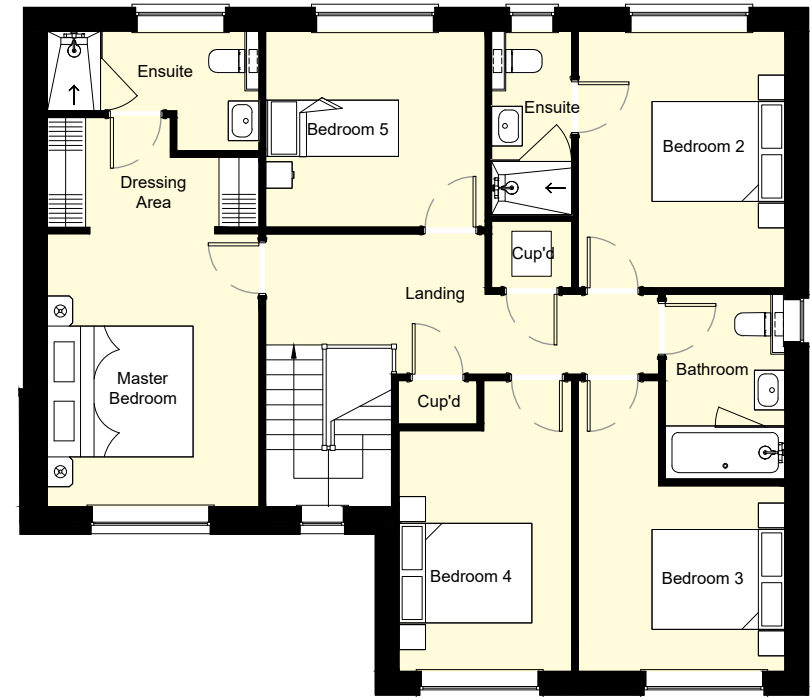


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## WOODSIDE *court*

### PLOT 3

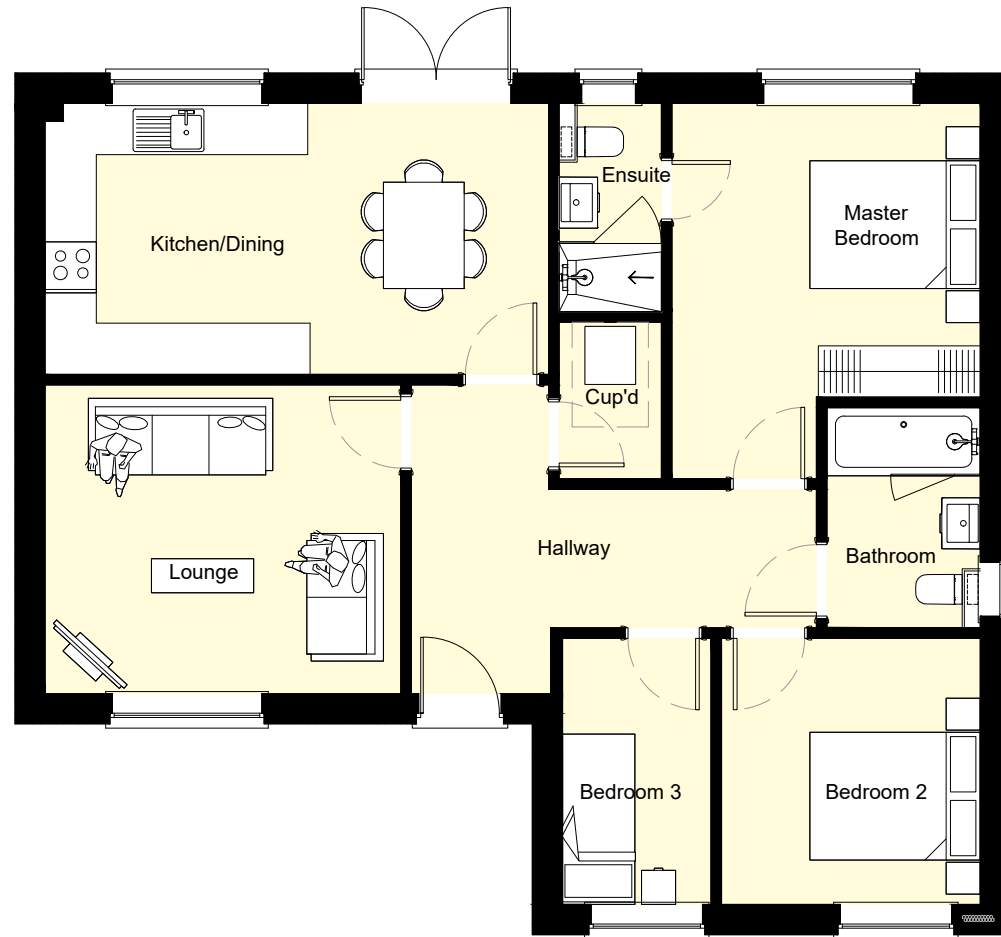
A detached 3 bedroom bungalow featuring an open plan kitchen / dining room with separate lounge.

The generous master suite has an en-suite shower, whilst the further two bedrooms can make use of the family bathroom.





## GROUND FLOOR



	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	Length ft in
Lounge	3625	4175	11'11"	13'8"	Master Bedroom	3620	4405	11'11"	14'5"
Kitchen / Dining	3180	5910	10'5"	19'5"	Bedroom 2	3037	3125	10'0"	10'3"
					Bedroom 3	1743	3125	5'9"	10'3"

**Total Floor Area - GIA 88sqm 947sqft**



## WOODSIDE *court*

### PLOT 4

A detached 3 bedroom bungalow featuring an open plan kitchen / dining room with glazed double doors to the rear garden and a separate lounge.

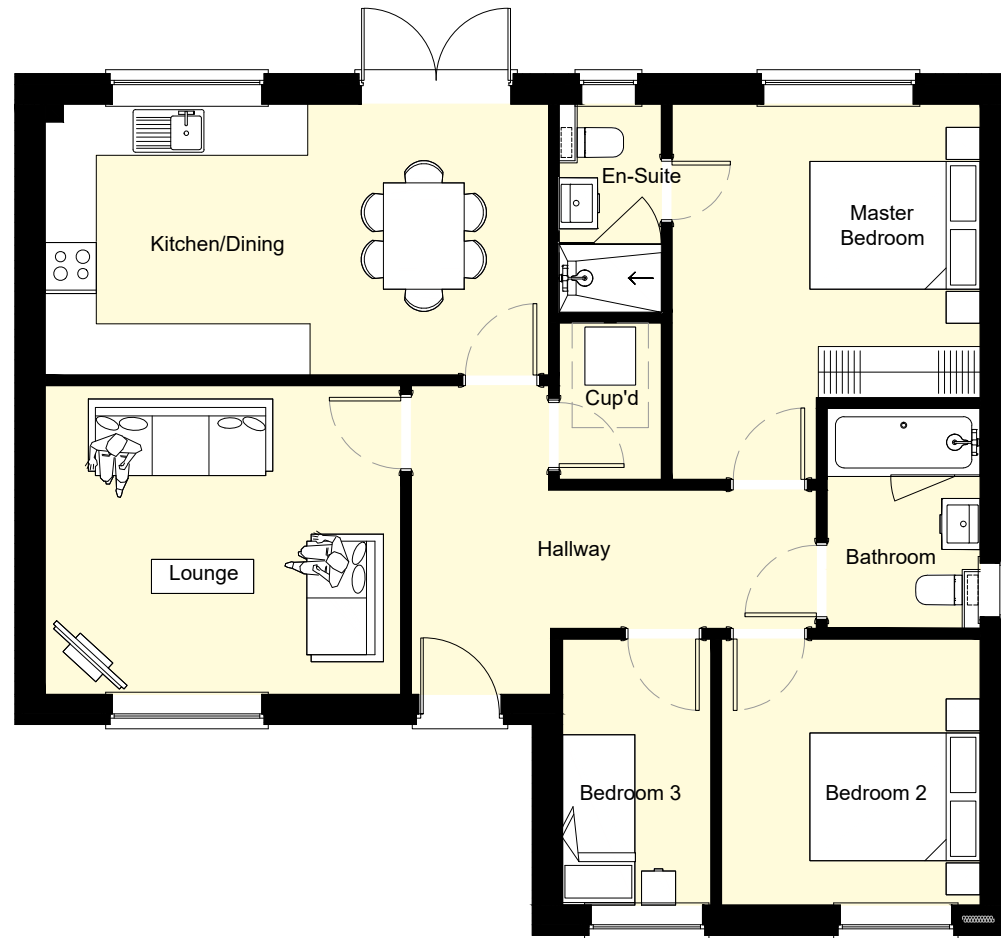
The generous master suite boasts a fitted wardrobe and an en-suite shower, whilst the further two bedrooms can make use of the family bathroom.

RESERVED





## GROUND FLOOR



	Width mm	Length mm	Width ft in	Length ft in		Width mm	Length mm	Width ft in	Length ft in
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					Bedroom 3	1743	3125	5'9"	10'3"

**Total Floor Area - GIA 88sqm 947sqft**



## WOODSIDE *court*

### PLOT 5

A spacious detached 4 bed house featuring an open plan kitchen / dining / living room with glazed double doors to the rear garden. There is a separate utility room, family lounge / playroom and integral garage.

The generous master suite boasts a fitted wardrobe and an en-suite shower. There are two further double bedrooms – one of which has an en-suite shower; a single bedroom / study and a separate family bathroom.





GROUND FLOOR



FIRST FLOOR



	Width mm	Length mm	Width ft in	Length ft in
Utility	3587	2333	11'9"	7'8"
Bedroom 3	4068	3935	13'4"	12'11"
Bedroom 4	4068	3569	13'4"	11'8"

	Width mm	Length mm	Width ft in	Length ft in
Living / Kitchen / Dining	3630	10080	11'11"	33'1"
Study	2055	3925	6'9"	12'11"
Master Bedroom	3613	5225	11'10"	17'2"
Bedroom 2	3113	3925	10'3"	12'11"

Total Floor Area - GIA 155sqm 1668sqft



## WOODSIDE *court*

### PLOT 6

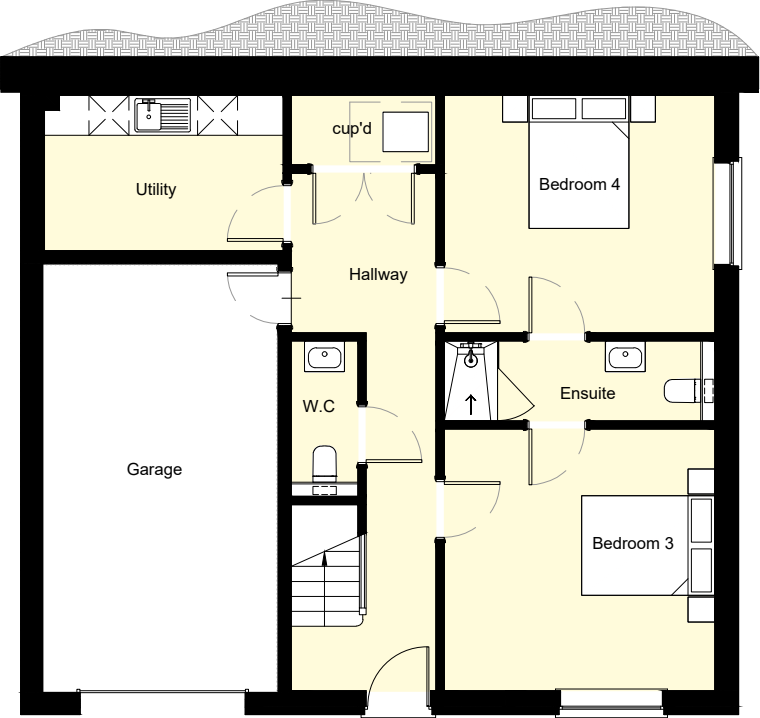
A spacious detached 4 bed house featuring an open plan kitchen / dining / living room with glazed double doors to the rear garden. There is a separate utility room, family lounge / playroom and integral garage.

The generous master suite boasts a fitted wardrobe and an en-suite shower. There are two further double bedrooms – one of which has an en-suite shower; a single bedroom / study and a separate family bathroom.

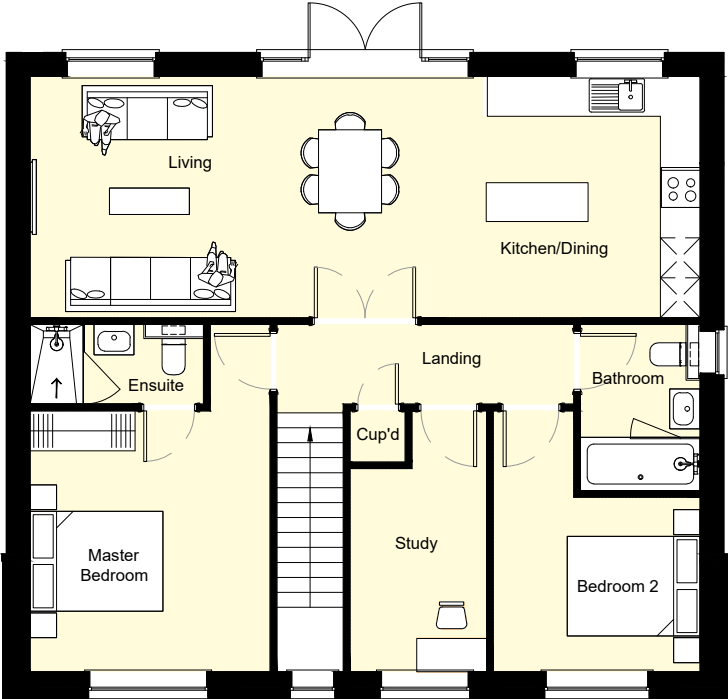




GROUND FLOOR



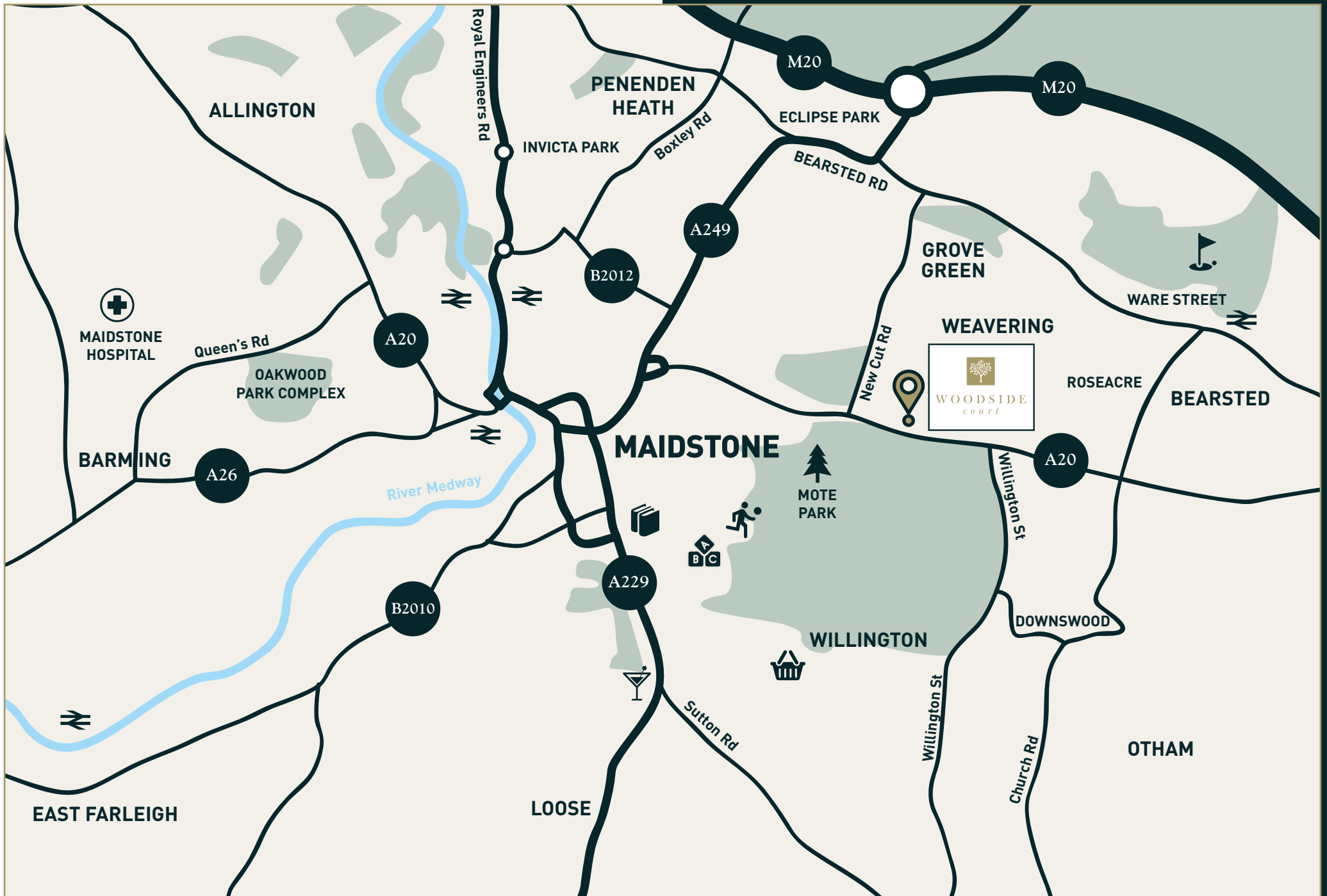
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Total Floor Area - GIA 155sqm 1668sqft



## LOCAL CONVENIENCE

**Supermarkets** - Tesco (0.9miles)  
Sainsburys (1.4miles) / Aldi (1.7 miles)

**Transport** - Buses to Maidstone run throughout the day from a bus stop within a minute's walk from Woodside 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' by Ofsted. These include Roseacre Junior School, St. John's C of E Primary School, Invicta Grammar School and Maidstone Grammar School.

**Fitness** - There are leisure & fitness facilities located within a few miles at Maidstone Leisure Centre, Living Well, and David Lloyd.

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## NEAR THE VILLAGE OF WEAVERING

Commute to London:



62mins by Train from Maidstone



90mins by car

Maidstone:



6mins by car







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