

Forstal Mead

COXHEATH - KENT

.

SHARED OWNERSHIP

PHASES 3 & 4



NEW HOMES
INSPIRED BY YOU
BUILT FOR YOU



WELCOME TO

Forstal Mead

**Ideally located in the village
of Coxheath, Forstal Mead
offers the perfect blend of rural
village living and town centre
amenities with highly specified,
beautiful homes.**



Computer generated image is illustrative only



DISCOVER

COUNTRY VILLAGE LIFE

AT FORSTAL MEAD

If you're looking for a slice of country lifestyle as well as all the conveniences of modern day living on your doorstep, then Forstal Mead blends both effortlessly.

Surrounded by stunning Kent countryside and two Areas of Outstanding Natural Beauty, this semi-rural location is rich in history. From plentiful fruit farms in the area, to ambling walks across the Low Weald and Medway Valley, Coxheath is well placed for those that enjoy an outdoor lifestyle.

Nearby Teston Bridge Country Park and the River Medway offer even more areas to explore at weekends, whilst Mote Park is the perfect place for active families, chilled Sunday morning coffees or long dog walks.



Mote Park



Teston Bridge Country Park



Loose Village



Horseshoes Public House, Dean Street



Ridge Golf Club

Coxheath has a real sense of community with a church, Village Hall and green that are hubs of sports and social activities as well as hosting such events as the World Custard Pie Championships. Scouts and guides are thriving and you can join clubs such as badminton, table tennis, horse riding, short mat bowls and arts and crafts... it really is a very special place to put down roots.

The village centre is just a short walk, with shops, eateries, Post Office, library, doctors and health centre all close by. For those high street brands and restaurants, Maidstone the County Town of Kent is around a 10 minute drive by car or you can reach the famous Bluewater Shopping Centre in 45 minutes.

A wide choice of education excellence is available with both Primary and Secondary schools just a short walk from Forstal Mead and four well respected grammar schools in Maidstone.

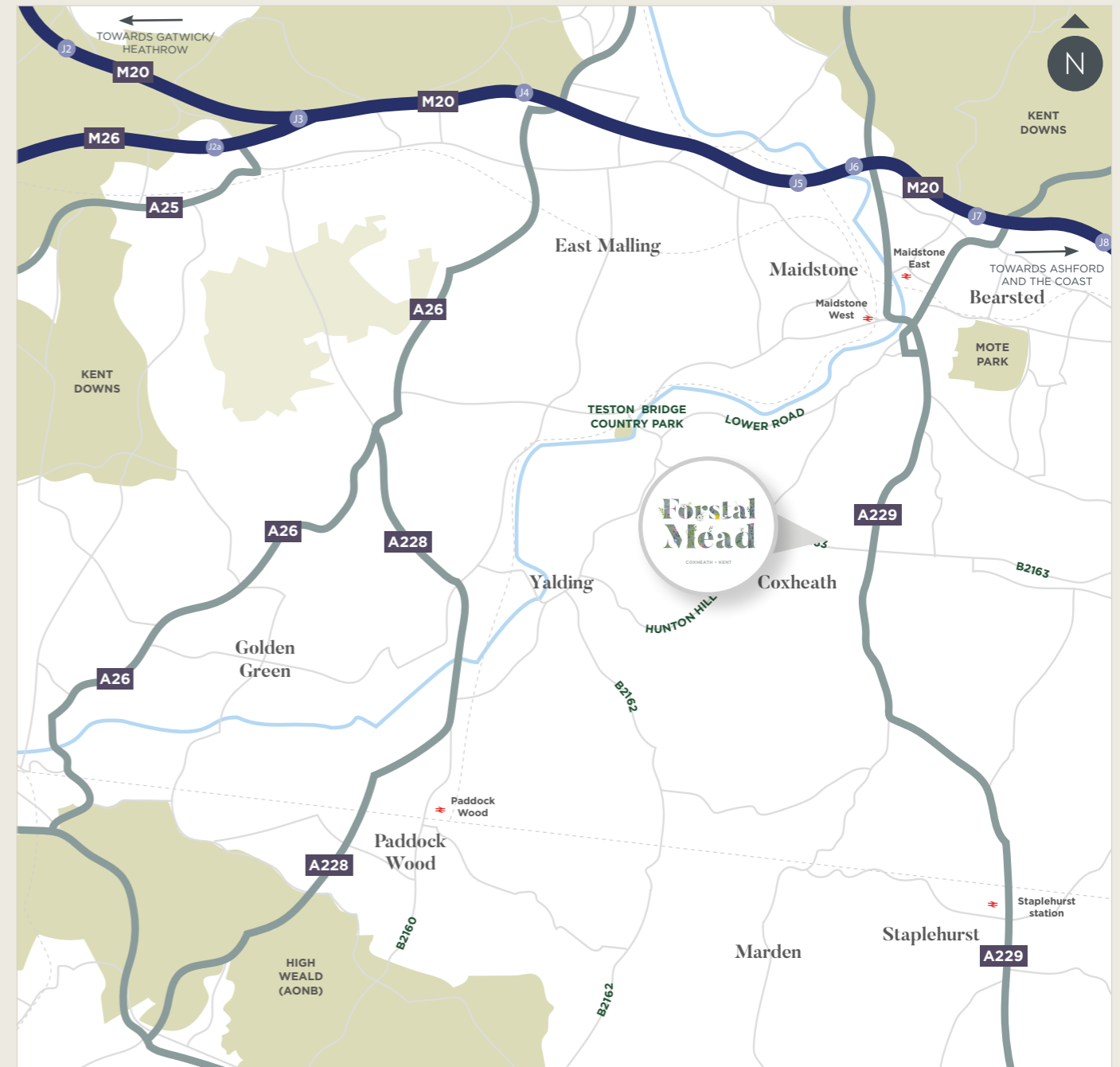
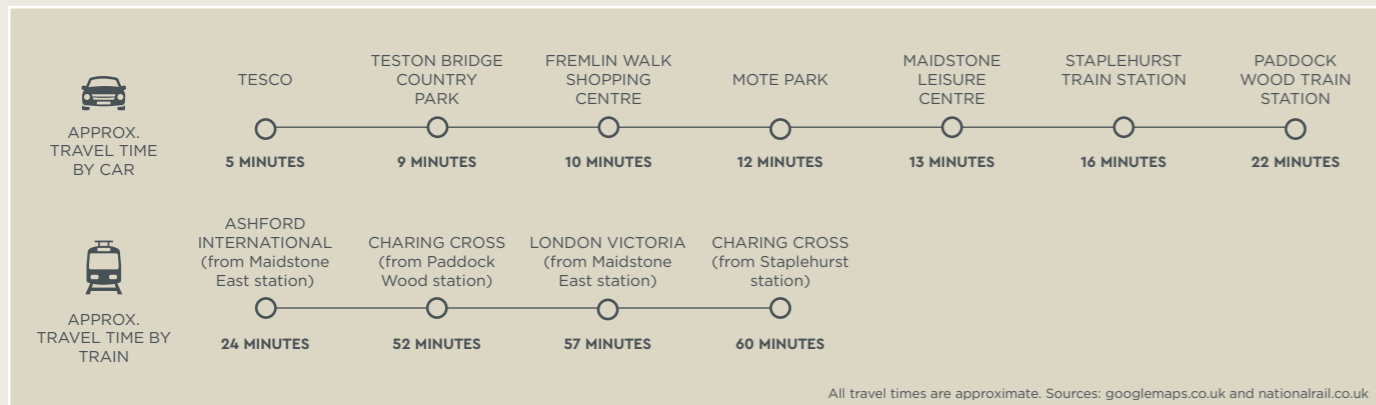
There is a choice of stations to choose from; Maidstone East, Staplehurst and Paddock Wood taking you into central London in around an hour. The nearby M20 connects to Ashford and the coast in the South, and the M25 for London in the North.



Holy Trinity Church, Coxheath



Coxheath coat of arms

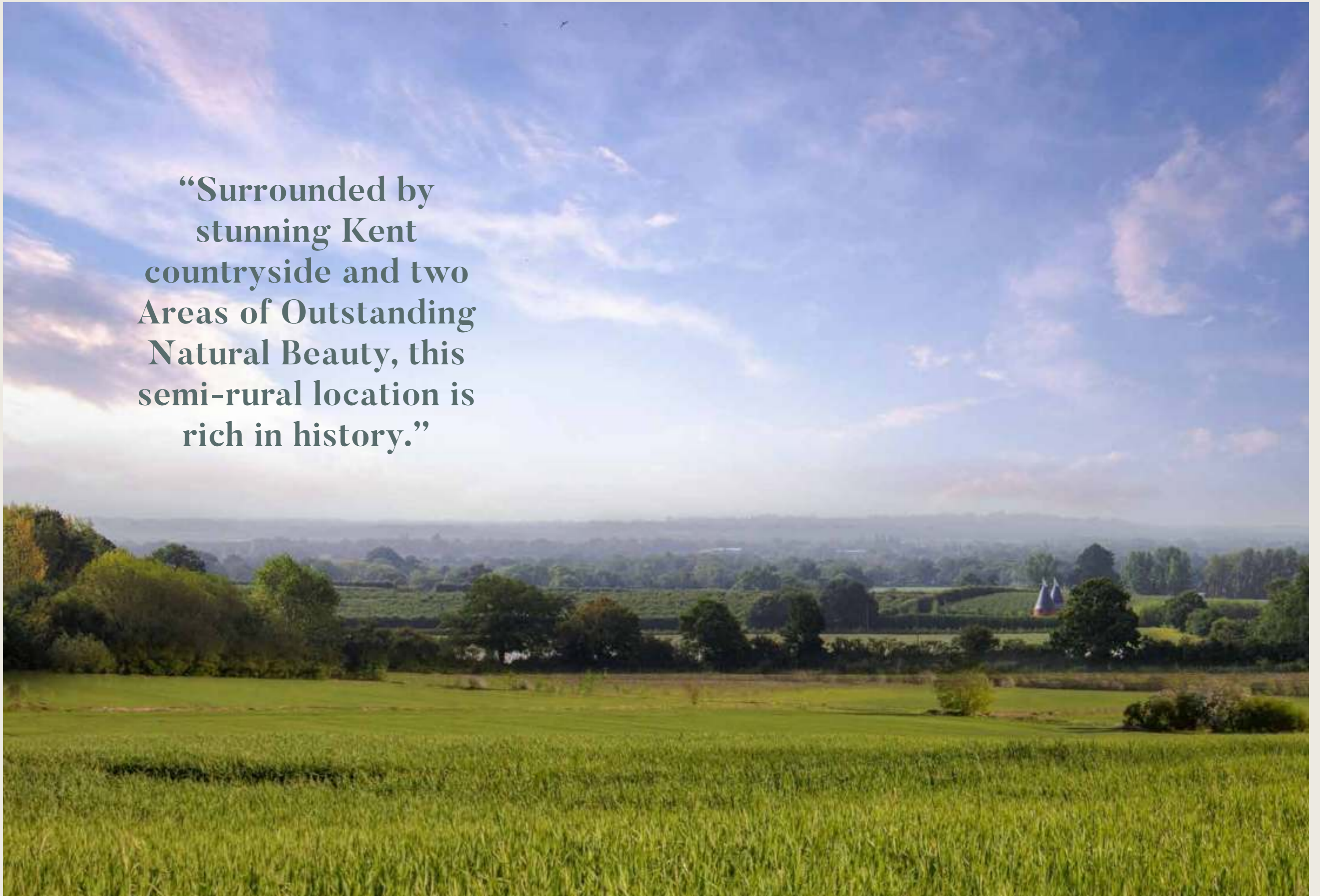


Earl Street, Maidstone



Leeds Castle

**“Surrounded by
stunning Kent
countryside and two
Areas of Outstanding
Natural Beauty, this
semi-rural location is
rich in history.”**



CONTEMPORARY SPECIFICATION

Kitchen

- Contemporary kitchen units from Paula Rosa in Dust Grey with handleless wall units and brushed nickel finish handles to base units
- Ipanema White colour worktops with matching upstand and silver coloured glass splashback behind hob
- One and a half bowl stainless steel sink with chrome lever mixer tap
- AEG integrated appliances including:
 - gas hob
 - multifunction oven with LED display
 - integrated extractor hood (4 bedroom houses only)
- Electrolux integrated appliances including:
 - integrated extractor hood (2 & 3 bedroom houses only)
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip pelmet lighting under kitchen wall units

Bathroom

- Large format Porcelanosa porcelain tiles in Ferroker Aluminio to floor
- Large format Porcelanosa ceramic tiles in Shine Niquel to boxing behind basin and WC, to bath panel, skirting and full height around bath
- Roca bath in white with Roca deck-mounted bath filler in chrome and silver framed folding glass shower screen
- Roca chrome wall-mounted thermostatic shower mixer with matching shower attachment, slider and rail
- Roca semi-recessed basin with Roca chrome mixer tap
- Roca floor-standing WC with concealed cistern, polished chrome flush plate and soft-close seat
- Chrome heated towel rail
- Mirror above basin

Cloakroom

- Large format Porcelanosa porcelain tiles in Ferroker Aluminio to floor
- Large format Porcelanosa ceramic tiles in Shine Niquel above basin
- Roca pedestal basin with Roca chrome mixer tap
- Roca back-to-wall WC with soft-close seat and close-coupled cistern

Bedroom

- Oaklands White Pepper 80/20 wool mix carpet
- Built-in wardrobe to master bedroom with 2-3 doors in white (centre door to be mirrored on 3-door wardrobes)

Electrical

- LED downlighters in white to kitchen and bathroom
- Pendant light to living, dining, bedrooms, landing and hallway
- White switches and sockets throughout
- Phone, data, TV and satellite connection point pre-wired for SkyQ* to living room
- Phone, TV and satellite connection point pre-wired for SkyQ* to bedroom one
- TV connection point to remaining bedrooms

Interior Finishes

- Oaklands White Pepper 80/20 wool mix carpet in to living room, bedrooms, stairs and landing
- Large format Porcelanosa porcelain tiles in Ferroker Nikkel to kitchen
- Polished chrome finish ironmongery throughout
- White gloss paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

Security & Peace of Mind

- Front entrance door with multipoint locking system, security chain and door viewer
- Mains operated polished chrome finish push button door bell
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 10 year Premier warranty
- Fused spur installed for future connection of burglar alarm by homeowner

Heating

- Heating and hot water provided by an Ideal Logic high efficiency combi-boiler
- Honeywell programmable thermostat
- SMART meter

Energy Efficiency

- Predicted Energy Assessment (PEA) rating between 83 and 85 (B)
- Built to latest Building Regulation standards
- UPVC-framed double glazed windows

Exterior

- Private garden to all houses
- Off-street parking to all houses
- Low energy security light with motion and daylight sensor adjacent to the front & rear doors of houses

Specification subject to change. Please ask a sales officer for more information.

*Subject to a separate subscription



Images are of Forstal Mead private sale show home, specification will vary to that of Shared Ownership homes.

Forstal Mead

SITE PLAN

- Bramble
2 bedrooms
- Alder
2 bedrooms
- Hazel
3 bedrooms
- Laurel
3 bedrooms
- Cedar
3 bedrooms
- Maple
3 bedrooms
- Private Sale
- Development entrance
- Sold

PLEASE NOTE
Numbers denote the gardens for each plot.

Parking spaces are indicative only. Please ask a member of the sales team for more details on specific plots.



Bramble

2 bedroom house

Gross internal area 70 m2 (754 ft²)

Properties

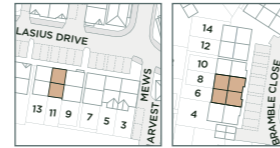
- 6 Bramble Close
- 8 Bramble Close*
- 11 Lasius Drive*

Ground floor

Kitchen	2.27m x 3.08m	7'5" x 10'2"
Lounge / Dining	4.32m x 3.18m	14'2" x 10'5"

First floor

Bedroom 1	4.32m x 3.60m	14'2" x 11'9"
Bedroom 2	4.32m x 2.18m	14'2" x 7'2"



Alder

2 bedroom house

Gross internal area 70 m2 (754 ft²)

Properties

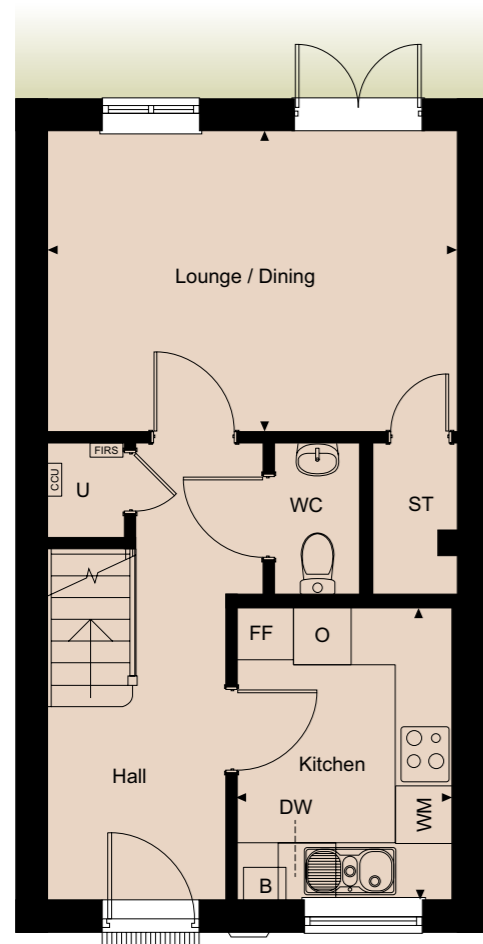
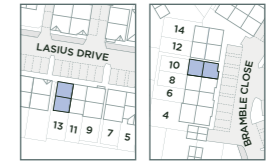
- 10 Bramble Close
- 13 Lasius Drive

Ground floor

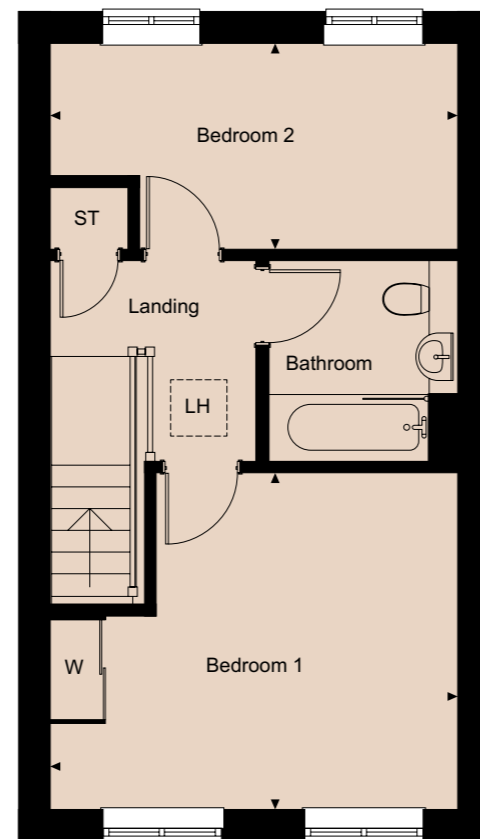
Kitchen	2.27m x 3.08m	7'5" x 10'2"
Lounge / Dining	4.32m x 3.18m	14'2" x 10'5"

First floor

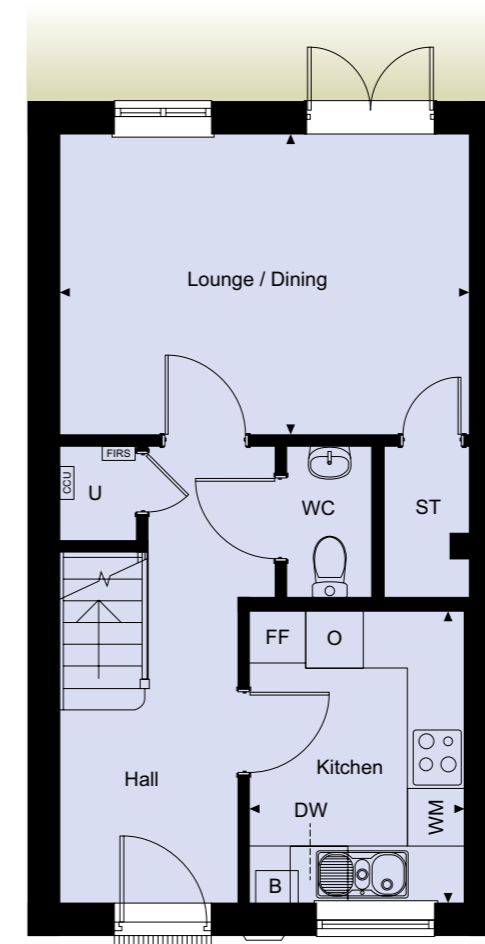
Bedroom 1	4.32m x 3.60m	14'2" x 11'9"
Bedroom 2	4.32m x 2.18m	14'2" x 7'2"



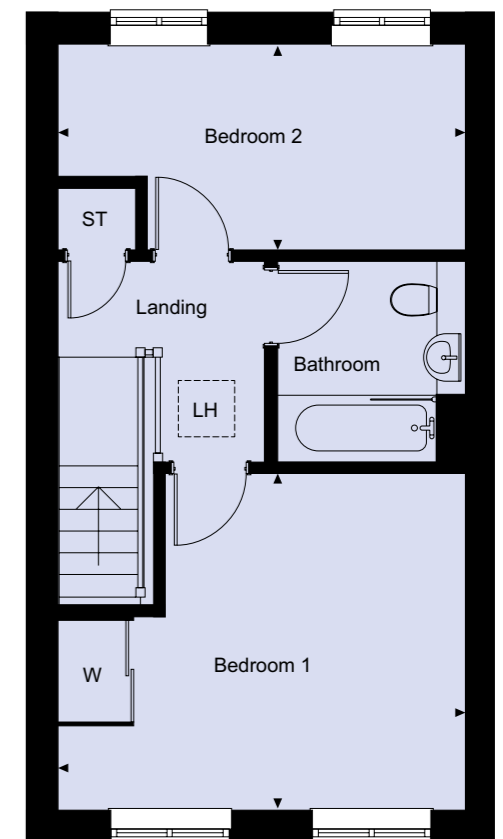
Ground floor



First floor



Ground floor



First floor

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard
WC - Water closet WM - Washing Machine W - Wardrobe.

*Indicates that this plot is handed

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard
WC - Water closet WM - Washing Machine W - Wardrobe.

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Hazel

3 bedroom house

Gross internal area 80 m² (860 ft²)



Properties

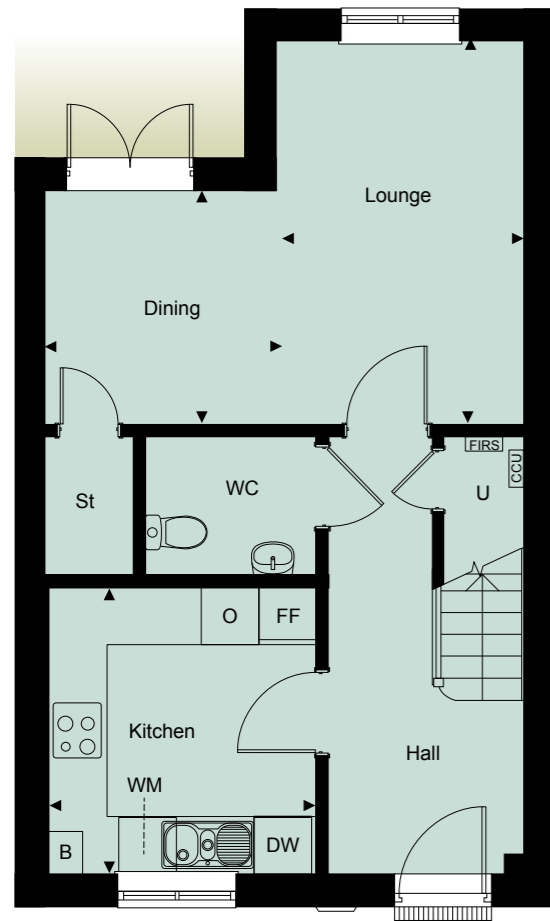
- 4 Foxglove Lane
- 6 Foxglove Lane*
- 8 Foxglove Lane
- 10 Foxglove Lane*
- 3 Lasius Drive
- 5 Lasius Drive*

Ground floor

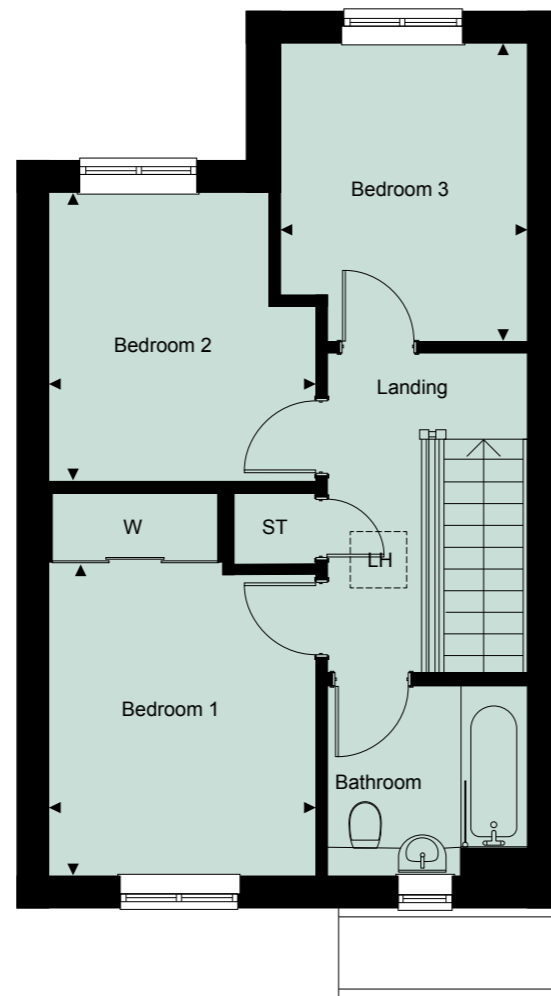
Kitchen	2.81m x 3.01m	9'3" x 9'11"
Lounge	2.62m x 4.05m	8'7" x 13'4"
Dining	2.45m x 2.58m	8'0" x 8'2"

First floor

Bedroom 1	2.83m x 4.05m	9'4" x 13'4"
Bedroom 2	2.33m (2.83 max) x 3.04m	7'8" (9'4" max) x 10'0"
Bedroom 3	2.60m x 3.15m	8'7" x 10'4"



Ground floor



First floor

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard
WC - Water closet WM - Washing Machine W - Wardrobe

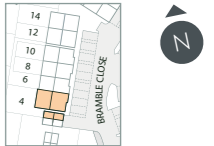
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Laurel

3 bedroom house

Gross internal area 84 m² (908 ft²)



Properties

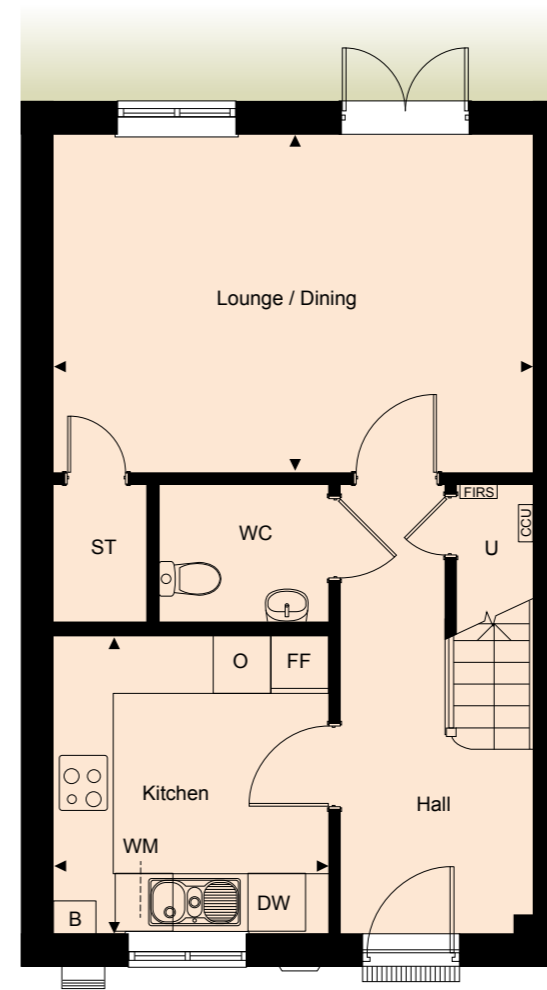
- 4 Bramble Close

Ground floor

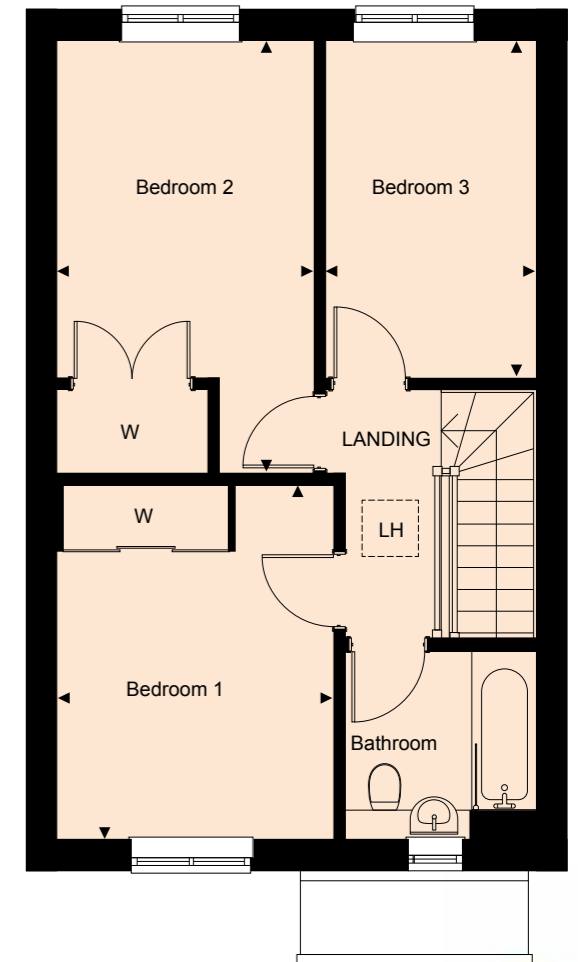
Kitchen	2.91m x 3.15m	9'7" x 10'4"
Lounge/Dining	5.08m x 3.58m	16'8" x 11'9"

First floor

Bedroom 1	3.75m x 2.94m	9'8" x 12'4"
Bedroom 2	2.72m x 3.58m (4.59 max)	8'11" x 11'9" (15'1" max)
Bedroom 3	2.24m x 3.58m	7'5" x 11'9"



Ground floor



First floor

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard
WC - Water closet WM - Washing Machine W - Wardrobe

*Indicates that this plot is handed

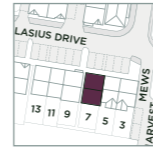
Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



Cedar

3 bedroom house

Gross internal area 84 m² (908 ft²)



Properties

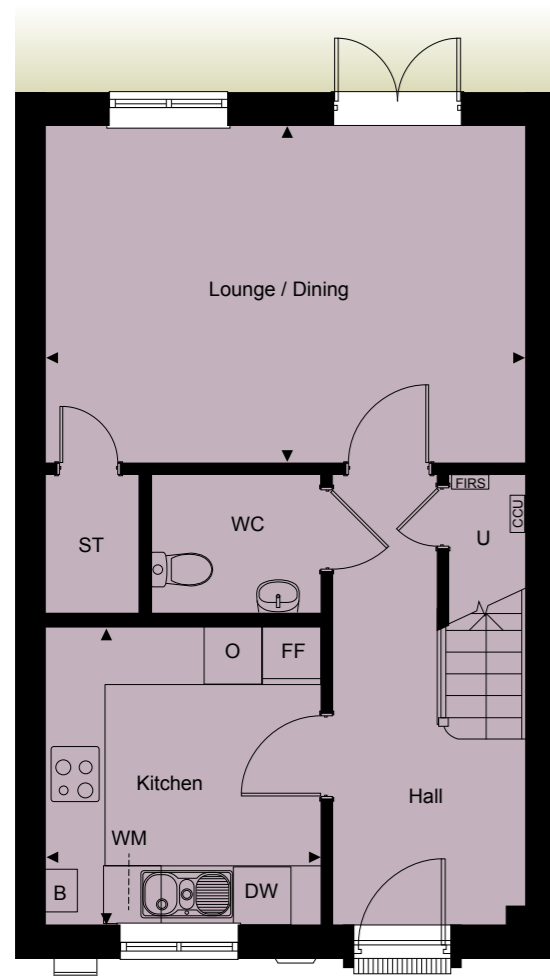
7 Lasius Drive*

Ground floor

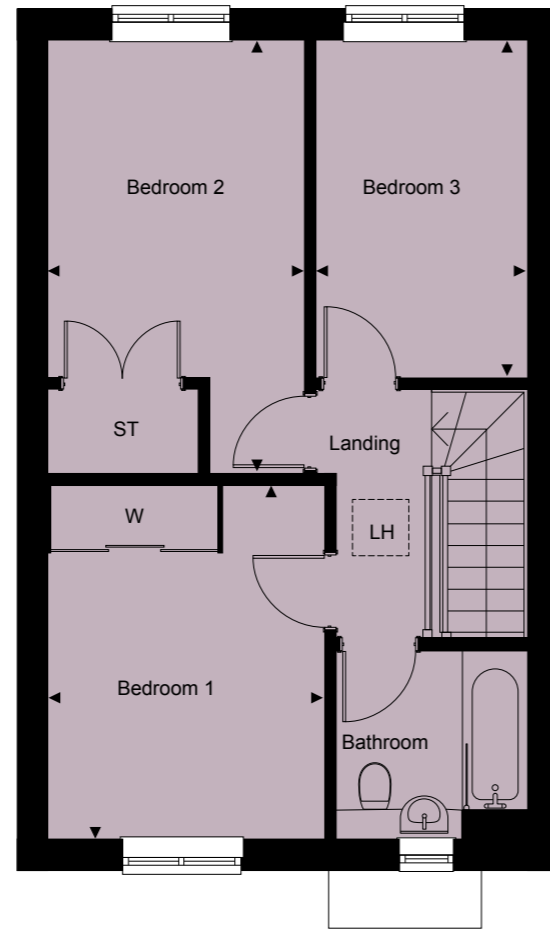
Kitchen	2.91m x 3.15m	9'7" x 10'4"
Lounge / Dining	5.08m x 3.58m	16'8" x 11'9"

First floor

Bedroom 1	3.75m x 2.94m	9'8" x 12'4"
Bedroom 2	2.72m x 3.85m (4.59m max)	8'11" x 11'9" (15'1" max)
Bedroom 3	2.24m x 3.58m	7'5" x 11'9"



Ground floor



First floor

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard WC - Water closet WM - Washing Machine W - Wardrobe.

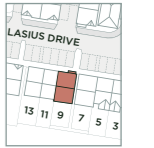
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Maple

3 bedroom house

Gross internal area 84 m² (908 ft²)



Properties

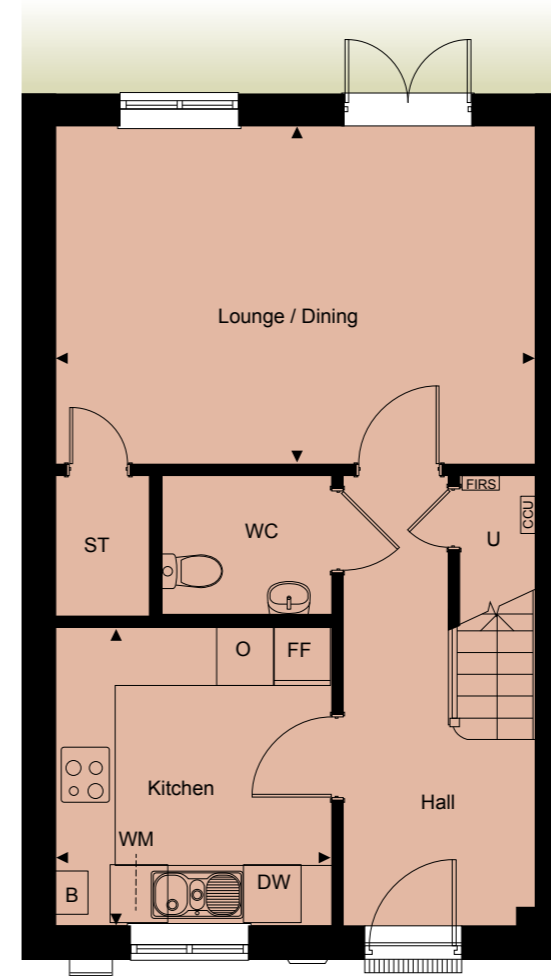
9 Lasius Drive*

Ground floor

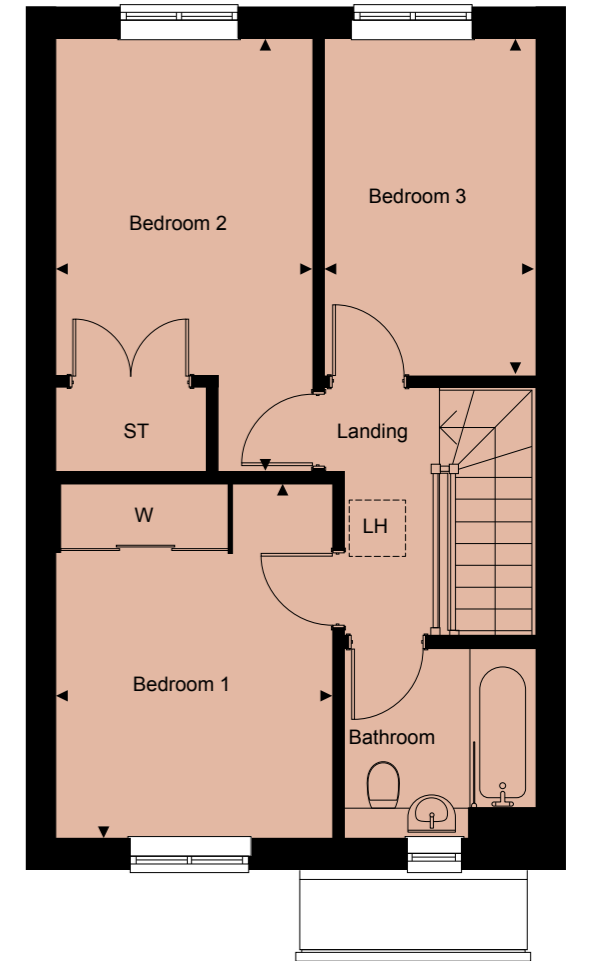
Kitchen	2.91m x 3.15m	9'7" x 10'4"
Lounge / Dining	5.08m x 3.58m	16'8" x 11'9"

First floor

Bedroom 1	3.75m x 2.94m	9'8" x 12'4"
Bedroom 2	2.72m x 3.85m (4.59m max)	8'11" x 11'9" (15'1" max)
Bedroom 3	2.24m x 3.58m	7'5" x 11'9"



Ground floor



First floor

B - Boiler CCU - Customer consumer unit location DW - Dishwasher FF - Fridge/Freezer FIRS - FIRS box unit location LH - Loft hatch O - Oven ST - Storage U - Utility cupboard WC - Water closet WM - Washing Machine W - Wardrobe.

*Indicates that this plot is handed

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SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

HOW DOES IT WORK?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

THE DETAILS

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do – which keeps us building homes, making places and enhancing lives.

Want more information? You can:

Email us: sales@optivo.org.uk

Call us: **0800 012 1442**

Visit our website: optivosales.co.uk

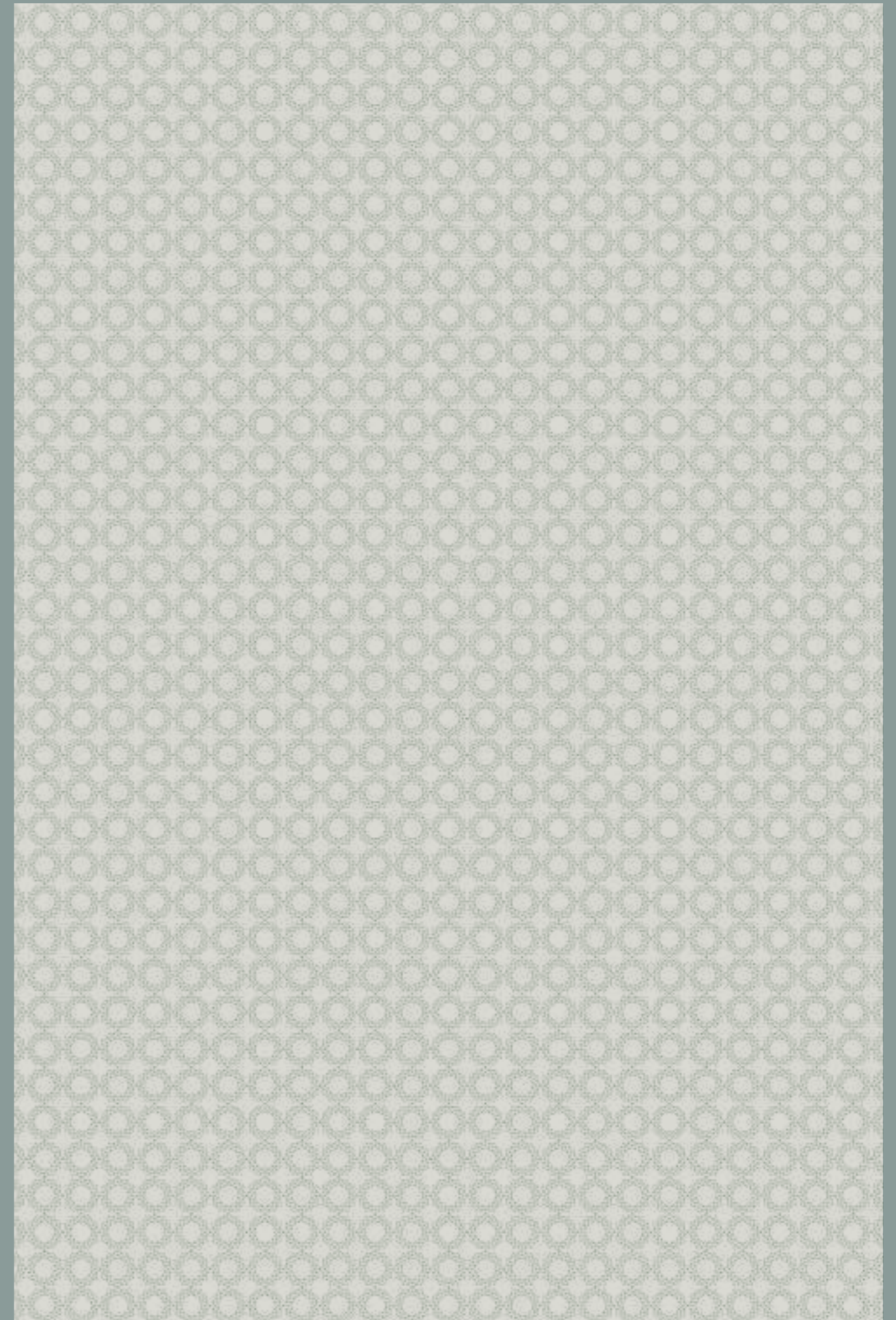


NEW HOMES
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The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. Computer generated image is indicative of style only and not representative of actual specification. November 2020.



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