

Taylor  
Wimpey

*Find your way around*

THE MANOR HOUSE  
*at Leybourne Chase*

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WEST MALLING | KENT





This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## THE MANOR HOUSE AT LEYBOURNE CHASE. A VERY SPECIAL PLACE TO BE

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*A warm welcome to The Manor House, Leybourne Chase.*

*The exquisitely restored Manor House is the perfect setting of 13 luxury apartments, ranging from 1, 2 and 3 bedrooms. These unique homes are designed and finished to the highest standards and benefit from the grandeur of the original Grade II-listed building.*

*Its outstanding position boasts breathtaking views across the formal gardens. Each home is generously sized with replicated Victorian features and high ceilings. The apartments offer contemporary living in a truly exceptional environment.*



# MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



## LIVE AND LOVE VILLAGE LIFE

*The village of Leybourne has a primary school, shops including a newsagent and general store, a welcoming local pub/restaurant – The Old Rectory – and a Brewers Fayre restaurant and motel.*

*Just 5 miles away, Maidstone offers a wealth of shopping, entertainment and leisure facilities. To the north, the Medway towns of Rochester, Chatham and Gillingham offer even more attractions, including the Charles Dickens Festival in Rochester and the excellent Chatham Historic Dockyard.*



*The Malling Jug, the town's first and only community micropub.*



*Manor Park Country Park, explore the impressive landscapes.*



*Coldrum Long Barrow, these stones are a sort of secret!*

## THE PERFECT PLACE TO BE

*Commuting is made easy with convenient access to Junction 4 of the M20 and frequent rail services to London from West Malling Station. Healthcare is covered by the doctors and dentists within easy reach. Maidstone, Rochester, Chatham and Gillingham are conveniently located.*

### TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



*The Spitfire, a contemporary pub in West Malling's King's Hill.*



*St Leonard's Tower, a small free-standing Norman tower keep.*



*West Malling Golf Club, enjoy a round of golf with friends.*





## WHY BUY NEW?

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*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

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*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP  
YOU BUY



Backed by  
HM Government

*Help to Buy means you can make the move to your first home with a deposit of just 5%.*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*



Get to know

# THE MANOR HOUSE

at Leybourne Chase

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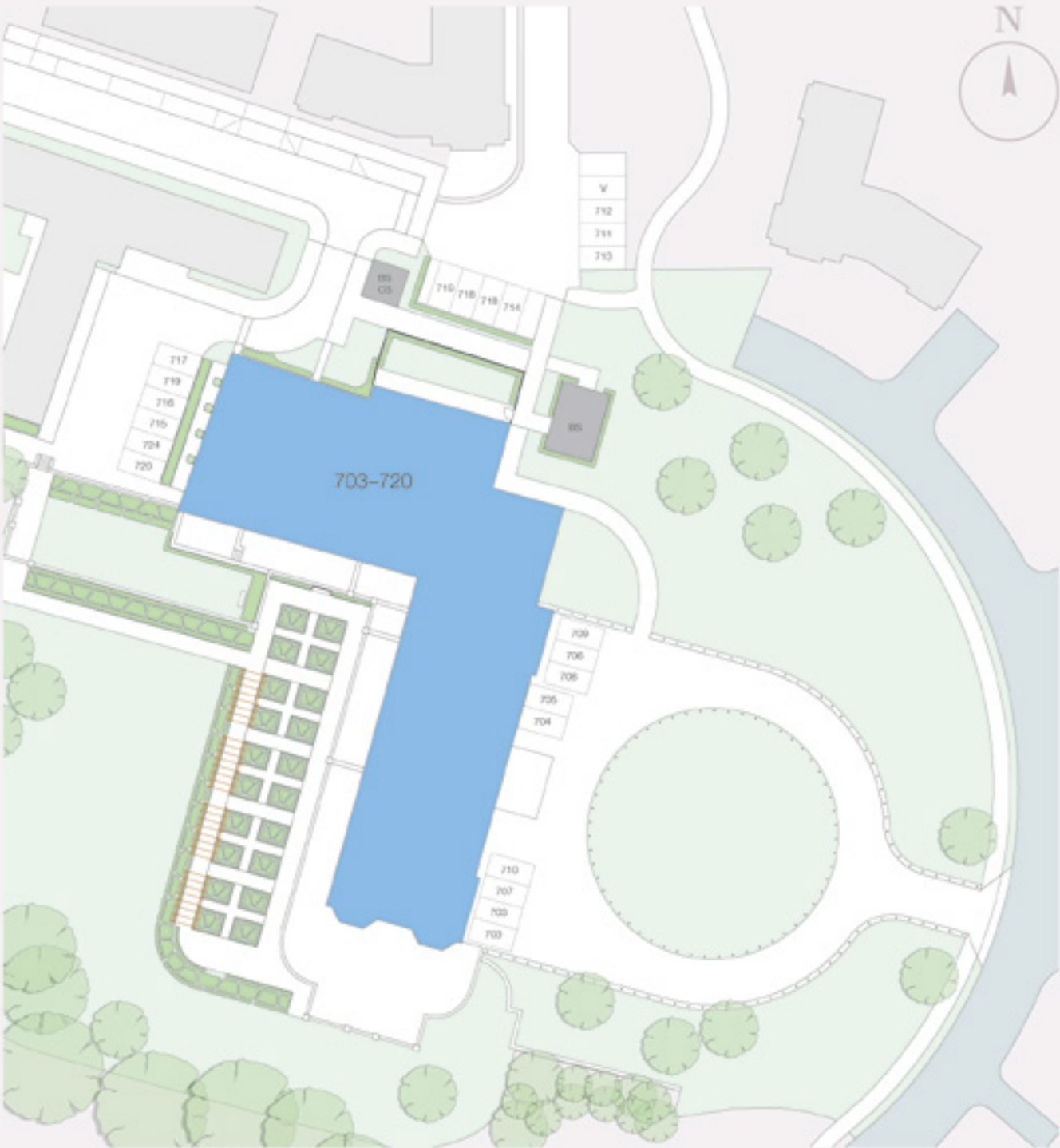
1, 2 and 3 bedroom apartments.  
Each apartment contains unique replicated Victorian features from the original Grade II listed Manor House building which have been carefully designed to blend the traditional features with modern living.

1, 2 & 3 bedroom apartments



**1, 2 & 3 bedroom apartments**  
**Plots:** 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719 & 720

- BS = Bin Store  
CS = Cycle Store  
V = Visitor Parking

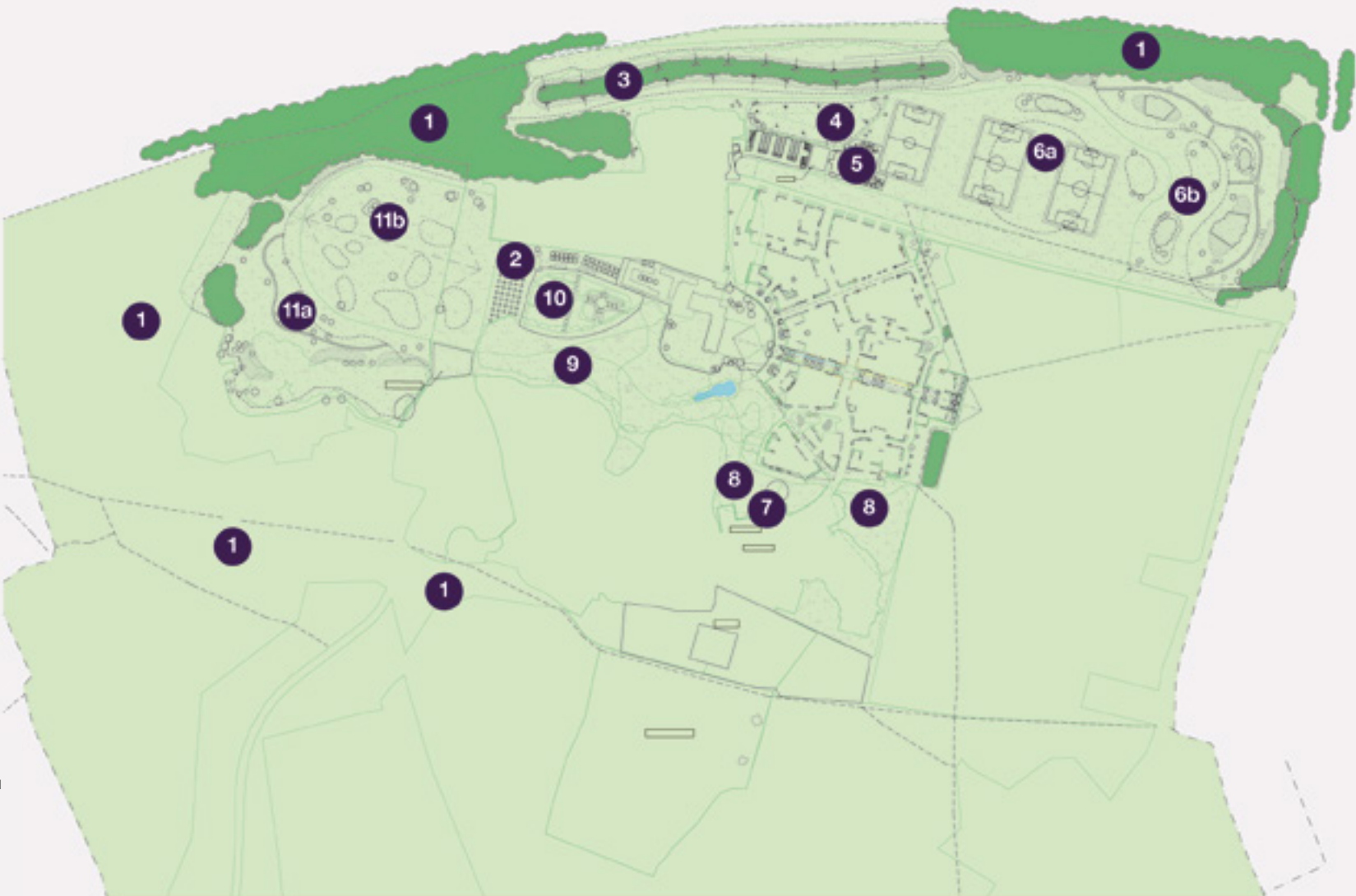


Enjoy life

## at Leybourne Chase

Set in the grounds of a former Manor House, this stunning new development has plenty of wide open spaces for residents to take advantage of. From the renovated walled gardens to the nature walk and playgrounds around the development, this prime location has it all covered.

- 1 Existing Woodland
- 2 Community Orchard
- 3 Acoustic Bund
- 4 Stormwater Attenuation Basin
- 5 Locally Equipped Area of Play (LEAP) – Northern Teenage Area
- 6a Formal Sports Pitches
- 6b Northern Parkland
- 7 Locally Equipped Area of Play (LEAP) – Central Green
- 8 Green Corridors
- 9 Informal Play in Arboretum Woodland
- 10 The Walled Garden
- 11a Informal Parkland
- 11b Informal Parkland



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 46225/October 2021.



# THE MANOR HOUSE

These unique 1, 2 & 3 bedroom apartments are designed to suit first time buyers, downsizers or professional couples.  
They are finished to the highest standards and benefit the grandeur of the original Grade II listed building.

Plot 703



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico
- Bespoke wall panelling & dado rail, to replicate original, wooden fireplace surround

<b>Kitchen/Dining Area</b>			
7.75m max x 6.34m min	25'5" x 20'10"	Height – 3.48m	
<b>Drawing Room</b>			
7.68m x 4.33m	25'2" x 14'2"	Height – 3.48m	
<b>Bedroom 1/Dressing Area</b>			
7.68m x 4.75m	25'2" x 15'7"	Height – 3.48m	
<b>Bedroom 2</b>			
5.09m x 3.28m	16'8" x 10'9"	Height – 3.48m	
<b>Bedroom 3</b>			
2.60m x 3.97m	8'6" x 13'0"	Height – 3.48m	
<b>Total internal floor area</b>			
197 sq. m.	2,120 sq. ft.		

Plot 704



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico
- Wooden fireplace with cast iron insert

<b>Kitchen/Living/Dining Area</b>		
8.31m max x 6.20m max	27'3" x 20'4"	Height – 3.48m
<b>Bedroom 1</b>		
4.80m x 2.67m	15'9" x 8'9"	Height – 3.48m
<b>Bedroom 2</b>		
4.79m x 3.11m	15'9" x 10'3"	Height – 3.48m
<b>Total internal floor area</b>		
106 sq. m.	1,141 sq. ft.	

 **Plots:** 703-720

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46225 / October 2021.

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

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Plot 705



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico

<b>Kitchen/Living/Dining Area</b>		
8.31m x 6.20m	27'3" x 20'4"	Height – 3.25m
<b>Bedroom 1</b>		
2.66m x 4.78m	8'9" x 15'8"	Height – 3.25m
<b>Bedroom 2</b>		
3.13m x 4.79m	10'3" x 15'8"	Height – 3.25m
<b>Total internal floor area</b>		
107 sq. m.	1,152 sq. ft.	

 **Plots:** 703-720

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Plot 707



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Bespoke hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico
- Private balcony with stone balustrade

<b>Kitchen</b>	3.50m x 2.65m	11'6" x 8'9"	Height – 3.25m
<b>Living/Dining Area</b>	6.04m x 4.49m	19'10" x 14'9"	Height – 3.25m
<b>Bedroom 1</b>	4.80m x 3.32m	15'9" x 10'11"	Height – 3.25m
<b>Bedroom 2</b>	3.61m x 2.98m	11'9" x 9'10"	Height – 3.25m
<b>Total internal floor area</b>	99 sq. m.	1,066 sq. ft.	

Plot 708



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico

<b>Kitchen/Dining Area</b>	6.09m x 6.73m	20'0" x 22'1"	Height – 2.88m
<b>Living Area</b>	6.09m x 3.15m	20'0" x 10'4"	Height – 2.88m
<b>Bedroom 1</b>	2.92m x 4.50m	9'7" x 14'9"	Height – 2.88m
<b>Bedroom 2</b>	3.01m x 4.50m	9'11" x 14'9"	Height – 2.88m
<b>Total internal floor area</b>	94 sq. m.	1,012 sq. ft.	

**Plots:** 703-720

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# THE MANOR HOUSE

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Plot 709



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico

<b>Kitchen</b>	3.07m x 2.33m	10'1" x 7'6"	Height – 2.88m
<b>Living/Dining Area</b>	6.10m x 4.48m	20'0" x 14'8"	Height – 2.88m
<b>Bedroom 1</b>	4.67m x 2.89m <i>min</i>	15'4" x 9'6"	Height – 2.88m
<b>Bedroom 2</b>	5.02m x 2.34m	16'6" x 7'8"	Height – 2.88m
<b>Total internal floor area</b>	81 sq. m.	872 sq. ft.	

Plot 710



### Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows to replicate original
- Tall ceilings
- Accessed from principal entrance lobby and portico

<b>Kitchen</b>	4.23m x 2.87m	13'11" x 9'5"	Height – 2.88m
<b>Living/Dining Area</b>	6.11m x 4.75m	20'1" x 15'7"	Height – 2.88m
<b>Bedroom 1</b>	3.84m x 3.61m	12'7" x 11'10"	Height – 2.88m
<b>Total internal floor area</b>	65 sq. m.	700 sq. ft.	

**Plots:** 703-720

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# THE MANOR HOUSE

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Plot 711



Features

- Period architraves and skirting boards
- Period covings/cornices of style to suit room significance
- Hardwood sash windows
- Tall ceilings

Kitchen/Living/Dining Area			
7.27m max	× 5.96m max	23'10" × 19'7"	Height – 3.48m
Bedroom 1			
4.20m	× 3.80m	13'9" × 12'6"	Height – 2.98m
Bedroom 2			
3.80m	× 3.15m	12'6" × 10'4"	Height – 2.98m
Total internal floor area			
104 sq. m.		1,119 sq. ft.	

Plot 712



Features

- Hardwood sash windows
- Tall ceilings

Kitchen/Living/Dining Area			
7.46m	× 5.49m	24'6" × 18'0"	Height – 2.64m
Bedroom 1			
4.60m	× 4.55m max	15'1" × 14'11"	Height – 2.64m
Bedroom 2			
4.27m	× 3.00m max	14'0" × 9'10"	Height – 2.64m
Total internal floor area			
100 sq. m.		1,076 sq. ft.	

Plots: 703-720

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# THE MANOR HOUSE

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Plot 713



Features

- Tall glazed doors with arched fanlights to south elevation

Kitchen/Dining/Living Area			
7.81m	× 3.85m	25'6" × 12'8"	Height – 2.40m
Bedroom 1			
4.41m	× 3.74m	14'6" × 12'3"	Height – 3.48m
Bedroom 2			
4.97m max	× 2.86m	16'4" max × 9'4"	Height – 2.40m
Total internal floor area			
94 sq. m.		1,012 sq. ft.	

Plot 714



Features

- Tall glazed doors with arched fanlights to south elevation

Kitchen/Dining/Living Area			
7.92m	× 4.09m	25'9" × 13'5"	Height – 2.40m
Bedroom 1			
5.87m max	× 3.68m	19'3" × 12'1"	Height – 2.40m
Dressing Area			
2.20m	× 1.40m	7'3" × 4'7"	Height – 2.40m
Bedroom 2			
3.58m max	× 5.88m max	19'4" × 11'9"	Height – 2.40m
Total internal floor area			
103 sq. m.		1,109 sq. ft.	

Plots: 703-720

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# THE MANOR HOUSE

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Plot 715



**Features**

- Hardwood sash windows
- Tall ceilings

**Kitchen/Living/Dining Area**

6.80m x 5.97m      22'4" x 19'7"      Height – 3.25m

**Bedroom 1**

4.39m x 3.66m      14'5" x 12'0"      Height – 3.25m

**Total internal floor area**

71 sq. m.      764 sq. ft.

Plot 716



**Features**

- Hardwood sash windows
- Tall ceilings

**Kitchen/Living/Dining Area**

6.89m x 6.07m max      22'7" x 19'11"      Height – 2.88m

**Bedroom 1**

4.44m x 3.74m max      14'7" x 12'3"      Height – 2.88m

**Total internal floor area**

69 sq. m.      764 sq. ft.



Plots: 703-720

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Plot 717



**Features**

- Hardwood sash windows
- Tall ceilings

**Kitchen/Living/Dining Area**

8.30m max x 6.27m max      27'3" x 20'7"      Height – 2.88m

**Bedroom 1**

4.87m x 2.78m      16'0" x 9'1"      Height – 2.88m

**Bedroom 2**

4.86m x 3.01m      15'11" x 9'11"      Height – 2.88m

**Total internal floor area**

109 sq. m.      1,173 sq. ft.

Plot 718



**Features**

- Exposed roof structure timbers
- Exposed steel trusses
- Balcony
- Glazed roof lantern

**Kitchen/Living/Dining**

6.70m x 6.66m max      20'0" x 21'8"      Height – 2.18m

**Bedroom 1**

5.51m x 3.09m      18'1" x 10'2"      Sloped 2m – 3.88m

**Bedroom 2**

6.59m x 2.74m      21'7" x 9'0"      Height – 3.87m

**Bedroom 3**

3.80m x 2.60m      12'6" x 8'6"      Height – 2.18m

**Dressing Area**

3.77m x 3.36m      12'4" x 11'1"      Sloped 2m – 3.70m

**Total internal floor area**

138 sq. m.      1,485 sq. ft.



Plots: 703-720

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Plot 719



Plot 720



**Features**

- Exposed roof structure timbers

<b>Kitchen/Living/Dining Area</b>		
8.03m × 5.60m max	26'4" × 18'5"	Sloped Ceiling, Lowest Height – 3.48m
<b>Bedroom 1</b>		
4.64m × 2.68m	15'3" × 8'10"	Height – 2.60m
<b>Bedroom 2</b>		
3.44m × 2.56m	11'4" × 8'5"	Height – 2.60m
<b>Dressing Area</b>		
2.88m × 2.13m max	9'5" × 7'0"	Height – 2.60m
<b>Total internal floor area</b>		
97 sq. m.	1,044 sq. ft.	

**Features**

- Exposed roof structure timbers

<b>Kitchen</b>		
4.58m × 2.20m	15'1" × 7'3"	Height – 2.60m
<b>Living/Dining Area</b>		
4.75m × 3.38m	15'7" × 11'1"	Sloped Ceiling, Lowest Height – 3.48m
<b>Bedroom 1</b>		
4.63m × 2.69m	15'3" × 8'10"	Sloped Ceiling, Lowest Height – 3.48m
<b>Bedroom 2</b>		
3.34m × 2.52m	11'0" × 8'3"	Sloped Ceiling, Lowest Height – 3.48m
<b>Total internal floor area</b>		
73 sq. m.	786 sq. ft.	

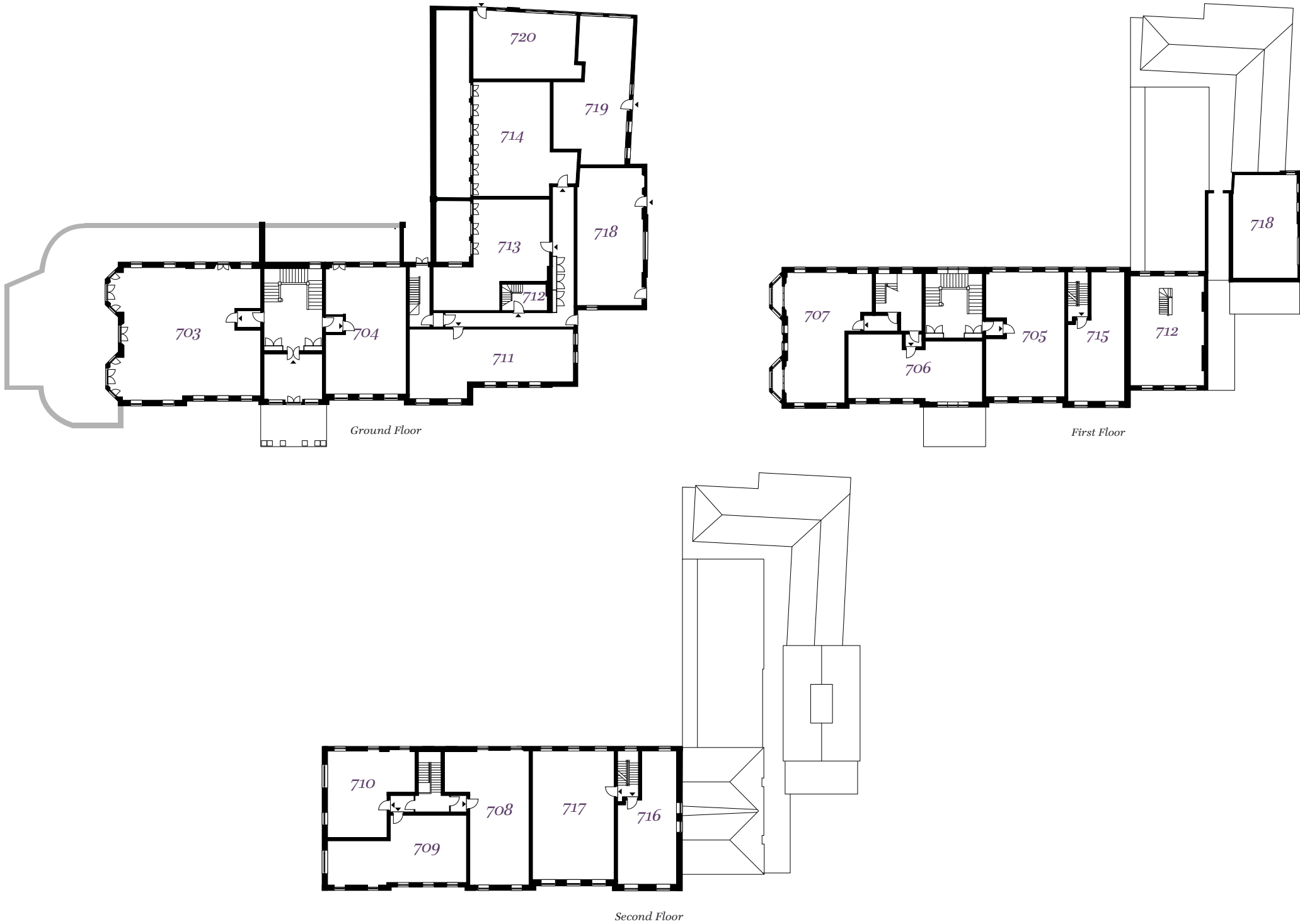
**Plots:** 703-720

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## STANDARD SPECIFICATIONS

Uniquely refurbished Grade II-listed Manor House and all homes are built to a high specification throughout.

### THE MANOR HOUSE AT LEYBOURNE CHASE

Bannister Way, off Birling Road, Leybourne,  
West Malling, Kent, ME19 5GQ

#### TELEPHONE

01732 448 193

#### OPEN TIMES

By appointment only

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.



Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

General	1	2	2	3
Cycle storage	✓	✓	✓	✓
White mist coat plus two coats to walls	✓	✓	✓	✓
Doorbell (plot specific, see sales specification)	✓	✓	✓	✓
Wall-mounted audio entry system (plot specific, see sales specification)	✓	✓	✓	✓
Indesit washer/dryer to hall cupboard (plot specific, see sales specification)	✓	✓	✓	✓
Front outdoor light (plot specific, see sales specification)			✓	✓
Double electric sockets throughout	✓	✓	✓	✓
Apartment entrance doors fitted with chrome ironmongery viewer and chain	✓	✓	✓	✓
Cream internal doors	✓	✓	✓	✓
Centralised gas boiler with internal Heat Interface Units (HIU)	✓	✓	✓	✓

Kitchen				
Laminate worktop	✓	✓	✓	
Silestone worktops (plot specific, see sales specification)			✓	✓
Undermount sink for Silestone worktop			✓	✓
1.5 bowl stainless steel inset sink mixer tap	✓	✓	✓	✓
AEG integrated double electric oven (plot specific, see sales specification)	✓	✓	✓	✓
60cm stainless steel chimney hood	✓	✓	✓	✓
AEG 4 burner electric frameless ceramic hob	✓	✓	✓	✓
Glass or silestone splashback (plot specific, see sales specification)	✓	✓	✓	✓
AEG washer/dryer (plot specific, see sales specification)	✓	✓	✓	✓
AEG dishwasher and fridge/freezer	✓	✓	✓	✓

Living Room	1	2	2	3
TV socket and telecom point	✓	✓	✓	✓

Bedroom				
TV socket to bedroom 1	✓	✓	✓	✓

Bathroom				
Ideal Standard Alto chrome mono tap	✓	✓	✓	✓
Half-height Porcelanosa wall tiling 2 tile splashback to basin and vanity unit	✓	✓	✓	✓
Aqualisa chrome thermostatic shower over bath (plot specific, see sales specification)	✓	✓	✓	✓

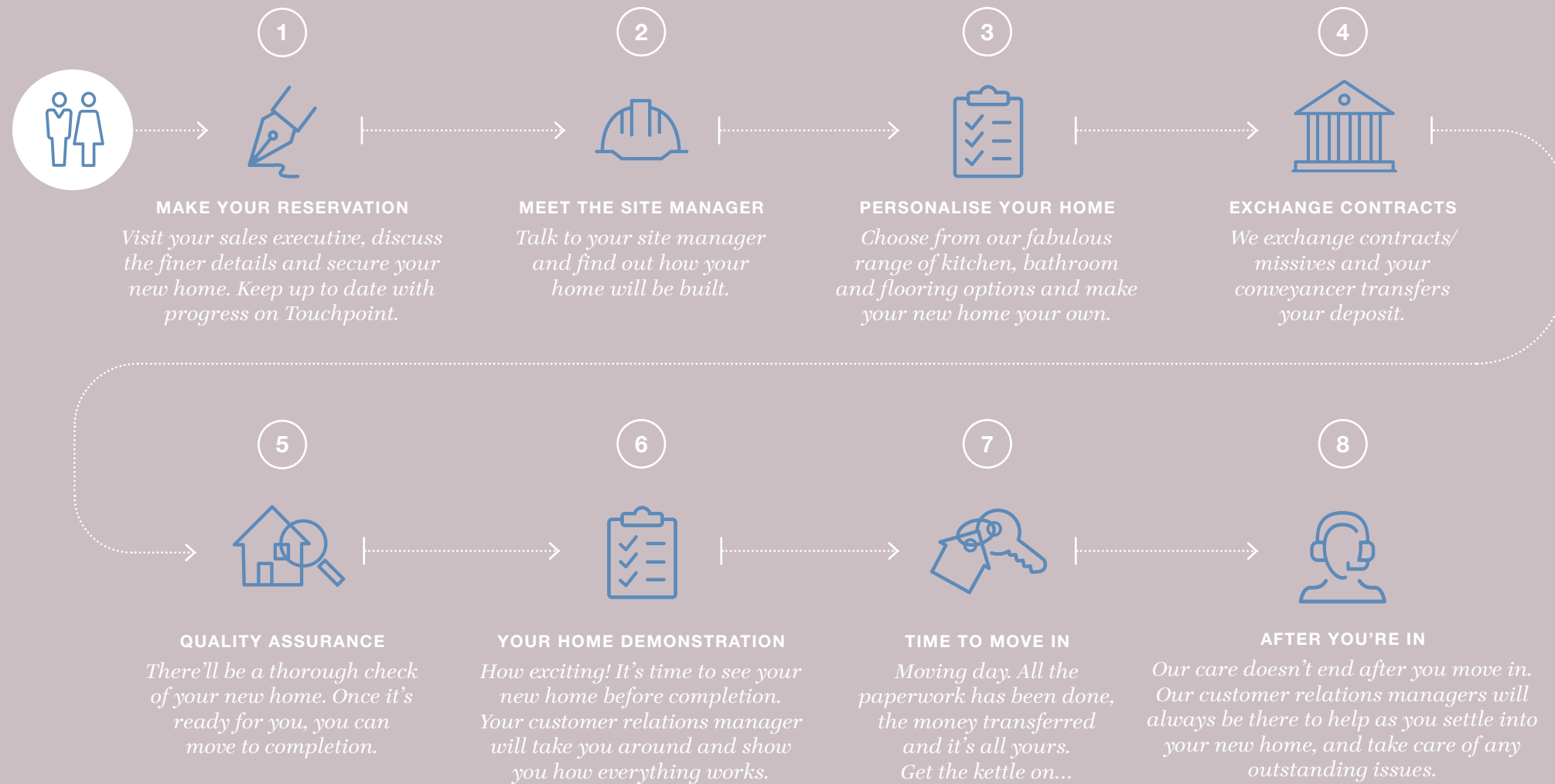
En suite and shower room (plot specific)				
Ideal Standard Alto chrome mono tap			✓	✓
Half-height Porcelanosa tiling throughout			✓	✓
Shower tray and Roman chrome finish bi-fold shower screen			✓	✓
Aqualisa chrome thermostatic shower			✓	✓

External features				
Communal and private front and rear garden/terrace landscaped as per landscape plan (plot specific, see plans)			✓	✓

Other features				
NHBC warranty against structural defects for a ten-year period following the date of build completion	✓	✓	✓	✓



# FROM LOOKING ROUND TO MOVING IN...



\*Images may include optional upgrades at additional cost. This image shows a typical Taylor Wimpey apartment at Leybourne Chase Manor House. Its purpose is to give a feel for the development, not an accurate description of each property.



## LEYBOURNE CHASE

The Manor House at Leybourne Chase  
Hilder Street  
West Malling  
Kent  
ME19 5AA

## CONTACT US ON

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## FROM THE M20:

- *Heading west from M25 or east from Ashford, leave the M20 at Junction 4*
- *Take the A228 exit onto Tonbridge/ West Malling*
- *At the roundabout take the second exit onto Bull Road*
- *Turn left onto Birling Road, then right onto The Avenue*
- *The development is located on your left hand side*

