



MAIDSTONE

WYATT

GROVE

A STUNNING COLLECTION OF TRADITIONAL 2, 3 & 4 BEDROOM HOMES  
SET IN A PRIVATE WALLED DEVELOPMENT

## Local Area

Kent living. Where quality of life has always been a tradition.

With a location on the edge of Kent's lush countryside, yet just two miles from the county town of Maidstone, Wyatt Grove offers the enviable lifestyle Kent is renowned for – whether you are looking for a home beautifully placed for the 'business capital of Kent' itself or to take advantage of excellent commuting links direct to the heart of the capital.

Maidstone offers a wonderful blend of tradition and 21st century appeal, so expect enthusiastic displays of Morris Dancing outdoors in the summer and the latest fitness dance classes at Maidstone Leisure Centre. Maidstone Museum & Art Gallery proudly celebrates the past with up-to-the-minute interactive displays, while entertainment runs from the handsome, classic Hazlitt theatre to the multi-screen Odeon and sparkling nightlife in swish clubs and bars.

Families will appreciate having everything from a nursery and primary school to Midkent College, one of the largest FE colleges in the region, all in easy reach of home – in a county with an impressive reputation for its schooling. The High Street, Fremlin Walk and Mall Chequers as well as a wealth of independent stores offer superb shopping, with contemporary names from Superdry to Zara.

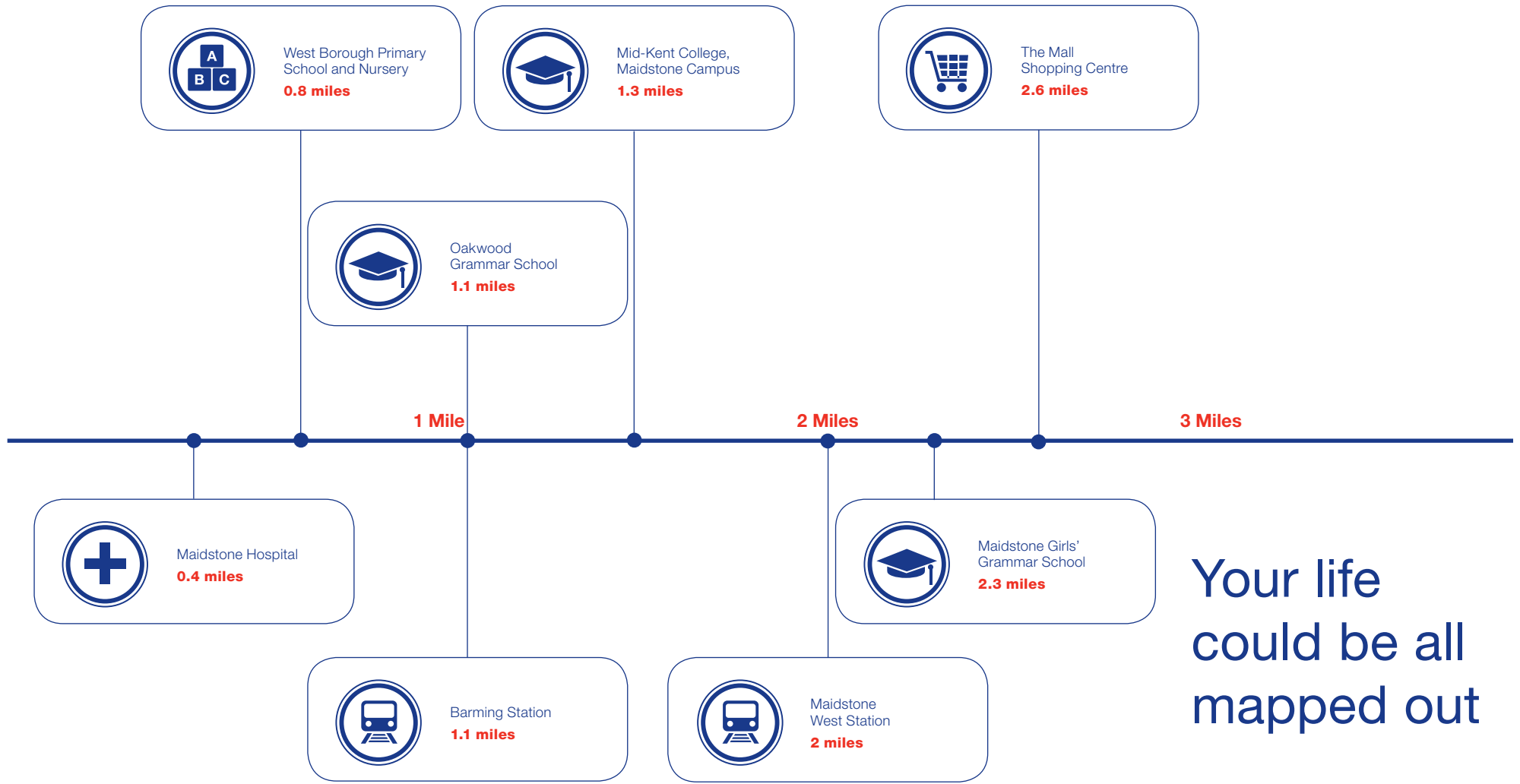
You will find major supermarkets Morrisons, Sainsbury's and Waitrose, and are ideally located to make the most of unrivalled local Kent produce from cheese to exclusive pink champagne. You will find locally sourced ingredients on menus at pubs and restaurants, with Maidstone home to chains Prezzo, Zizzi's, and Wildwood, and speciality restaurants for steak from the South American pampas. Alternatively enjoy fine dining in 16th century buildings overlooking a village green in surrounding villages.

The broader landscape is truly one of stunning scenery, from Downland countryside to nearby Oaken Wood with its rare plants only found in ancient woodland – or head to Mote Park's 450 acres of parkland and lake, miniature railway and Pitch and Putt. Serious golfers will find over 60 courses across the county so they are never far from great play.

A major feature of the landscape is the River Medway – take riverside walks at the Millennium River Park, or board a Mississippi-style steamboat to enjoy the waterway at leisure. When you need to move faster, train services from Barming station run into London Victoria direct in 58 minutes, and to St Pancras from Maidstone West in just 50 minutes, with Ebbsfleet International 20 miles away for Eurostar. The M20 is easily accessed, with Dover and Folkestone on the coast – as well as Gatwick – all well under an hour's drive.



# Distances



Your life could be all mapped out



Wyatt Grove

## A beautiful future begins

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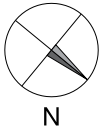


Wyatt Grove brings stunning new homes to a setting in Maidstone to create a modern new enclave, large enough to create a real sense of identity yet small enough to offer a scale of living many will find appealing.

An historic site, it offers a backdrop of mature trees, as well as a ragstone wall with its distinctive blue-grey hues reflecting the architectural texture of its Kentish surroundings. A new green will see a new area of landscaping attracting its own wildlife, as well as creating a delightful focal point and place to relax. The homes at Wyatt Grove range from a two bedroom coach house to three and four bedroom homes, which means that whether you are looking for your first home, space for a growing family or downsizing in style, at Wyatt Grove you can have it all.



# Development Overview



Sales Information Centre and Show home.

## 2 bedroom homes



**The Dovedale**  
2 bedroom coach house  
Plot: 31



2 bedroom coach house  
Plot: 11\* & 21†



2 bedroom coach house  
Plots: 22† & 23†

## 3 bedroom homes



**The Earlsford**  
3 bedroom homes  
Plots: 29 & 30



**The Gosford**  
3 bedroom homes  
Plots: 32-34



**The Easedale**  
3 bedroom homes  
Plots: 28 & 39



**The Easedale Plus**  
3 bedroom homes  
Plots: 2, 4 & 8



**The Easedale Special**  
3 bedroom homes  
Plots: 3, 5 & 7



**The Tildale**  
3 bedroom homes  
Plot: 1 & 38



3 bedroom homes  
Plots: 16†, 17† & 18\*



3 bedroom homes  
Plots: 19\* & 20\*



3 bedroom home  
Plot: 24†

## 4 bedroom homes



**The Midford**  
4 bedroom home  
Plot: 35



**The Wyatt**  
4 bedroom home  
Plot: 6



**The Whitford**  
4 bedroom homes  
Plots: 25-27, 36, 37 & 40



4 bedroom homes  
Plots: 12\* & 13\*

## Apartments



1 & 2 bedroom apartments  
Plots: 9\*, 10\*, 14\* & 15\*  
  
Plots 9 & 15 Wheelchair adaptable.

\* = Rental homes (Plots 9-15, 18, 19 & 20)  
† = Shared ownership (Plots 16, 17 & 21-24)

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.





This is the standard specification for each of the homes available, as indicated.

## Kitchens

- Choice of stylish contemporary fitted kitchens with under-counter single/double† oven, gas/electric hob & integrated extractor cooker hood ✓
- Co-ordinating laminate worktops and upstands ✓
- Stainless steel sink and drainer ✓
- Spaces for fridge freezer, washing machine/washer dryer and dishwasher ✓
- Glass splash back above hob ✓

## Bathrooms, En suites & Cloakrooms

- Stylish Roca sanitaryware in white with Ideal chrome plated brassware ✓
- Choice of Porcelanosa ceramic wall tiles to bathroom and en suite ✓
- Thermostatic shower to en suite where applicable ✓

## Electrical Features

- TV socket and telephone point to main living area and master bedroom ✓
- Mains-operated smoke detectors interconnected with battery back-up ✓
- Battery-operated carbon monoxide alarms to rooms with gas appliances ✓

## Windows, Doors & Joinery

- uPVC double glazed windows and external doors ✓
- Front doors with chrome ironmongery and multipoint locking system ✓
- White painted staircase with handrails ✓

## Finishing Touches

- Crown white emulsion to all internal walls ✓

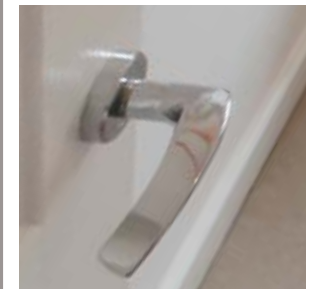
## External Features

- Riven buff paving slabs to width of patio doors (where applicable) ✓
- Optional turfing to all rear gardens ✓

## NHBC 10-year Warranty

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

A range of optional upgrades are available subject to build stage. Please speak to your sales executive for further details.



✓ = Standard features  
† = Varies depending on property size

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. February 2014.

WYATT GROVE  
Housetypes



# The Dovedale 2 Bedroom coach house

Plot 31

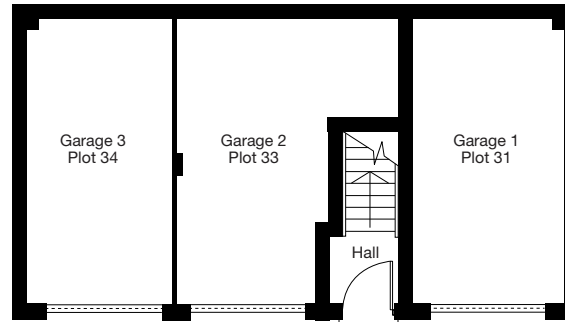
616 sq ft



The carefully planned layout of the 2 bedroom Dovedale coach house makes it perfect for first time buyers and downsizers.

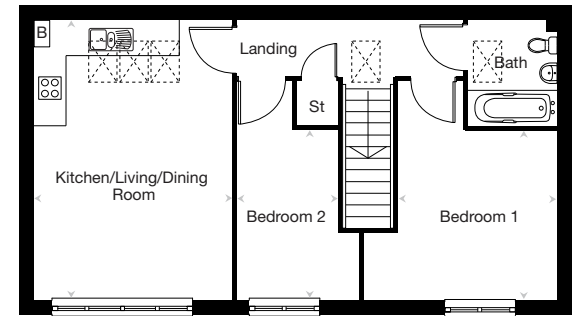
A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open plan living/kitchen/dining room is the home's focal point, and provides the ideal space for unwinding or entertaining guests.

On the same floor you will also find the master bedroom, a further bedroom and a main bathroom located off the landing.



## Ground Floor

Entrance Hall



## First Floor

- Kitchen/Living/Dining Room  
5350mm x 3807mm    17'7" x 12'6"
- Bedroom 1  
3240mm x 3057mm    10'8" x 10'0"
- Bedroom 2  
3250mm x 1941mm    10'8" x 6'4"

### Key

B – Boiler    St – Store     – Roof Light

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.



# The Earlsford 3 Bedroom home

Plots 29 & 30

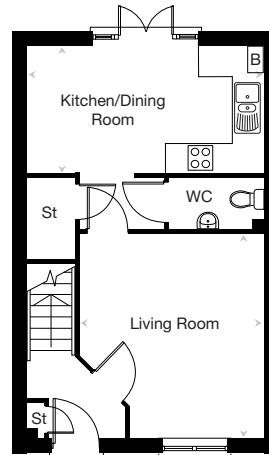
790 sq ft



Designed to appeal to couples or young families, the 3 bedroom Earlsford offers a convenient layout for contemporary lifestyles.

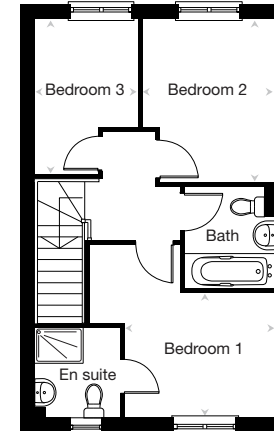
The entrance hallway leads to a living room and a kitchen/dining room with French doors to the private garden, making it perfect for relaxing. A cloakroom and cupboard complete the ground floor layout.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further bedroom, a main bathroom and a third bedroom which could alternatively be used as a study, nursery or playroom.



## Ground Floor

Living Room	4102mm x 3652mm	13'5" x 12'0"
Kitchen/Dining Room	4684mm x 2543mm	15'4" x 8'4"



## First Floor

Bedroom 1	2940mm x 2430mm	9'8" x 8'0"
Bedroom 2	3207mm x 2590mm	10'6" x 8'6"
Bedroom 3	3051mm x 2007mm	10'0" x 6'7"

### Key

B – Boiler St – Store WC – Cloakroom

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.

# The Gosford 3 Bedroom home

Plots 32 - 34

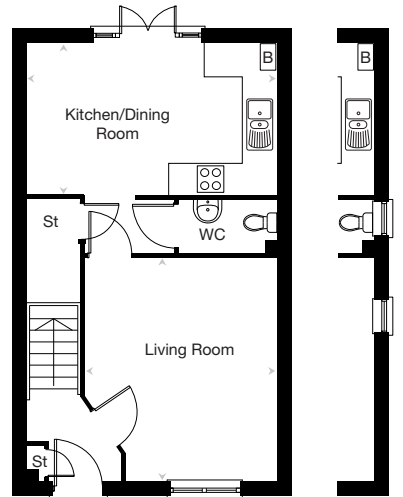
848 sq ft



The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space.

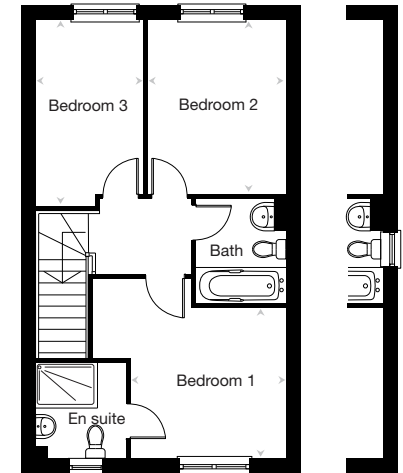
An open plan kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A living room to the front, cloakroom and store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, two further bedrooms and a family bathroom.



## Ground Floor

Living Room	4266mm x 3655mm	14'0" x 12'0"
Kitchen/Dining Room	4724mm x 2875mm	15'6" x 9'5"



## First Floor

Bedroom 1	2962mm x 2833mm	9'9" x 9'4"
Bedroom 2	3307mm x 2630mm	10'10" x 8'8"
Bedroom 3	3551mm x 2006mm	11'8" x 6'7"

### Key

B – Boiler St – Store WC – Cloakroom

\*Plot specific window

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.

# The Easedale 3 Bedroom home

Plots 28 & 39

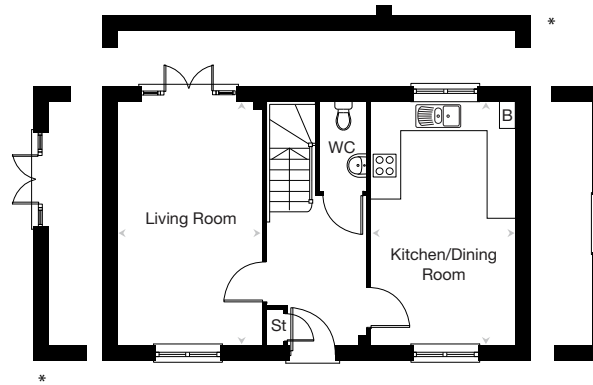
914 sq ft



The Easedale is a 3 bedroom property which would suit couples or families.

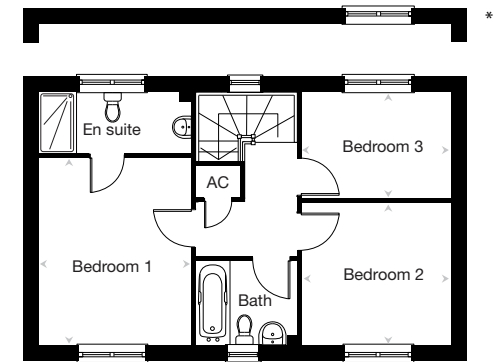
The entrance hallway leads to a kitchen/dining room and a light and airy living room with French doors to the private garden, both of these rooms have a double aspect outlook.

Upstairs, the landing leads to the master bedroom with a good size en suite shower room, a further bedroom which could be used for guests, a main bathroom and a third bedroom that could alternatively be used as an office or nursery.



## Ground Floor

Living Room	5100mm x 3020mm	16'9" x 9'11"
Kitchen/Dining Room	5100mm x 3026mm	16'9" x 9'11"



## First Floor

Bedroom 1	3789mm x 3082mm	12'5" x 10'1"
Bedroom 2	3026mm x 2862mm	9'11" x 9'5"
Bedroom 3	3026mm x 2150mm	9'11" x 7'1"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

\*Variation in end/side wall to plot 28

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.



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# The Easedale Plus 3 Bedroom home

## Use of space

Plots 2, 4 & 8

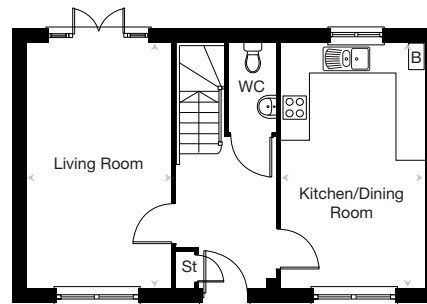
914 sq ft



The Easedale Plus is a 3 bedroom property which would ideally suit a couple or a young family.

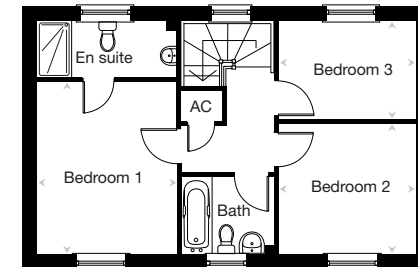
The entrance hallway leads to a kitchen/dining room and a light and airy living room with French doors to the private garden. There's also a cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further bedroom, a main bathroom and a third bedroom that could alternatively be used as a study or nursery.



### Ground Floor

Living Room	5100mm x 3020mm	16'9" x 9'11"
Kitchen/Dining Room	5100mm x 3026mm	16'9" x 9'11"



### First Floor

Bedroom 1	3790mm x 3055mm	12'5" x 10'0"
Bedroom 2	3025mm x 2860mm	9'11" x 9'5"
Bedroom 3	3025mm x 2150mm	9'11" x 7'1"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. February 2014.

# The Easedale Special 3 Bedroom home

Plot 3, 5 & 7

987 sq ft

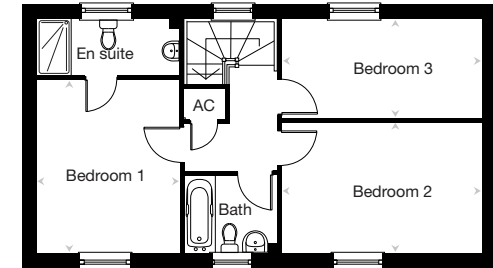
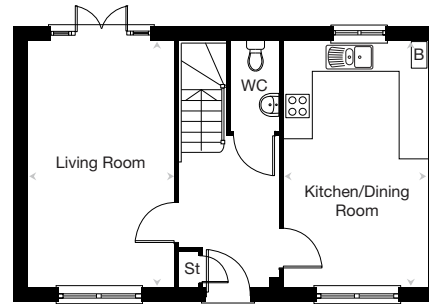


The Easedale Special

The Easedale Special is a 3 bedroom house which would ideally suit a couple or a growing family.

The entrance hallway leads to a kitchen/dining room and a light and airy living room with French doors to the private garden ideal for entertaining. There's also a cloakroom downstairs.

Upstairs you will find the landing that leads to the master bedroom with en suite shower room, two further good size bedrooms and a family bathroom.



## Ground Floor

Living Room	5100mm x 3020mm	16'9" x 9'11"
Kitchen/Dining Room	5100mm x 3025mm	16'9" x 9'11"

## First Floor

Bedroom 1	3790mm x 3055mm	12'5" x 10'0"
Bedroom 2	4325mm x 2860mm	14'2" x 9'5"
Bedroom 3	4325mm x 2150mm	14'2" x 7'1"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.

# The Midford 4 Bedroom home

Plot 35

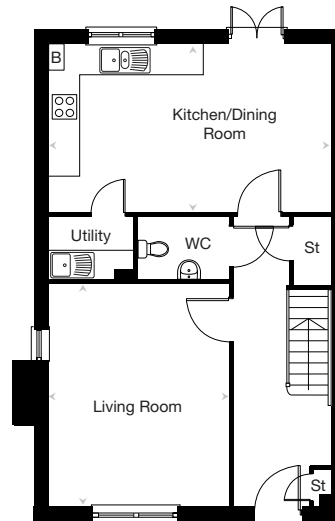
1,151 sq ft



Families looking for practical and generous living space will find all they need in the flexibly designed 4 bedroom Midford.

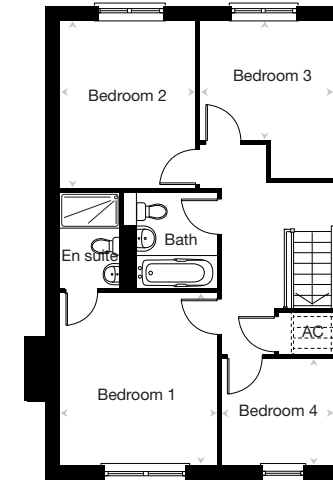
An open plan kitchen/dining room leads through French doors to the private rear garden, which makes al fresco dining easy, and a handy utility room provides a useful space for laundry. A separate living room, cloakroom and an under stairs cupboard complete the ground floor layout.

The en suite master bedroom is found upstairs, along with three further bedrooms and a main bathroom.



## Ground Floor

Living Room	4498mm x 3622mm	14'9" x 11'11"
Kitchen/Dining Room	5714mm x 3380mm	18'9" x 11'1"



## First Floor

Bedroom 1	3613mm x 3272mm	11'10" x 10'9"
Bedroom 2	3537mm x 2813mm	11'7" x 9'3"
Bedroom 3	2813mm x 2524mm	9'3" x 8'3"
Bedroom 4	2354mm x 2230mm	7'9" x 7'4"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.



# The Tildale 3 Bedroom home

Plots 1 & 38

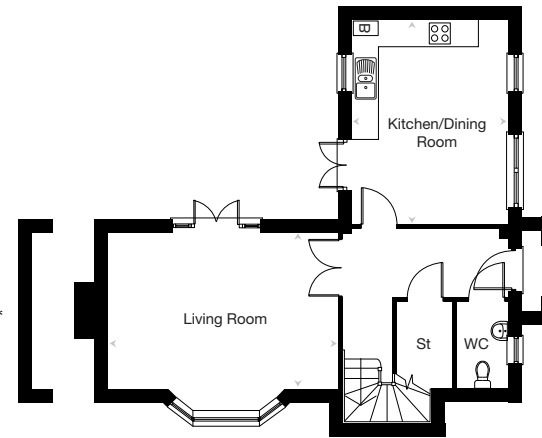
1,153 sq ft



The Tildale is a 3 bedroom home with an attractive layout providing flexible living, appealing to couples and families alike.

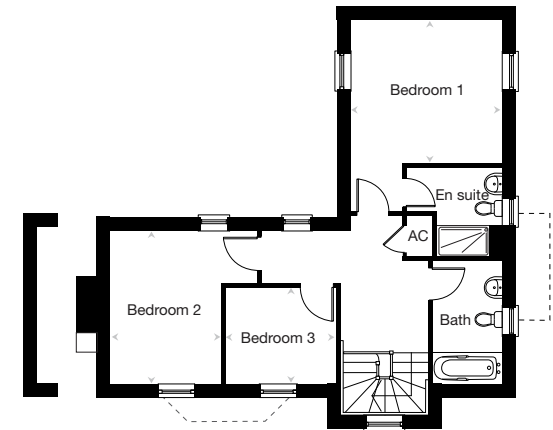
An open plan, dual aspect, kitchen/dining room located at the front of the property opens through French doors to the private rear garden. This home also features a living room with bay window and French doors to the rear garden, making this area the perfect setting for entertaining during the summer months. The cloakroom and store cupboard complete the ground floor layout.

The first floor landing leads to the master bedroom with en suite, two further bedrooms and a good size family bathroom.



## Ground Floor

Living Room		
5395mm x 3600mm	17'8"	x 11'10"
Kitchen/Dining Room		
4740mm x 3600mm	15'7"	x 11'10"



## First Floor

Bedroom 1		
3600mm x 3410mm	11'10"	x 11'2"
Bedroom 2		
3600mm x 2630mm	11'10"	x 8'8"
Bedroom 3		
2675mm x 2250mm	8'9"	x 7'5"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

\*Alternative end wall to plot 38. Ragstone exterior finish to plot 1 only. Plot 38 finish varies.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive.

All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.

# The Wyatt 4 Bedroom home

Plot 6

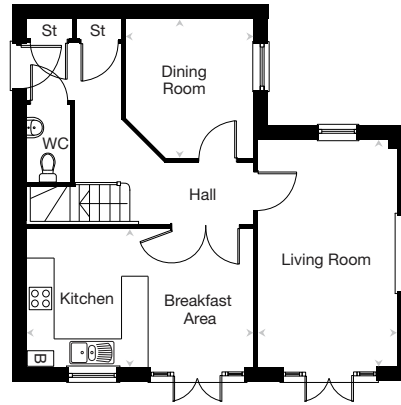
1,218 sq ft



With 4 bedrooms and ample living space, The Wyatt is ideally suited to modern family life.

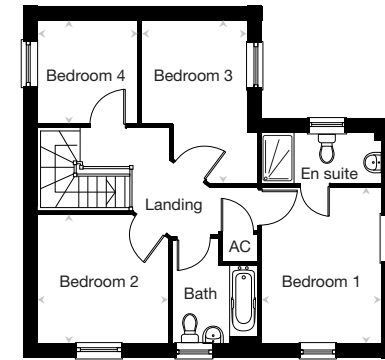
The entrance hallway leads to a kitchen/breakfast room and a cloakroom, before it reaches a separate dining room and a triple aspect living room which draws in natural light through French doors. These provide access to the private garden, also accessible through the breakfast area, to create an appealing environment for socialising.

An en suite master bedroom is located off the upstairs landing, along with a second double bedroom, two further bedrooms, one of which could alternatively be used as a playroom or a study, and a family bathroom.



## Ground Floor

Living Room	5100mm × 3100mm	16'9" × 10'2"
Dining Room	3150mm × 2875mm	10'4" × 9'5"
Kitchen/Breakfast Area	5100mm × 3075mm	16'9" × 10'1"



## First Floor

Bedroom 1	3785mm × 2905mm	12'5" × 9'6"
Bedroom 2	3175mm × 3135mm	10'5" × 10'3"
Bedroom 3	3975mm × 2575mm	13'1" × 8'5"
Bedroom 4	2520mm × 2430mm	8'3" × 8'0"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.

# The Whitford 4 Bedroom home

Plots 25-27, 36, 37 & 40

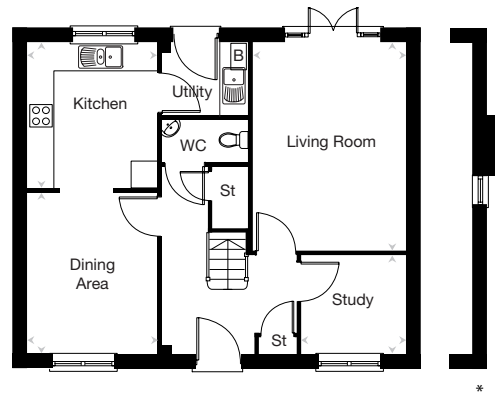
1,229 sq ft



The 4 bedroom Whitford features a traditional double fronted design, with a well-laid interior making an ideal family home.

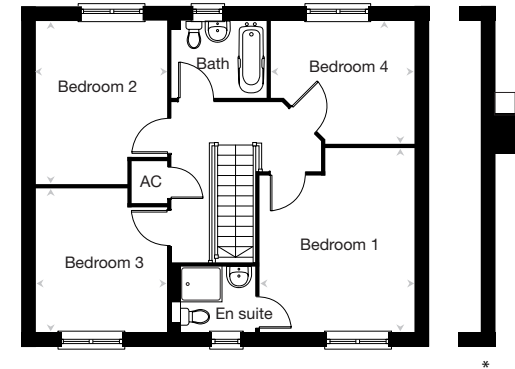
An entrance lobby leads to an impressive living room opening through French doors to the private garden, and an open plan kitchen/dining area ideal for those busy family meals. A useful study, utility room and cloakroom are also located on the ground floor.

Upstairs, an en suite master bedroom, three further bedrooms, one of which could alternatively be used as a guest bedroom, and a main bathroom are found off the landing.



## Ground Floor

Living Room	4575mm x 3350mm	15'0" x 11'0"
Dining Area	3560mm x 2850mm	11'8" x 9'4"
Kitchen	3200mm x 2850mm	10'6" x 9'4"
Study	2312mm x 2188mm	7'7" x 7'2"



## First Floor

Bedroom 1	4050mm x 3410mm	13'3" x 11'2"
Bedroom 2	3600mm x 2910mm	11'10" x 9'7"
Bedroom 3	3165mm x 2885mm	10'5" x 9'6"
Bedroom 4	3160mm x 2710mm	10'4" x 8'11"

### Key

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

\*Alternative end wall to selected plots

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, kitchen layouts, dimensions, garage allocation and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. February 2014.



## The Taylor Wimpey Story



At Taylor Wimpey South East we have a proven track record of innovation and experience with an unrivalled reputation for creating first-class residential developments in the region.

We call on this experience every time we plan, design and build a development, always considering the varied styles and heritage which can be particularly location specific.

Taylor Wimpey South East offers a range of properties from contemporary 1 & 2 bedroom apartments to traditional 2, 3, 4, 5 & 6 bedroom homes. Recent developments include Welbury Meadows in Hailsham, Watermill Grange in Maidstone and The Keep in Kings Hill.

We are proud of our reputation and we trust our experience to deliver successful, innovative and exciting new home schemes for the South East region.



### Please note

Please liaise with your Sales Executive for further details.

Images are indicative of typical Taylor Wimpey properties. Specification, details and finishes may differ and are indicative only.

The computer generated images are from an imaginary viewpoint within an open space area. Their purpose is to give a feel for the development, not an accurate description of each property. The computer generated images show houses at Hayle Park. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

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All distances from theaa.com/routeplanner based on a site postcode of ME16 0GF.



## Our History



We build our homes today with the same passion and commitment that we have had for over 100 years.

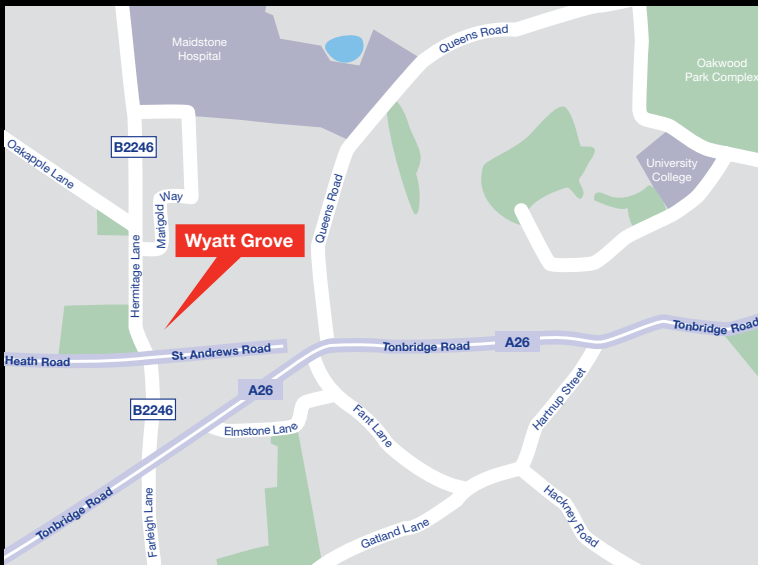
In 2007, George Wimpey and Taylor Woodrow merged to form Taylor Wimpey. With a history of successful homebuilding and construction dating as far back as the 1880s, our company is the product of these decades of experience and expertise.

We have grown into one of the largest homebuilders in the UK and we continue to have an important role in not only creating homes and communities but also regenerating urban areas.

The strength of our Company means that you can be safe in the knowledge that we will be here for many years to come.

We may ask a little more than 25 pounds and 14 shillings (see the picture above) for a deposit on one of our new homes, but we think that they are even better than the 'Wonder Houses' we built all those years ago! Why don't you see for yourself? Take a look around one of our new interior designed show homes and let us know what you think.





## Wyatt Grove

Marigold Way, Maidstone,  
Kent ME16 0GF

Sales hotline: 01622 238457

Find the current opening hours for  
Wyatt Grove at [taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## How to find us

From the M20:

Leave the M20 at Junction 5. At the roundabout head south on Coldharbour Lane/A20. At the next roundabout, take the 2nd exit onto London Road/A20. Take the next left onto Hermitage Lane/B2246 and after about 1.5 miles turn left onto Marigold Way. The development can be found immediately on the right.

# Taylor Wimpey

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