



lock

THE

tgdesignerhomes



**SIXTEEN
CONTEMPORARY
HOMES**
YALDING

THE LOCK

The image features a minimalist design on a solid green background. At the top, the words "THE LOCK" are written in a large, white, sans-serif font. Below the text, there are four white icons: three stylized houses of varying heights and widths, and a sailboat on the right. Each icon is reflected in a lighter green, semi-transparent layer directly beneath it, creating a sense of depth and balance. The overall aesthetic is clean and modern.

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An exciting development of 16 houses in a unique location in the heart of Yalding. Set in beautifully landscaped grounds adjacent to Hampstead Marina and Lock, with great access to local amenities as well and direct access to local transport links.

YALDING

Yalding is a small village between East Peckam and West Farleigh approximately 5 miles from Paddock Wood and 6 miles from Maidstone. It grew

up where the rivers Beult and Tiese join together before they flow into the river Medway.

It boasts the longest surviving medieval bridge in Kent , Town Bridge is the main crossing point within the current village over the river Beult. It is an attractive stone bridge about 450ft long and was constructed in the 1400's probably on the site of an old wooden structure. During the civil war in 1643, a battle took place at Town Bridge between the Roundheads and the Cavaliers.

Yalding has a village shop,

a post office, small library, doctors surgery and primary school. The old church sits alongside Town Bridge.

Paddock wood offers further and more comprehensive shopping and bank facilities including a Waitrose and mainline rail service linking to London.

LOCATION

The development is adjacent to Yalding station, and its excellent links to London via Paddock Wood in an hour.













WINDOWS

All windows will be powder coated aluminium, with safety locks.

KITCHENS

German kitchens are installed in each home by Smallbone Interiors (Broadstairs). All kitchens to include Siemens combination oven, single oven, induction hob, integrated dishwasher, and integrated fridge freezer. Silestone work surface. Blanco sink & tap.

BATHROOMS

Bright contemporary bathrooms with localised tiling, heated towel radiators and fitted mirrors included. En-suite to each master bedroom plus family bathroom with bath and shower.

FLOORING

Oak engineered flooring throughout all living space except bathrooms + bedrooms. All Bedrooms have fitted carpets. Bathrooms will be tiled.

FINISHES

All paintwork will be matt finish except woodwork which will be soft sheen. Doors are white with brushed stainless steel door furniture. All light switches / fittings / plug sockets are white.

PARKING

Each house has two allocated parking spaces, the detached houses will have secure garage parking for two cars. Visitors parking is also available.

HEATING

Gas fired central heating throughout with combination boiler. Underfloor heating to the ground floor.

BUILDING GUARANTEE

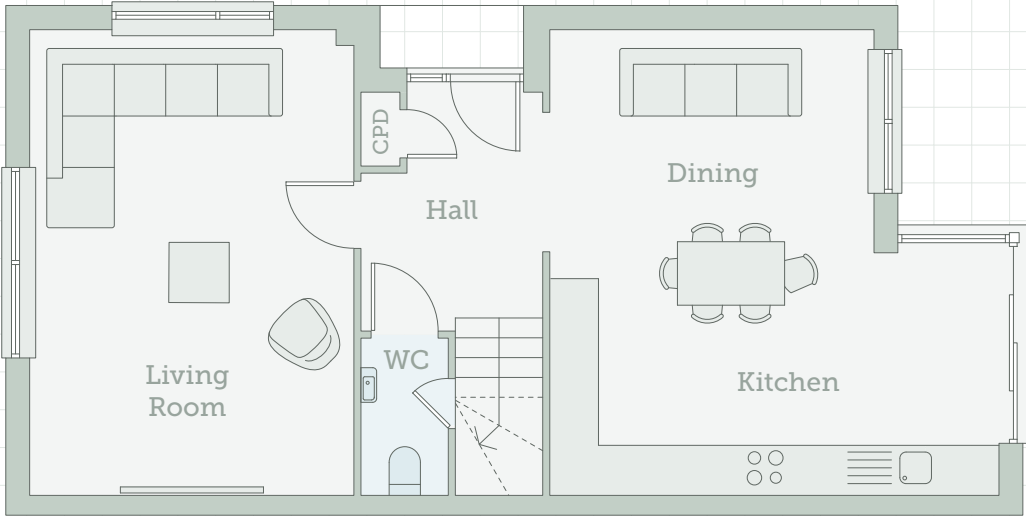
Each home comes with its own 10 year building guarantee.





HOMES I-13 (ODD)

GROUND

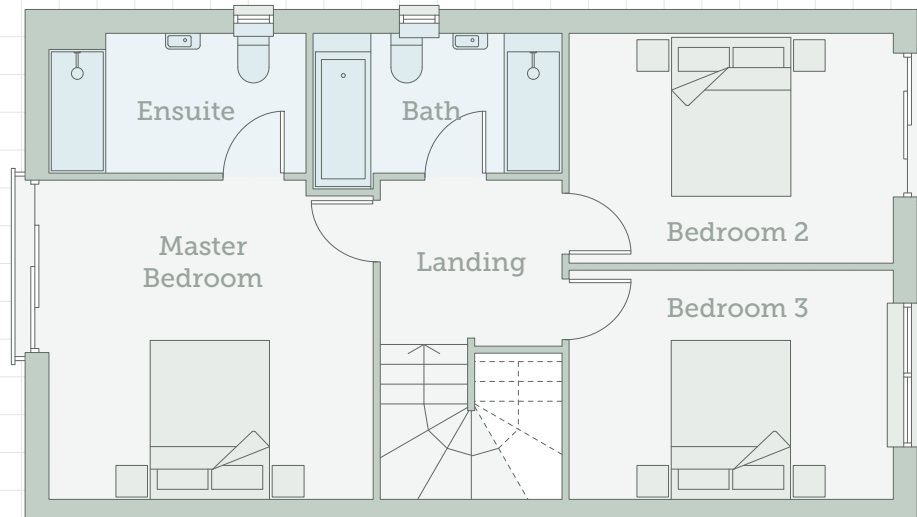


	METRIC	IMPERIAL
Living Room	5.87m x 4.08m	19'3 x 13'4
Kitchen / Dining	4.11 to 5.38m x 5.87m	13'5 to 17'6 x 19'3

	METRIC	IMPERIAL
Hall	2.29m x 2.59m	7'5 x 8'5
WC	1.10m x 2.0m	3'6 x 6'6

HOMES I-13 (ODD)

FIRST

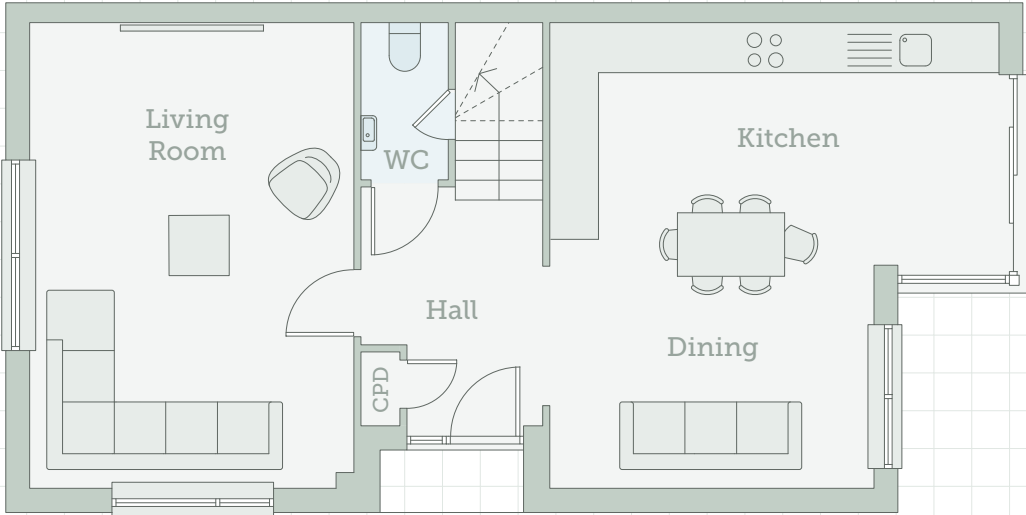


	METRIC	IMPERIAL
Master Bedroom	4.02m x 4.02m	13'2" x 13'2"
+ Ensuite	3.24m x 1.65m	10'6" x 5'4"
Bedroom 2	4.08m x 2.89m	13'1" x 9'5"

	METRIC	IMPERIAL
Bedroom 3	4.08m x 2.89m	13'1" x 9'5"
Bathroom	3.24m x 1.94m	10'6" x 6'4"
Landing	2.29m x 1.83m	7'5" x 6'

HOMES 2-14 (EVEN)

GROUND

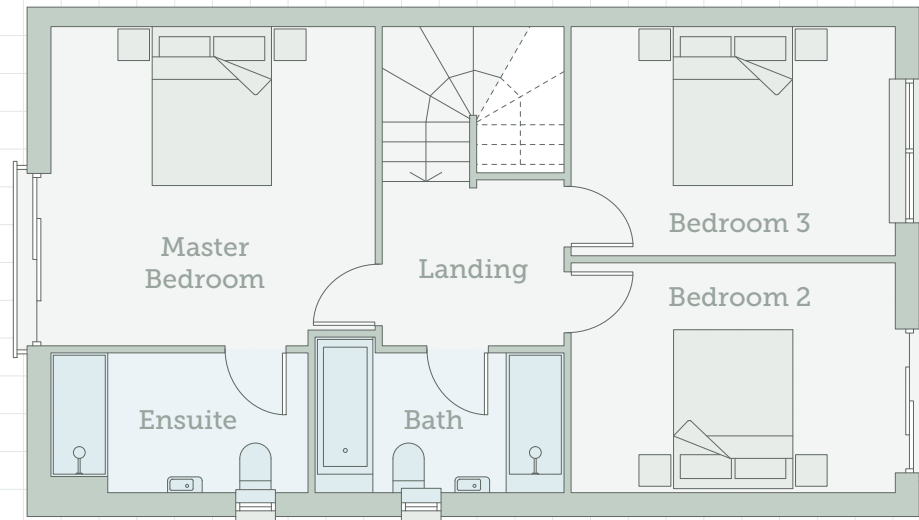


	METRIC	IMPERIAL
Living Room	5.87m x 4.08m	19'3 x 13'4
Kitchen / Dining	4.11 to 5.38m x 5.87m	13'5 to 17'6 x 19'3

	METRIC	IMPERIAL
Hall	2.29m x 2.59m	7'5 x 8'5
WC	1.10m x 2.0m	3'6 x 6'6

HOMES 2-14 (EVEN)

FIRST

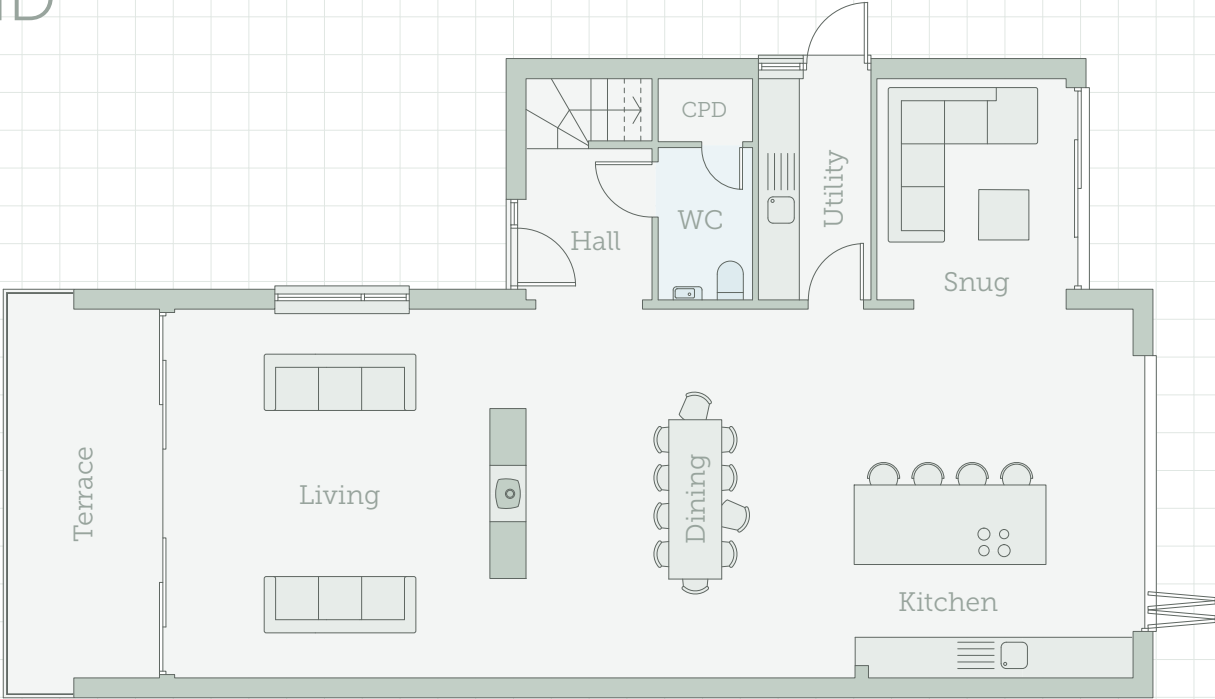


	METRIC	IMPERIAL
Master Bedroom	4.02m x 4.02m	13'2 x 13'2
+ Ensuite	3.24m x 1.65m	10'6 x 5'4
Bedroom 2	4.08m x 2.89m	13'1 x 9'5

	METRIC	IMPERIAL
Bedroom 3	4.08m x 2.89m	13'1 x 9'5
Bathroom	3.24m x 1.94m	10'6 x 6'4
Landing	2.29m x 1.83m	7'5 x 6'

HOME 15

GROUND

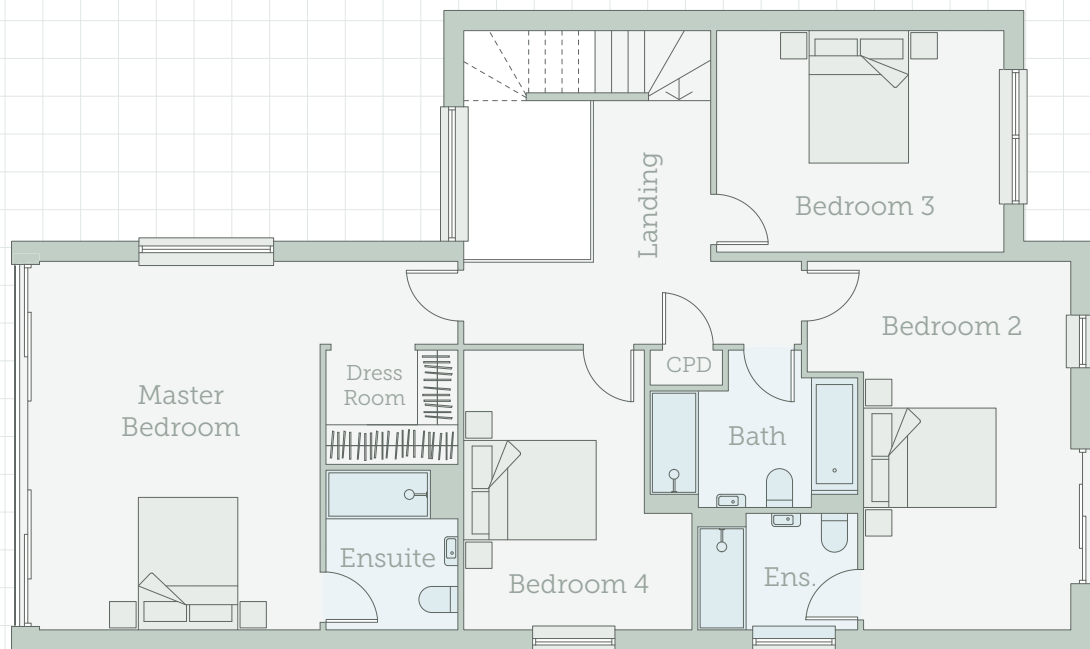


	METRIC	IMPERIAL
Living Room	6.41m x 5.52m	21' x 18'1
Terrace	6.0m x 1.0m	19'7 x 3'3
Kitchen / Dining	9.17m x 5.57m	30'1 x 18'3
Snug	3.35m x 2.86m	11' x 9'4

	METRIC	IMPERIAL
Utility	3.35m x 1.70m	11' x 5'6
WC	2.30m x 1.43m	7'5 x 4'7
Hall	2.30m x 1.90m	7'5 x 6'2

HOME 15

FIRST

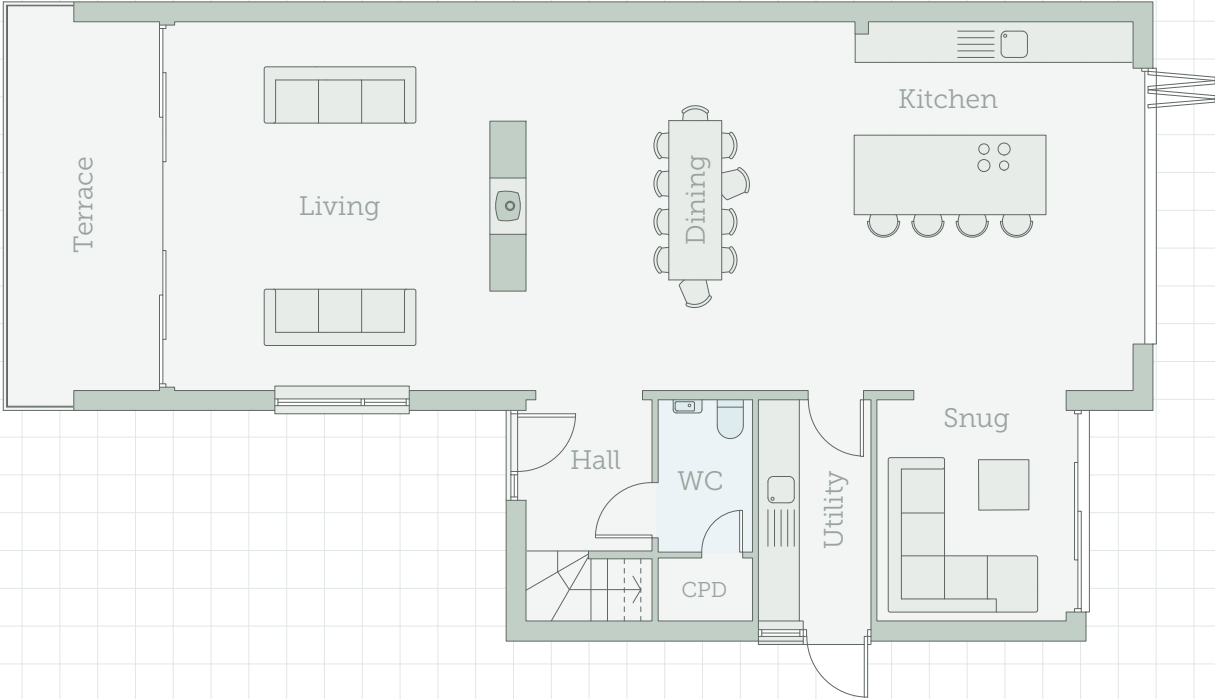


	METRIC	IMPERIAL
Master Bedroom	5.47m x 4.2m	17'9 x 13'8
+ Ensuite	2.1m x 1.4m	6'9 x 4'6
Bedroom 2	5.47m x 3.1m	17'9 x 10'2
+ Ensuite	2.2m x 2.3m	7'2 x 7'5

	METRIC	IMPERIAL
Bedroom 3	4.2m x 3.5m	13'8 x 11'5
Bedroom 4	4.0m x 3.3m	13'1 x 10'8
Bathroom	3.2m x 2.0m	10'5 x 6'6
Dressing Room	2.1m x 1.7m	6'9 x 5'6

HOME I6

GROUND

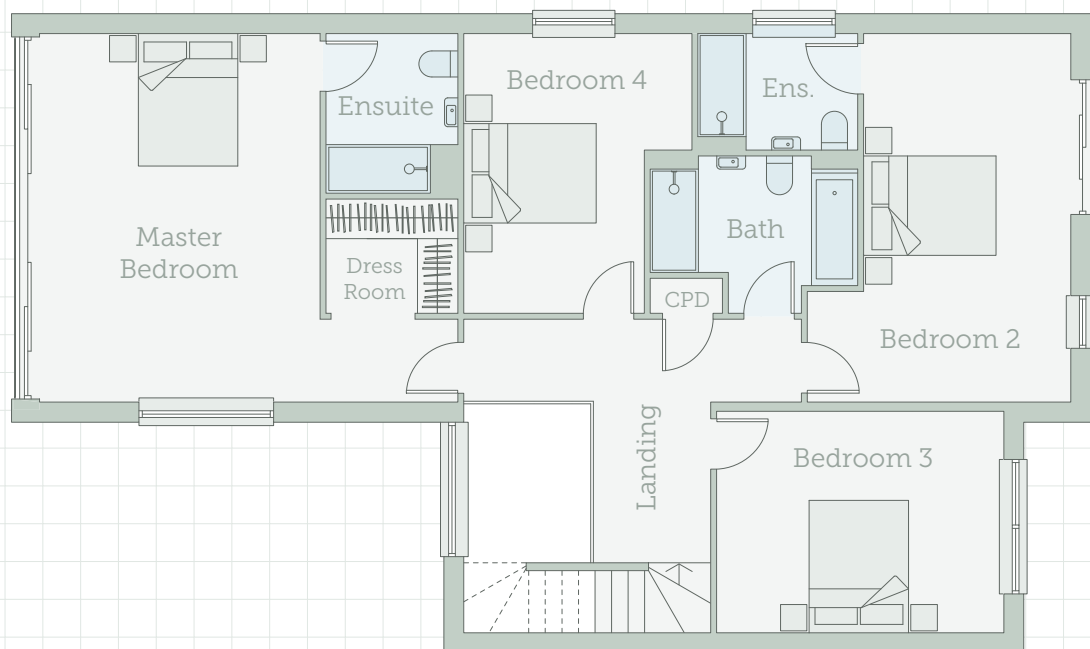


	METRIC	IMPERIAL
Living Room	6.41m x 5.52m	21' x 18'1
Terrace	6.0m x 1.0m	19'7 x 3'3
Kitchen / Dining	9.17m x 5.57m	30'1 x 18'3
Snug	3.35m x 2.86m	11' x 9'4

	METRIC	IMPERIAL
Utility	3.35m x 1.70m	11' x 5'6
WC	2.30m x 1.43m	7'5 x 4'7
Hall	2.30m x 1.90m	7'5 x 6'2

HOME I6

FIRST



	METRIC	IMPERIAL
Master Bedroom	5.47m x 4.2m	17'9 x 13'8
+ Ensuite	2.1m x 1.4m	6'9 x 4'6
Bedroom 2	5.47m x 3.1m	17'9 x 10'2
+ Ensuite	2.2m x 2.3m	7'2 x 7'5

	METRIC	IMPERIAL
Bedroom 3	4.2m x 3.5m	13'8 x 11'5
Bedroom 4	4.0m x 3.3m	13'1 x 10'8
Bathroom	3.2m x 2.0m	10'5 x 6'6
Dressing Room	2.1m x 1.7m	6'9 x 5'6





THE LOCK SITE PLAN



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Hop Pole

B2015

LOCK



Marina

A228

B2015

YALDING



Fishery

A228



Garden Centre



The Anchor



Marina



Teapot Island



Zarda Indian



Post Office



Surgery



The George



Cost Cutter



Surgery

Lughorse Ln



Primary Sch

Vicarage Rd

Lees Road

Benover Road

B2162

Symonds Lane

Mill Lane

Yalding Hill

Kenward Road

Maidstone Road

Hampstead Lane

Seven Mile Lane

Boyle Way

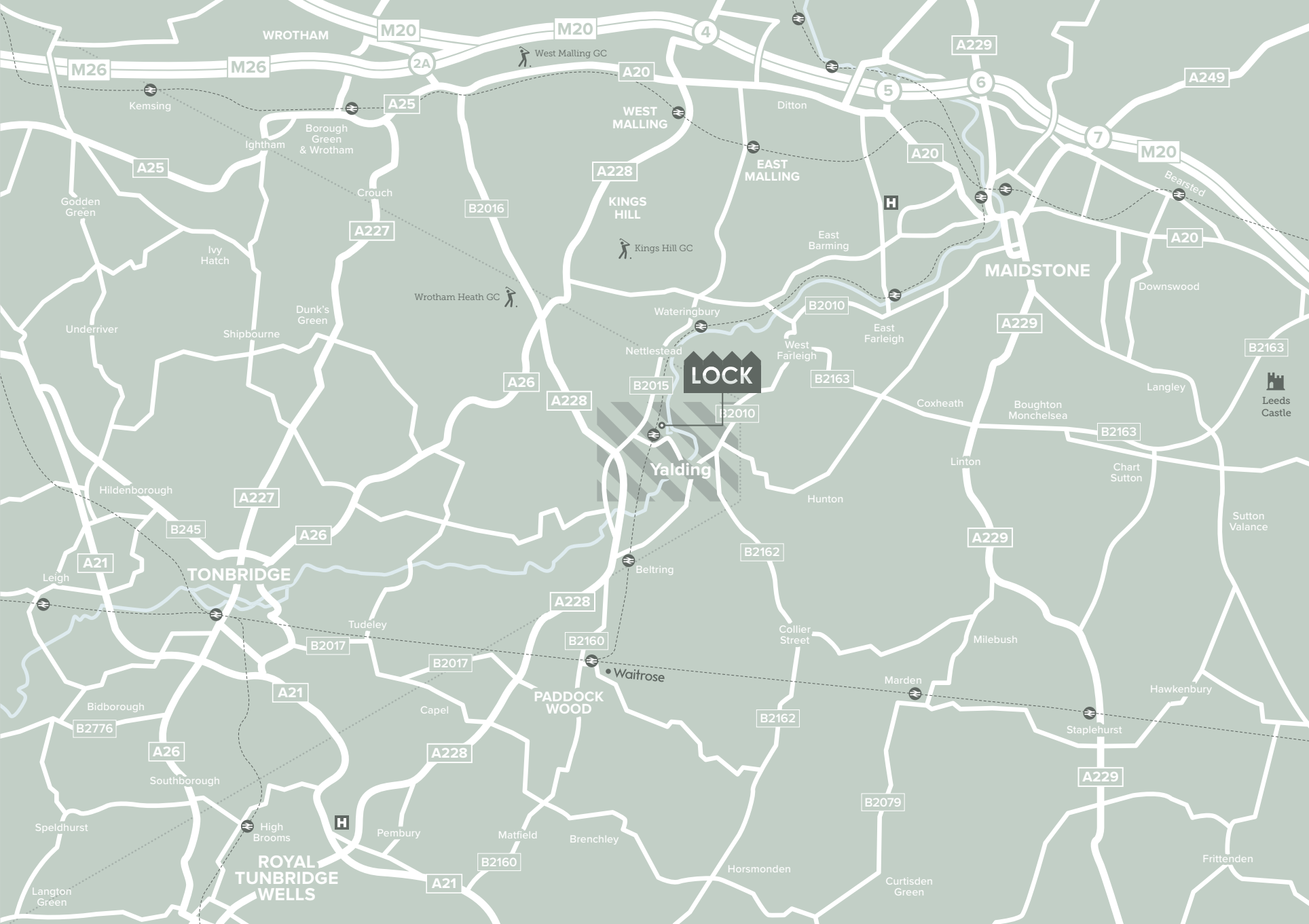
Hale Street

Church Ln



Red Fort Tandoori

A228





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