

CHILMINGTON
LAKES
K E N T



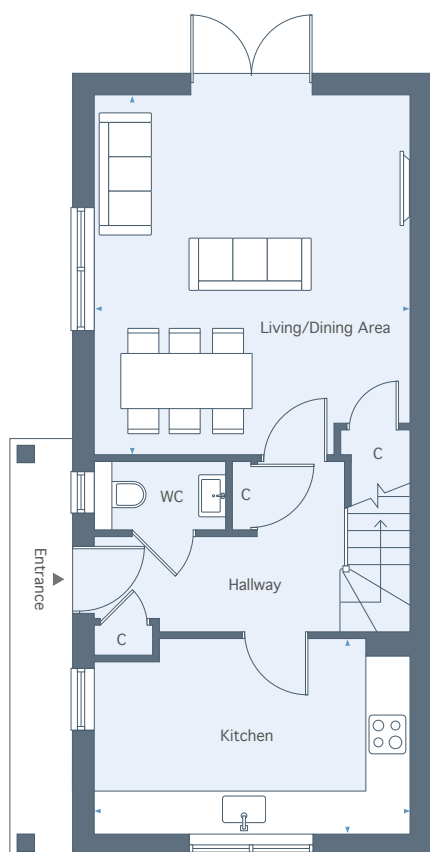
THE TIFTON

3 BEDROOM HOME
TOTAL AREA 1,456 sq ft 135.3 sq m

PLOTS 36 & 91

CHILMINGTON LAKES

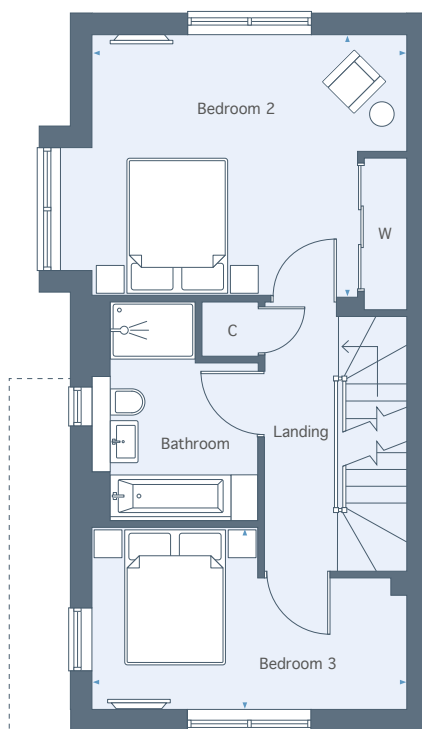
KENT



GROUND FLOOR

Living/Dining Area
5.14m x 4.50m 16'10" x 14'9"

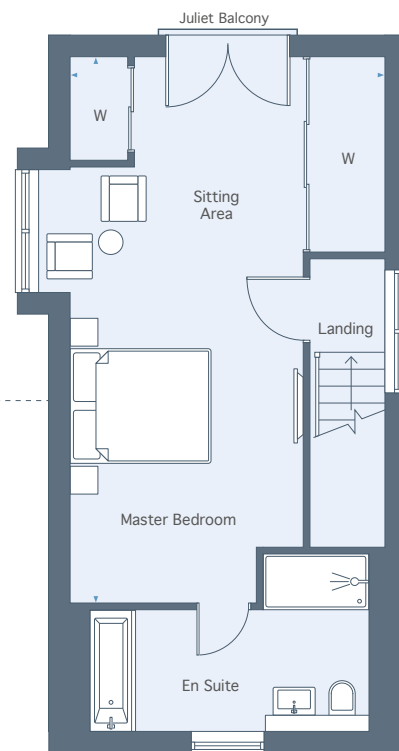
Kitchen
4.50m x 2.28m 14'9" x 9'1"



FIRST FLOOR

Bedroom 2
4.50m x 3.93m 14'9" x 12'11"

Bedroom 3
4.50m x 2.62m 14'9" x 8'7"



SECOND FLOOR

Master Bedroom
7.83m x 4.50m 25'8" x 14'9"

Total Area 1,456 sq ft 135.3 sq m

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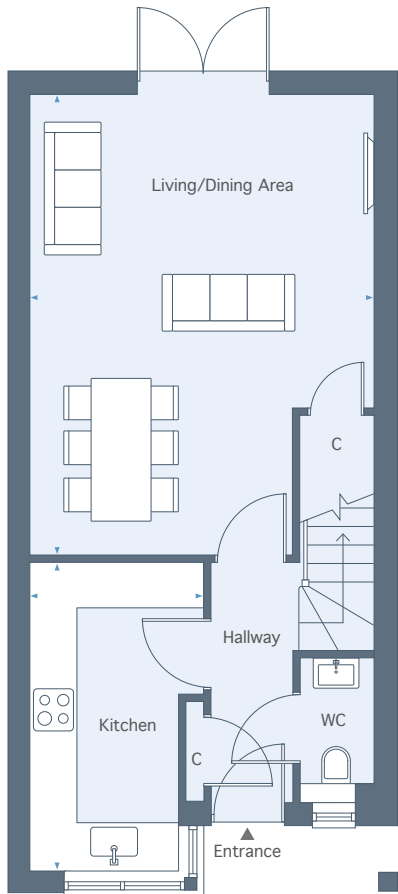
THE MAPLE

3 BEDROOM HOME
TOTAL AREA 1,371 sq ft 127.3 sq m

PLOTS 41, 42, 87, 88, 89 & 90

CHILMINGTON LAKES

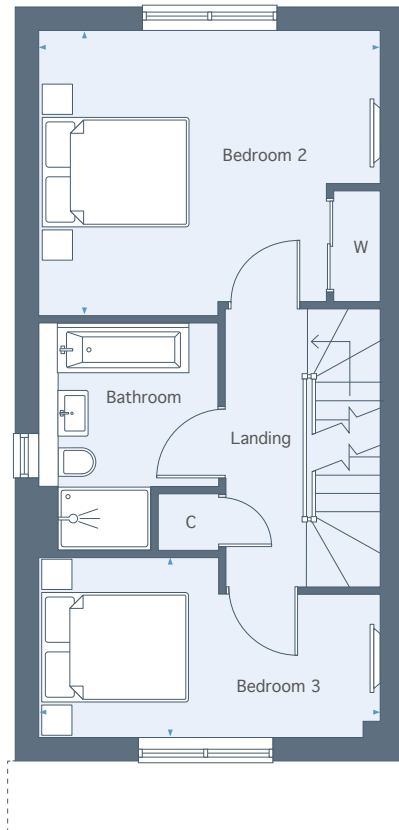
KENT



GROUND FLOOR

Living/Dining Area
6.08m x 4.50m 19'11" x 14'9"

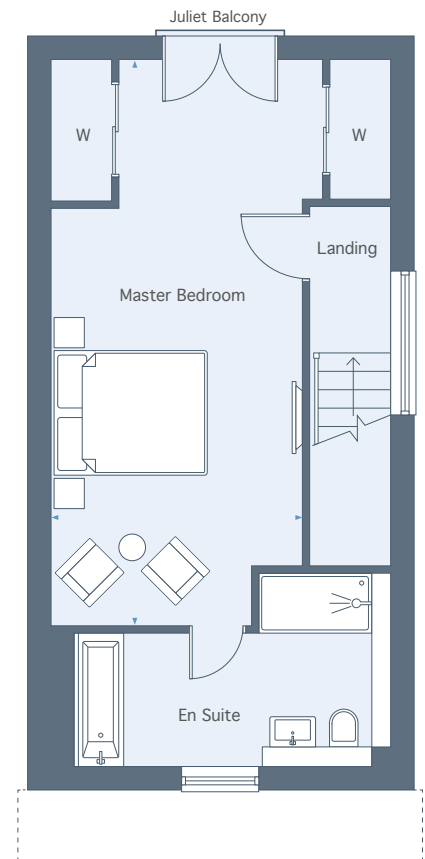
Kitchen
4.05m x 2.27m 13'3" x 7'5"



FIRST FLOOR

Bedroom 2
4.50m x 3.77m 14'9" x 12'4"

Bedroom 3
4.50m x 2.38m 14'9" x 7'9"



SECOND FLOOR

Master Bedroom
7.49m x 4.50m 24'7" x 14'9"

Total Area 1,371 sq ft 127.3 sq m

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THE LANGHAM

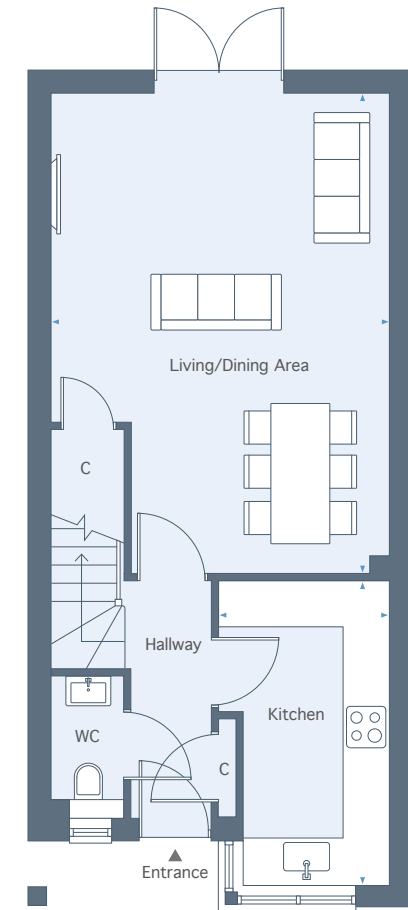
3 BEDROOM HOME

TOTAL AREA 1,420 sq ft 132 sq m

PLOTS 37, 40, 58, 61, 63, 66, 67 & 94

CHILMINGTON LAKES

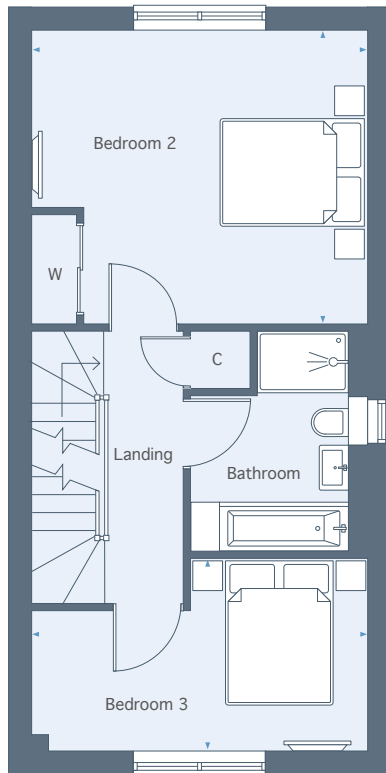
KENT



GROUND FLOOR

Living/Dining Area
6.41m x 4.50m 21'0" x 14'9"

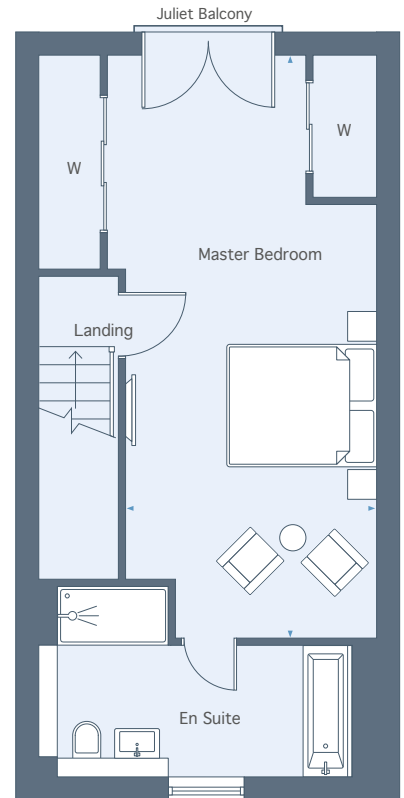
Kitchen
4.05m x 2.27m 13'4" x 7'5"



FIRST FLOOR

Bedroom 2
4.50m x 3.93m 14'9" x 12'11"

Bedroom 3
4.50m x 2.58m 14'9" x 8'5"



SECOND FLOOR

Master Bedroom
7.83m x 4.50m 25'8" x 14'9"

Total Area 1,420 sq ft 132 sq m

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THE RIVINGTON

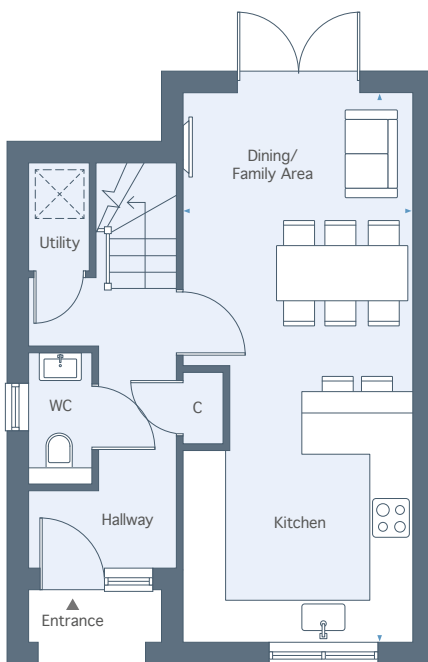
3 BEDROOM HOME

TOTAL AREA 1,303 sq ft 121 sq m

PLOTS 35 & 62

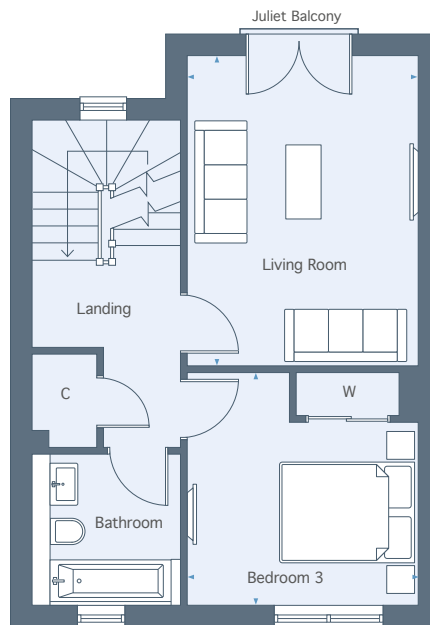
CHILMINGTON LAKES

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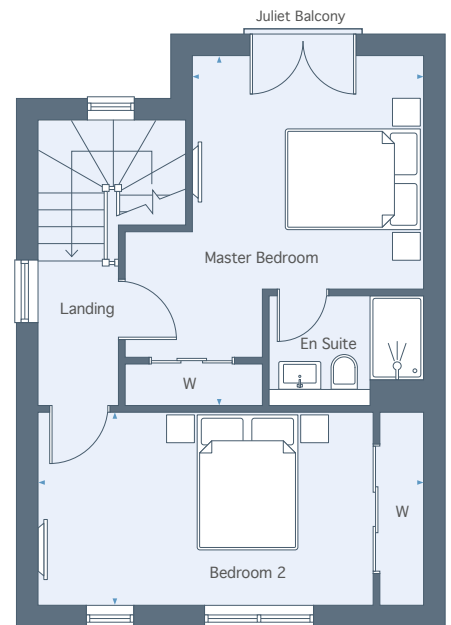
GROUND FLOOR

Kitchen/Dining/Family Area
7.88m x 3.27m 25'10" x 10'9"



FIRST FLOOR

Living Room
4.53m x 3.27m 14'10" x 10'9"
Bedroom 3
3.27m x 3.25m 10'9" x 10'8"



SECOND FLOOR

Master Bedroom
5.08m x 4.29m 16'7" x 14'0"
Bedroom 2
5.50m x 2.71m 18'0" x 8'10"

Total Area 1,303 sq ft 121 sq m

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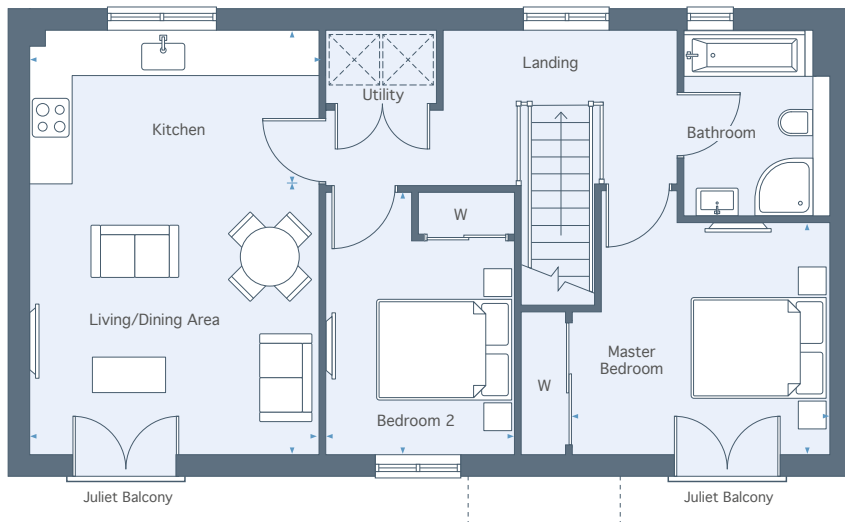


THE HAMILTON

2 BEDROOM HOME
TOTAL AREA 831 sq ft 77.2 sq m
PLOTS 86, 95, 118, 119, 120 & 121

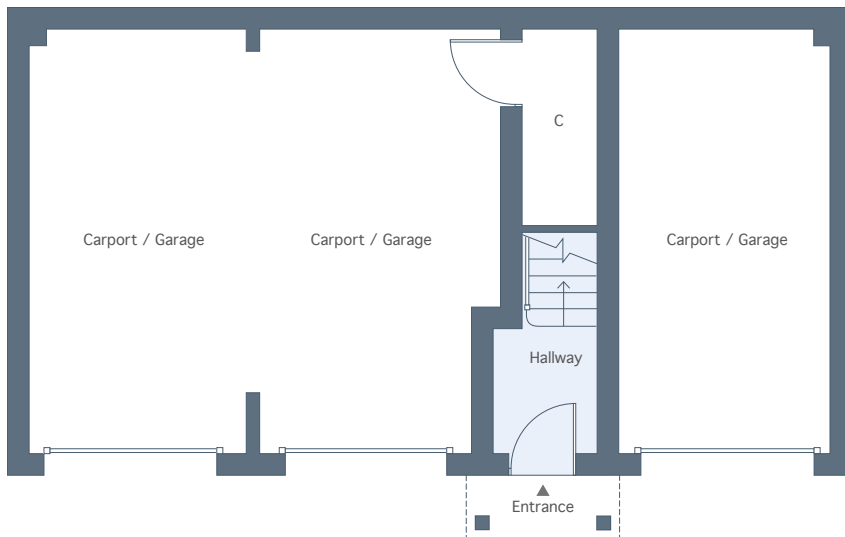
CHILMINGTON LAKES

KENT



FIRST FLOOR

| | | |
|--------------------|---------------|----------------|
| Living/Dining Area | 4.15m x 3.88m | 13'7" x 12'8" |
| Kitchen | 4.15m x 2.20m | 13'7" x 7'2" |
| Bedroom 1 | 4.40m x 3.63m | 14'5" x 11'10" |
| Bedroom 2 | 3.78m x 2.72m | 12'4" x 8'11" |



GROUND FLOOR

Total Area 831 sq ft 77.2 sq m

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THE MARLOWE

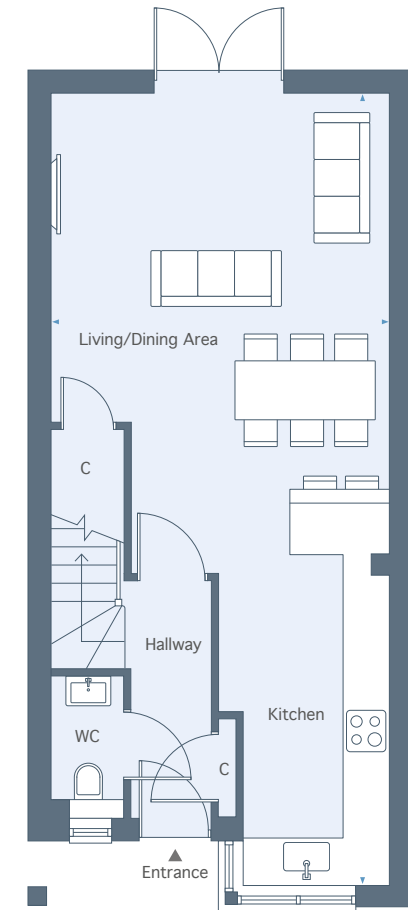
3 BEDROOM HOME

TOTAL AREA 1,420 sq ft 132 sq m

PLOTS 38, 39, 59, 60, 64, 65, 92 & 93

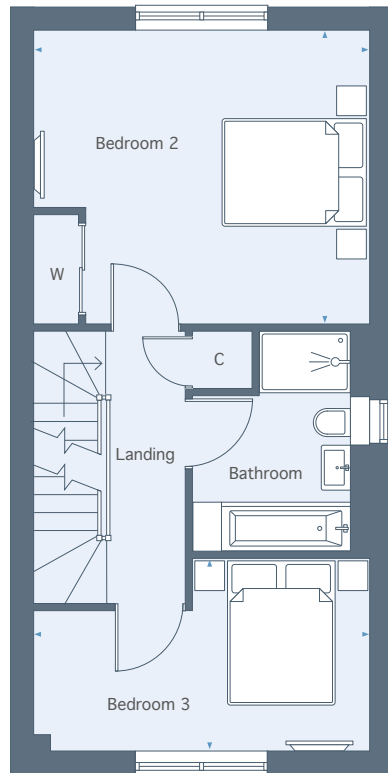
CHILMINGTON LAKES

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GROUND FLOOR

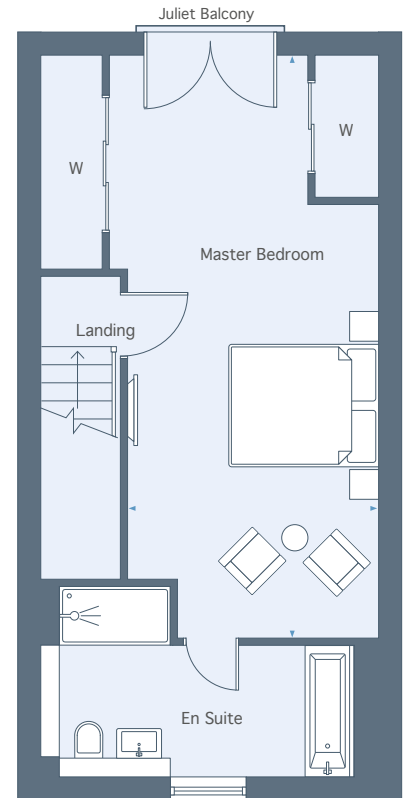
Living/Dining Area/Kitchen
10.58m x 4.50m 34'9" x 14'9"



FIRST FLOOR

Bedroom 2
4.50m x 3.93m 14'9" x 12'11"

Bedroom 3
4.50m x 2.58m 14'9" x 8'5"



SECOND FLOOR

Master Bedroom
7.83m x 4.50m 25'8" x 14'9"

Total Area 1,420 sq ft 132 sq m

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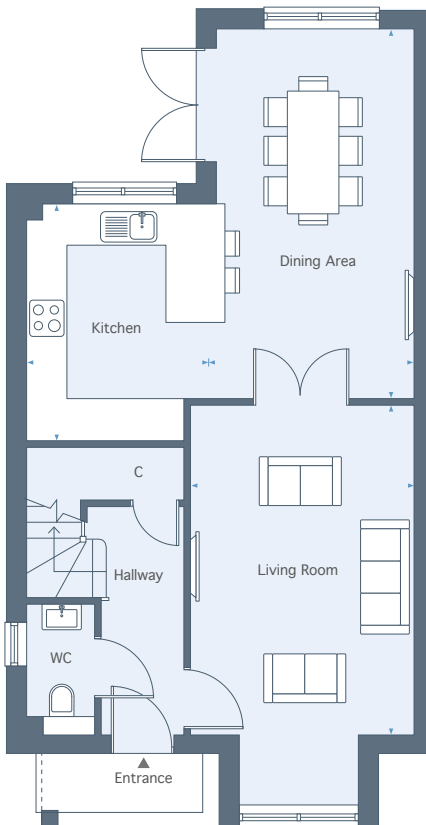
THE WINDSOR

4 BEDROOM HOME
TOTAL AREA 1,654 sq ft 153.6 sq m

PLOTS 48 & 49

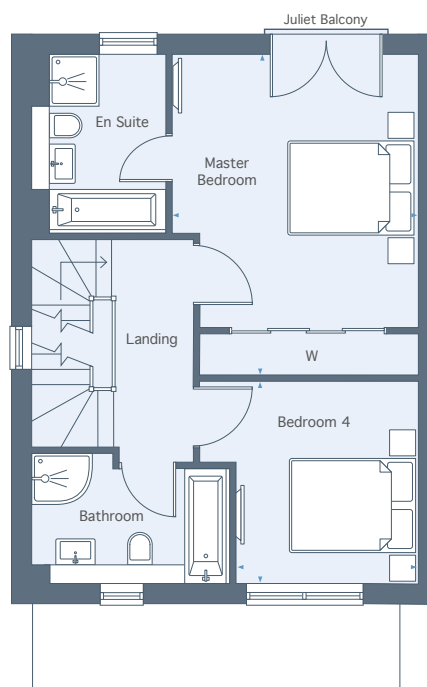
CHILMINGTON LAKES

KENT



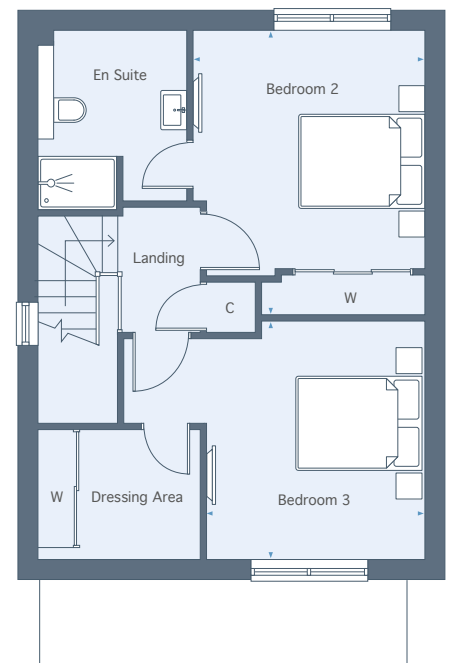
GROUND FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 6.14m x 3.39m | 20'2" x 11'1" |
| Kitchen | 3.60m x 2.93m | 11'9" x 9'7" |
| Dining Area | 5.65m x 2.98m | 18'6" x 9'9" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.90m x 3.85m | 16'1" x 12'7" |
| Bedroom 4 | 3.35m x 3.11m | 11'0" x 10'3" |



SECOND FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 4.16m x 3.59m | 13'8" x 11'8" |
| Bedroom 3 | 3.85m x 3.35m | 12'8" x 11'0" |

Total Area 1,654 sq ft 153.6 sq m

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SUPERIOR SPECIFICATION EXTRAS AS STANDARD



Kitchens

- Individually designed high specification kitchen furniture with soft close doors and drawers
- LED feature strip lighting to underside of wall cabinets
- Stainless steel inset sink with feature chrome pull out mixer taps
- Bosch built-in oven(s)
- Bosch microwave/steam oven to 4 and 5 bedroom units
- Bosch touch control induction hob with glass splashback
- Telescopic built in extractor hood with LED lights
- Bosch fully integrated fridge/freezer
- Bosch fully integrated dishwasher
- Bosch fully integrated washing machine
- Space for tumble dryer
- Worktops in various finishes with upstands
- Stone worktops to 4 and 5 bedroom units
- Polished chrome electric points above worktops
- Saloni 100% porcelain floor tiling or wood flooring



Bathrooms

- Duravit sanitaryware to all bathrooms
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Mirrored cabinets with shelves, integrated lights and a shaver point (where applicable)
- Under-sink luxury drawers (where applicable)
- Contemporary white bath and glass shower screen
- Polished chrome thermostatically controlled bath/shower mixer with pressure shower head and slider rail
- Walk in shower with glass screen and overhead polished chrome pressure rain shower (in selected units)
- Polished chrome electric heated towel ladder radiators – independently heated for summer use
- Saloni 100% porcelain tiles to the walls and floors

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Utility Rooms (where applicable)

- Individually designed high specification furniture with soft close doors and drawers
- LED feature lighting to underside of wall cabinets
- Stainless steel inset sink with feature chrome mixer taps
- Bosch fully integrated washing machine
- Integrated space for tumble dryer
- Polished chrome electric points above worktops
- Saloni 100% porcelain floor tiling or wood flooring

En Suite

- Duravit sanitaryware to all en suites
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Mirrored cabinets with shelves, integrated lights and a shaver point (where applicable)
- Under-sink luxury drawers (where applicable)
- Walk in shower with frameless glass screen and overhead polished chrome pressure rain shower
- Polished chrome electric towel ladder radiators – independently heated for summer use
- Polished chrome robe hook
- Saloni 100% porcelain tiles to the walls and floors

Heating and Hot Water

- Heating and hot water systems in each house designed by specialist heating and hot water mechanical engineers to ensure excellent end use for all persons within the home
- Gas-fired central heating and hot water system with a central programmer
- Google Nest Learning Thermostat – smart thermostats that let you remotely control the temperature and save energy
- High specification radiators with individual thermostatic controls
- Centralised mechanical extract system to remove condensation in bathrooms and kitchens

Electrical and Lighting Installations

- Each property features a comprehensive electrical system including low-energy LED recessed downlights and low-energy pendant lights (where applicable)
- Dimmable light switches (where applicable)
- Slimline switches and sockets
- USB sockets to all rooms
- Generous supply of socket outlets throughout
- Lighting to main storage cupboards
- External lighting around the house to patios, pathways, balconies and terraces

Home Entertainment and Communications

- Superfast broadband speeds, no matter how many devices are connected
- Pure end-to-end fibre optic cables to each home capable of feeding the property internet speeds of up to 1Gb (fastest speed currently available in the UK)
- Comprehensive multimedia system for television/plasma (terrestrial, Sky+, Sky HD, Sky Q, etc) and FM radio multimedia points to the living room, kitchen/dining area and all bedrooms
- ‘Ready to go’ television system for simplicity – just install televisions to your selected rooms and sign up to your service provider (for example; Sky, terrestrial, Freeview and Freesat)
- Communal satellite dish connection to each house for superior reception, so no need to install a satellite dish on your home
- Telephone points to all rooms

Interior Finishes

- Built-in wardrobe with mirrored/glass sliding doors to master bedrooms and selected other bedrooms. Internals to include shelves and hanging rails
- White painted panelled internal doors with polished chrome door furniture
- Cloak cupboard with shelf and hanging rail (where layout permits)
- White painted, smooth finish walls and ceilings throughout
- White painted skirtings and architraves
- Contemporary white painted staircase with oak handrail and newel caps
- Loft access with loft light (where applicable)
- ‘Cloud 9’ extra soft underlay as standard
- Shelving rack to cylinder cupboard (where layout permits)
- Luxury carpet to upper floors and staircases in a number of colour options as standard
- Wood flooring to ground floor
- Saloni 100% porcelain floor tiles to bathrooms, en suites, selected kitchens and WCs

External Finishes

- Solid luxury ‘Secured by Design’ front doors which benefit from three-point espagnolette locking systems and sound-reducing specification for maximum security
- Front doorbell
- Double-glazed windows and French doors with sound resistance and energy-saving glass
- French doors with multi-point locking and anti-lift
- Steel balustrades to balconies and Julietts
- Wood effect decking to balconies
- External taps to front and rear
- External power point to patio
- Stainless steel contemporary up and down wall lights

Garages and Car Ports

- Internal lighting
- Double power point
- Secure electric garage door to all garages
- Fused spur for future installation of electric garage doors to car ports

Insulation

- Excellent levels of insulation provided to reduce utility bills
- Properties are air pressure tightness tested and certified to achieve minimal heat loss in the winter and avoid significant and unwanted overheating in summer

Parking

- Each property has a minimum of 2 parking spaces. Please ask your Sales Consultant for details

Refuse

- Each property has a discreet enclosed area for bin storage so bins are out of sight.

Peace of Mind and Safety

- 10 year insurance-backed warranty under the Premier Buildmark Warranty Scheme of which the first 2 years are covered directly by Hodson Developments with a dedicated customer service team
- Mains fed (with battery back-up) smoke detectors to hallways and landings
- Mains fed (with battery back-up) CO detector
- Mains fed (with battery back-up) heat detector to kitchens
- Spur for future installation of security alarm system (can be installed by Hodson Developments)

External Communal Areas

- Secure development
- Established landscaping to communal areas
- Lighting to all external areas

CHILMINGTON LAKES

DEVELOPMENT LAYOUT



Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, play areas and public open spaces, may change. Please ask your Sales Consultant for specific details.