

CHILMINGTON  
LAKES  
K E N T



HODSON  
DEVELOPMENTS



Computer generated image of The Langham, Chilmington Lakes.

# WELCOME TO CHILMINGTON LAKES

CONTINUING THE SUCCESS OF THIS UNPRECEDENTED AND EXCITING DEVELOPMENT, HODSON DEVELOPMENTS IS PROUD TO PRESENT CHILMINGTON LAKES, THE SECOND NEIGHBOURHOOD TO BE CREATED IN THE NEW GARDEN CITY OF CHILMINGTON.

Chilmington Lakes offers an exclusive collection of luxurious 2, 3, 4 & 5 bedroom homes and 2 bedroom apartments in a beautiful landscaped setting, benefitting from stylish living spaces and boasting an array of modern features and very luxurious specifications as standard. Traditionally built, these unique homes have been created to offer the very best of modern living and an exceptional quality of life.

Perfectly placed in a stunning rural location in the heart of the Garden of England, Chilmington Lakes offers elegant homes in an idyllic Kent countryside setting only three miles from the popular and well connected town of Ashford, with world-class high-speed rail connections direct to London St. Pancras in 38 minutes.

There really is no better place to call home.



# CHILMINGTON LAKES MASTERPLAN

AT CHILMINGTON LAKES, YOU WILL DISCOVER AN EXQUISITE HOME IN A UNIQUE NATURAL SETTING THAT IS FINISHED TO THE HIGHEST STANDARDS FOR WHICH HODSON DEVELOPMENTS IS RENOWNED.

Combining traditional building techniques with a modern, sustainable and energy efficient design, every home here benefits from a superb specification.

Featuring individually designed kitchens with integrated appliances, master bedrooms with contemporary en-suites and fitted wardrobes, and spacious further bedrooms and living areas, these homes have been perfectly designed for 21st century living.

The distinguished homes at Chilmington Lakes open the door to the second neighbourhood of the new Garden City of Chilmington. Much more than just bricks and mortar, these homes bring together a sense of place and permanence and are meticulously designed and finished for modern life.





# CREATING A DESTINATION

CHILMINGTON WILL HAVE A UNIQUE  
CHARACTER AND IDENTITY.

This will be defined by its landscape setting, relationship to the wider countryside, its distinctive network of streets, walkable neighbourhoods and open spaces, as well as how these are inhabited. The residents at Chilmington will benefit from over £125m worth of new facilities, specifically for Chilmington.

Chilmington will have its own attractive and bustling high street with a great choice of shops, a supermarket, restaurants, business and commercial premises, leisure facilities and a community hub that will offer a broad range of services for the residents of Chilmington. There will also be four primary schools (the first of which is now open), a secondary school opening in 2023 and further recreational and leisure facilities, creating a vibrant community that feels truly connected.

There will be an abundance of landscaped green spaces, including a 300-acre country park with sports pitches,

pavilions and event facilities, allowing the community to enjoy parkland and nature, relax with the family, and, most importantly, feel a sense of belonging. Of course, the other advantage of choosing Chilmington as your new home is the excellent transport connections. High-speed rail links will get you to London St. Pancras from Ashford International in just 38 minutes, while the A28 and M20 motorway will provide direct routes to Ashford and beyond.

Chilmington has been created with the best of town and country living in mind. And when you choose it as your new home, you can be certain you and your family will be able to live, work and thrive.

**CHILMINGTON**  
K E N T

# SHOP

## WHEN YOU WANT



As a resident of this new Garden City, you will find that the retail options on your doorstep will ensure your everyday essentials are catered for.

A short walk to the high street will bring you to a number of attractive shops, a new supermarket, a selection of sophisticated dining options, charming cafés, and a vibrant market square. And for added convenience, there will also be a range of leisure, community and healthcare facilities, including a doctors' practice.



# RELAX

## WHEN YOU NEED

When you decide to take a break, Chilmington will be able to offer the whole family an abundance of leisure options. There will be plenty of open spaces to relax and enjoy, including the new village green with a cricket pitch and dedicated multi-use sports pitches. There will be cycle trails and bridle paths to follow, as well as 5k and 10k trails for walkers and runners. If you are looking to simply be in the great outdoors, with all its sights and sounds for company, Chilmington will also have a new country park – the perfect place to watch the world go by and enjoy a host of wildlife or do something a little more energetic.

Whichever you choose, they are all here to offer you and your family a healthy, active lifestyle, whilst enjoying the idyllic natural green backdrop.



"I feel extremely privileged to be in the exciting position of leading our brand new school as we grow and develop on our journey to excellence!"

Head Teacher of Chilmington Green Primary School

# EDUCATION

TAKEN CARE OF

## CHILMINGTON GREEN PRIMARY SCHOOL

Providing education facilities is one of the key elements in the creation of Chilmington. And we believe with a new secondary school and four primary schools your children's education will be taken care of.

Chilmington's first new £6m primary school, funded by Hodson Developments, opened at Chilmington in 2021 and received a wonderful reception. It provides education for 420 pupils and boasts state-of-the-art facilities right in the heart of this new community.

Chilmington Green Primary School is a member of The Stour Academy Trust. This leading primary-only, Multi-Academy Trust has schools across Kent with a proven track record of providing outstanding outcomes for children, and is rated as 'Outstanding' by Ofsted.

Students from Chilmington will be welcomed to the primary schools, while the secondary school will serve both Chilmington and the wider Ashford community.

Whichever school your children attend, they will be able to enjoy brand new facilities in modern, sustainable buildings.



## CHILMINGTON SECONDARY SCHOOL

In September 2023, a new secondary school catering for more than 1,100 students will be opening at Chilmington.

The state of the art £28m school, funded by Hodson Developments and built by the Department for Education, will welcome 900 students aged 11 to 16 and 240 sixth-formers.

Chilmington Secondary School will feature an energy efficient zero carbon main building of three storeys in height. It will also have a large sports centre which will include a four-court sports hall and a fitness/exercise studio.



Chilmington Secondary School

In addition, there will be a number of activity and drama studios within the school.

The Secondary School is set within 20 acres of the Chilmington development and will have expansive outdoor facilities including a full size rugby pitch, a full size football pitch, a 400m athletic track and a multi-use games area with two junior grass football pitches.

All the facilities have been designed for Chilmington community use outside of school hours.

Chilmington Secondary School will be a modern, welcoming, state of the art school for the children of Chilmington.



Ashford College

EDUCATION ON  
**ANOTHER  
LEVEL**

# CREATING A PLACE FOR EVERYONE

Chilmington is a vital part of the plan to take Ashford further. And with £125m of new state-of-the-art facilities now being built at Chilmington by Hodson Developments, the vision of this new Garden City can be realised.

As well as our collection of brand new homes, shops, schools, commercial, leisure and healthcare facilities will all be created. Whilst the creation of these services will be a clear benefit to residents and visitors alike, they will also help to generate more than 1,000 new jobs over and above the construction roles, all of which will involve a simple walk or cycle ride from home.



# ASHFORD TRANSPORT LINKS & CONNECTIONS

## JUST 38 MINUTES TO LONDON ST PANCRAS

Commuting to London. Exploring the Garden of England.  
Experiencing all that Paris has to offer. With superb road  
and rail links close to home, all of these locations and more  
can be reached from Chilmington.



### OTHER DESTINATIONS



By Car

Channel Tunnel	12 miles
Whitstable	21 miles
Bluewater Shopping Centre	40 miles
Stansted Airport	80 miles



By Train

Canterbury West	16 mins
London St Pancras/ King's Cross	38 mins
London Euston	48 mins
London Liverpool Street	50 mins
London Oxford Street	54 mins
O2 Arena	54 mins
London Victoria	55 mins
Canary Wharf	57 mins
London Bridge	58 mins
London Fenchurch Street	59 mins
London Charing Cross	60 mins
London Waterloo	64 mins
Brussels	98 mins
Paris	1 hr 52 mins

Main image is Central London. All train times are from Ashford International.

# ASHFORD POINTS OF INTEREST

## Transport

- 1 Ashford International Station  
to London St Pancras – from 38 mins

## Culture

- 2 Kent Downs
- 3 County Square Shopping Centre
- 4 Eastwell Manor (Champneys Spa Hotel)
- 5 Cineworld
- 6 Tenterden Village
- 7 Godinton House & Gardens
- 8 The Picture House
- 9 The Royal St. George Golf Club

- 10 Lympne Wildlife Park
- 11 Chart Hills Golf Club
- 12 McArthur Glenn Designer Outlet
- 13 The West House (1 Michelin Star)
- 14 Leeds Castle
- 15 Camber Sands
- 16 Bluewater Shopping Centre

## Education

- 17 Chilmington Green Primary School
- 18 Ashford College

- 19 Great Chart Primary School
- 20 Goldwyn School
- 21 Ashford Prep School
- 22 Cranbrook School
- 23 The Norton Knatchbull School
- 24 Highworth Grammar School
- 25 Homewood School
- 26 University of Kent



# ASHFORD...

...A PLACE WITH SO  
MUCH TO OFFER

Picturesque views courtesy of the Kent Downs and High Weald Area of Outstanding Natural Beauty. The convenience of excellent transport connections thanks to major roads and high-speed rail links. With two trains from Ashford Station to London St. Pancras every hour, you can be in the city in just 38 minutes. And if you decide to take a day trip to the French capital, Paris Gare du Nord is just 1 hour 52 minutes away.

A great shopping experience is waiting for you in Ashford. Ashford Designer Outlet, Elwick Place, County Square Shopping Centre and Park Mall offer independent and high street shops, designer names and plenty of cafés and restaurants to choose from when you want a short break from your retail therapy. You'll find that these are just some of the elements that will make living so close to Ashford even more enjoyable.

"  
*Ashford, at the very heart of  
the Garden of England*"  
"





Designer Outlet Ashford

# ASHFORD...

## ...A DESTINATION FOR NOW

While Chilmington is a major new development for Ashford, there is much more to this popular town in Kent. Significant projects called the 'Big 8' are now complete which include new transport, retail, commercial, leisure and entertainment.

### JUST SOME OF THE NEW DEVELOPMENTS INCLUDE;

- Over £100m spent on new leisure and retail facilities
- £45m worth of investment has been made in education, including five new schools
- Designer Outlet Ashford has undergone a major £90m expansion, adding 50 more designer brands and restaurants and 725 additional parking spaces

With these new town developments and more, you will find Ashford has everything it needs to be a true destination now and for the future.





# THE HODSON DEVELOPMENTS DIFFERENCE

WE ARE ONE OF THE UK'S LEADING HOUSEBUILDERS, WITH A VISION FOR INNOVATION AND THE DRIVE TO CREATE OUTSTANDING NEW HOMES THAT SURPASS EXPECTATION, TIME AFTER TIME.

Awarded 'UK Housebuilder of the Year' in 2016, we have more than 30 years' experience of designing and building beautiful new homes in some of the Country's most desirable locations.

Our reputation for excellence is centred around our commitment to outstanding quality, and exceptional customer service.

As a leading residential developer, we control every detail and create homes and places of real distinction, designed to reflect their surrounding environments, whilst understanding the demands of today's lifestyles by installing the highest specifications with a strong prominence on attention to detail. We only work with the Country's finest Architects, Engineers, Construction Consultants and Contractors.

We place huge emphasis on internal and external design excellence, using traditional building practices and the highest quality of materials, fittings and the very latest fixtures – no matter what the value or size of the property.



We abide by a corporate ethos of customer focussed delivery and consistently exceed expectations. Time and time again, Hodson Developments have been recommended to our new customers by our existing customers. It is this commitment to building excellence, combined with our stringent customer care programme, which truly sets us apart.

We also have a range of specially created offers and incentives, such as 'Help to Buy', to help make purchasing a home from us easier, and all our properties come with long guarantees and warranties so you can settle into your new home with complete peace of mind.

At Hodson Developments, whether you are a first-time buyer looking for your first purchase or a family looking for a bigger home, we only build homes of the very highest standards and above all a home that you will be proud to own.





# BUILDING HOMES

## AND CREATING SUSTAINABLE PLACES

AT HODSON DEVELOPMENTS WE ARE PROUD TO BUILD  
WHAT YOU CHERISH MOST OF ALL. HOME.

We're about doing things that actually make a difference in your life and the community that we build in. We create, design and build award winning new homes and vibrant neighbourhoods in prime locations that set new benchmarks in living, whilst protecting and enhancing biodiversity and natural habitats.

Green living and sustainable developments are central to our agenda. We are committed to reducing energy use in the homes that we build, helping improve energy savings and reducing your utility bills. We do this by working with world leading companies in conserving energy, such as Google Nest (owned by Google).

Creating a sustainable living environment that is also called home is central to the ethos of Chilmington Lakes and the wider Chilmington development.

The entire development was conceived with sustainability in mind – from building design to community and biodiversity.

The homes at Chilmington Lakes all have easy to use smart thermostats by Google Nest, energy efficient appliances, enhanced thermal insulation of walls, roofs and floors and energy efficient lighting.

Away from the homes the meadows and parklands will be established with native plant species, creating spaces that boost biodiversity and allow for communities to blossom. Cycle paths and walkways will make getting around healthy, hassle free and with a low impact on the environment.

At Hodson Developments, our driving aim is to create exceptional sustainable places for people to live, work, and relax in, and establish communities that will thrive today and for years to come.

# OUR CARE

## ALWAYS GOES BEYOND DAY ONE

WE'LL GIVE YOU ALL THE INFORMATION YOU COULD POSSIBLY NEED ABOUT YOUR NEW HOME, PROVIDE REGULAR UPDATES AND KEEP YOU FULLY INFORMED FROM RESERVATION THROUGH TO COMPLETION.

### NEW HOME 10 YEAR WARRANTY – TOTAL COVERAGE FOR YOU

For extra peace of mind, all Hodson Developments new homes are protected by our New Homes Warranty, covering any defects for two years. In addition, all our new homes receive a ten-year insurance backed warranty from Premier Guarantee.

Rest assured that we have you covered, so you can enjoy your home for years to come.

### SUPPORTING YOU AFTER YOU HAVE MOVED IN

We will always be there if you need us. Our friendly Customer Care Team are available 24 hours a day, 7 days a week, 365 days a year, to deal with any unlikely issues or any questions you may have. Their purpose is to give you complete peace of mind.

### WORLD CLASS BUILDING STANDARDS – ALL INDEPENDENTLY INSPECTED

When you buy a home from Hodson Developments, you can be safe in the knowledge that it is built to very high standards of design and quality. Every new home is thoroughly tested and inspected throughout the design and build process.

In addition to our own strict inspection procedures, we work side by side with Premier Guarantee who independently inspect our homes throughout every stage of construction. Premier Guarantee are one of the UK's leading providers of Building Control (with inspectors approved by the Construction Industry Council Approved Inspectors Register), Product Approval and Structural Warranties. Our homes are always built to meet or exceed UK Building Regulations standards and Premier Guarantee's technical regulations, the benchmark for all new build homes.

### CONSUMER CODE

We believe passionately in putting our customers first. The Consumer Code for Home Builders is the rule book to which Hodson Developments has signed up and adheres to in regards to marketing, selling and aftersales care.

### CUSTOMER CHARTER

The whole Hodson Developments team is working to achieve one common goal; to ensure that you are very satisfied and happy with your new Hodson Developments home from the moment that you make your reservation to the day you move in and beyond. The Hodson Developments Customer Charter is our commitment to providing you with a first-class service in every respect.

Everything we do is always with you, our customers, in mind.

For more information, please visit [hodsondevelopments.com/the-hodson-difference](https://hodsondevelopments.com/the-hodson-difference) or call us on 01233 225 701

[chilmington.co.uk](http://chilmington.co.uk)

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