INSIDE OR OUT

The outside is just as important as the inside as a place to relax, play or simply ... be.
A house, a home – what makes the difference?
Everyone talks about great design, stylish decor and creature comforts. But a real home is more than that. It’s a way of life. Based on time-honoured values, it’s about being at one with your neighbours and your surroundings. It’s love and laughter. It’s having your own perfect space, where plans are hatched and hopes are nurtured.

In essence, it’s about that special moment - relived time and time again – when you put your key in the front door and get that wonderful warm feeling inside.

This is the vision that makes Ashlin Quarter so much more than a housing development. It’s an exciting new place to live your life in the heart of a historic Kent community. A place to share experiences, raise a family, follow your dreams. Somewhere to find your true home.

STATION ROAD, AYLESFORD, KENT
NEAR
NOT FAR

A BEAUTIFUL VILLAGE SETTING THAT CONNECTS YOU TO THE REST OF YOUR LIFE.

When we had the opportunity to build in Aylesford, we jumped at it. And you'll soon see why. This is what living in Kent is all about. On the one hand a historic village, community spirit and good local amenities. On the other, a superb location, with easy access to all the county’s attractions, from superb shopping to beautiful countryside.

Sheltered by the North Downs, Aylesford has been a part of Kent’s history since Neolithic times. But it was in the 13th century that Carmelite monks really put the village on the map by building a monastery. 700 years later it’s still a religious centre and place of pilgrimage.

Today’s village hasn’t lost its old-world charm, but also caters for day-to-day needs, with a convenience store, bank, hairdressers, two pubs and more. There’s a quiet little coffee shop – always good for a cappuccino and something sweet.

STATION ROAD, AYLESFORD, KENT

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<table>
<thead>
<tr>
<th>FROM</th>
<th>Maidstone</th>
<th>Rochester</th>
<th>Tunbridge Wells</th>
<th>Bluewater Shopping Centre</th>
<th>Ashford International</th>
<th>Canterbury</th>
<th>Channel Tunnel</th>
<th>London St Pancras</th>
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<td>8 MILES</td>
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<td>1 HR 28 MINS</td>
<td>1 HR 24 MINS</td>
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</tbody>
</table>

*Sourced from Google maps*
WELCOME TO THE GARDEN OF ENGLAND

KENT: A COUNTY OF ROLLING COUNTRYSIDE AND WOODLAND AND JUST 25 MILES AWAY FROM THE HUSTLE AND BUSTLE OF THE CAPITAL.

Shop, eat out, work out, see the sights, take in a show. Kent has it all: stacks of history, picture-perfect villages and countryside, vibrant towns and cities, world-class arts and entertainment. Not to mention excellent travel connections to both London and Europe.

Nearby Maidstone has the Fremlin Walk and The Mall shopping centres for high street names, plus the Royal Star Arcade for something a little different. It’s also just a few miles to Bluewater, where the retail experience steps up a level, with 300 stores, 40 cafés, bars and restaurants, plus a 13-screen multiplex.

For sports and leisure, there’s everything from gyms to golf courses, from tennis to trampolining. Alternatively, just get out and enjoy the wonderful scenery, from the rolling hop fields of the Weald to the dramatic North Kent coastline.

Another big asset is the road and rail network. It connects you with the whole of the county, London and beyond. As for international travel, it’s an easy drive to Gatwick, the Channel Tunnel or the Eurostar stations at Ebbsfleet and Ashford.

Kent, the gateway to Europe and beyond, find yourself at the Eiffel Tower with Eurostar in just 2hrs 53mins*

*Source: rome2rio.com
BEAUTIFUL AND PRACTICAL

CONFIDENTLY CHOOSE A HOME WITH NOT ONLY YOUR HEART BUT YOUR HEAD.

Attention to detail. That’s what distinguishes a Michael Shwartz home. We think about all those useful extras that make your home more than a living space. Of course we want to create design that inspires. But we also want to make homes that are comfortable, practical and efficient.

We add to our passion for building distinctive, sustainable homes by investing in high quality materials, fixtures and fittings. The result is a specification that perfectly matches the needs and aspirations of today’s homeowners.

STATION ROAD, AYLESFORD, KENT
GENERAL INTERIOR SPECIFICATIONS

- Smooth finished white ceilings
- Walls all matt finish in neutral colour
- White Oak doors with contemporary matt steel finish
- Skirting and architraves satin finished in white
- Downlighters throughout
- White pressed steel radiators

KITCHEN/UTILITY

- Symphony kitchen:
  - New York range – Cashmere
- Schuller Kitchen:
  - Nova range – Crystal Grey
  - Andos white quartz worktops
  - Valetta range – Truffle Brown
  - Fantasy granite worktops
- Downlights
- Stainless steel undermounted sink with pull out hose tap
- AEG or Bosch integrated appliances:
  - Induction hob
  - Built-in stainless steel double oven
  - Built-in stainless steel microwave oven
  - Integrated fridge freezer
  - Washing machine
  - Dishwasher
  - Chimney style extractor fan

FLOORING

- Porcelain neutral floor tiles in kitchen and all bathrooms
- Porcelain neutral wall tiles in all bathrooms
- Laminate wood effect walnut flooring
- Neutral coloured carpets to all stairs
- Neutral coloured carpets to living room and bedrooms

BATHROOMS AND EN-SUITES

- Villory & Bosch sanitaryware
- Heated chrome finished towel rails
- Steel white bath with wall mounted shower

LIVING ROOM AND BEDROOMS

- Neutral coloured carpets
- Walls matt finish in neutral colour
- TV point/telephone/internet

ALL HOUSES COVERED BY 10 YEAR GLOBAL WARRANTY

The information and images provided are indicative and used for illustrative purposes only. They are intended to act as a guide only, to the finished product. The buyer is advised to verify all details before purchase and should not rely on the illustration or images which form part of the sales literature.
We’ve planned the landscaping at Ashlin Quarter to give the feel of a community that’s been around for years. Bordered by mature trees, it’s laid out in traditional village style, with green space and a play area at its heart.
THE PILMAN
A SPACIOUS FAMILY HOME THAT’S ALSO BIG ON STYLE.

Combining generous three-storey accommodation with inspired design, this luxury five-bedroomed family home ticks all the boxes.

5 BEDROOMS • 1 BATHROOM • 3 ENSUITES • KITCHEN/DINING • LIVING ROOM • FAMILY ROOM

- Plot 61 and 62 do not have attached garage.

ROOM MEASUREMENTS ARE MEANT AS A GUIDE AND MAY VARY.

THE PILMAN

STATION ROAD, AYLESFORD, KENT
THE WILLARD

A CONTEMPORARY TOWN HOUSE WITH CLASSIC CHIC.

With four bedrooms, a flexible top-floor space and a sizeable first-floor drawing room, this is the perfect home for relaxing and entertaining.

4 BEDROOMS • KITCHEN/DINING • FAMILY ROOM • DRAWING ROOM • OPTIONAL THIRD FLOOR

STATION ROAD, AYLESFORD, KENT

Options measurement sizes are meant as a guide and may vary. The measurements should be viewed in conjunction with house layouts.
THE RANBROOK

ENJOY LIFE IN THIS SUPERB FAMILY HOME.

With imaginatively designed accommodation over four floors, this elegant, five-bedroom family home has space for everything from family fun to socialising.

5 BEDROOMS • FAMILY BATHROOM • DRAWING ROOM • GAMES/FAMILY ROOM

GROUND FLOOR

- Games/family room: 19’2" x 11’1" (5.83m x 3.39m)

FIRST FLOOR

- Bedroom one: 13’8" x 12’3" (4.16m x 3.74m)
- Bedroom four: 10’7" x 8’9" (3.22m x 2.67m)
- Bedroom five: 10’ x 8’9" (3.04m x 2.66m)

SECOND FLOOR

- Bedroom two: 16’7" x 11’8" (5.05m x 3.56m)
- Bedroom three: 16’7" x 8’9" (5.05m x 2.66m)

THIRD FLOOR

- Bedroom two: 13’8" x 12’3" (4.16m x 3.74m)
- Bedroom three: 12’2" x 9’11" (3.71m x 2.66m)

FAMILY BATHROOM

- Landing: 10’ x 8’9" (3.04m x 2.66m)

TOTAL FLOOR SPACE: 1914'2/177.8m²

Room measurement sizes are meant as a guide and may vary. The measurements should be viewed in conjunction with house layouts.

ASHLIN

QUARTER

STATION ROAD, AYLESFORD, KENT

PLOTS | 5 | 6 | 9 |
THE KINGSWOOD
SMART, STYLISH AND PRACTICAL - THE PERFECT COMBINATION.

With four good-sized bedrooms over two floors and a spacious kitchen/breakfast room that’s the hub of the house, this is a home with a heart.

4 BEDROOMS  •  2 ENSUITES  •  LIVING/DINING  •  FAMILY BATHROOM

STATION ROAD, AYLESFORD, KENT
THE HAWKHURST
A MODERN HOME WITH TRADITIONAL VALUES BUILT IN.

From its spacious kitchen-breakfast room to its two floors of bedrooms, this impressive home has time-honoured attractions.

4 BEDROOMS • 2 ENSUITES • LIVING/DINING • FAMILY BATHROOM

FIRST FLOOR
Bedroom one
10’6” x 10’5” 3.21m x 3.17m
Bedroom two
17’9” x 8’8” 5.40m x 2.64m

GROUND FLOOR
Living/dining room
17’9” x 13’10” 5.40m x 4.22m
Kitchen
10’8” x 10’ 3.26m x 3.06m

SECOND FLOOR
Bedroom three
10’5” x 9’ 3.17m x 2.64m
Bedroom four
17’9” x 9’ 5.40m x 2.83m

Total floor space
1244’2”/115.6m2

PLOTS | 60 | 63 | 64 | 67 | 68 | 69 | 70 | 72 | 73 |

STATION ROAD, AYLESFORD, KENT

Room measurements are given as a guide and may vary. The measurements should be viewed in conjunction with house layouts.
THE BLACKWELL

FEEL AT HOME WITH STYLE, SPACE AND COMFORT.

Designed with flair to make maximum use of available space, this handsome home has well-planned accommodation over three floors.

4 BEDROOMS • 2 ENSUITES • LIVING/DINING • FAMILY BATHROOM

room measurement sizes are meant as a guide and may vary. the measurements should be viewed in conjunction with house layout.

FIRST FLOOR
- Bedroom one: 10'6" x 10'5" 3.21m x 3.17m
- Bedroom two: 17'9" x 8'8" 5.40m x 2.64m

SECOND FLOOR
- Bedroom three: 10'5" x 9'8" 3.17m x 2.94m
- Bedroom four: 17'9" x 12'1" 5.40m x 3.69m

GROUND FLOOR
- Living/dining room: 17'9" x 13'10" 5.40m x 4.22m
- Kitchen: 10'8" x 10' 3.26m x 3.06m

PLOTS | 65 | 66 |
A spacious four bedroom family home, with open plan living/dining room, is the ideal location to hold the buzz of family life.

**4 BEDROOMS • 2 ENSUITES • LIVING/DINING • FAMILY BATHROOM**

**FIRST FLOOR**
- Bedroom one: 10’6” x 10’5” 3.21m x 3.17m
- Bedroom two: 17’9” x 8’8” 5.40m x 2.64m

**SECOND FLOOR**
- Bedroom three: 10’5” x 9’8” 3.17m x 2.94m
- Bedroom four: 17’9” x 9’4” 5.40m x 2.83m

**GROUND FLOOR**
- Living/dining room: 17’9” x 13’10” 5.40m x 4.22m
- Kitchen: 10’3” x 10’3” 3.12m x 3.12m

PLOT | 71 |

Station Road, Aylesford, Kent

Rooms measurement sizes are meant as a guide and may vary. The measurements should be viewed in conjunction with house layout.
IMAGINATION

AT THE MICHAEL SHWARTZ GROUP
WE LIKE TO THINK DIFFERENTLY

We don’t just build houses - we create a place to call home. We make places where people can balance work and play, quiet time and socialising. Where they can feel firmly rooted and part of a community. But also enjoy their own space whenever they feel like it.

We understand what today’s buyers are looking for in a home. And we go that little bit further to make it happen. Through our inspirational designs and innovative ideas, we have the experience and expertise to create quality homes for people to enjoy for many years to come – our vision is always at the forefront of our minds.

We’re also acutely aware of our responsibilities – not just to the local communities where we build, but also to the wider world. That’s why we ensure all our developments are carefully designed to work in context, to complement and enhance their surroundings.
A great location with great connections. Set next to the River Medway and a very short walk to Aylesford train station, this really is the perfect location to set up home.
The information contained in this brochure is for illustrative purposes only. The information in this document is indicative and is intended as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. No responsibility is accepted by Michael Shwartz Group for any errors or omissions and the included information does not constitute or form part of a contract, or warranty. The dimensions given on plans are subject to variations and are not to be used for carpet sizes, appliance sizes or items of furniture.

To register your interest, reserve a home or for further information please contact Savills on 01622 790 090.

To keep up-to-date on the release of all phases, please follow us on our Twitter and/or Facebook pages.

@AshlinQuarter  Ashlin Quarter