

BARRATT HOMES  
AT



AYLESHAM

KENT'S GARDEN VILLAGE



**BARRATT**  
— HOMES —



# OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

## WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## Site Plan



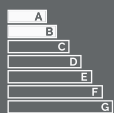
|             |                |                   |                  |                            |     |                      |
|-------------|----------------|-------------------|------------------|----------------------------|-----|----------------------|
| ● Alverton  | 2 bedroom home | Shared Ownership: | ● Aylesham House | 1 and 2 bedroom apartments | BCP | Bin Collection Point |
| ● Kenley    | 2 bedroom home |                   | ● Legion         | 3 bedroom home             | V   | Visitors Parking     |
| ● Maidstone | 3 bedroom home |                   | ● Cohort         | 3 bedroom home             | S/S | Substation           |
| ● Moresby   | 3 bedroom home |                   |                  |                            | CS  | Cycle Store          |
| ● Buchanan  | 3 bedroom home |                   |                  |                            | BS  | Bins Store           |





# AYLESHAM HOUSE - TYPE 1

## 1 BEDROOM APARTMENT



EPC rating A/B



Electric car  
charging point



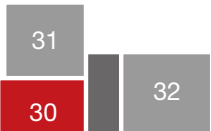
Decentralised  
mechanical extract  
ventilation (d-MEV)



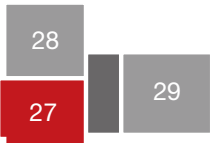
Highly-efficient  
insulation



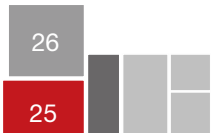
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### Dimensions

|               |                |               |
|---------------|----------------|---------------|
| Living/Dining | 3830 x 3819 mm | 12'7" x 12'6" |
| Kitchen       | 3830 x 1914 mm | 12'7" x 6'3"  |
| Bedroom 1     | 3830 x 2820 mm | 12'7" x 9'2"  |
| Bathroom      | 2115 x 1700 mm | 6'11" x 5'7"  |

### KEY

B Boiler  
ST Store

W Wardrobe space  
◀▶ Dimension location



# AYLESHAM HOUSE - TYPE 2

## 1 BEDROOM APARTMENT



EPC rating A/B



Electric car charging point



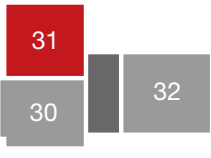
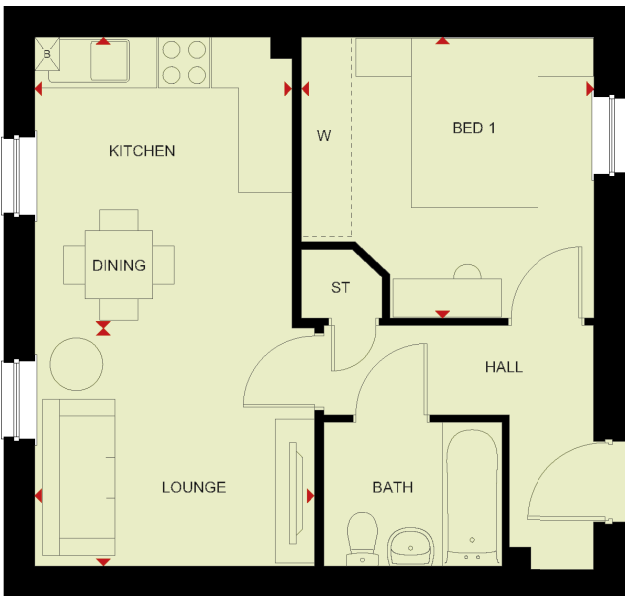
Decentralised mechanical extract ventilation (d-MEV)



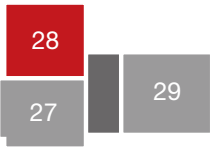
Highly-efficient insulation



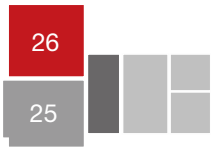
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### Dimensions

|               |                |               |
|---------------|----------------|---------------|
| Living/Dining | 3830 x 3819 mm | 12'7" x 12'6" |
| Kitchen       | 3830 x 1914 mm | 12'7" x 6'3"  |
| Bedroom 1     | 3830 x 2820 mm | 12'7" x 9'2"  |
| Bathroom      | 2115 x 1700 mm | 6'11" x 5'7"  |

### KEY

B Boiler  
ST Store

W Wardrobe space  
◀▶ Dimension location





# AYLESHAM HOUSE - TYPE 3

## 2 BEDROOM APARTMENT



EPC rating A/B



Electric car  
charging point



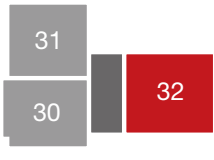
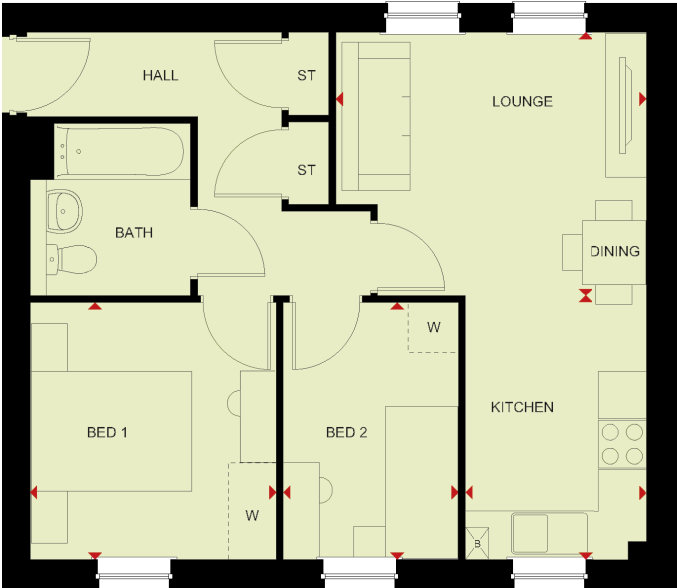
Decentralised  
mechanical extract  
ventilation (d-MEV)



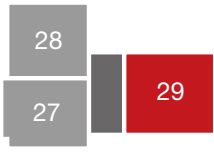
Highly-efficient  
insulation



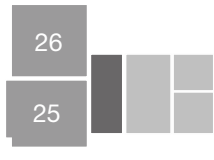
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### Dimensions

|               |                |               |
|---------------|----------------|---------------|
| Living/Dining | 3832 x 3263 mm | 12'7" x 10'8" |
| Kitchen       | 2214 x 3307 mm | 7'3" x 10'10" |
| Bedroom 1     | 3071 x 3219 mm | 10'1" x 10'7" |
| Bedroom 2     | 2185 x 3219 mm | 7'2" x 10'7"  |
| Bathroom      | 2000 x 2150 mm | 6'7" x 7'1"   |

### KEY

B Boiler  
ST Store

W Wardrobe space  
◀▶ Dimension location



# ALVERTON

## 2 BEDROOM HOME



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



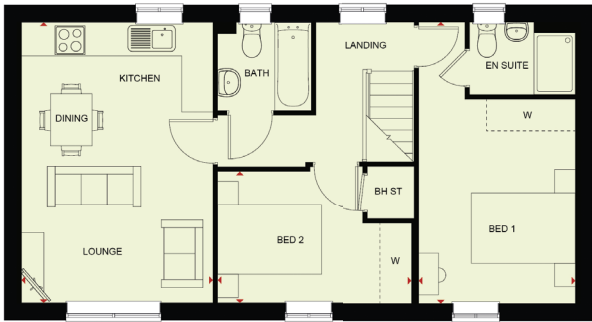
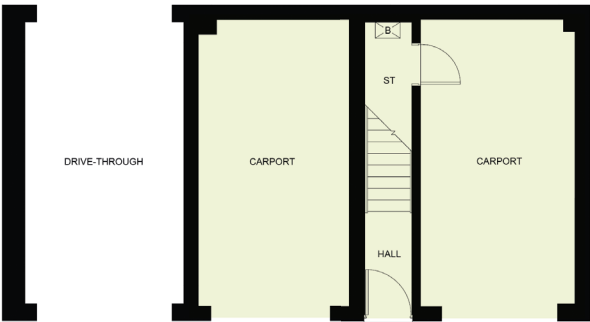
Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



| First Floor           |                |               |
|-----------------------|----------------|---------------|
| Kitchen/Dining/Lounge | 3680 x 5415 mm | 12'0" x 17'9" |
| Bedroom 1             | 5415 x 3015 mm | 17'9" x 9'11" |
| En Suite              | 2035 x 1190 mm | 6'8" x 3'11"  |
| Bedroom 2             | 3751 x 2537 mm | 12'3" x 8'3"  |
| Bathroom              | 1700 x 1814 mm | 5'5" x 5'9"   |

(Approximate dimensions)

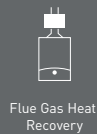
|     |    |        |    |                    |
|-----|----|--------|----|--------------------|
| KEY | B  | Boiler | W  | Wardrobe           |
|     | ST | Store  | ◀▶ | Dimension location |



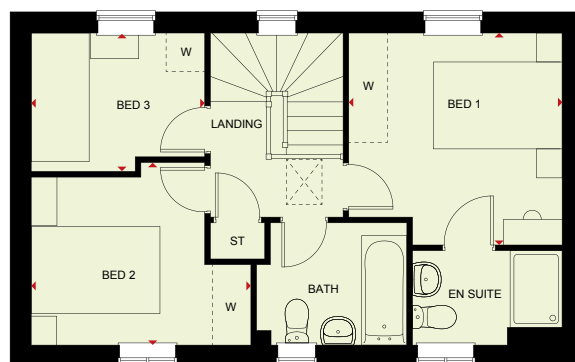
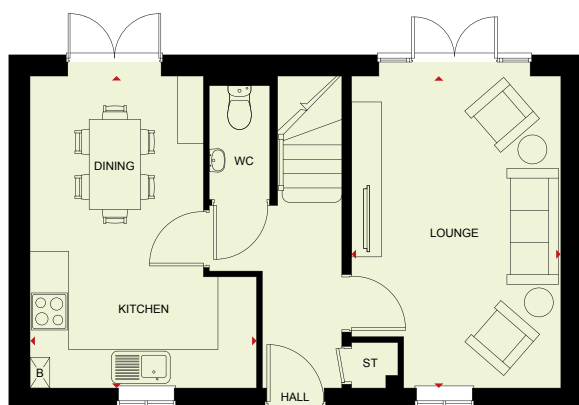


# BUCHANAN

## 3 BEDROOM HOME



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3250 x 4848 mm | 10'8" x 15'11" |
| Kitchen/Dining | 3521 x 4848 mm | 11'7" x 15'11" |
| WC             | 977 x 1916 mm  | 3'2" x 6'3"    |

(Approximate dimensions)

### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3310 x 3286 mm | 10'10" x 10'9" |
| En Suite  | 2326 x 1468 mm | 7'8" x 4'10"   |
| Bedroom 2 | 3405 x 2610 mm | 11'2" x 8'7"   |
| Bedroom 3 | 2698 x 2150 mm | 8'10" x 7'1"   |
| Bathroom  | 2335 x 1905 mm | 7'8" x 6'3"    |

(Approximate dimensions)

#### KEY

B Boiler  
ST Store

W Wardrobe  
◀▶ Dimension location



# KENLEY

## 2 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



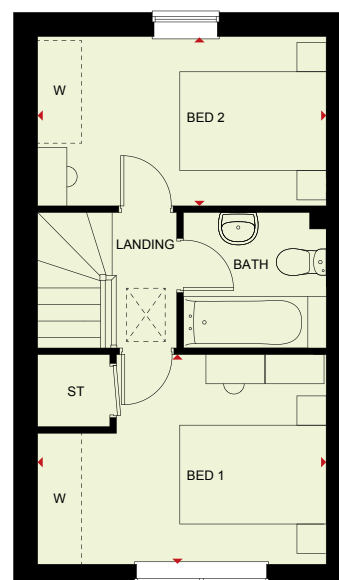
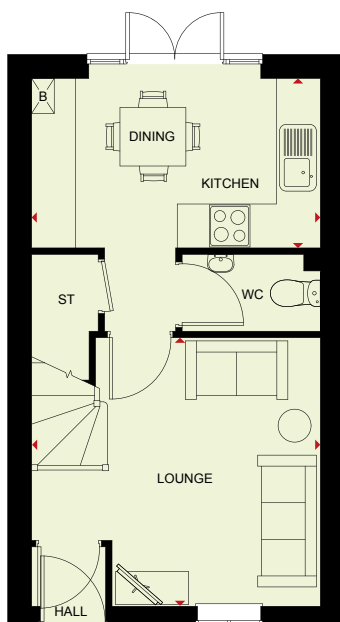
Flue Gas Heat Recovery



Highly-efficient insulation



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3945 x 3668 mm | 12'11" x 12'0" |
| Kitchen/Dining | 3943 x 3454 mm | 12'11" x 11'0" |
| WC             | 1887 x 1050 mm | 6'2" x 3'5"    |

(Approximate dimensions)

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3943 x 2865 mm | 12'11" x 9'5" |
| Bedroom 2 | 3943 x 2315 mm | 12'11" x 7'7" |
| Bathroom  | 1953 x 1853 mm | 6'5" x 6'1"   |

(Approximate dimensions)

### KEY

B Boiler  
ST Store

W Wardrobe  
◀▶ Dimension location





# MAIDSTONE

## 3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Electric car charging point

Photovoltaic panels

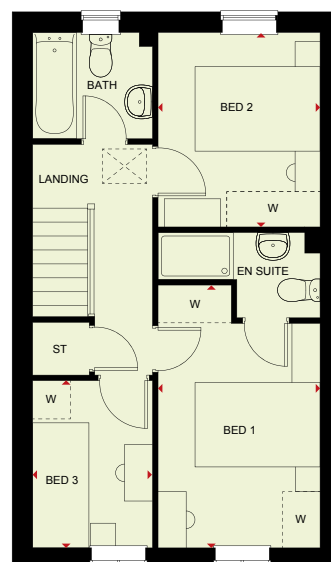
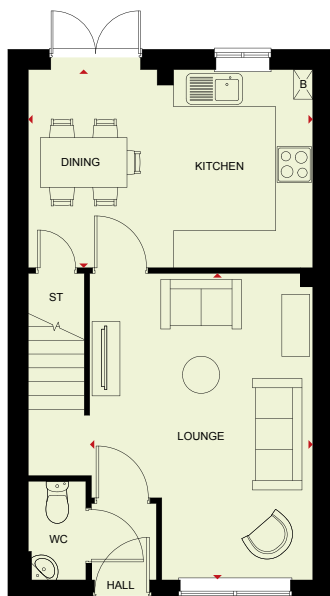
Decentralised mechanical extract ventilation (d-MEV)

Flue Gas Heat Recovery

Highly-efficient insulation



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4598 x 4955 mm | 15'1" x 16'3" |
| Kitchen/Dining | 4598 x 3202 mm | 15'1" x 10'6" |
| WC             | 930 x 1595 mm  | 3'1" x 5'3"   |

(Approximate dimensions)

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 2590 x 4205 mm | 8'6" x 13'10" |
| En Suite  | 2600 x 1365 mm | 8'6" x 4'6"   |
| Bedroom 2 | 2590 x 3113 mm | 8'6" x 10'3"  |
| Bedroom 3 | 1918 x 2675 mm | 6'4" x 8'9"   |
| Bathroom  | 1918 x 1700 mm | 8'6" x 4'6"   |

(Approximate dimensions)

#### KEY

B Boiler  
ST Store

W Wardrobe  
◀▶ Dimension location



# MORESBY

## 3 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



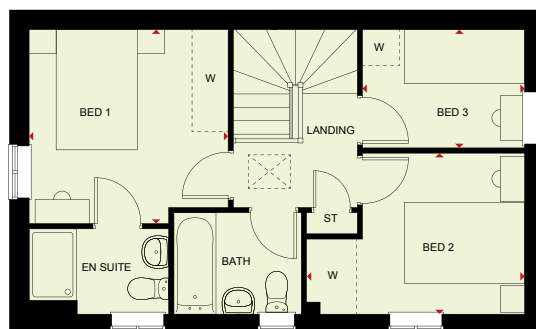
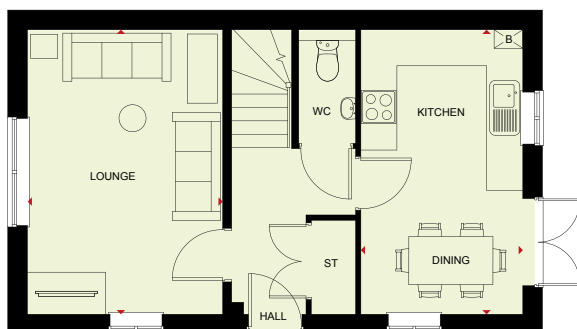
Flue Gas Heat Recovery



Highly-efficient insulation



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4735 x 3250 mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2695 mm | 15'6" x 8'8"  |
| WC             | 1868 x 945 mm  | 6'2" x 3'1"   |

(Approximate dimensions)

### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3226 x 3312 mm | 10'7" x 10'10" |
| En Suite  | 1420 x 2321 mm | 4'8" x 7'7"    |
| Bedroom 2 | 2680 x 3628 mm | 8'10" x 11'11" |
| Bedroom 3 | 1968 x 2695 mm | 6'5" x 8'10"   |
| Bathroom  | 1688 x 2120 mm | 4'8" x 7'7"    |

(Approximate dimensions)

#### KEY

B Boiler  
ST Store

W Wardrobe  
◀▶ Dimension location





# COHORT

## 3 BEDROOM HOME



Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Argon-filled  
double-glazing



Photovoltaic  
panels



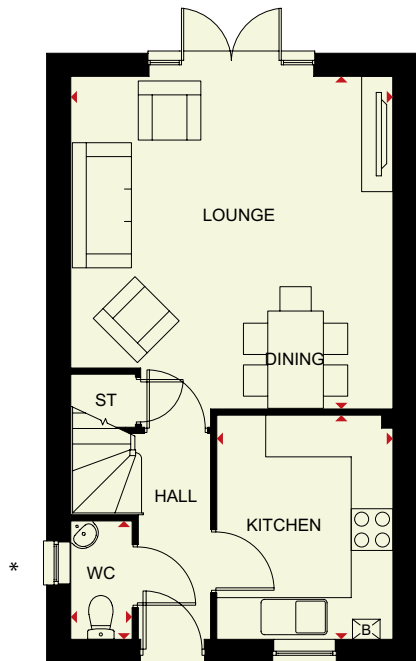
Highly-efficient  
insulation



Flue Gas Heat  
Recovery



\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

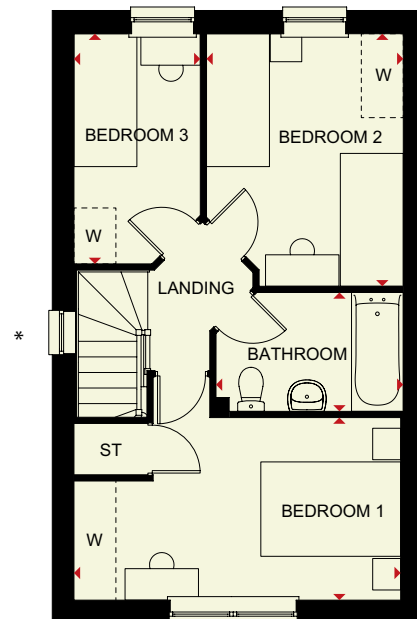


### Ground Floor

|               |                |               |
|---------------|----------------|---------------|
| Lounge/Dining | 4635 x 4785 mm | 15'2" x 15'8" |
| Kitchen       | 2534 x 3225 mm | 8'4" x 10'7"  |
| WC            | 920 x 1704 mm  | 3'0" x 5'7"   |

[Approximate dimensions]

\*Plot specific window



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 4670 x 2610 mm | 15'4" x 8'7"   |
| Bedroom 2 | 2814 x 3610 mm | 9'3" x 11'10"  |
| Bedroom 3 | 1810 x 3290 mm | 5'11" x 10'10" |
| Bathroom  | 2678 x 1700 mm | 8'9" x 5'7"    |

[Approximate dimensions]

\*Plot specific window

#### KEY

B Boiler  
ST Store

W Wardrobe space  
◀▶ Dimension location



# LEGION

## 3 BEDROOM HOME



Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Argon-filled  
double-glazing



Photovoltaic  
panels



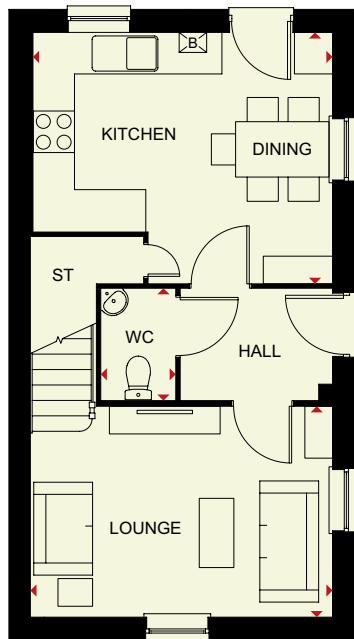
Highly-efficient  
insulation



Flue Gas Heat  
Recovery



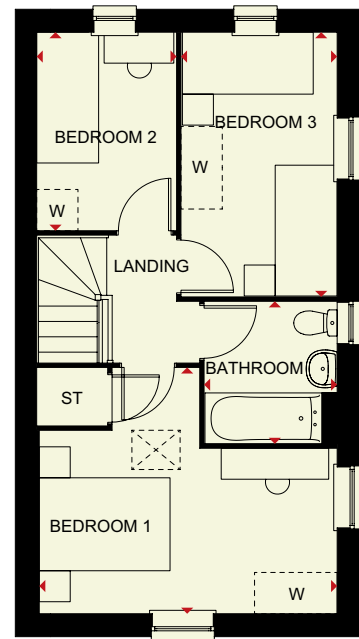
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Kitchen/Dining | 4365 x 4800 mm | 14'4" x 15'9"  |
| Lounge         | 4320 x 3610 mm | 14'2" x 11'10" |
| WC             | 1085 x 1625 mm | 3'7" x 5'4"    |

[Approximate dimensions]



### First Floor

|           |                |              |
|-----------|----------------|--------------|
| Bedroom 1 | 4325 x 2665 mm | 14'2" x 8'9" |
| Bedroom 2 | 2035 x 2885 mm | 6'8" x 9'6"  |
| Bedroom 3 | 2270 x 3845 mm | 7'5" x 12'7" |
| Bathroom  | 1930 x 2070 mm | 6'4" x 6'9"  |

[Approximate dimensions]

#### KEY

B Boiler  
ST Store

W Wardrobe space  
◀▶ Dimension location





# BARRATT HOMES HISTORY

## LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Aylesham Village is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/ journey times are approximate and are from Google Maps. First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. \*\*\*exclusive, "we" and "us" refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.





## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



**barratthomes.co.uk**  
**0330 057 6000**

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BDW005243/OCT24



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HOMES