



the
green
collection

by **croudacehomes**





A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry. Buying a new home is a big decision.

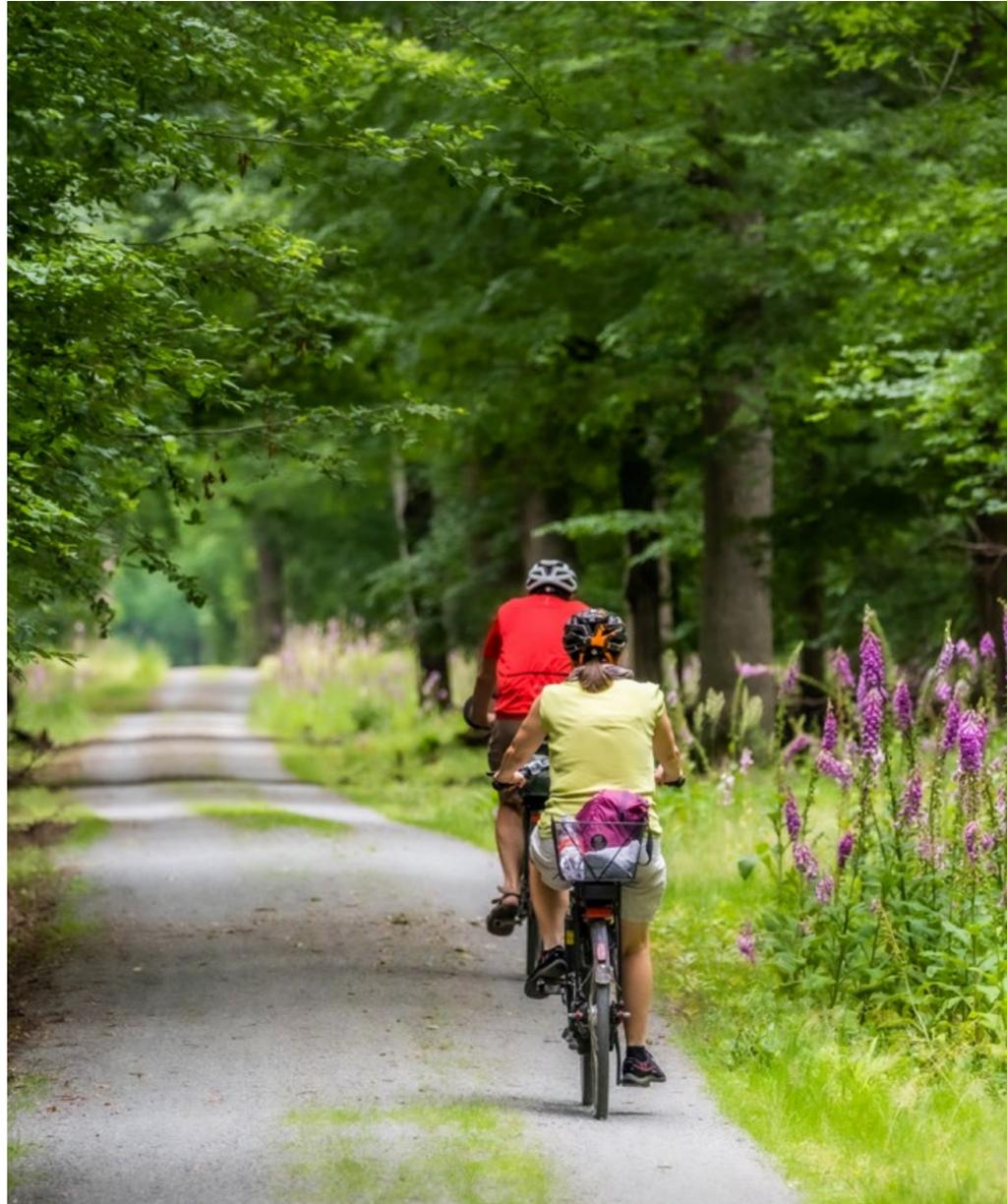
I hope you decide to buy a Croudace home and that you have many happy years living in it.



Adrian Watts,
Group Chief Executive

LIVE MORE SUSTAINABLY

THE GREEN COLLECTION



The Green Collection at Hermitage Park, Aylesford, offers 32 high-quality, thoughtfully designed homes, all built with the environment at its heart.

At Croudace, we are committed to creating homes that are fit for the future, more affordable to run, and reduce their impact on our environment. We focus on sustainability right from the beginning of our home design process. This means we are able to review in detail the construction of each home to ensure energy-efficiency is maximised.

Designed with a fabric first approach, these homes target reducing energy use and CO2 emissions and achieving an EPC rating of 'A' being the highest rating for energy efficiency and lowest running costs.* We have used a number of different techniques and technologies to help achieve this – from pre-insulated timber frame panels and triple glazing to Mechanical Ventilation with Heat Recovery.

“Sustainability is at the heart of what we do at Croudace, and we want to leave behind thriving and sustainable communities throughout our developments.”

– Adrian Watts, CEO, Croudace Homes

Importantly, The Green Collection also complements Croudace's legacy of high-quality traditional architecture and placemaking, so all homes benefit from appealing design features and fit comfortably with the local architectural vernacular. Not only are they highly comfortable and sustainable to live in, they are beautiful to look at too.

* All figures are subject to individual customer use/engagement and completion testing.

MARKET-LEADING SUSTAINABLE LIVING, TRADITIONAL DESIGN

- PV Solar Slates:**
More Aesthetically pleasing than traditional PV panels
- Triple Glazing:**
Superior insulation, energy efficiency and noise reduction
- Eco Brick:**
36% slimmer profile allows increased insulation
- Zappi car charger:**
Compatible with the Myenergi app
- Sunamp Heat Battery:**
Compact and sustainable alternative to traditional hot water cylinders



- Timber frame construction:**
Sustainable and energy efficient
- Libbi:**
Battery Storage System, hosted and controlled using the myenergi app
- Samsung – Air Source Heat Pump:**
Replaces the traditional boiler which reduces the carbon footprint
- Sustainable kitchen door fronts:**
Made from a high recycled content, ocean plastic handles and cutlery drawers made from a high content of natural fibres
- Myenergi:**
An Ecosystem app

The Green Collection features a whole range of leading and innovative technologies to create homes that help to make sustainable living effortless.

- Off-site pre-insulated timber panel system, targeting a low permeability and increased insulation levels
- Roofs comprising durable PV slates paired with natural slates to generate solar power
- Eco-bricks to reduce the upfront embodied carbon
- Air Source Heat Pumps as the primary heat source for both heating and hot water, delivering year-round comfort
- Heat batteries to store heat and provide hot water on demand – a more efficient, space-saving system than a hot water cylinder
- Energy-efficient underfloor heating to the ground floor of homes
- Mechanical Ventilation with Heat Recovery and waste water heat recovery
- Triple glazing to all windows
- Kitchens that are made from an increased percentage of recycled content, ocean plastic handles, and are 100% recyclable at the end of life
- Low energy lighting and water-efficient bathroom appliances
- Untethered EV charger for each home with three modes to adjust to on-site generation and household power consumption, located next to its allocated parking space
- Bird and bat boxes, bee bricks and hedgehog highways throughout the development



WELCOME TO EFFORTLESSLY ELEGANT LIVING

Imagine a place where your new home is waiting for you, pristine and beautifully crafted; a place where you can meet and make friends easily; somewhere you can step out into beautiful green space, cycle into the countryside or walk to school, the station and the everyday shops and services you need.



At The Green Collection, we are creating a vibrant new community with inspirational architecture and attractive landscaping, in a location with easy access to transport links and amenities. Seamlessly connecting to its surroundings and enhancing features of the existing landscape, this new neighbourhood will feel comfortably at one with the local area.

A community hall in neighbouring Hermitage Park Maidstone is a fantastic place to gather, with spaces for events, activities and clubs for all ages – and can be reached from your new home along the network of footpaths.



Landscaping and open space is an integral part of life here, with green areas, play and recreational zones, footpaths and cycleways, and thoughtful planting schemes.

A mixture of street styles – some as main links, some as quieter residential roads and tree-lined avenues – create character. Parking has been planned to be safe, secure and easily accessible, while at the same time minimising its impact on the street scene and enabling a clear flow for pedestrians and cyclists.

At The Green Collection, everything is designed so you can effortlessly enjoy the lifestyle on offer in this elegant new development.

At The Green Collection, you'll be able to choose the pace of life to suit you. With easy access to both the historic County Town of Maidstone and the glorious Kent countryside, you can indulge in shopping, dining and culture one day, then peaceful walks and charming villages the next.



Maidstone sits on the banks of the River Medway in the heart of Kent, known as 'The Garden of England' thanks to its abundance of fruit growing and hop gardens.

With such a cornucopia of produce on the doorstep, you can sample some of the finest food and drink in Maidstone's shops, markets and restaurants. Maidstone General Market is open every Tuesday and Saturday, plus a Farmers' Market takes place every third Sunday of the month at nearby Aylesford Priory.

ENJOY THE BEST OF TOWN AND COUNTRY

The town itself is steeped in history, with several listed buildings including All Saints Church, Corpus Christi Hall, Maidstone Town Hall, the Carriage Museum, Maidstone Museum and Bently Art Gallery. Beyond this historic façade is a leading shopping, dining and cultural scene. Maidstone is ranked as one of the top five shopping centres in the southeast of England, while over 80 cafés and restaurants in the town bring you outstanding local produce and international flavours. The Hazlitt Theatre hosts some of the country's best touring plays, music, comedies and dance, so you can sit back and let the pick of the crop come to you.

The surrounding countryside is perfect for walks and bike rides. When you want rolling hills and stunning views, head for The North Downs. This Area of Outstanding Natural Beauty offers spectacular scenery, tranquillity and a fascinating history to enjoy. The popular North Downs Way covers its length, from Farnham in Surrey to the White Cliffs of Dover, while cycling along the quiet lanes of the Weald takes in local vineyards and historic houses.

The Friars, Kent Life Heritage Farm Park, Kits Coty and the magnificent Leeds Castle are all within easy reach of The Green Collection and perfect for a family day out.





Travelling from A to B is refreshingly straightforward at The Green Collection. It is ideally situated for commuters, with Barming train station a short walk away. From here there are direct services to local towns, Ashford International and London Victoria.

For car travel, the nearby A20 leads to the M20, which gives access to the M25 and M23. Ditton and West Malling can be reached via the A20, and the A26, approximately a mile away, takes you to Maidstone Town Centre, Watlingbury, Tonbridge and Tunbridge Wells.

You'll also find travel abroad is within easy reach from The Green Collection. Nearby Maidstone East can get you into London in an hour, while Gatwick Airport and the Port of Dover are just under an hour's drive away.

Bus services run from The Green Collection too, so you can take advantage of the connections between Chatham, Faversham, Sittingbourne, Tonbridge, Tunbridge Wells, Ashford and Tenterden that run from Maidstone.

CONNECT SEAMLESSLY

EDUCATION FOR ALL AGES

Nurseries	
DinoDen Childminding and After School	0.2 miles
Preschools	
Busy Bees at Maidstone Hospital	0.8 miles
Primary Schools	
Palace Wood Primary School (Ofsted Rating: Good)	0.8 miles
Allington Primary School (Ofsted Rating: Outstanding)	1.2 miles
Jubilee Primary School (Ofsted Rating: Good)	1.5 miles
Valley Invicta Primary School (Ofsted Rating: Outstanding)	1.6 miles
West Borough Primary School (Ofsted Rating: Good)	1.8 miles
Secondary Schools	
St Simon Stock Catholic Secondary School (Ofsted Rating: Good)	2.2 miles
Oakwood Park Grammar School (Ofsted Rating: Good)	2.2 miles
Maidstone Grammar School (Ofsted Rating: Good)	4.4 miles
Colleges	
Midkent College	2 miles
Universities	
University of Kent	30 miles

There are many vibrant schools in the local area highly rated by Ofsted. With this selection of schools ranging from nursery to college and with the University of Kent within an hour's drive away, The Green Collection offers students of all ages the opportunity for an impressive education.



*Ofsted ratings correct as of February 2026



Siteplan is indicative only.

- 4-BEDROOM HOME**
 - The Epping
Plot 281
- 3-BEDROOM HOMES**
 - The Grange
Plots 250-252, 266, 267, 280 & 285
 - The Farlington
Plots 254, 265, 268 & 279
- 2-BEDROOM HOMES**
 - The Marden
Plots 255-264, 269-278
- CP** Car Ports
- V** Visitor Parking
- ⋮** Under Pergola Parking

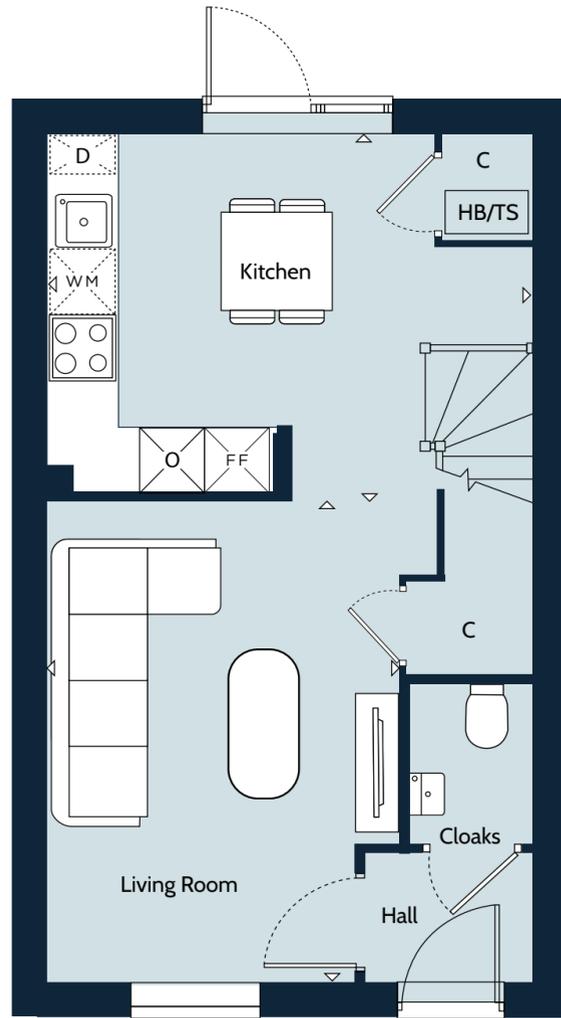
SITE PLAN



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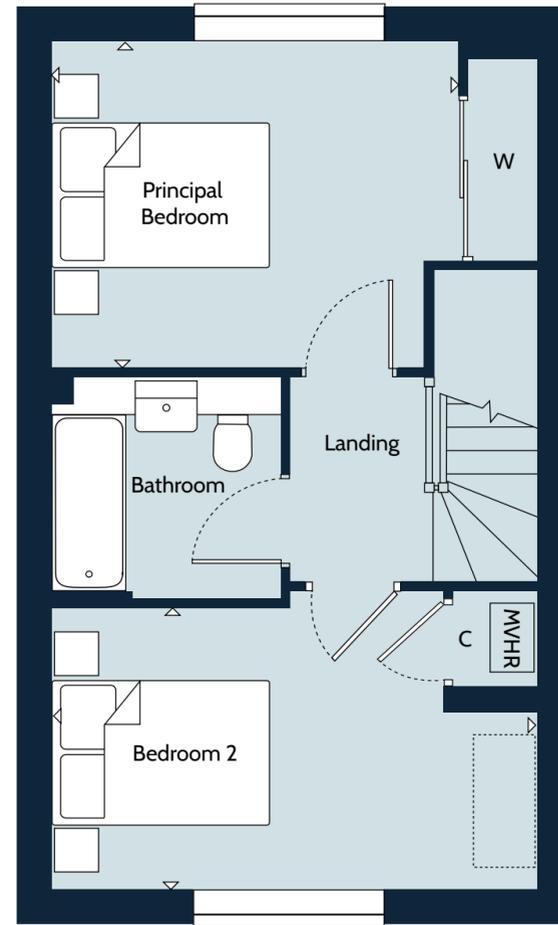
THE MARDEN 2-BEDROOM HOME

PLOTS: 255-264 & 269-278



GROUND FLOOR

Kitchen	3.39m x 4.54m	11' 1" x 14' 11"
Living Room	3.31m x 4.57m	10' 10" x 14' 12"



FIRST FLOOR

Principal Bedroom	3.08m x 3.79m	10' 1" x 12' 5"
Bedroom 2	2.66m x 4.45m	8' 9" x 14' 7"

**THE MARDEN
2-BEDROOM HOME**

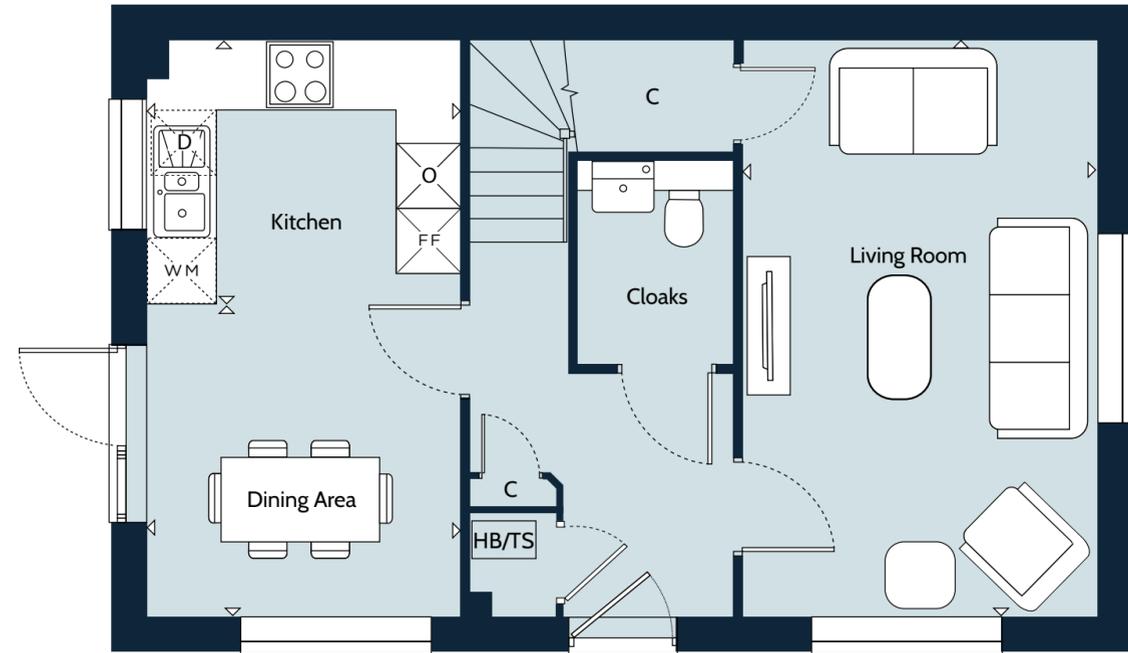
KEY

- W/M – Washing Machine
- C – Cupboard
- O – Oven
- D – Dishwasher
- FF – Fridge/Freezer
- HB/TS – Heat Battery/Thermal Store
- MVHR – Mechanical Ventilation with Heat Recovery
- W – Wardrobe



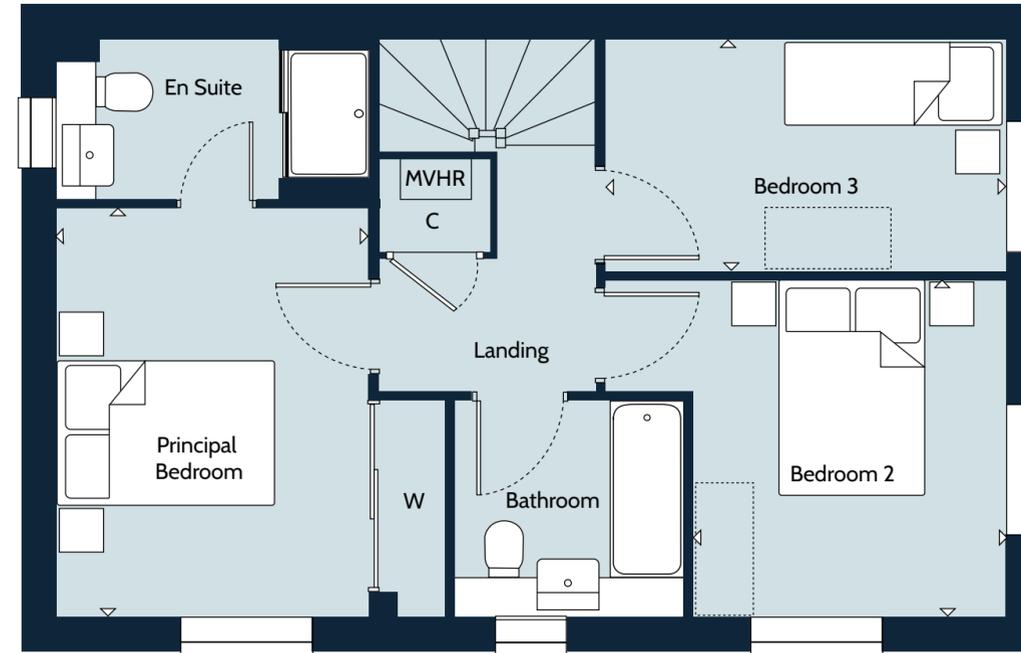
THE FARLINGTON 3-BEDROOM HOME

PLOTS: 254, 265, 268 & 279



GROUND FLOOR

Kitchen	2.94m x 2.51m	9' 8" x 8' 3"
Dining Area	2.94m x 2.97m	9' 8" x 9' 9"
Living Room	3.33m x 5.49m	10' 11" x 18' 0"



FIRST FLOOR

Principal Bedroom	2.94m x 3.87m	9' 8" x 12' 8"
Bedroom 2	2.93m x 3.19m	9' 7" x 10' 6"
Bedroom 3	2.17m x 3.77m	12' 4" x 7' 1"

**THE FARLINGTON
3-BEDROOM HOME**

KEY

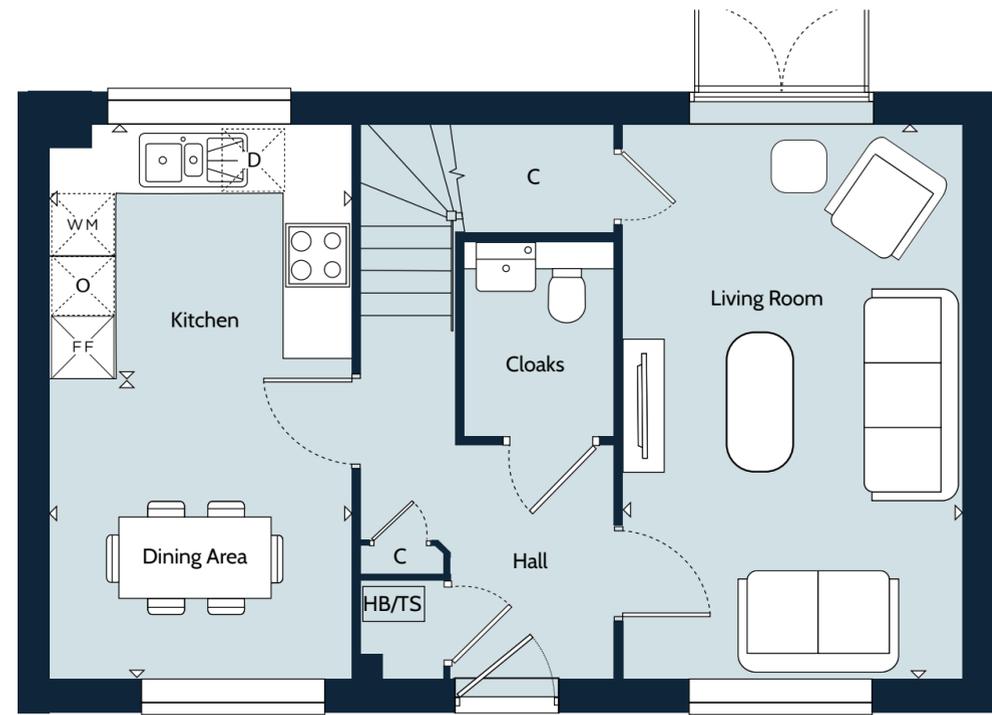
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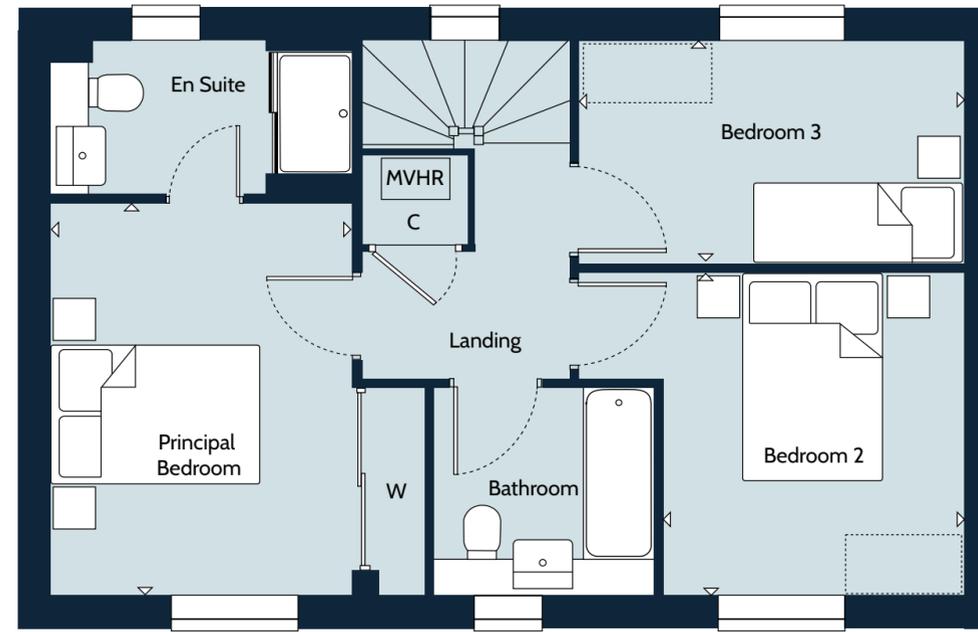
Computer generated image is indicative only.

THE GRANGE **3-BEDROOM HOME**

PLOTS: 250-252, 266, 267, 280 & 285



Window applicable to Plots 250 & 285



Windows applicable to Plots 250 & 285

THE GRANGE 3-BEDROOM HOME

GROUND FLOOR

Kitchen	2.94m x 2.53m	8' 4" x 9' 8"
Dining Area	2.94m x 2.95m	9' 8" x 9' 8"
Living Room	3.33m x 5.49m	10' 11" x 18' 0"

FIRST FLOOR

Principal Bedroom	2.94m x 3.87m	9' 8" x 12' 8"
Bedroom 2	2.93m x 3.19m	9' 7" x 10' 6"
Bedroom 3	2.18m x 3.77m	7' 2" x 12' 4"

KEY

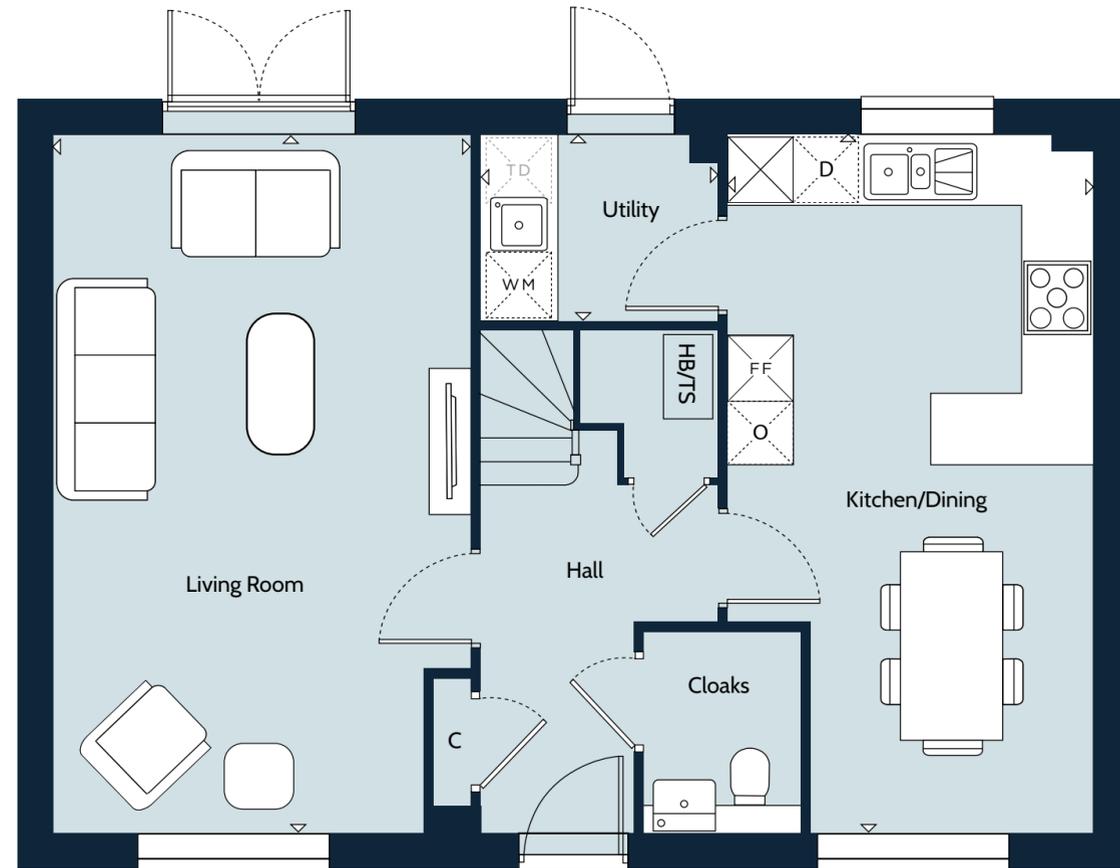
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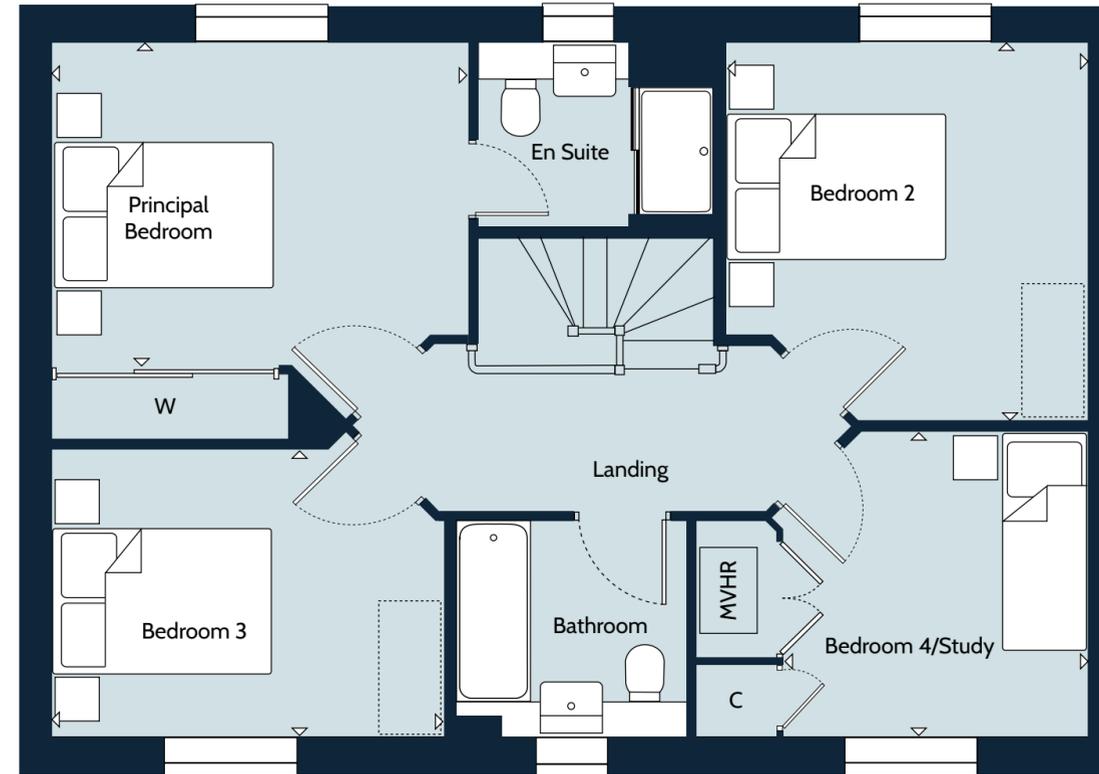
THE EPPING 4-BEDROOM HOME

PLOT: 281



GROUND FLOOR

Kitchen/Dining	3.41m x 6.60m	11' 2" x 21' 8"
Living Room	3.90m x 6.60m	12' 10" x 21' 8"
Utility	1.70m x 2.21m	5' 7" x 7' 3"



FIRST FLOOR

Principal Bedroom	3.05m x 3.91m	10' 0" x 12' 10"
Bedroom 2	3.41m x 3.57m	11' 2" x 11' 9"
Bedroom 3	2.73m x 3.69m	8' 11" x 12' 1"
Bedroom 4/Study	2.90m x 2.86m	9' 6" x 9' 5"

**THE EPPING
4-BEDROOM HOME**

KEY

- W/M – Washing Machine
- C – Cupboard
- O – Oven
- D – Dishwasher
- FF – Fridge/Freezer
- TD – Tumble Dryer Space
- HB/TS – Heat Battery/Thermal Store
- MVHR – Mechanical Ventilation with Heat Recovery
- W – Wardrobe
- ⊠ – Tall Larder Unit



SPECIFICATION

MODERN KITCHEN SPACE AND UTILITY

- High-quality Schuller designed kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility (Utility to plot 281 only)
- Recycling cooker hood
- Siemens induction hob with glass splashback*
- Bosch stainless steel double electric oven
- Freestanding Bosch washing machine to Utility (plot 281 only)
- Integrated washing machine (except plot 281)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher

Sustainable door fronts made from a high recycled content and are 100% recyclable, ocean plastic handles, and sustainable cutlery drawers made from a high content of natural fibres such as hemp and kenaf.

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to bathroom and en suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in en suite†
- Ceramic wall tiles
- Electric chrome towel rails to bathroom & En Suite

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

- Air Source Heat Pump (ASHP) heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Dining Area, Landing, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Dining Area and all Bedrooms
- Cat 6 Home Network points to living room and all bedrooms
- Mechanical Ventilation with Heat Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors
- PV slates & electric storage battery

SECURITY AND PEACE OF MIND

- Brick and Timber Frame construction
- NHBC Buildmark 10 year cover
- Mains smoke and heat alarms
- Composite front door and multipoint locking system
- Triple glazed PVCu windows and French casement doors†
- Motion activated front entrance light

EXTERNAL FEATURES

- EV car charging point
- Single garage to plot 281
- Timber framed car port to plots 250, 251, 267 & 285
- Driveway parking to plots 250, 251, 267, 281 & 285
- Assigned parking within parking courts & parking pergolas
- Outdoor patio space with light and gated access
- Slim space saver water butt^
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number

Please note floorplans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. †Where applicable/practicable. ^Water butts to each property except plots 254, 265, 268 & 279. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



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What3Words location
///friend.pardon.upgrading



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Hermitage Park progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation March 2026.



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