



CONNINGBROOK
LAKES



2 - 5 BEDROOM HOMES

Set within *31 Acres* of Country Park

ASHFORD | KENT



LAKE SIDE LIVING IN THE HEART OF THE COUNTRY PARK

Discover lakeside living at Conningbrook Lakes in Ashford, Kent. This flourishing community offers high-quality, stylish homes and offers a once in a lifetime opportunity to live in a unique nature reserve environment.



This beautiful collection of homes offers a variety of 2, 3, 4 and 5 bedroom family homes, with a number benefiting from a direct lakeside view.

The architectural design at Conningbrook Lakes takes its lead from the local Kentish vernacular, combining contemporary village charm with modern luxury. While each house type is different, and debuts a range of designs, all homes offer a high specification, with luxurious fittings and finishes.

The homes at Conningbrook Lakes have been designed to suit all tastes, lifestyles so you're sure to find the perfect fit.

Computer generated image is indicative only.

STEP INTO NATURE

There are several health benefits that are associated with spending time in nature. With an abundance of luscious green spaces right on your doorstep, at Conningbrook Lakes you are perfectly placed to enjoy your natural surroundings.

CONNINGBROOK LAKES COUNTRY PARK

Comprising of lakes, ponds, woodland and grassland, and spanning across 34 hectares, Conningbrook Country Park is home to a host of wildlife and is the ideal spot for a riverside stroll. The park provides a gateway for walkers and cyclists to explore the Stour Valley.

VICTORIA PARK

Ashford's largest and most central park is spread over 17 acres. Featuring riverside walks, memorial gardens, play areas for children, tennis courts and football pitches, Victoria Park has something to offer everyone.

THE KENT DOWNS AONB

Just a stone's throw away from Conningbrook Lakes, you'll find The Kent Downs – a stunning area of natural beauty boasting bluebell woodlands, rugged coastline, grassland and quaint villages. The Kent Downs is the perfect place to explore year-round.



PLACES TO SPLURGE

Whether you're treating yourself to something new, browsing fresh, local produce or simply looking for an affordable event to attend, Ashford really does have it all.

ASHFORD DESIGNER OUTLET

Your favourite brands at discounted prices.

14 min / 3.6 miles

THE STOUR CENTRE

A range of facilities for both children and adults to enjoy.

9 min / 2.5 miles

COUNTY SQUARE SHOPPING CENTRE

A shopping mall that features department stores and high-street brands.

9 min / 2.5 miles

ASHFORD FARMERS' MARKET

Perfect for a morning jaunt, the farmers' market is on the first Sunday of every month between 10am and 2pm.

11 min / 2.8 miles

Car travel times taken from google.co.uk/maps and are approximate only
Distances taken from google.co.uk/maps

A TASTE OF YOUR AREA

Ashford has a variety of bars and restaurants for you to dine and delight in. On your doorstep, you'll find a range of cuisine from around the globe.

AMICI



Italian, Mediterranean & European

8 min / 2.4 miles



THE CURIOUS BREWERY



Award-winning craft beers & ciders
10 min / 2.8 miles



KOYLA



Indian & Asian

15 min / 6.0 miles



THE DOG HOUSE MICRO PUB & VINYL BAR



British

18 min / 7.0 miles



THE BLACK HORSE RESTAURANT



British, wine bar, gastropub
17 min / 8.1 miles



02

You'll find activities to suit all tastes in Ashford.

01 PRESSURE POINT ESCAPE ROOMS

Put your knowledge and logic to the test in this unforgettable experience.

10 min / 2.6 miles

02 ASHFORD (KENT) GOLF CLUB

An 18-hole parkland course for golfers of all abilities.

10 min / 3.5 miles

03 FLIP OUT ASHFORD

An indoor adventure park with fun for all the family.

7 min / 2.6 miles

04 HOLLYWOOD BOWL, ASHFORD

A ten-pin bowling alley that offers bowling, arcades, food and drink.

8 min / 2.3 miles

05 CINEWORLD, ASHFORD

12 screen cinema debuting international blockbusters.

11 min / 3.4 miles



BE ENTERTAINED

Car travel times taken from google.co.uk/maps and are approximate only. Distances taken from google.co.uk/maps

SPACE TO GROW



Ashford boasts fantastic educational opportunities for children of all ages and stages of their education.

Infant & Primary

PHOENIX COMMUNITY PRIMARY SCHOOL

Ofsted: Good (2022)
6 min drive / 2.1 miles

DOWNS VIEW INFANT SCHOOL

Ofsted: Outstanding (2020)
4 min drive / 1.4 miles

LADY JOANNA THORNHILL ENDOWED PRIMARY SCHOOL

Ofsted: Outstanding (2015)
9 min drive / 3.9 miles

GREAT CHART PRIMARY SCHOOL

Ofsted: Outstanding (2021)
11 min drive / 4.1 miles

Secondary & Grammar

TOWERS SCHOOL AND SIXTH FORM CENTRE

Ofsted: Good (2019)
5 min drive / 1.7 miles

WYE SCHOOL

Ofsted: Good (2018)
9 min drive / 3.9 miles

THE NORTON KNATCHBULL GRAMMAR SCHOOL

All boys (girls can be admitted to the sixth form)
Ofsted: Good (2017)
8 min drive / 2.8 miles

HIGHWORTH GRAMMAR SCHOOL

All girls (boys can be admitted to the sixth form)
Ofsted: Outstanding (2013)
7 min drive / 2.6 miles

Independent

CORNFIELDS SCHOOL

Co-educational (7-16 years)
Ofsted: Outstanding (2022)
8 min drive / 2.8 miles

ASHFORD SCHOOL

Co-educational (0-19 years)
ISI compliant
7 min drive / 2.5 miles

SPRING GROVE SCHOOL

Co-educational (2-11 years)
ISI compliant
8 min drive / 2.8 miles

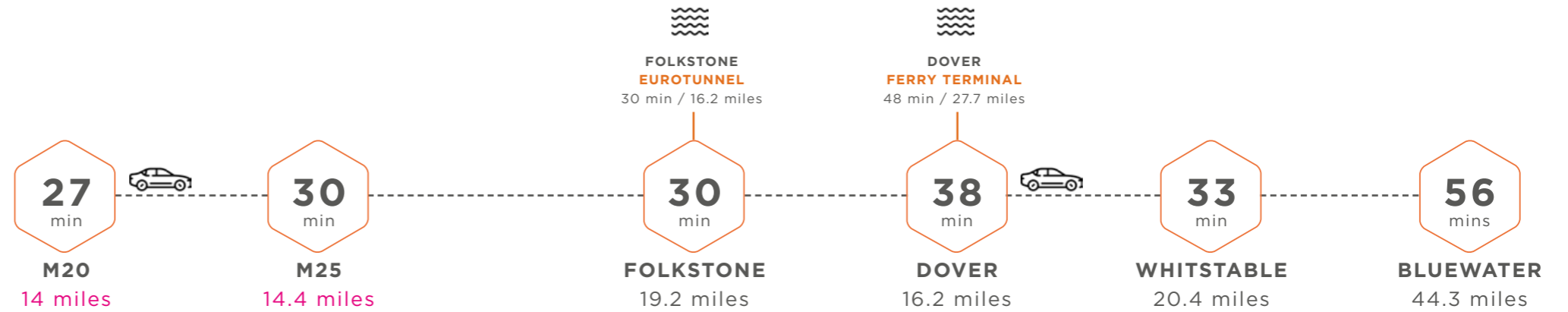
Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps). Ofsted ratings correct at time of publication. ISI compliancy correct at time of publication. Proximity to schools mentioned is for information only and is not a guarantee of admittance

THE IDEAL LOCATION

Conningbrook Lakes offers the best of both worlds: suburban living with fantastic transport links to the capital and beyond. Be it a regular commute, a family day trip or a relaxing mini-break, you couldn't be more conveniently located than in Ashford.

Hit the road

Conningbrook Lakes is close to several major road networks, meaning travelling by car has never been easier. The M20 is just 12 minutes from the development, while the M25 is a mere 45 minutes away.



Discover new places far and wide

Ashford International is a 9-minute drive from Conningbrook Lakes. The station connects travellers to European cities, London and the South East of England.



Take flight

A short drive to two international airports.



Sail away

From Dover, only a 38 min drive away.

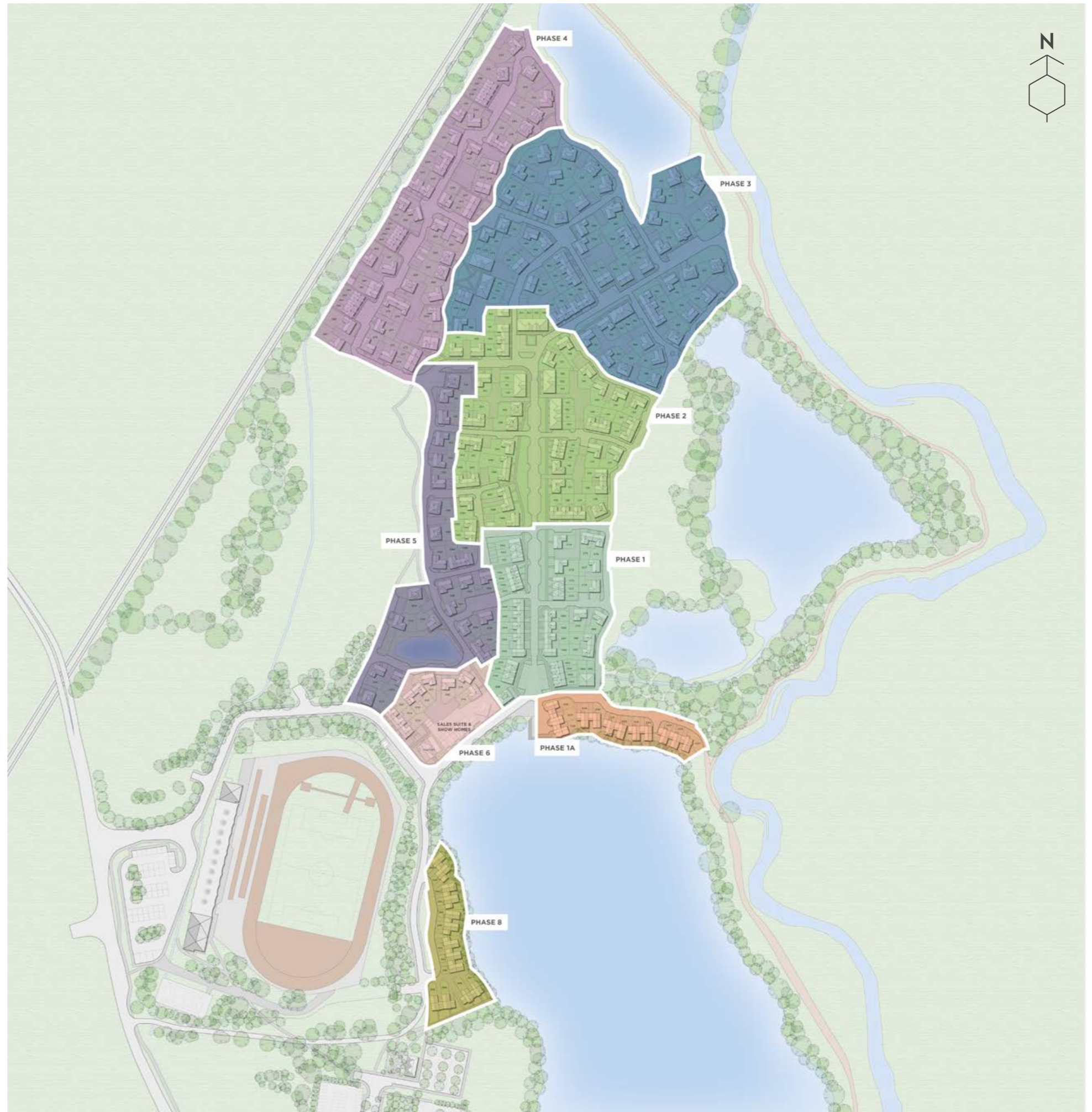


A NEW LANDSCAPE

The homes at Conningbrook Lakes have been created to encompass the best of the lakes in the country park setting. A central boulevard links the main lake to the north lake, with smaller lanes and mews leading off to each home and plenty of green open spaces for residents to enjoy.

Conningbrook Lakes has developed over several phases, starting with the hub of the community along the northern edge of the main lake leading to the waterside collection, nestled on the lakefront, and beyond to a flourishing new community, within a thriving yet tranquil setting.

- Phase 1
- Phase 1A
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 8



Site plans are indicative only and may be subject to change (and subject to planning). In line with Latimers policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

BUILT TO LAST

Why buy new? Energy efficient, modern designed, low maintenance homes.

Homes at Conningbrook Lakes are built to modern design standards, with an EPC rating B, helping to keep homes efficient and running costs lower.

Plus, each home comes with a 10 year warranty meaning you can relax into your new home, without worrying about maintenance.



ASHFORD, KENT

Ways to buy at Conningbrook Lakes:

Conningbrook Lakes has been popular with the Help to Buy scheme and are now proud to be one of the first to support the First Homes initiative for first-time buyers.

First Homes offers buyers a 30% discount compared to the market price with a selection of 2-bedroom homes available to those who meet the eligibility criteria. The scheme has been designed to help local first-time buyers onto the property ladder, in the places they live and work.

Or, existing home owners can streamline their move with help selling a current home through the Moving Made Easy service, or Part Exchange scheme.

The on site sales team are on hand to help make your dream move a reality.



Computer generated image is indicative only.

IT ALL BEGINS HERE

LATIMER BY CLARION HOUSING GROUP

Conningbrook Lakes is brought to you as part of a proud partnership between Latimer by Clarion Housing Group,

and Westerhill Homes.

With a selection of prestigious developments already for sale or coming soon, Latimer has an active development programme across a range of geographical markets and price points.

As part of Clarion Housing Group, all proceeds from Latimer's new home sales are invested in our social purpose activities.



Latimer is the private development arm of Clarion Housing Group, developing open-market homes, for both outright sale and shared ownership, in thriving communities.

We build homes to suit all lifestyles and in diverse locations, so whether you're looking for the hustle and bustle of a city or rural tranquillity, we have something for everyone.

The Latimer logo is synonymous with high quality design and a commitment to excellence. As such, every development utilises our experience. We ensure we use the best materials and modern methods of construction to deliver more sustainable spaces for our residents, and their communities, to thrive. To ensure we produce the best from planning

to construction, we partner with architects, designers and contractors who share our values. But it doesn't stop there. We have a dedicated customer service team and offer after care support to uphold our core values of providing happiness and delivering more.

Clarion Housing Group is the UK's largest provider of affordable housing, delivering over 125,000 homes across the country. While most of the homes we build will always be for affordable tenures, we acknowledge that building homes for private sale is crucial and enables our business to develop both mixed sustainable communities. Not only that, but it also means we can reinvest any profits made from private sales back into building and maintain more affordable homes.

BASED IN KENT, WESTERHILL HOMES

was founded on the belief that local building expertise can create quality homes designed for today's lifestyle. With practical, well-planned layouts and the latest in energy efficiency, all our homes are completed to Westerhill Homes' signature high-quality standard including superior-specification interiors. Westerhill Homes is a subsidiary of Chartway Group and is a privately owned, independent developer and building contractor, established in 2009.

At Westerhill Homes we pride ourselves on our experience and expertise in developing and

building new homes, the Kentish way. Most of our team and supply chain are local and, from our office junior to our MD, our ethos is always to provide each new customer with a new home they can be proud of and is something our team takes great pride in.

Westerhill Homes subscribes to the Considerate Construction Code whilst our exacting standards and sustainable credentials combine to create homes that will stand the test of time. Our after-care team, who look after our customers once they are living in their new home, are on hand to help when required.



FINDING *US*



Pouch for HT sheets

BY CAR:

- From the M20, exit at Junction 9 and take the A20 to Ashford
- At Drovers Roundabout take the 1st exit on to Simone Weil Avenue (A28)
- At the T-junction turn left on to Canterbury Road
- At the roundabout turn right on to Willesborough Road (A2070)
- Conningbrook Lakes will be found on the left immediately after the brow of the hill

CONNINGBROOK LAKES SALES AND MARKETING SUITE

OPEN 7 DAYS A WEEK, 10AM TO 5PM

WILLESBOROUGH SUITE,
KENNINGTON
ASHFORD TN24 9QX



CONNINGBROOK
LAKES

ASHFORD, KENT

CONNINGBROOKLAKES.COM

01233 215 155

SALES@CONNINGBROOKLAKES.COM

SALES & MARKETING SUITE
WILLESBOROUGH ROAD,
KENNINGTON
ASHFORD TN24 9QX

BROUGHT TO YOU BY



LATIMER
by Clarion Housing Group



WESTERHILL
HOMES

Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Latimer and Westerhill Homes in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Latimer and Westerhill Homes and associated companies reserve the right to amend the home layouts, specification or materials. All details correct as above at time of going to print. November 2022