



# INGLES GARDENS

FOLKESTONE



# AN ELEGANT, EDWARDIAN SEASIDE TOWN IN THE GARDEN OF ENGLAND

Folkestone's original location was in a valley in the sea cliffs and was developed through both fishing and its proximity to the Continent as a landing place and trading port.

Until the 19th century the town remained a small fishing community with a seafront that was continually battered by storms. In 1807 an Act of Parliament was passed to build a pier and harbour which Thomas Telford built in 1809, thereby rendering Folkestone with a safe harbour.

The arrival of the railways, the building of a ferry port and the growing importance of Folkestone as a seaside resort, all contributed to the town's growth. Currently, Folkestone has the only sandy beach and coastal park within an hour of London by rail and is an elegant Edwardian seaside resort typified by The Grand and The Metropole on The Leas, one of the finest marine promenades in the UK. It is located minutes from beautiful countryside in Kent's 'Garden of England'.

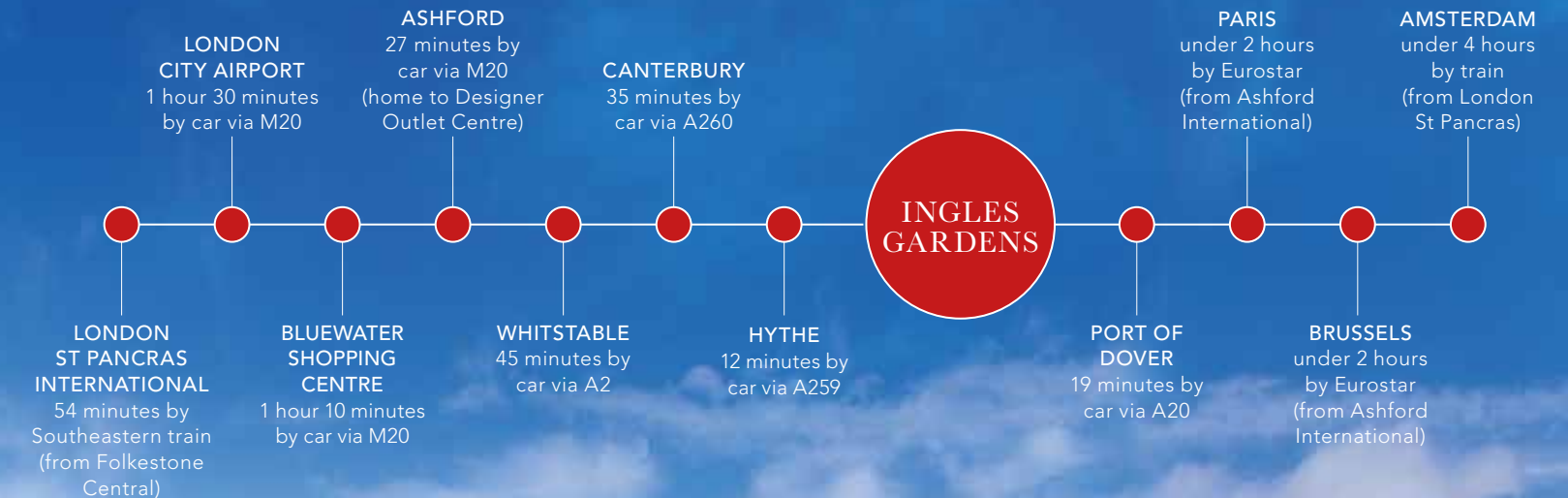
The town enjoys its proximity to the sea, from the development a stroll can be taken along the famous Leas promenade or the Sandgate Esplanade, taking in the sea air and views across the English Channel towards France. Folkestone harbour itself still displays fresh fish and seafood from its market stalls, together with the acclaimed Rocksalt restaurant.

Folkestone's Harbour Arm has swiftly become the beacon for the regeneration of Folkestone as a destination town. Small, independent businesses along the pier give it its unique flavour, with the addition of an onsite bakery and brewery with other seasonal events.

Folkestone is well served by excellent local primary and secondary schools with Folkestone College just minutes away. There are major supermarkets, leisure centres and golf courses nearby.

## TRANSPORT LINKS

Communications are excellent with access to the Continent by the Eurostar services from Ashford International, the Channel Tunnel Terminal at Cheriton, or via Dover Harbour. The M20 motorway is a short drive away leading to the M25 orbital. There is a mainline railway station within walking distance offering services to Ashford and London Charing Cross, including the high-speed link with a journey time of under an hour, to London St Pancras from both Folkestone Central and Folkestone West.



Timings are approximate.



THE DEVELOPMENT

## INGLES GARDENS

*An exciting new development in Folkestone*

Murston is pleased to offer you the opportunity to purchase a craftsman built property on the latest phase of our stunning Folkestone development. Set in a seaside town, and with the choice of 31 houses and 4 apartments, this perfectly located community has plenty to offer.









THE PLOTS



<b>PLOT 1</b> 1,470 ft <sup>2</sup> / 136.52 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces	10
<b>PLOT 2</b> 1,467 ft <sup>2</sup> / 136.30 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces	10
<b>PLOTS 3, 4, 5, 6, 7 &amp; 8</b> 1,927 ft <sup>2</sup> / 179.06 m <sup>2</sup> Four bedrooms, semi-detached with 2 en suites, plus single garage and 2 parking spaces	13-17
<b>PLOT 9</b> 1,456 ft <sup>2</sup> / 135.29 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces	18
<b>PLOT 10</b> 2,050 ft <sup>2</sup> / 190.40 m <sup>2</sup> Four bedrooms, semi-detached with 2 en suites, plus single garage and 1 parking space	18
<b>PLOT 11</b> 1,975 ft <sup>2</sup> / 183.46 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	20
<b>PLOT 12</b> 2,007 ft <sup>2</sup> / 186.57 m <sup>2</sup> Four bedrooms, mid-terrace with 2 en suites, plus single garage and 1 parking space	21
<b>PLOT 13</b> 1,961 ft <sup>2</sup> / 182.20 m <sup>2</sup> Four bedrooms, mid-terrace with 2 en suites, plus single garage and 1 parking space	22

<b>PLOT 14</b> 1,965 ft <sup>2</sup> / 182.56 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	22
<b>PLOTS 15, 16, 19 &amp; 20</b> 1,966 ft <sup>2</sup> / 182.60 m <sup>2</sup> Four bedrooms, semi-detached with 2 en suites, plus single garage and 1 parking space	25 & 29
<b>PLOTS 17 &amp; 18</b> 1,701 ft <sup>2</sup> / 158.08 m <sup>2</sup> Four bedrooms, semi-detached with 2 en suites, plus detached single garage and 1 parking space	26
<b>PLOT 21</b> 1,966 ft <sup>2</sup> / 182.62 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	30
<b>PLOT 22</b> 2,025 ft <sup>2</sup> / 188.16 m <sup>2</sup> Four bedrooms, mid-terrace with 2 en suites, plus single garage and 1 parking space	30
<b>PLOT 23</b> 1,966 ft <sup>2</sup> / 182.62 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	33
<b>PLOT 24</b> 1,454 ft <sup>2</sup> / 135.05 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces	34
<b>PLOT 25</b> 1,445 ft <sup>2</sup> / 134.21 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces	34

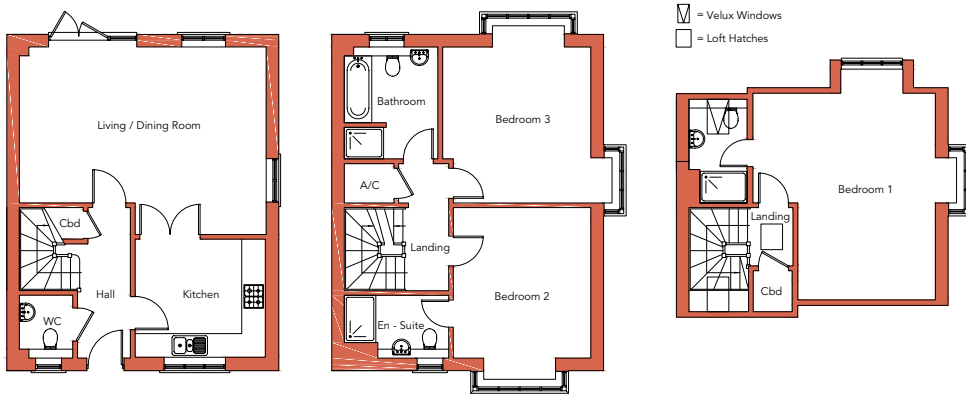
<b>PLOT 26</b> 1,938 ft <sup>2</sup> / 180.09 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	37
<b>PLOTS 27 &amp; 28</b> 1,909 ft <sup>2</sup> / 177.33 m <sup>2</sup> Four bedrooms, mid-terrace with 2 en suites, plus single garage and 1 parking space	37-38
<b>PLOT 29</b> 1,927 ft <sup>2</sup> / 179.05 m <sup>2</sup> Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space	38
<b>PLOTS 30 &amp; 31</b> 1,689 ft <sup>2</sup> / 156.97 m <sup>2</sup> Three bedrooms, semi-detached with 2 en suites, plus single garage and 1 parking space	41
<b>PLOT 32</b> 552 ft <sup>2</sup> / 51.30 m <sup>2</sup> One bedroom apartment, plus 1 parking space	42
<b>PLOT 33</b> 526 ft <sup>2</sup> / 48.85 m <sup>2</sup> One bedroom apartment, plus 1 parking space	42
<b>PLOT 34</b> 1,111 ft <sup>2</sup> / 103.17 m <sup>2</sup> Three bedroom apartment, plus 1 parking space	42
<b>PLOT 35</b> 985 ft <sup>2</sup> / 91.51 m <sup>2</sup> Two bedroom apartment, plus 1 parking space	42
<b>SPECIFICATION</b>	44
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Plot 1

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA  
1,470 ft² / 136.52 m²



GROUND FLOOR

**Living / Dining**  
6.27m x 4.76m (max)  
20ft 6in x 15ft 6in (max)

**Kitchen**  
3.31m x 3.00m  
10ft 9in x 9ft 8in

FIRST FLOOR

**Bed 2**  
4.39m x 3.50m (max)  
14ft 4in x 11ft 5in (max)

**Bed 3**  
4.51m x 4.31m (max)  
14ft 8in x 14ft 1in (max)

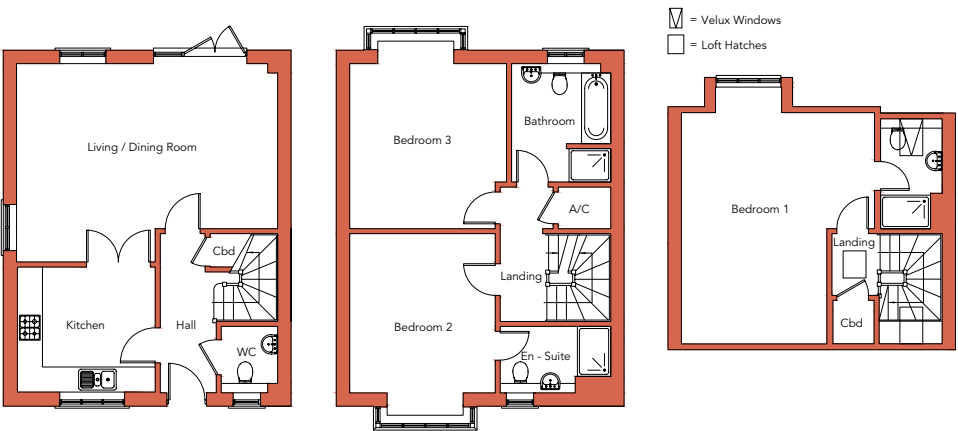
SECOND FLOOR

**Bed 1**  
6.17m x 4.64m (max)  
20ft 2in x 15ft 2in (max)

Plot 2

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA  
1,467 ft² / 136.30 m²



GROUND FLOOR

**Living / Dining**  
6.27m x 4.76m (max)  
20ft 6in x 15ft 6in (max)

**Kitchen**  
3.31m x 3.00m  
10ft 9in x 9ft 8in

FIRST FLOOR

**Bed 2**  
4.39m x 3.50m (max)  
14ft 4in x 11ft 5in (max)

**Bed 3**  
4.51m x 3.77m (max)  
14ft 8in x 12ft 4in (max)

SECOND FLOOR

**Bed 1**  
6.17m x 4.64m (max)  
20ft 2in x 15ft 2in (max)



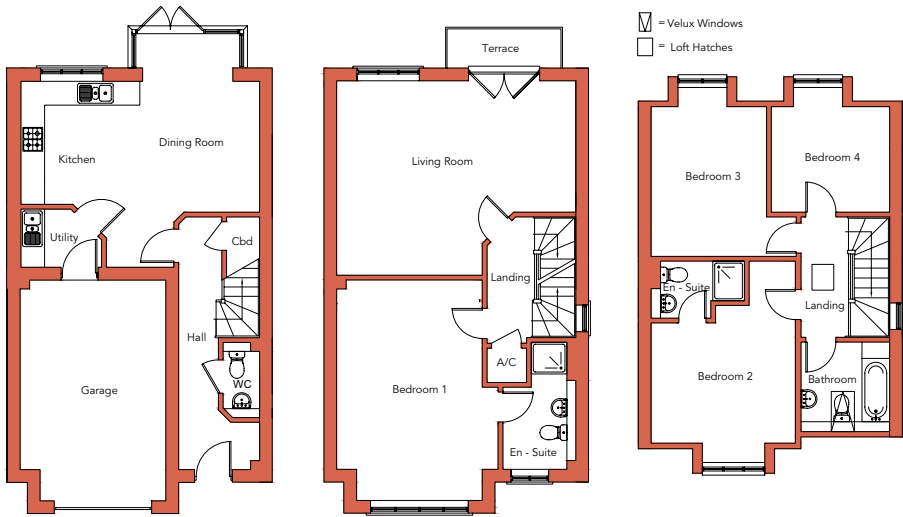




Plot 3

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)

Plot 4

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)



Plot 5

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

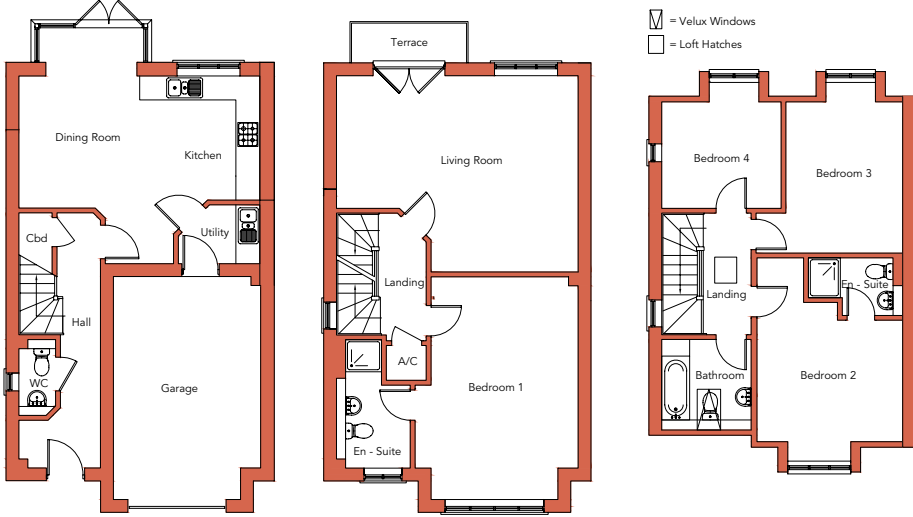
**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)

Plot 6

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)







PLOTS 7

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

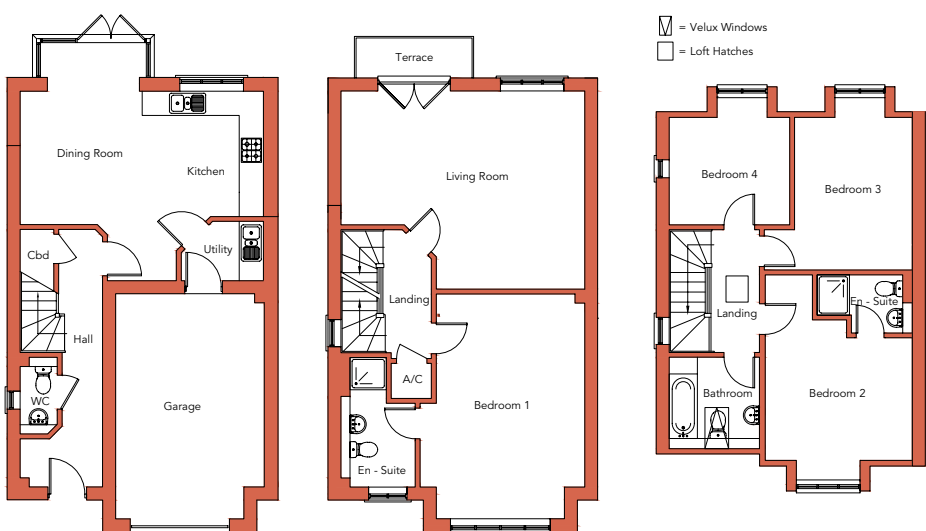
**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)

PLOTS 8

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 2 parking spaces

TOTAL FLOOR AREA  
1,927 ft² / 179.06 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.07m x 1.47m (max)  
6ft 8in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

**Bed 3**  
4.30m x 2.93m (max)  
14ft 1in x 9ft 6in (max)

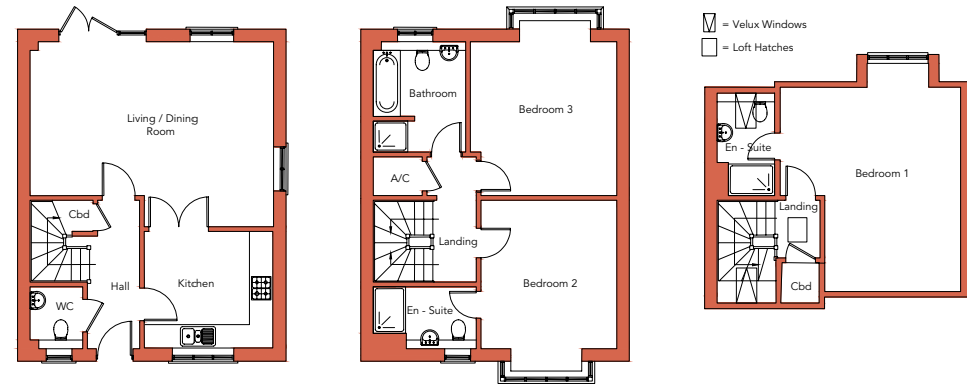
**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)



## PLOT 9

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

**TOTAL FLOOR AREA**  
1,456 ft<sup>2</sup> / 135.29 m<sup>2</sup>



### GROUND FLOOR

**Living / Dining**  
6.27m x 4.78m (max)  
20ft 6in x 15ft 7in (max)

**Kitchen**  
3.31m x 3.00m  
10ft 9in x 9ft 8in

### FIRST FLOOR

**Bed 2**  
4.37m x 3.50m (max)  
14ft 3in x 11ft 5in (max)

**Bed 3**  
4.51m x 3.77m (max)  
14ft 8in x 12ft 4in (max)

### SECOND FLOOR

**Bed 1**  
5.87m x 4.64m (max)  
19ft 3in x 15ft 2in (max)

## PLOT 10

Four bedrooms, semi-detached with 2 en suites, plus single garage and 1 parking space

**TOTAL FLOOR AREA**  
2,050 ft<sup>2</sup> / 190.40m<sup>2</sup>



### GROUND FLOOR

**Living / Dining**  
7.29m x 7.23m (max)  
23ft 9in x 23ft 7in (max)

**Kitchen**  
4.34m x 3.02m  
14ft 2in x 9ft 9in

**Utility**  
2.50m x 2.00m  
8ft 2in x 6ft 6in

### FIRST FLOOR

**Bed 2**  
5.28m x 3.36m (max)  
17ft 3in x 11ft (max)

**Bed 3**  
4.65m x 3.04m (max)  
15ft 3in x 9ft 10in (max)

**Bed 4**  
3.74m x 3.35m (max)  
12ft 3in x 10ft 10in (max)

### SECOND FLOOR

**Bed 1**  
5.17m x 4.70m (max)  
16ft 10in x 15ft 4in (max)

**Dressing Room**  
3.57 x 2.58m (max)  
11ft 7in x 8ft 5in (max)

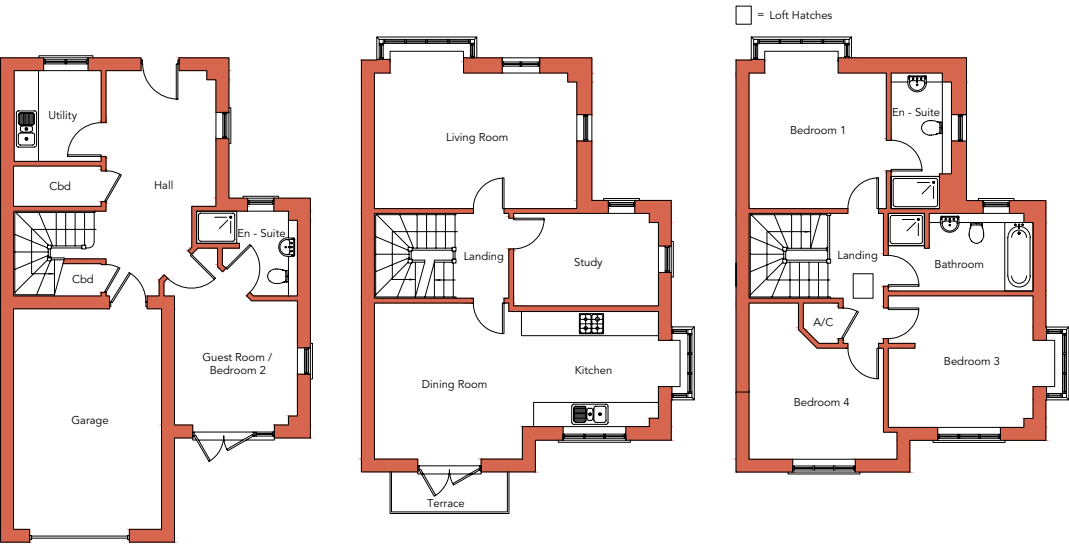




Plot 11

Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,975 ft² / 183.46 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
4.39m x 3.05m (max)  
14ft 4in x 10ft (max)

**Utility**  
2.25m x 2.16m  
7ft 4in x 7ft 1in

FIRST FLOOR

**Kitchen / Dining**  
7.61m x 3.87m (max)  
24ft 10in x 12ft 7in (max)

**Living**  
5.03m x 3.92m (max)  
16ft 5in x 12ft 9in (max)

**Study**  
3.60m x 2.30m (max)  
11ft 8in x 7ft 5in (max)

SECOND FLOOR

**Bed 1**  
3.92m x 3.41m (max)  
12ft 9in x 11ft 2in (max)

**Bed 3**  
4.15m x 3.27m (max)  
13ft 6in x 10ft 7in (max)

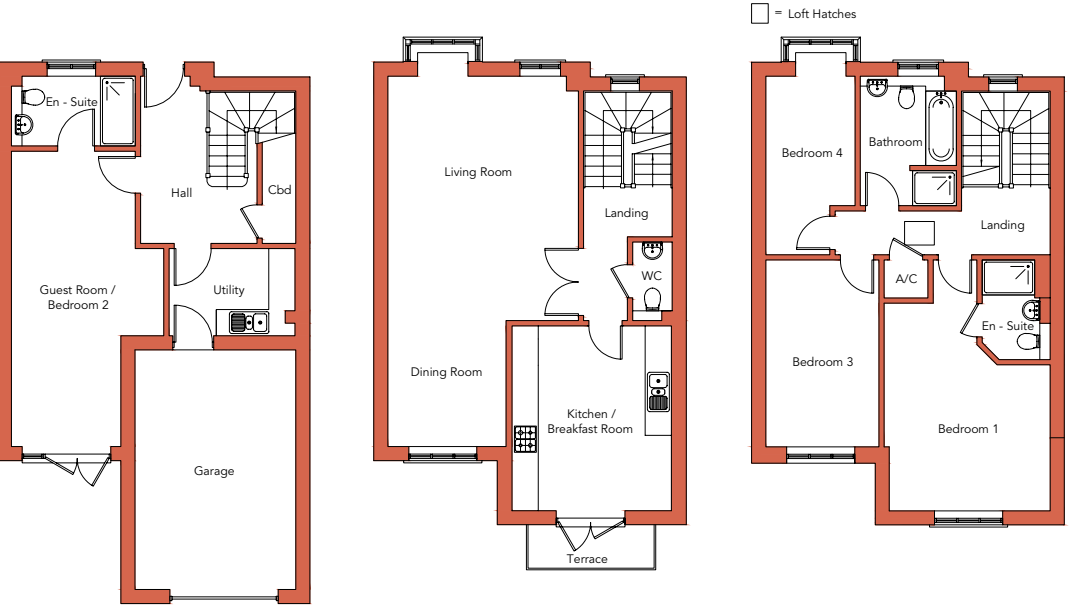
**Bed 4**  
3.87m x 3.68m (max)  
12ft 7in x 12ft 1in (max)



Plot 12

Four bedrooms, mid-terrace with 2 en suites, plus single garage and 1 parking space

TOTAL FLOOR AREA  
2,007 ft² / 186.57 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.75m x 3.48m (max)  
22ft 1in x 11ft 4in (max)

**Utility**  
2.88m x 1.99m  
9ft 4in x 6ft 5in

FIRST FLOOR

**Kitchen / Breakfast**  
4.22m x 3.64m  
13ft 8in x 11ft 9in

**Living / Dining**  
9.01m x 4.36m (max)  
29ft 6in x 14ft 3in (max)

SECOND FLOOR

**Bed 1**  
5.73m x 3.81m (max)  
18ft 8in x 12ft 5in (max)

**Bed 3**  
4.27m x 2.59m  
14ft x 8ft 5in

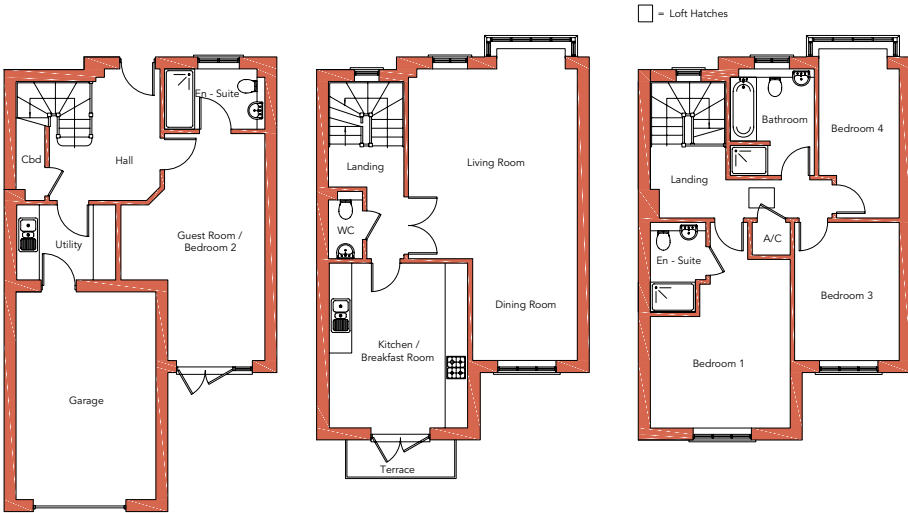
**Bed 4**  
4.63m x 2.04m (max)  
15ft 2in x 6ft 7in (max)



Plot 13

Four bedrooms, mid-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,961 ft² / 182.20 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

**Utility**  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

**Kitchen / Breakfast**  
4.40m x 3.70m  
14ft 4in x 12ft 1in

**Living / Dining**  
8.34m x 4.53m (max)  
27ft 4in x 14ft 9in (max)

SECOND FLOOR

**Bed 1**  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

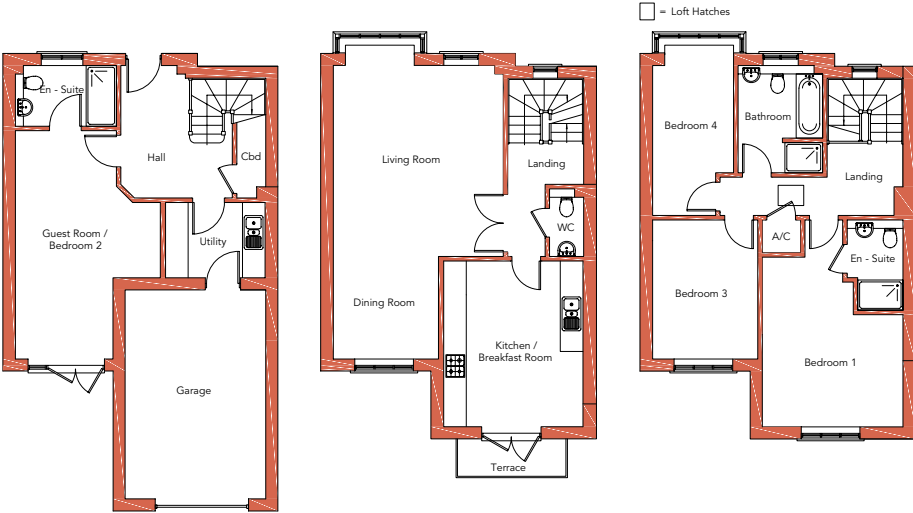
**Bed 3**  
3.69m x 2.81m  
12ft 1in x 9ft 2in

**Bed 4**  
4.53m x 2.16m (max)  
14ft 9in x 7ft 1in (max)

Plot 14

Four bedrooms, end-of-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,965 ft² / 182.56 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

**Utility**  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

**Kitchen / Breakfast**  
4.40m x 3.70m  
14ft 4in x 12ft 1in

**Living / Dining**  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

**Bed 1**  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

**Bed 3**  
3.69m x 2.81m  
12ft 1in x 9ft 2in

**Bed 4**  
4.53m x 2.16m (max)  
14ft 9in x 7ft 1in (max)



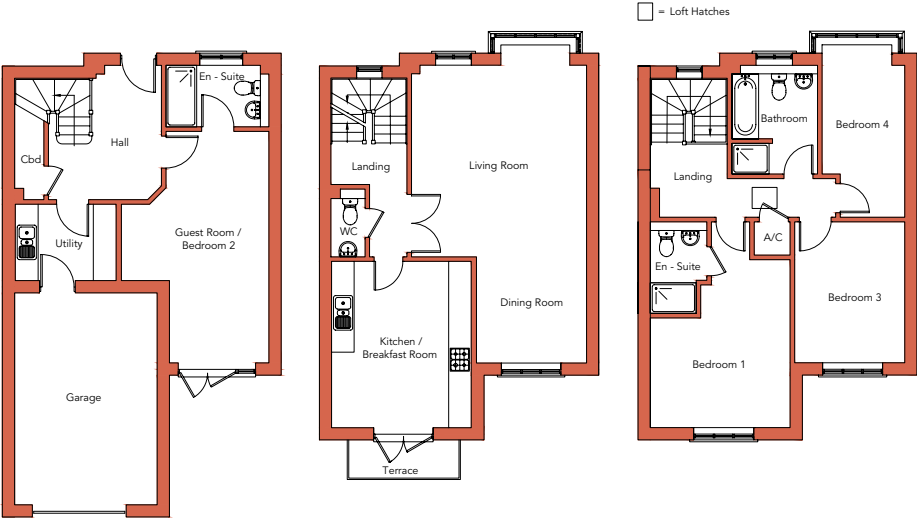




Plot 15

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.60 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

**Utility**  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

**Kitchen / Breakfast**  
4.40m x 3.70m  
14ft 4in x 12ft 1in

**Living / Dining**  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

**Bed 1**  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

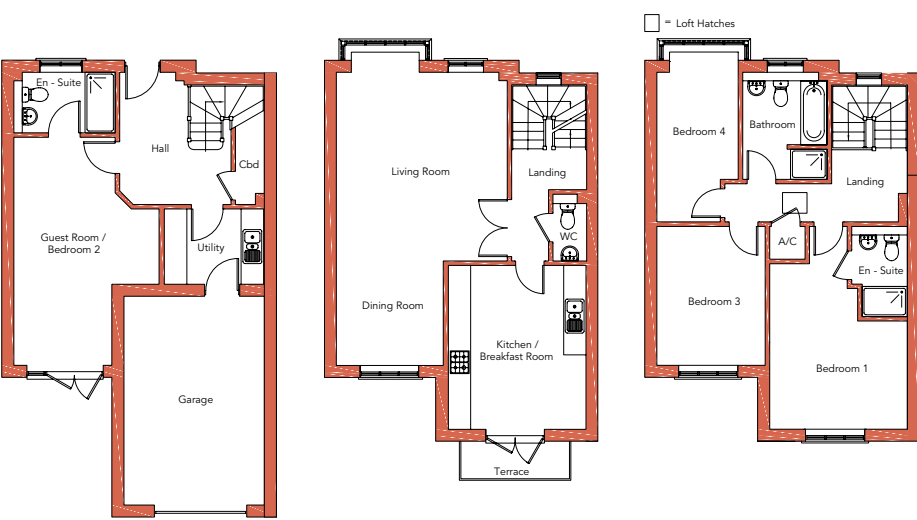
**Bed 3**  
3.69m x 2.81m  
12ft 1in x 9ft 2in

**Bed 4**  
4.53m x 2.16m (max)  
14ft 9in x 7ft 9in (max)

Plot 16

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.60 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

**Utility**  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

**Kitchen / Breakfast**  
4.40m x 3.70m  
14ft 4in x 12ft 1in

**Living / Dining**  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

**Bed 1**  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

**Bed 3**  
3.69m x 2.81m  
12ft 1in x 9ft 2in

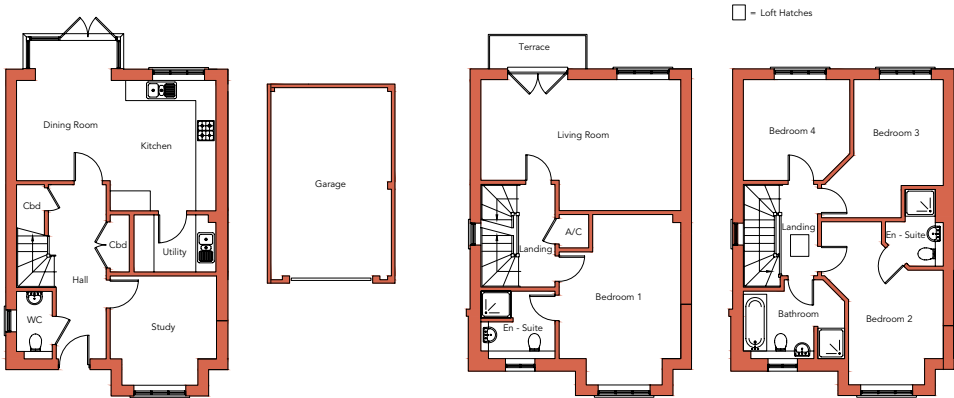
**Bed 4**  
4.53m x 2.16m (max)  
14ft 9in x 7ft 9in (max)



Plot 17

Four bedrooms, semi-detached with 2 en suites,  
plus detached single garage and 1 parking space

TOTAL FLOOR AREA  
1,701 ft² / 158.08 m²



GROUND FLOOR

**Kitchen / Dining**  
5.97m x 5.10m (max)  
19ft 6in x 16ft 7in (max)

**Utility**  
2.45m x 1.71m  
8ft x 5ft 6in

**Study**  
3.27m x 3.18m  
10ft 7in x 10ft 4in

FIRST FLOOR

**Living**  
5.98m x 3.92m (max)  
19ft 6in x 12ft 9in (max)

**Bed 1**  
5.10m x 3.64m (max)  
16ft 7in x 11ft 9in (max)

SECOND FLOOR

**Bed 2**  
4.88m x 3.64m (max)  
16ft x 11ft 9in (max)

**Bed 3**  
4.14m x 3.64m (max)  
13ft 6in x 11ft 9in (max)

**Bed 4**  
3.19m x 3.02m (max)  
10ft 5in x 9ft 9in (max)

Plot 18

Four bedrooms, semi-detached with 2 en suites,  
plus detached single garage and 1 parking space

TOTAL FLOOR AREA  
1,701 ft² / 158.08 m²



GROUND FLOOR

**Kitchen / Dining**  
5.97m x 5.10m (max)  
19ft 6in x 16ft 7in (max)

**Utility**  
2.45m x 1.71m  
8ft x 5ft 6in

**Study**  
3.27m x 3.18m  
10ft 7in x 10ft 4in

FIRST FLOOR

**Living**  
5.98m x 3.92m (max)  
19ft 6in x 12ft 9in (max)

**Bed 1**  
5.10m x 3.64m (max)  
16ft 7in x 11ft 9in (max)

SECOND FLOOR

**Bed 2**  
4.88m x 3.64m (max)  
16ft x 11ft 9in (max)

**Bed 3**  
4.14m x 3.64m (max)  
13ft 6in x 11ft 9in (max)

**Bed 4**  
3.19m x 3.02m (max)  
10ft 5in x 9ft 9in (max)



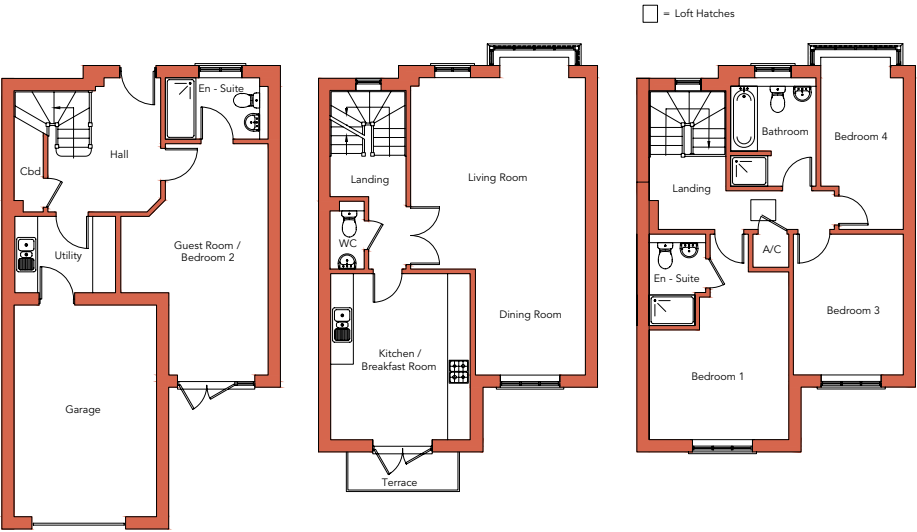




Plot 19

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.60 m²



GROUND FLOOR

Bed 2 / Guest Room  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

Utility  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

Kitchen / Breakfast  
4.40m x 3.70m  
14ft 4in x 12ft 1in

Living / Dining  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

Bed 1  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

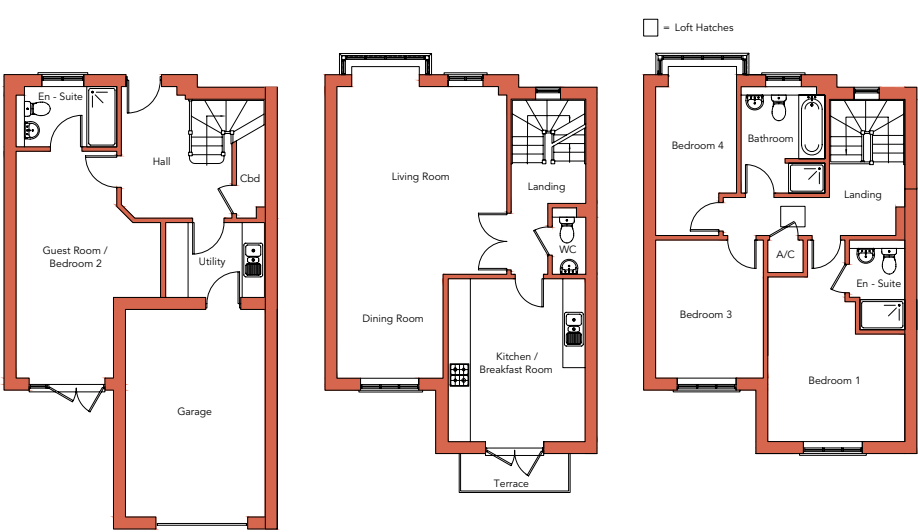
Bed 3  
3.69m x 2.81m  
12ft 1in x 9ft 2in

Bed 4  
4.53m x 2.16m (max)  
14ft 9in x 7ft 9in (max)

Plot 20

Four bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.60 m²



GROUND FLOOR

Bed 2 / Guest Room  
6.06m x 3.86m (max)  
19ft 9in x 12ft 7in (max)

Utility  
2.64m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

Kitchen / Breakfast  
4.40m x 3.70m  
14ft 4in x 12ft 1in

Living / Dining  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

Bed 1  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

Bed 3  
3.69m x 2.81m  
12ft 1in x 9ft 2in

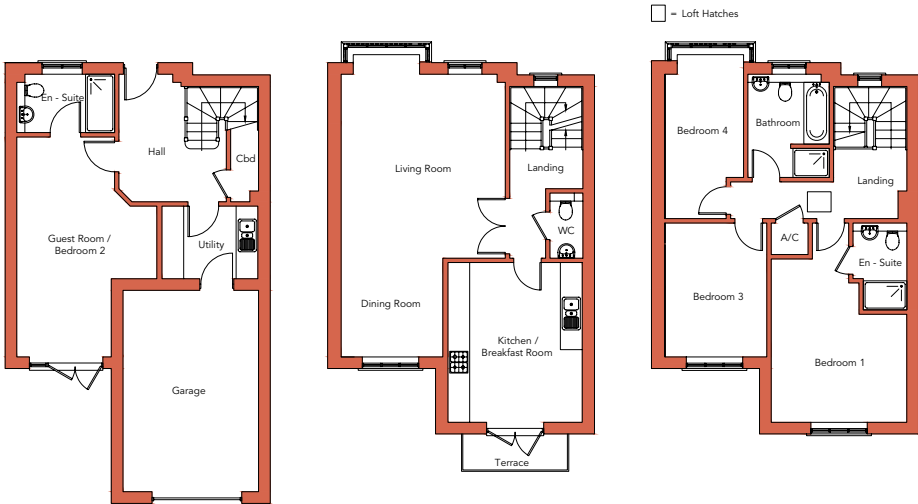
Bed 4  
4.53m x 2.16m (max)  
14ft 9in x 7ft 9in (max)



Plot 21

Four bedrooms, end-of-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.62 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
19ft 9in x 12ft 7in (max)

**Utility**  
2.65m x 2.00m  
8ft 7in x 6ft 6in

FIRST FLOOR

**Kitchen / Breakfast**  
4.40m x 3.70m  
14ft 4in x 12ft 1in

**Living / Dining**  
8.34m x 4.53m (max)  
27ft 3in x 14ft 9in (max)

SECOND FLOOR

**Bed 1**  
5.49m x 3.73m (max)  
18ft x 12ft 2in (max)

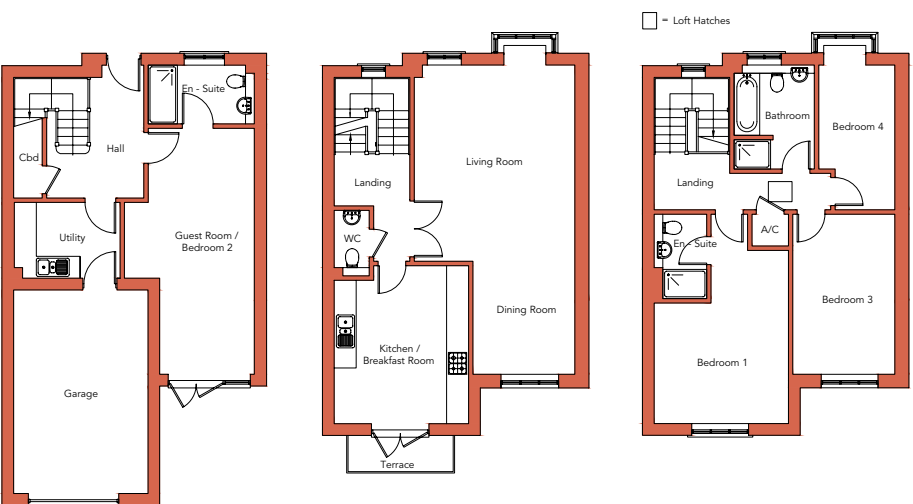
**Bed 3**  
3.69m x 2.81m  
12ft 1in x 9ft 2in

**Bed 4**  
4.53m x 2.16m (max)  
14ft 9in x 7ft 1in (max)

Plot 22

Four bedrooms, mid-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
2,025 ft² / 188.16 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
6.73m x 3.56m (max)  
22ft 1 x 11ft 7in (max)

**Utility**  
2.90m x 2.08m  
9ft 5in x 6ft 8in

FIRST FLOOR

**Kitchen / Breakfast**  
4.32m x 3.68m  
14ft 2in x 12ft 1in

**Living / Dining**  
9.01m x 4.40m (max)  
29ft 6 in x 14ft 4in (max)

SECOND FLOOR

**Bed 1**  
5.73m x 3.68m (max)  
18ft 8in x 12ft 1in (max)

**Bed 3**  
4.38m x 2.79m  
14ft 4in x 9ft 2in

**Bed 4**  
4.52m x 2.08m (max)  
14ft 8in x 6ft 8in (max)







Plot 23

Four bedrooms, end-of-terrace with 2 en suites, plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,966 ft² / 182.62 m²



GROUND FLOOR

**Bed 2 / Guest Room**  
4.39m x 3.05m (max)  
14ft 4in x 10ft (max)

**Utility**  
2.24m x 2.18m  
7ft 3in x 7ft 2in

FIRST FLOOR

**Kitchen / Dining**  
7.61m x 3.86m (max)  
24ft 10in x 12ft 7in (max)

**Living**  
5.03m x 3.85m (max)  
16ft 5in x 12ft 6in (max)

**Study**  
3.40m x 2.41m  
11ft 2in x 7ft 9in

SECOND FLOOR

**Bed 1**  
3.85m x 3.48m (max)  
12ft 6in x 11ft 4in (max)

**Bed 3**  
3.86m x 3.68m (max)  
12ft 7in x 12ft 1in (max)

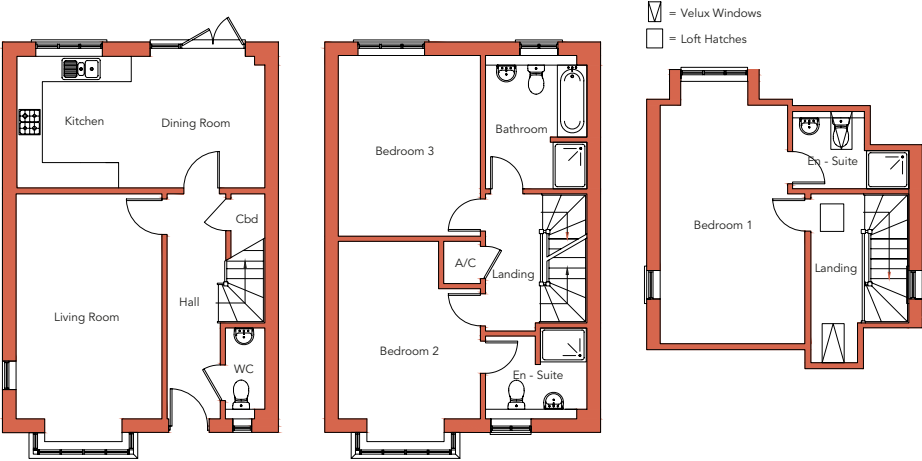
**Bed 4**  
3.81m x 3.27m (max)  
12ft 5in x 10ft 7in (max)



Plot 24

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

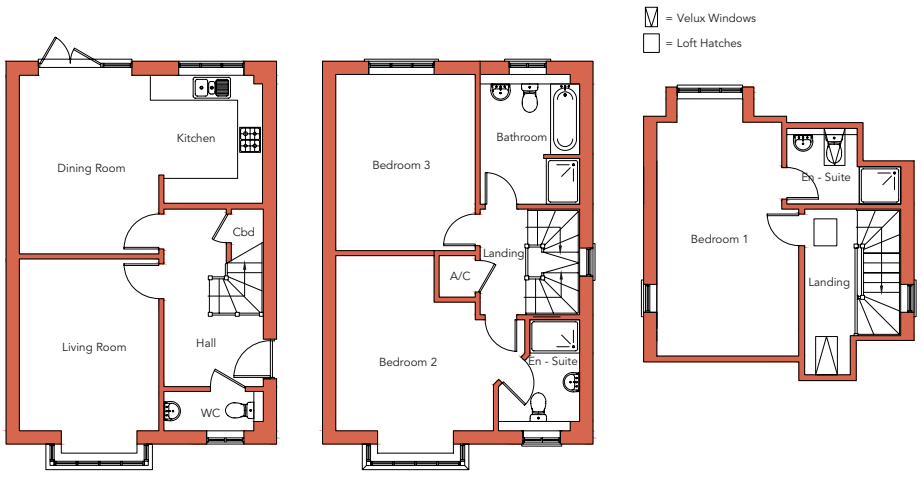
TOTAL FLOOR AREA  
1,454 ft² / 135.05 m²



Plot 25

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA  
1,445 ft² / 134.21 m²







Plot 26

Four bedrooms, end-of-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,938 ft² / 180.09 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.04m x 1.47m (max)  
6ft 7in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.59m x 4.91m (max)  
21ft 6in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

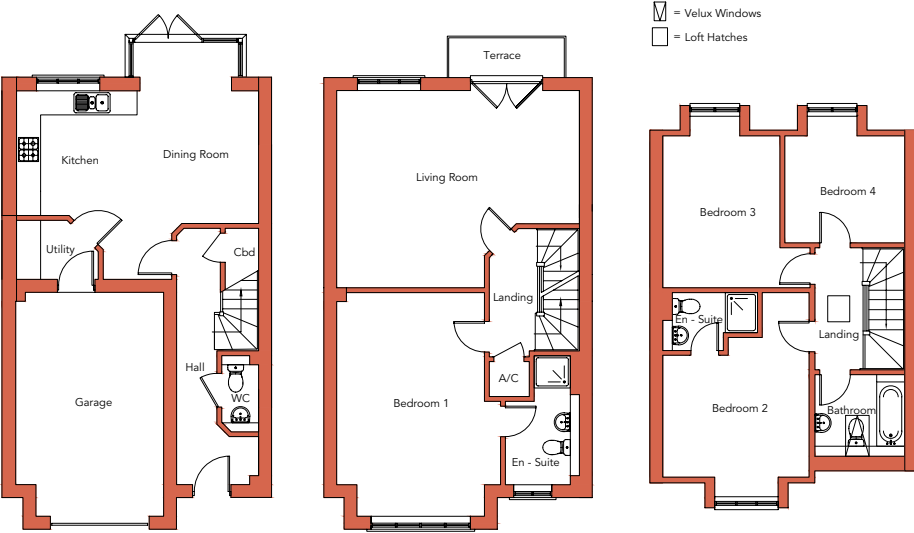
**Bed 3**  
4.30m x 3.38m (max)  
14ft 1in x 11ft 1in (max)

**Bed 4**  
3.18m x 3.00 (max)  
10ft 4in x 9ft 8in (max)

Plot 27

Four bedrooms, mid-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,909 ft² / 177.33 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.04m x 1.47m (max)  
6ft 7in x 4ft 8in (max)

FIRST FLOOR

**Living**  
5.89m x 4.91m (max)  
19ft 3in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.03m (max)  
18ft 3in x 13ft 2in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.61m (max)  
16ft 8in x 11ft 9in (max)

**Bed 3**  
4.30m x 3.63m (max)  
14ft 1in x 11ft 9in (max)

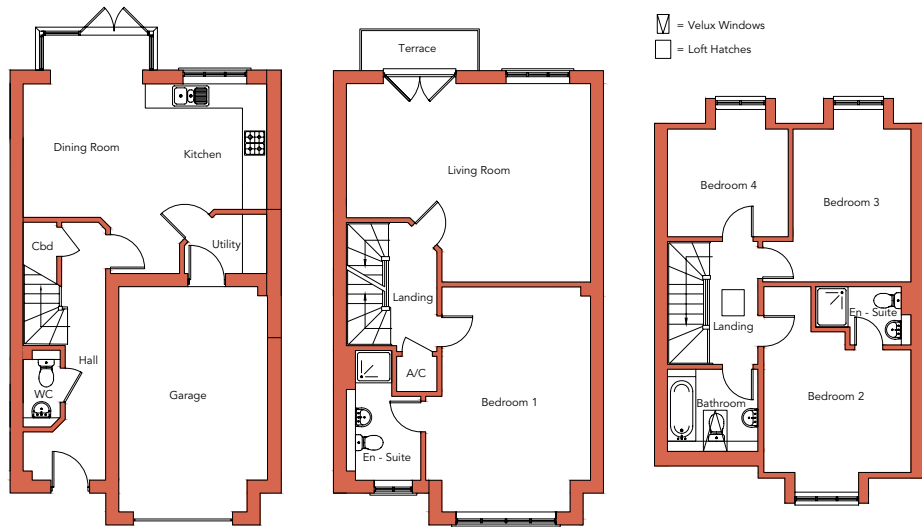
**Bed 4**  
3.18m x 2.94 (max)  
10ft 4in x 9ft 6in (max)



Plot 28

Four bedrooms, mid-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,909 ft² / 177.33 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.04m x 1.47m (max)  
6ft 7in x 4ft 8in (max)

FIRST FLOOR

**Living**  
5.89m x 4.91m (max)  
19ft 3in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.03m (max)  
18ft 3in x 13ft 2in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.61m (max)  
16ft 8in x 11ft 9in (max)

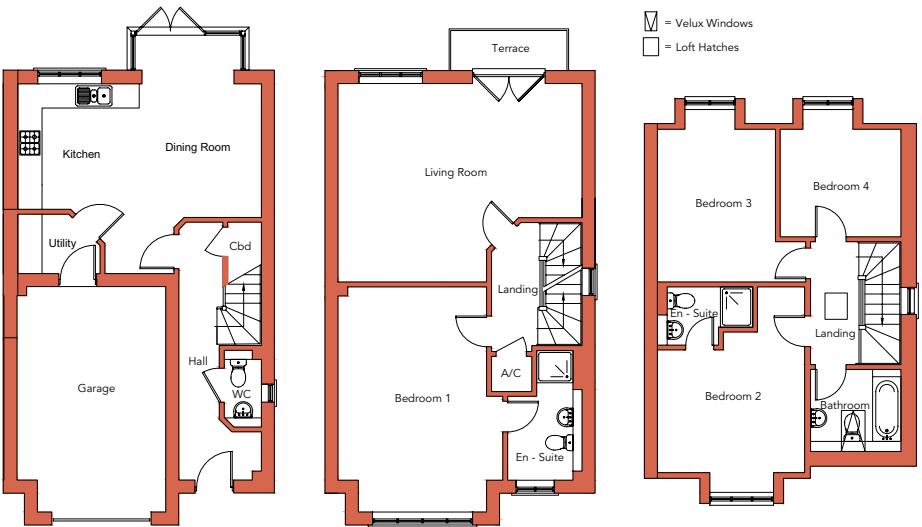
**Bed 3**  
4.30m x 3.63m (max)  
14ft 1in x 11ft 9in (max)

**Bed 4**  
3.18m x 2.94 (max)  
10ft 4in x 9ft 6in (max)

Plot 29

Four bedrooms, end-of-terrace with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,927 ft² / 179.05 m²



GROUND FLOOR

**Kitchen / Dining**  
6.02m x 5.89m (max)  
19ft 8in x 19ft 3in (max)

**Utility**  
2.04m x 1.47m (max)  
6ft 7in x 4ft 8in (max)

FIRST FLOOR

**Living**  
6.04m x 4.91m (max)  
19ft 8in x 16ft 1in (max)

**Bed 1**  
5.57m x 4.08m (max)  
18ft 3in x 13ft 4in (max)

SECOND FLOOR

**Bed 2**  
5.12m x 3.65m (max)  
16ft 8in x 11ft 10in (max)

**Bed 3**  
4.30m x 3.68m (max)  
14ft 1in x 12ft 1in (max)

**Bed 4**  
3.18m x 3.00m (max)  
10ft 4in x 9ft 8in (max)



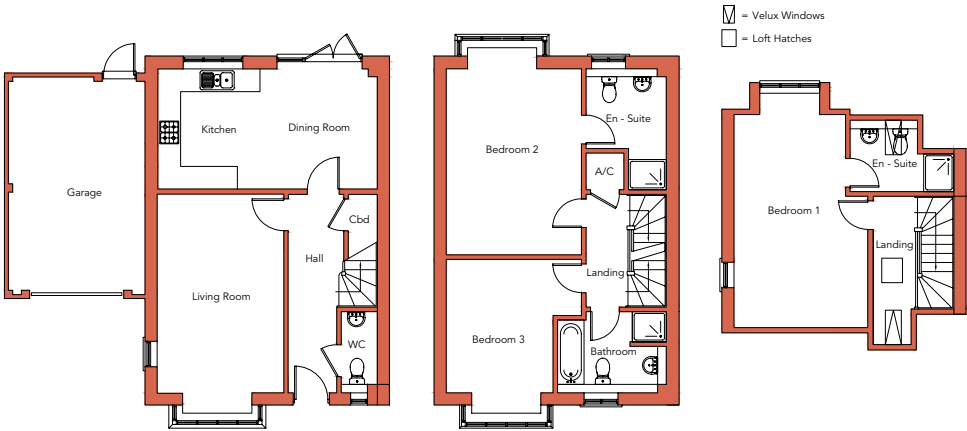




Plot 30

Three bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,689 ft² / 156.97 m²



GROUND FLOOR

Kitchen / Dining  
5.80m x 3.22m (max)  
19ft x 10ft 6in (max)

Living  
5.75m x 3.35m (max)  
18ft 9in x 10ft 10in (max)

FIRST FLOOR

Bed 2  
5.53m x 3.57m (max)  
18ft 1in x 11ft 7in (max)

Bed 3  
4.03m x 3.57m (max)  
13ft 2in x 11ft 7in (max)

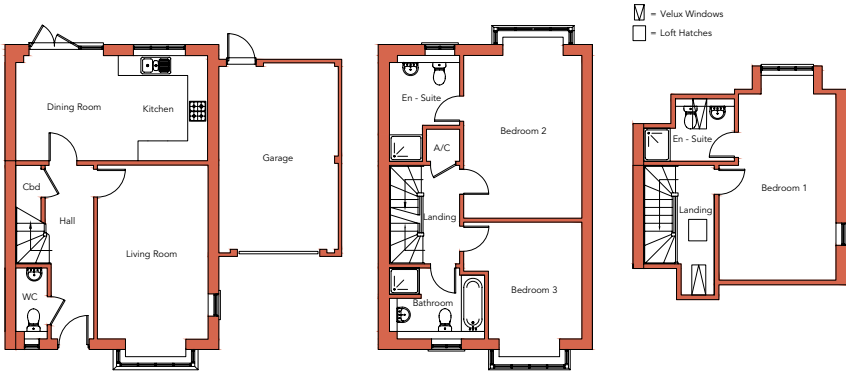
SECOND FLOOR

Bed 1  
6.24m x 3.54m (max)  
20ft 5in x 11ft 7in (max)

Plot 31

Three bedrooms, semi-detached with 2 en suites,  
plus single garage and 1 parking space

TOTAL FLOOR AREA  
1,689 ft² / 156.97 m²



GROUND FLOOR

Kitchen / Dining  
5.80m x 3.22m (max)  
19ft x 10ft 6in (max)

Living  
5.75m x 3.35m (max)  
18ft 9in x 10ft 10in (max)

FIRST FLOOR

Bed 2  
5.53m x 3.57m (max)  
18ft 1in x 11ft 7in (max)

Bed 3  
4.03m x 3.57m (max)  
13ft 2in x 11ft 7in (max)

SECOND FLOOR

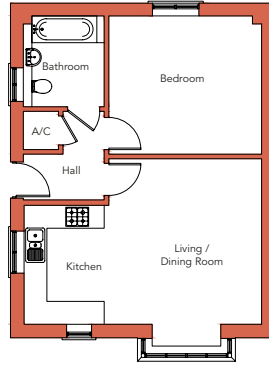
Bed 1  
6.24m x 3.54m (max)  
20ft 5in x 11ft 7in (max)



Plot 32

One bedroom apartment,  
plus 1 parking space

TOTAL FLOOR AREA  
552 ft² / 51.30 m²



GROUND FLOOR

**Kitchen / Dining / Living**  
6.22m x 4.92m (max)  
20ft 4in x 16ft 1in (max)

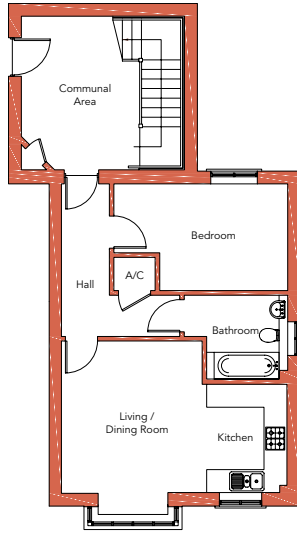
**Bed 1**  
4.00m x 3.62m (max)  
13ft 1in x 11ft 9in (max)

**Bathroom**  
2.38m x 2.12m  
7ft 8in x 6ft 10in

Plot 33

One bedroom apartment,  
plus 1 parking space

TOTAL FLOOR AREA  
526 ft² / 48.85 m²



GROUND FLOOR

**Kitchen / Dining / Living**  
5.90m x 4.55m (max)  
19ft 4in x 14ft 9in (max)

**Bed 1**  
4.55m x 2.79m (max)  
14ft 9in x 9ft 2in (max)

**Bathroom**  
2.71m x 2.20m (max)  
8ft 9in x 7ft 2in (max)

Plot 34

Three bedroom apartment,  
plus 1 parking space

TOTAL FLOOR AREA  
1,111 ft² / 103.17 m²



FIRST FLOOR

**Kitchen / Breakfast**  
5.26m x 3.64m (max)  
17ft 3in x 11ft 9in (max)

**Living / Dining**  
7.65m x 4.22m (max)  
25ft 1in x 13ft 8in (max)

**Bed 1**  
4.75m x 4.32m (max)  
15ft 6in x 14ft 2in (max)

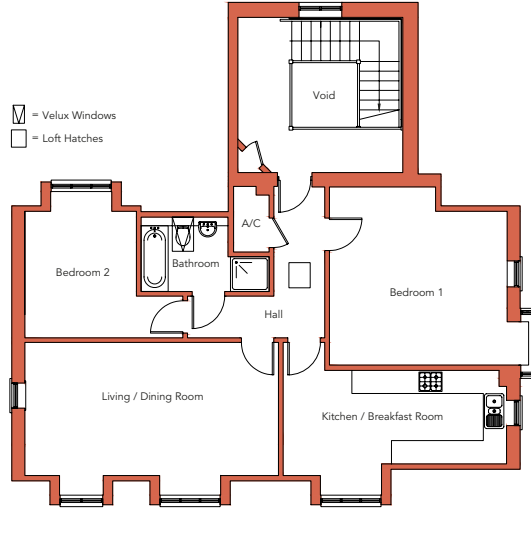
**Bed 2**  
4.65m x 2.73m (max)  
15ft 3in x 8ft 10in (max)

**Bed 3**  
3.13m x 3.12m (max)  
10ft 3in x 10ft 2in (max)

Plot 35

Two bedroom apartment,  
plus 1 parking space

TOTAL FLOOR AREA  
985 ft² / 91.51 m²



SECOND FLOOR

**Kitchen / Breakfast**  
5.78m x 4.06m (max)  
18ft 10in x 13ft 3in (max)

**Living / Dining**  
6.56m x 4.06m (max)  
21ft 5in x 13ft 3in (max)

**Bed 1**  
5.17m x 4.61m (max)  
16ft 10in x 15ft 1in (max)

**Bed 2**  
4.09m x 3.89m (max)  
13ft 4in x 12ft 8in (max)





## SPECIFICATION AND OPTIONAL EXTRAS

[illegible]

## SPECIFICATION AND OPTIONAL EXTRAS

[illegible]



SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA   
INCLUDED AS STANDARD 

THROUGHOUT PROPERTY (continued)

Programmable hot water and central heating control					
Heatmiser NeoHub remote heating control system with App for Smartphone					
Thermostatic heating control radiator valves					
Video / voice door entry system (exc. Plot 32)					
Alarm system					
Additional TV, power points, BT points etc					
Dimmer switches					
Smoke detectors on all floors					
High SAP rating achieved (thermally efficient)					
Windows and external doors all triple glazed (exc. front door)					
All mains services provided: gas, telephone, electricity and mains drainage					

GARAGE (where applicable)

Power points					
Lighting					
Electrical operated up and over door					

Dependant upon stage of construction \*

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract. Management charges will apply to all plots through a Management Company(s). Please ask for further details. All properties are sold with a 10 year NHBC Warranty.

OUTSIDE

External door locks to British Standard and Secured by Design Standard					
Turf to rear garden					
Tap					
Power points					
Secure boundaries with restricted access to the rear gardens					
External security lighting at the front and rear of the property					
Front garden fully landscaped and planted with a variety of shrubs					

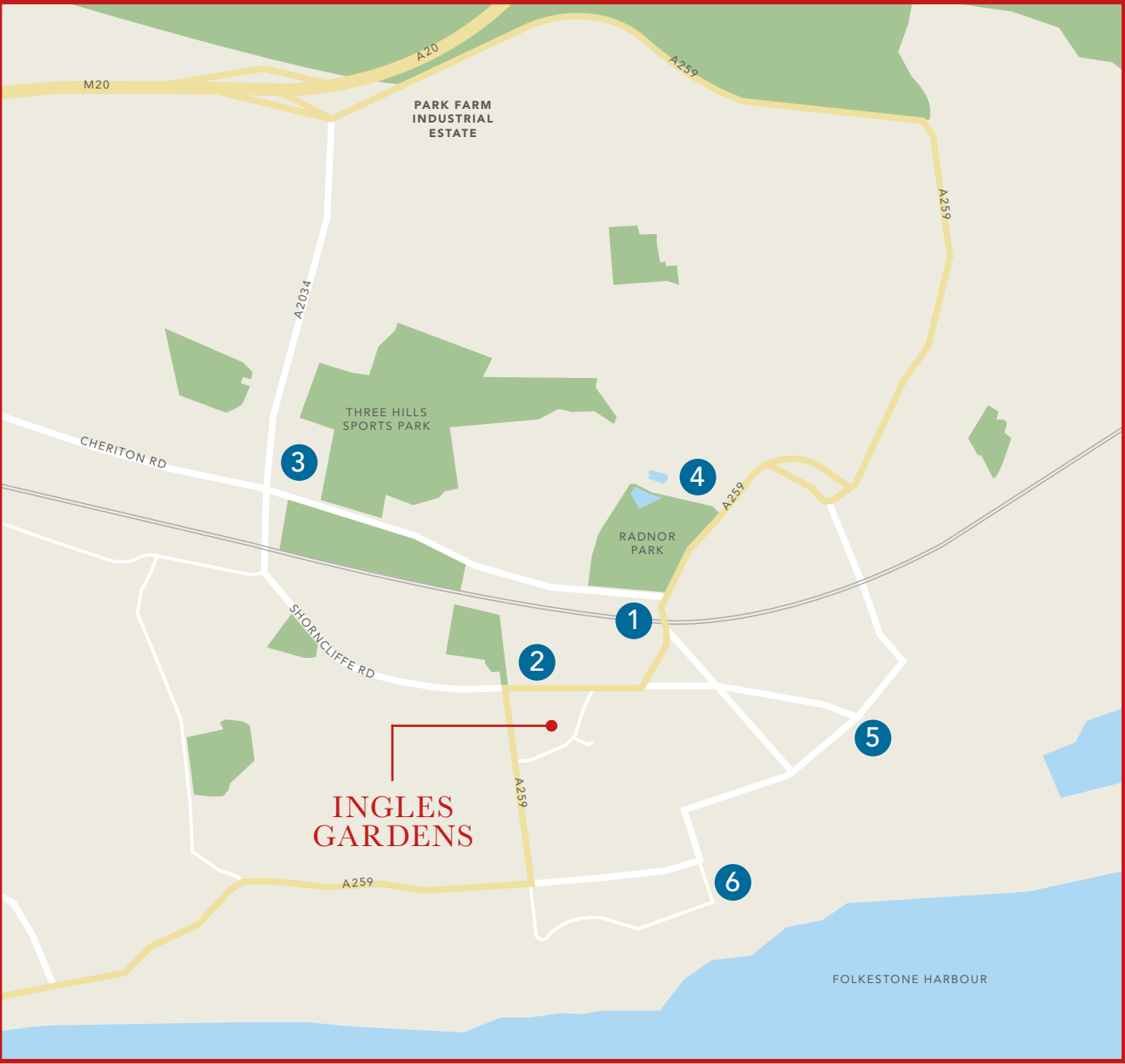
\*

LOCATION MAP

(Plots 1-35) Ingles Gardens,  
Jointon Road, Folkestone,  
Kent CT20 2RF

KEY

1. Folkestone Central Station
2. Folkestone College
3. The Harvey Grammar School
4. Royal Victoria Walk-in Centre
5. Supermarket
6. Leas Cliff Hall







## MURSTON

Murston Construction formed in 1995 and is renowned for being a specialist housing developer. We have enjoyed substantial growth since our formation and have achieved a sound reputation for quality, reliability and attention to detail.

We have been fortunate to be involved with architects and planners who have shown imagination and skill in design and conception of our housing, enabling us to construct superb quality homes with fine materials and therefore aesthetically pleasing.

From the humble beginnings of our first project, the conversion of a Georgian Baptist Chapel, to multiple outstanding developments of luxury homes throughout Kent.

Our main attributes have been our attention to detail and after sales service, always striving to improve every area of finish for customer satisfaction.



## HELP TO BUY

Thanks to the Help to Buy Equity Loan Scheme you can buy one of these properties with as little as 5% deposit, 75% mortgage and 20% Government loan.

For more details call: 03333 214044, email [helptobuyeastandsoutheast@bpha.org.uk](mailto:helptobuyeastandsoutheast@bpha.org.uk) or visit [www.helptobuyeastandsoutheast.uk.com](http://www.helptobuyeastandsoutheast.uk.com)



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Smith Woolley 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)