

BRIDGE, NEAR CANTERBURY

THE AREA

A PICTURESQUE VILLAGE CLOSE TO THE HISTORIC CITY OF CANTERBURY

Bridge is a charming village with an excellent selection of local amenities including two public houses, a mini supermarket, post office, pharmacy, health centre, dental practice, tea room, village hall and a huge number of local clubs and societies for adults and children.

The village is also perfectly located on the 16-17 national bike trail, where you can relax and unwind at the local Independent Pedaler coffee house, bar and kitchen at Highland Court Farm. The Pig Hotel, a restaurant with rooms and kitchen garden, opens in autumn 2018 at Bridge Place. The hotel is part of the Home Grown Hotels portfolio, one of the most talked-about group of hotels to emerge in recent years.

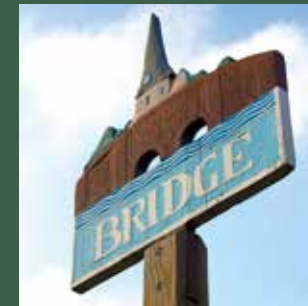
Canterbury is approximately 2½ miles away offering shopping, a variety of public houses and restaurants, the famous Cathedral, sporting and leisure facilities, cultural activities and entertainment including the Marlowe

Theatre. Canterbury Food and Drink Festival (CFDF) is Kent's largest and most popular celebration of food, drink and culture, hosted in its most cosmopolitan city.

Bridge offers the Bridge & Patricxbourne CEP School, which has a good Ofsted rating. But there are also numerable primary and secondary schools to choose from in Canterbury including the famous King's. The city also offers further education with three universities, Kent, Christ Church and University for the Creative Arts.

The Kent and Canterbury hospital provides treatment for both in and out patients. There is also a private hospital in Canterbury BMI Chaucer, which now offers fast diagnosis and treatment for minor accidents and injuries on a walk-in basis.

Bridge offers all the charm of village life but is on the door step to one of England's most historic and vibrant cities.



TRANSPORT LINKS

The Cedars location on the outskirts of Canterbury and being less than a mile to the A2, makes it an ideal spot to travel anywhere by car. The HS1 from Canterbury West station will take you into London in 56 minutes. Changing at Ashford International station in 16 minutes from Canterbury West, gives you the opportunity to reach Paris or Brussels in under 2 hours and soon Amsterdam in under four hours.

All the time, the lovely rolling Kent countryside is only a stone's throw away. Small wonder that Bridge is a particularly popular choice for young families.



LONDON CITY AIRPORT
1 hour 30 minutes
by car via M2

ASHFORD
25 minutes
by car via A28

CANTERBURY WEST
25 minutes
by train (from
Bekesbourne via
Canterbury East)



CANTERBURY
13 minutes
by car



PARIS
under 2 hours
by Eurostar
(from Ashford
International)



AMSTERDAM
coming soon,
under 4 hours
by train
(from London
St Pancras)



THE CEDARS

BLUEWATER SHOPPING CENTRE
54 minutes
by car via M2

CANTERBURY EAST
4 minutes
by train (from
Bekesbourne)

LONDON
56 minutes
by HS1 (from
Canterbury West)



WHITSTABLE
30 minutes by
car via A2



PORT OF DOVER
22 minutes
by car via A2



BRUSSELS
under 2 hours
by Eurostar
(from Ashford
International)





THE DEVELOPMENT



THE CEDARS

An exciting new development in Bridge

Murston is excited to offer you the opportunity to purchase a craftsman built house on an exclusive new development comprising of just five homes, all four/five bedroom detached and link-detached properties with garages.

PLOT 1: ATLAS – 2026 ft² / 188.18 m²

Four/five bedrooms, detached, with 2 en suites, family bathroom, 2 reception rooms, with a double garage plus 2 parking spaces

PLOT 2: DEODAR – 2026 ft² / 188.18 m²

Four/five bedrooms, detached, with 2 en suites, family bathroom, 2 reception rooms, with a double garage plus 2 parking spaces

PLOT 3: ORIENTAL – 1869 ft² / 173.61 m²

Four/five bedrooms, detached, with 2 en suites, family bathroom, 2 reception rooms, with a double garage plus 2 parking spaces

PLOT 4: ATLANTA – 1724 ft² / 160.28 m²

Four bedrooms, link-detached, with 2 en suites, family bathroom, with a single garage plus 2 parking spaces

PLOT 5: INCENSE – 1724 ft² / 160.28 m²

Four bedrooms, link-detached, with 2 en suites, family bathroom, with a single garage plus 2 parking spaces

PLOT 1

ATLAS

*Four/five bedrooms, detached, with 2 en suites,
family bathroom, 2 reception rooms,
with a double garage plus 2 parking spaces*

TOTAL FLOOR AREA

2026 ft² / 188.18 m²



GROUND FLOOR

Kitchen / Breakfast

6.20m x 5.29m (max)
20ft 4in x 17ft 4in (max)

Utility

2.20m x 1.98m (max)
7ft 2in x 6ft 6in (max)

Living / Dining

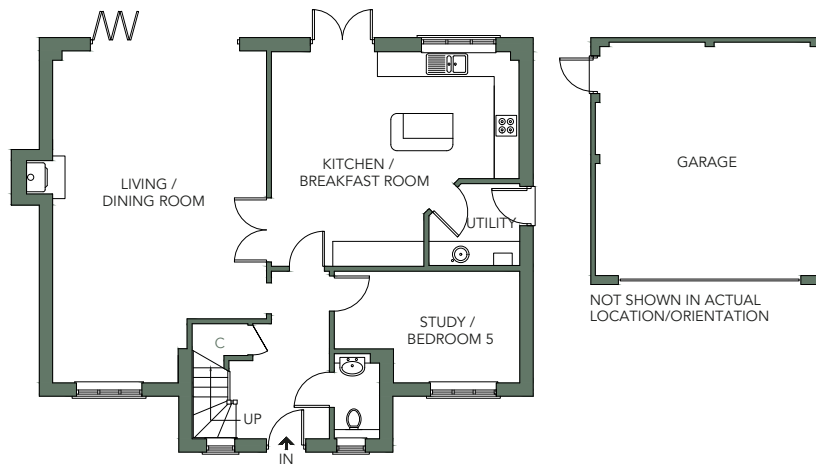
8.35m x 5.16m (max)
30ft 10in x 16ft 11in (max)

Study / Bed 5

4.48m x 2.92m (max)
14ft 8in x 9ft 7in (max)

Double Garage

5.65m x 5.53m



FIRST FLOOR

Bed 1

5.34m x 3.98m (max)
17ft 6in x 13ft 1in (max)

Bed 2

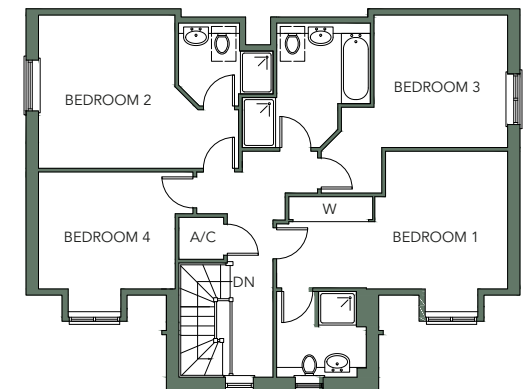
4.89m x 3.71m (max)
16ft 0in x 12ft 2in (max)

Bed 3

4.05m x 3.20m (max)
13ft 4in x 10ft 6in (max)

Bed 4

3.77m x 3.47m (max)
12ft 4in x 11ft 5in (max)





PLOT 2

DEODAR

*Four/five bedrooms, detached, with 2 en suites,
family bathroom, 2 reception rooms,
with a double garage plus 2 parking spaces*

TOTAL FLOOR AREA

2026 ft² / 188.18 m²

GROUND FLOOR

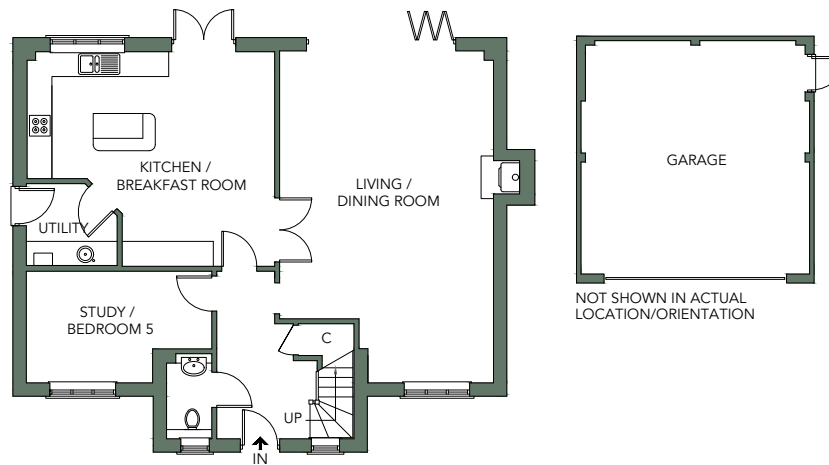
Kitchen / Breakfast
6.20m x 5.29m (max)
20ft 4in x 17ft 4in (max)

Utility
2.20m x 1.98m
7ft 2in x 6ft 6in

Living / Dining
8.35m x 5.16m (max)
30ft 10in x 16ft 11in (max)

Study / Bed 5
4.48m x 2.92m (max)
14ft 8in x 9ft 7in (max)

Double Garage
5.65m x 5.53m



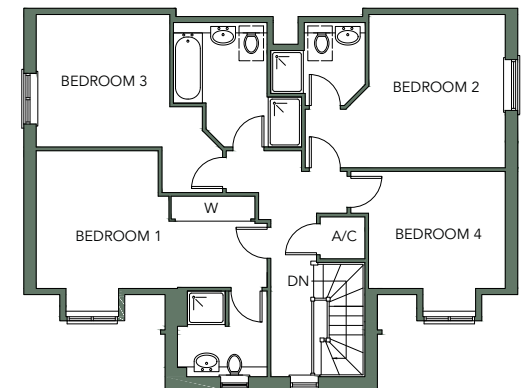
FIRST FLOOR

Bed 1
5.34m x 3.98m (max)
17ft 6in x 13ft 1in (max)

Bed 2
4.89m x 3.71m (max)
16ft 0in x 12ft 2in (max)

Bed 3
4.05m x 3.20m (max)
13ft 4in x 10ft 6in (max)

Bed 4
3.77m x 3.47m (max)
12ft 4in x 11ft 5in (max)



PLOT 3

ORIENTAL

*Four/five bedrooms, detached, with 2 en suites,
family bathroom, 2 reception rooms,
with a double garage plus 2 parking spaces*

TOTAL FLOOR AREA

1869 ft² / 173.61 m²



GROUND FLOOR

Kitchen / Breakfast

5.98m x 5.18m (max)
19ft 7in x 17ft 0in (max)

Utility

2.20m x 1.98m (max)
7ft 2in x 6ft 6in (max)

Living / Dining

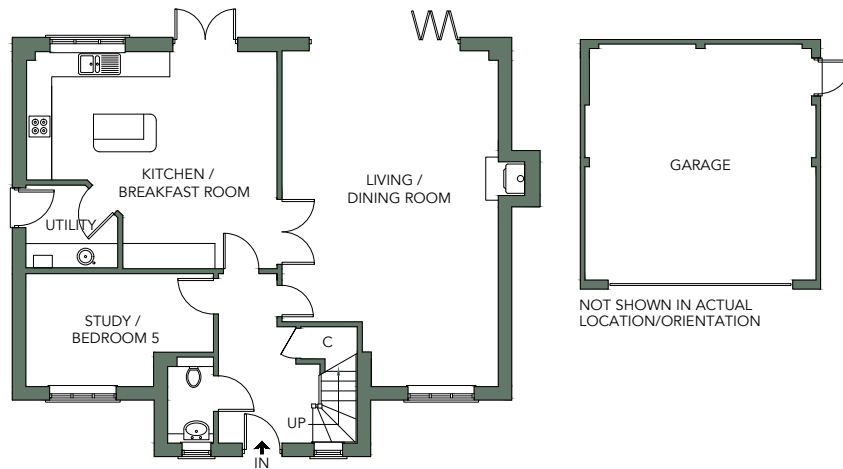
8.01m x 5.16m (max)
26ft 3in x 16ft 11in (max)

Study / Bed 5

4.48m x 2.70m (max)
14ft 8in x 8ft 10in (max)

Double Garage

5.65m x 5.53m



FIRST FLOOR

Bed 1

4.30m x 4.02m (max)
14ft 1in x 13ft 2in (max)

Bed 2

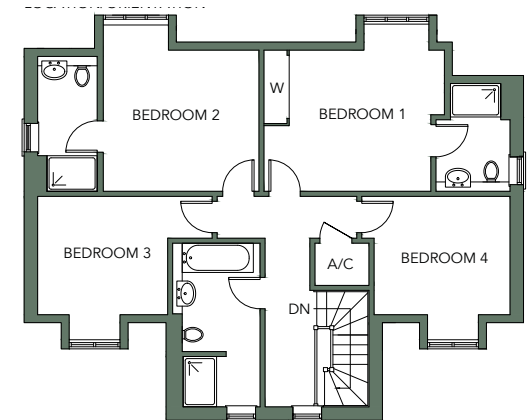
4.02m x 3.71m (max)
13ft 2in x 12ft 2in (max)

Bed 3

4.16m x 3.47m (max)
13ft 8in x 11ft 5in (max)

Bed 4

3.54m x 3.47m (max)
11ft 7in x 11ft 5in (max)





PLOT 4

ATLANTA

*Four bedrooms, link-detached, with 2 en suites,
family bathroom, with a single garage
plus 2 parking spaces*

TOTAL FLOOR AREA

1724 ft² / 160.28 m²

GROUND FLOOR

Kitchen / Breakfast

4.53m x 4.23m (max)

14ft 10in x 13ft 11in (max)

Utility

2.88m x 1.95m (max)

9ft 5in x 6ft 5in (max)

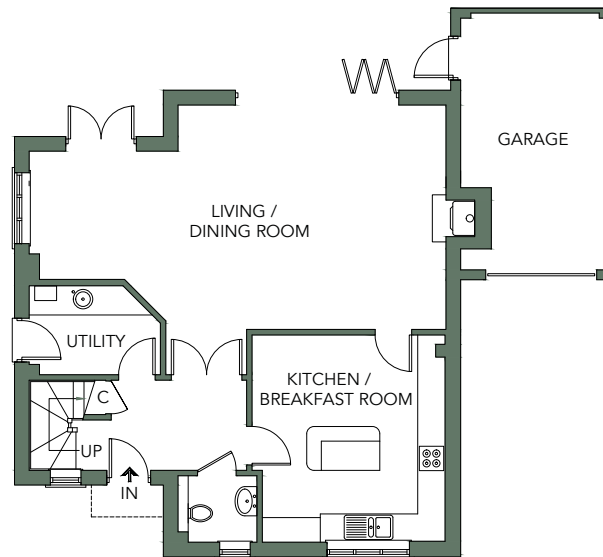
Living / Dining

9.14m x 4.93m (max)

29ft 11in x 16ft 2in (max)

Single Garage

5.53m x 3.27m



FIRST FLOOR

Bed 1

3.74m x 3.68m (max)

12ft 3in x 12ft 1in (max)

Bed 2

5.47m x 2.95m (max)

17ft 11in x 9ft 8in (max)

Bed 3

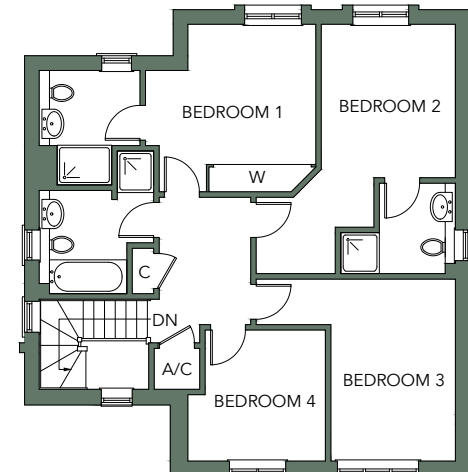
4.38m x 4.00m (max)

14ft 4in x 13ft 1in (max)

Bed 4

3.02m x 2.88m (max)

9ft 11in x 9ft 5in (max)



PLOT 5

INCENSE

*Four bedrooms, link-detached, with 2 en suites,
family bathroom, with a single garage
plus 2 parking spaces*

TOTAL FLOOR AREA

1724 ft² / 160.28 m²



GROUND FLOOR

Kitchen / Breakfast

4.53m x 4.23m (max)
14ft 10in x 13ft 11in (max)

Utility

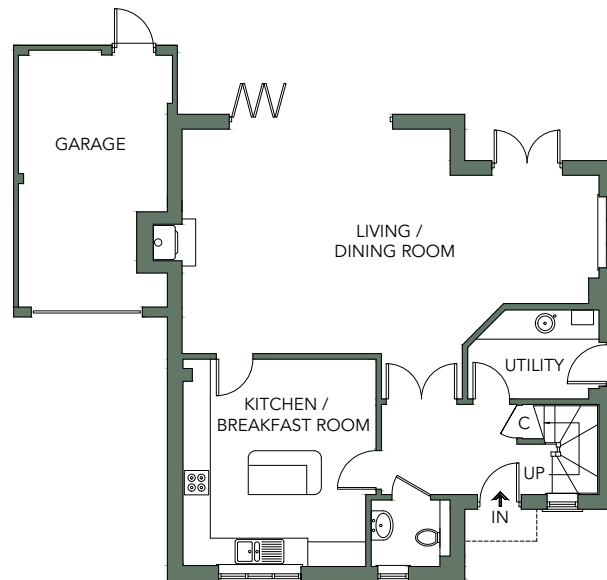
2.88m x 1.95m (max)
9ft 5in x 6ft 5in (max)

Living / Dining

9.14m x 4.93m (max)
29ft 11in x 16ft 2in (max)

Single Garage

5.53m x 3.27m



FIRST FLOOR

Bed 1

4.90m x 4.39m (max)
16ft 1in x 14ft 5in (max)

Bed 2

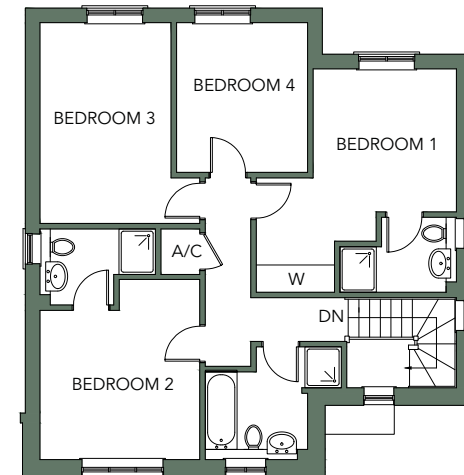
3.95m x 3.51m (max)
12ft 11in x 11ft 6in (max)

Bed 3

4.41m x 3.51m (max)
14ft 5in x 11ft 6in (max)

Bed 4

3.29m x 2.88m
10ft 9in x 9ft 5in





SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA ●
INCLUDED AS STANDARD ●

Ground Floor			
Under floor heating	●	Space for washing machine & tumble dryer	●
CTD ceramic oak effect tiling to hallway	●	Integrated fridge freezer 70/30	●
Natural oak flooring*	●	Additional integrated fridge or freezer (Plots 1, 2 & 3)	●
Recessed front door mat	●	Integrated 12 place dishwasher	●
		Cooker hood	●
		2 no Neff Single Circotherm ovens	●
Living Room		Neff combi oven (oven with built-in microwave)*	●
Stylish bi-fold triple glazed doors to living room	●	Neff 5 zone induction hob	●
Media Plate providing Television Socket & BT Point	●	Neff 5 burner gas hob*	●
Media cabling ready to receive TV aerial and satellite dish	●	Carbon Monoxide sensor	●
Wood burning stove with decorative hearth	●	Media cabling ready to receive TV aerial and satellite dish (Plots 1, 2 & 3)	●
Kitchen & Utility Room		Cloakroom	
Bespoke Roma Interiors kitchen/utility with a wide choice of cabinet doors, quartz worktops, granite sink and feature back panel*	●	Mirror	●
Under cupboard feature lighting	●	Stylish sanitary ware in white	●
Feature plinth lighting	●	Wall hung under sink vanity unit	●
Feature recessed downlights	●	Feature recessed downlights	●
Quartz worktop (kitchen)	●	A wide choice of CTD ceramic tiled splashbacks*	●
1 1/2 bowl under counter sil granite sink and taps (kitchen)	●	Heated towel rail	●
1 bowl stainless steel sink and taps (utility)	●	Toilet roll holder	●
A wide choice of CTD ceramic floor tiling*	●	Towel ring	●
Feature back panel	●		
		Bathroom & En-suite	
		Stylish sanitary ware in white	●
		Separate shower cubicles	●
		A wide choice of CTD ceramic wall and floor tiles*	●
		A wide choice of CTD ceramic wall and floor tiles to full height*	●
		Mirror	●
		Shaver point	●
		Large rainwater shower head	●
		Wall hung under sink vanity unit	●
		Wall cabinet	●
		Wall mounted toilets with concealed cisterns	●
		Feature recessed downlights	●
		Heated towel rails	●
		Toilet roll holder	●
		Towel ring	●
		Bedrooms	
		BT point (master bedroom)	●
		TV and satellite point (master bedroom and bedroom 2)	●
		Fitted wardrobe - master bedroom	●
		Drawer packs for wardrobe	●
		Additional fitted wardrobes	●

SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA ●
INCLUDED AS STANDARD ●

Loft / Roof Space

Loft light	●
Power points	●
Loft ladder	●

Throughout Property

USB power points (selected rooms)	●
A generous provision of power points and lights are provided throughout	●
Water softener	●
Carpets from selected range	●
Smooth plastered walls and ceilings	●
Moulded skirtings and architraves	●
White painted ceilings	●
Walls painted in neutral tones emulsion	●
Feature staircase	●
Feature doors through the properties with satin chrome furniture	●
Coving in principal rooms	●
Internal woodwork is painted in white	●
Gas fired approved central heating system to include: Gas fired boiler, under floor heating to ground floor, slim line convactor radiators to 1st floor	●
Programmable hot water and central heating control	●

Heatmiser NeoHub remote heating control system with App for Smartphone	●
Thermostatic heating control radiator valves	●
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 double glazed	●
All mains services provided: gas, telephone, electricity and mains drainage	●

Garages

Power points	●
Lighting	●
Electrical operated door	●
Electric car charging point Mode 3 Fast Charger*	●

Outside

External door locks to British Standard and Secured by Design Standard	●
Extended patio area	●
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	●

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. Please ask for further details.

All properties are sold with a 10 year NHBC Warranty.

FURTHER INFORMATION



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.



Backed by
HM Government

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 or visit www.helptobuyeastandsoutheast.uk.com

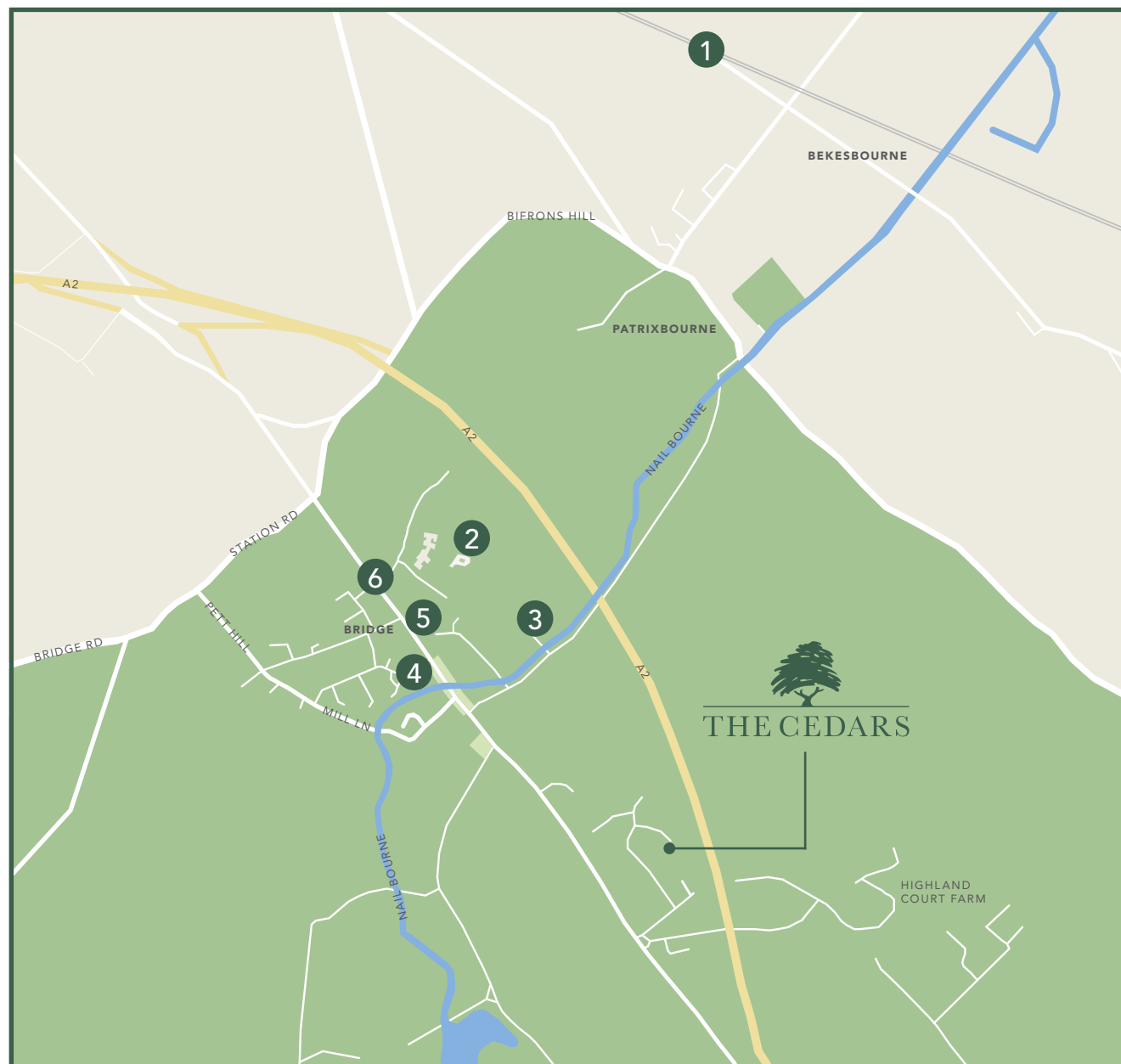


LOCATION MAP

Bridge, Nr Canterbury, Kent, CT4 5BB

KEY

1. Bekesbourne Railway Station
2. Bridge Primary School
3. Health Centre
4. Supermarket
5. Post Office
6. Pharmacy






THE CEDARS



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