



JOINTON MEWS

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, and 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 minutes away with numerous leisure centre and golf courses nearby.



TRANSPORT LINKS

Timings are approximate.

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.



LONDON CITY AIRPORT
1 hour 16 minutes
by car via M20

ASHFORD
27 minutes by
car via M20
(home to Designer
Outlet Centre)



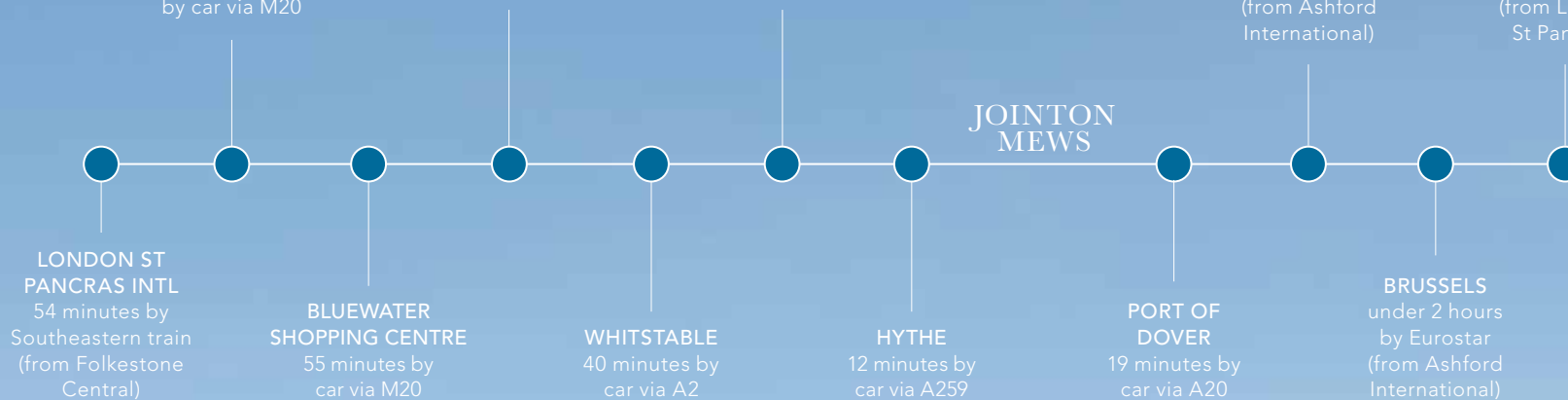
CANTERBURY
28 minutes by
car via A260



PARIS
under 2 hours
by Eurostar
(from Ashford
International)



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





THE DEVELOPMENT

JOINTON MEWS

An exciting new development in Folkestone

Murston is pleased to offer you the opportunity to purchase a craftsman built house on an exclusive new development comprising of just 5 houses:
4 x 3 bedroom semi-detached and 1 x 5 bedroom detached.

PLOT 36 & 39: PEBBLE – 1423 ft² / 132.24 m²

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

PLOT 37 & 40: COBBLE – 1425 ft² / 132.46 m²

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

PLOT 38: ROCK – 2173 ft² / 201.88 m²

Five bedrooms, detached, 2 en suites, 2 family bathrooms, 2 reception rooms, with a single garage plus driveway

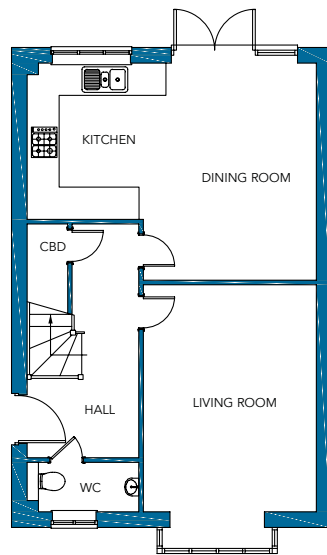
PLOT 36

PEBBLE

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

TOTAL FLOOR AREA

1423 ft² / 132.24 m²



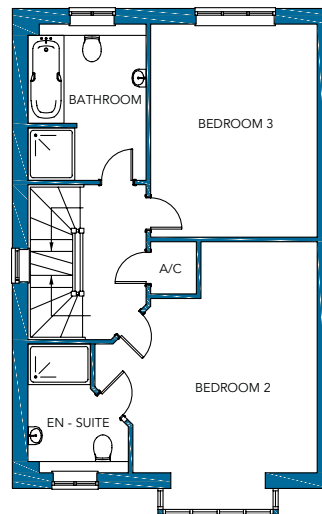
GROUND FLOOR

Kitchen / Dining

5.63m x 4.22m (max)
18ft 4in x 13ft 8in (max)

Living

5.00m x 3.36m (max)
16ft 4in x 11ft (max)



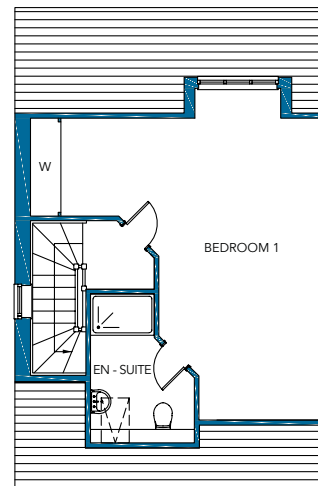
FIRST FLOOR

Bed 2

5.08m x 4.33m (max)
16ft 6in x 14ft 2in (max)

Bed 3

4.16m x 3.23m
13ft 6in x 10ft 5in



SECOND FLOOR

Bed 1

6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)





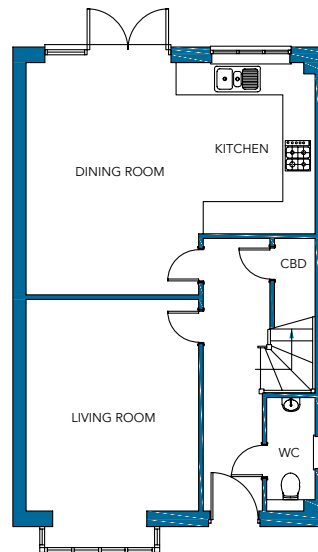
PLOT 37

COBBLE

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

TOTAL FLOOR AREA

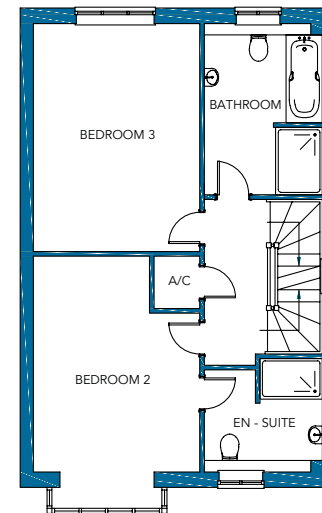
1425 ft² / 132.46 m²



GROUND FLOOR

Kitchen / Dining
5.63m x 4.52m (max)
18ft 4in x 14ft 8in (max)

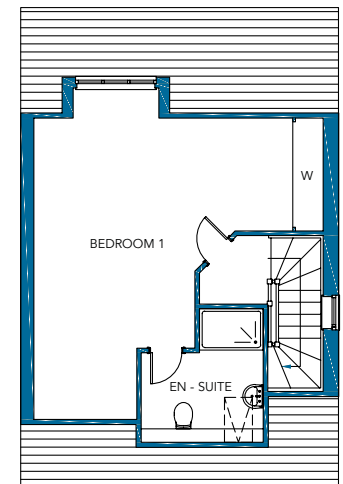
Living
4.70m x 3.36m (max)
15ft 4in x 11ft (max)



FIRST FLOOR

Bed 2
4.78m x 3.23m (max)
15ft 6in x 10ft 5in (max)

Bed 3
4.46m x 3.23m
14ft 6in x 10ft 5in



SECOND FLOOR

Bed 1
6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)



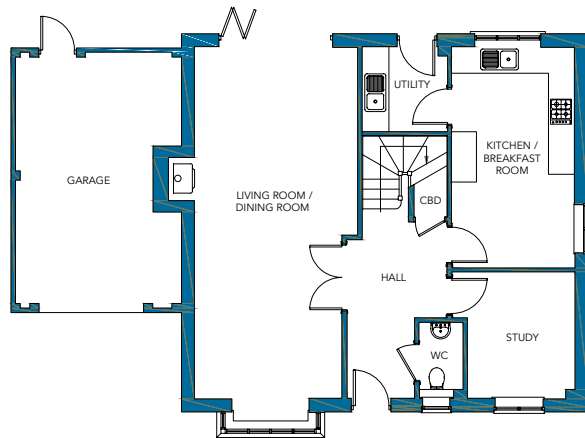
PLOT 38

ROCK

Five bedrooms, detached, 2 en suites, 2 family bathrooms, 2 reception rooms, with a single garage plus driveway

TOTAL FLOOR AREA

2173 ft² / 201.88 m²



GROUND FLOOR

Kitchen / Breakfast

5.22m x 2.90m

17ft 1in x 9ft 5in

Utility

2.00m x 1.98m

6ft 5in x 6ft 4in

Living / Dining

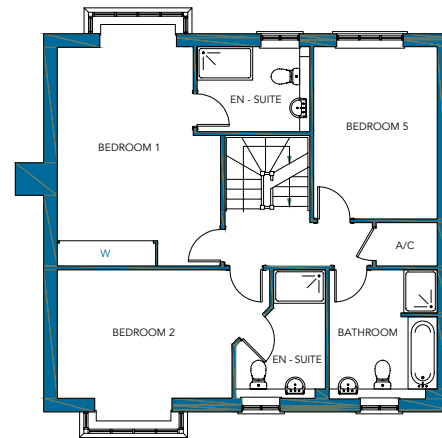
8.91m x 3.87m (max)

29ft 2in x 12ft 6in (max)

Study

2.99m x 2.91m (max)

9ft 8in x 9ft 5in (max)



FIRST FLOOR

Bed 1

5.75m x 3.87m (max)

18ft 8in x 12ft 6in (max)

Bed 2

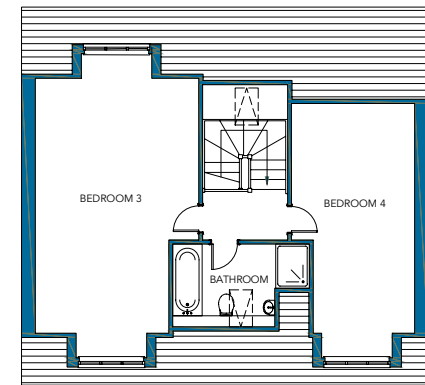
5.04m x 3.61m (max)

16ft 5in x 11ft 8in (max)

Bed 5

4.07m x 2.91m

13ft 3in x 9ft 5in



SECOND FLOOR

Bed 3

7.18m x 3.87m (max)

23ft 5in x 12ft 6in (max)

Bed 4

5.99m x 2.91m (max)

19ft 6in x 9ft 5in (max)

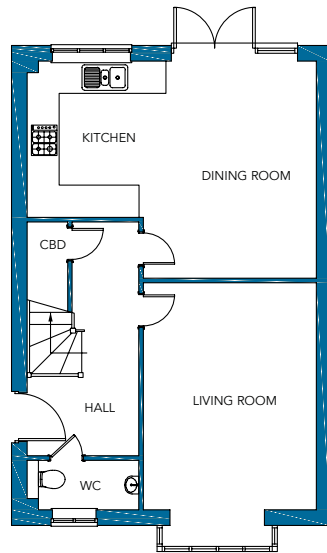
PLOT 39

PEBBLE

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

TOTAL FLOOR AREA

1423 ft² / 132.24 m²



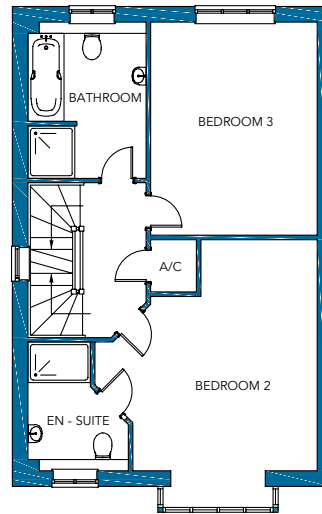
GROUND FLOOR

Kitchen / Dining

5.63m x 4.22m (max)
18ft 4in x 13ft 8in (max)

Living

5.00m x 3.36m (max)
16ft 4in x 11ft (max)



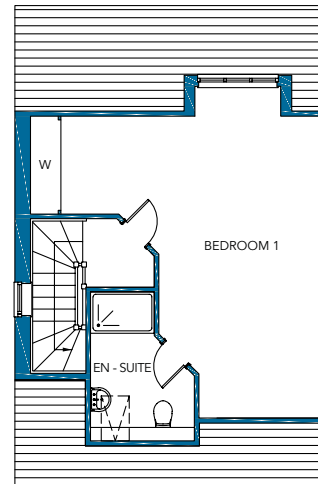
FIRST FLOOR

Bed 2

5.08m x 4.33m (max)
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Bed 3

4.16m x 3.23m
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SECOND FLOOR

Bed 1

6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)





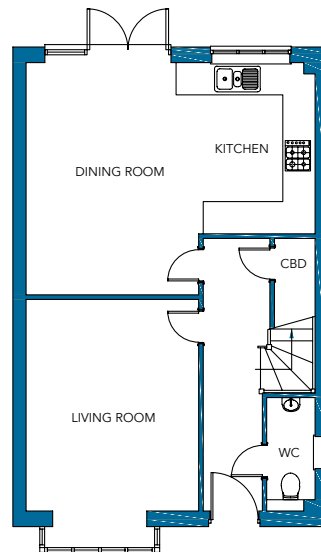
PLOT 40

COBBLE

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

TOTAL FLOOR AREA

1425 ft² / 132.46 m²



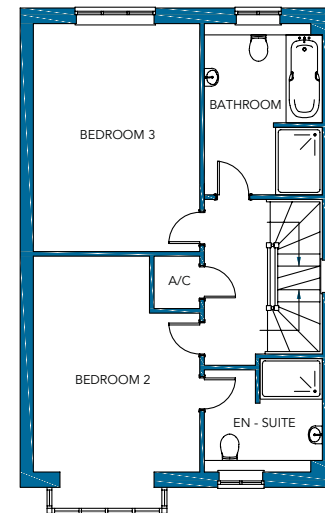
GROUND FLOOR

Kitchen / Dining

5.63m x 4.52m (max)
18ft 4in x 14ft 8in (max)

Living

4.70m x 3.36m (max)
15ft 4in x 11ft (max)



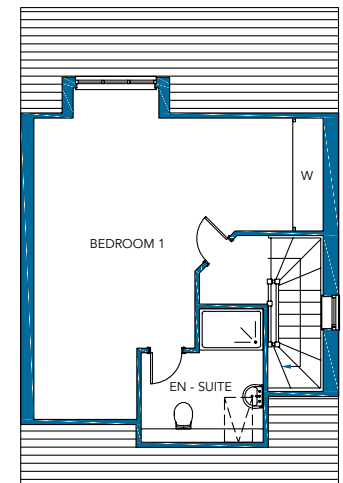
FIRST FLOOR

Bed 2

4.78m x 3.23m (max)
15ft 6in x 10ft 5in (max)

Bed 3

4.46m x 3.23m
14ft 6in x 10ft 5in



SECOND FLOOR

Bed 1

6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)

SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA ●
INCLUDED AS STANDARD ●

Ground Floor		5 Bed	3 Bed
Under floor heating		●	●
Ceramic oak effect tiling to hallway		●	●
Natural oak flooring*		●	●
Recessed front door mat		●	●
Living Room		5 Bed	3 Bed
Media Plate providing Television Socket & BT Point		●	●
Media cabling ready to receive TV aerial and satellite dish		●	●
Log burning stove with decorative hearth		●	
Kitchen & Utility Room		5 Bed	3 Bed
A wide choice of cabinet doors and worktops*		●	●
Under cupboard feature lighting		●	●
Feature plinth lighting		●	●
Feature recessed downlights		●	●
Quartz worktop (kitchen only)*		●	●
1 1/2 bowl sink and taps (kitchen only)			●
Upgrade to under counter sil granite sink and taps (kitchen only)*		●	●
1 bowl stainless steel sink and taps - utility only		●	
A wide range of ceramic floor tiling*		●	●
Decorative glass splashback		●	●
Space for washing machine		●	●
Kitchen & Utility Room (continued)		5 Bed	3 Bed
Space for a tumble dryer		●	
Integrated fridge freezer 70/30		●	●
Integrated 12 place dishwasher		●	●
Cooker hood		●	●
2 x Neff Single Circotherm ovens		●	●
Neff combi oven (oven with built-in microwave)*		●	●
Neff 5 zone induction hob		●	●
Neff 5 burner gas hob*		●	●
Carbon Monoxide sensor		●	●
Media cabling ready to receive TV aerial and satellite dish		●	●
Cloakroom		5 Bed	3 Bed
Mirror		●	●
Stylish sanitary ware in white		●	●
Wall hung under sink vanity unit		●	●
Wall mounted toilet with concealed cisterns		●	●
Feature recessed downlights		●	●
Quartz splashback		●	●
Toilet roll holder		●	●
Towel ring		●	●
Bathroom & En-suite		5 Bed	3 Bed
Stylish sanitary ware in white		●	●
Separate shower cubicles		●	●
A wide choice of ceramic wall and floor tiles*		●	●
A wide choice of ceramic wall tiles to full height*		●	●
Mirror		●	●
Shaver point		●	●
Large rainwater shower head		●	●
Wall hung under sink vanity unit		●	●
Bath with thermostatic tap		●	●
Wall hung bathroom cabinet*		●	●
Wall mounted toilets with concealed cisterns		●	●
Feature recessed downlights		●	●
Heated towel rails		●	●
Toilet roll holder		●	●
Towel ring		●	●
Bedrooms		5 Bed	3 Bed
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	5 Bed	3 Bed
Loft light	●	●
Power points	●	●
Loft ladder	●	●

Throughout Property	5 Bed	3 Bed
Stylish bi-fold doors to living room	●	
USB powerpoint (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 throughout the properties with satin chrome furniture	●	●
Coving in principal rooms	●	●
Internal woodwork is painted	●	●
Gas fired approved central heating system to include: Gas fired boiler, under floor heating to ground floor, slim line convector radiators to 1st and 2nd floors	●	●
Programmable hot water and central heating control	●	●

Throughout Property (continued)	5 Bed	3 Bed
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)	●	●
Feature aluminium clad windows all triple glazed	●	●
All mains services provided: gas, telephone, electricity and mains drainage	●	●
Fibre broadband to the premises	●	●

Garage	5 Bed	3 Bed
Power points	●	
Lighting	●	
Electrical up and over door	●	

Outside	5 Bed	3 Bed
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	●	●

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.

COMING SOON

Phase A & B

Further phase consisting of 31 houses and 4 apartments commencing summer 2019. Further details will follow.



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

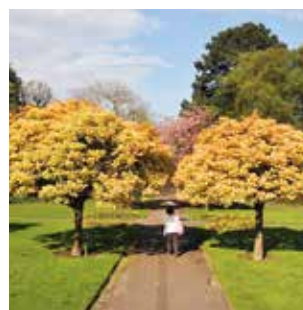
LOCATION MAP

(Plots 36-40) Jointon Mews,
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





JOINTON MEWS



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