



BEULAH VILLAS

DOVER

Dover still the gateway to Europe, it was already important before the Romans came and when Julius Caesar arrived he was persuaded to land at Deal as armies were massed on the cliffs.

Dover was a natural port and fortress with steep slopes either side of the River Dour.

In the 11th Century Kent seafarers were organised into a defensive force, later to be the Cinque Ports and Dover became the countries most important port.

In the 12th Century Henry II built the great castle on the cliff tops overlooking the channel. The castle is now renowned as one of the finest in the Country and is a major tourist attraction and will be visible from the development.

In the 1580's money was made available to create the first artificial harbour, The Pent, enlarged and modernised in the 19th Century into Wellington Basin, these were the real beginnings of the Western docks.

Car ferries started in the 1930's and today the Eastern Docks are claimed to be the worlds busiest ferry port.

A short drive to Dover, Kearsney and River Bowling Clubs and the stunning Kearsney Abbey and Russell Gardens.





THE DEVELOPMENT

The development lies within the heart of the famous port of Dover, close to all amenities.

Dover is perfectly located in one of the most attractive parts of rural Kent, yet only eighty minutes away by train to London. South Eastern Railway is set to introduce a new high-speed service between London St Pancras and the Kent Coast in December 2009.

The new fleet of Hitachi Class 395 trains will reduce the journey time from London to Dover Priory to 65 minutes.

Paris via Ashford International Station is reached in two and a half hours.

The Channel Shuttle Terminal at Folkestone is only fifteen minutes away.

Beulah Villas is minutes to the centre of town.

Murston are pleased to offer this opportunity to purchase a craftsman built home on an exciting new development of 13

dwellings adjacent to the River Dour.

The development comprises thirteen two-bed houses.

The internal finish is of very high level and boasts many quality features, fully described in the specification.

Individually designed by Gary Remington of Lee Evans Chartered Architects. The properties benefit from communal landscaping thoughtfully designed by Lloyd Bore, the renowned Canterbury Landscape Architects.

The Architect has drawn on the historic character of the town in the conception and detailing for this exciting new project fully assisted by the planning department of Dover District Council.

The accessibility of the town and the surrounding countryside make this development a much sought after location.

FACILITIES

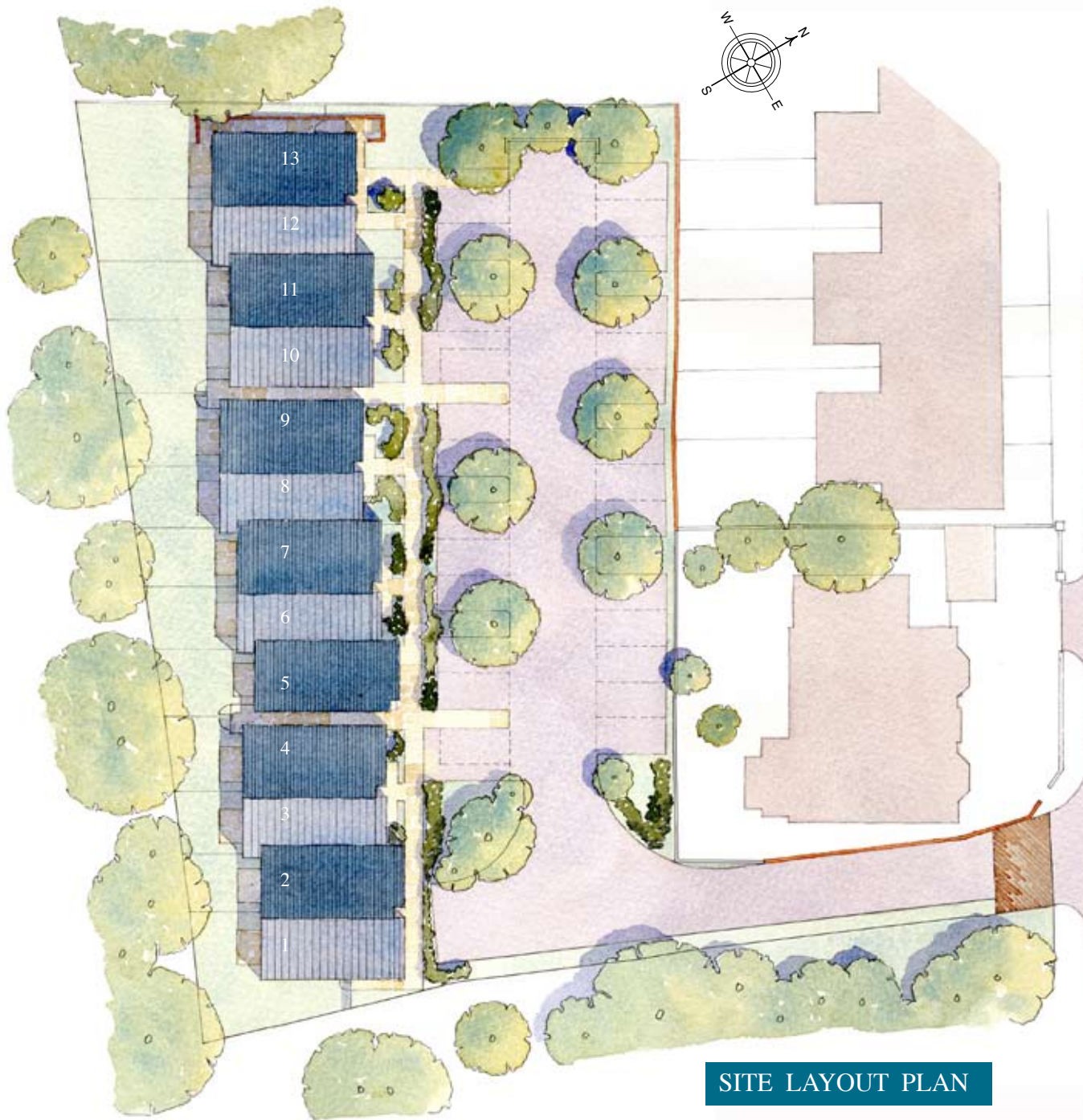
Dover is now a flourishing port and town with commercial ferries and cruise liners continuing Dover's long established shipping ties. Cruise ships from Dover are now providing holidays to many of the worlds exotic destinations.

The town has a busy shopping centre and a designer outlet on the sea front.

There are numerous schools and nurseries within walking distance of the development and many leisure pursuits at hand to suit every taste.

The development is a walk to the outstanding Kearsney Abbey, Russell Gardens and Connaught Park, a perfect place for leisure and walking.





SITE LAYOUT PLAN



1 2 3 4

CRABBLE HILL

MURSTON

Murston 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.



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DIMENSIONS

Ground Floor

Lounge / Diner	4.09 x 3.97	(13' 5" x 13' 0")
Kitchen	3.60 x 1.85	(11' 10" x 6' 0")

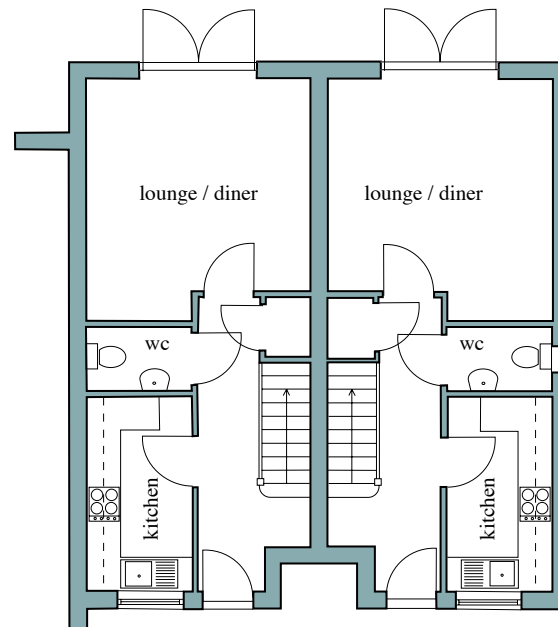
First Floor

Bed 1	3.97 x 2.95	(13' 0" x 9' 7")
Bed 2	2.90 x 2.89	(9' 6" x 9' 6")
Bathroom	2.43 x 1.85	(8' 0" x 6' 0")

Ground Floor plan

Plots 1,3,6,8,
10 & 12

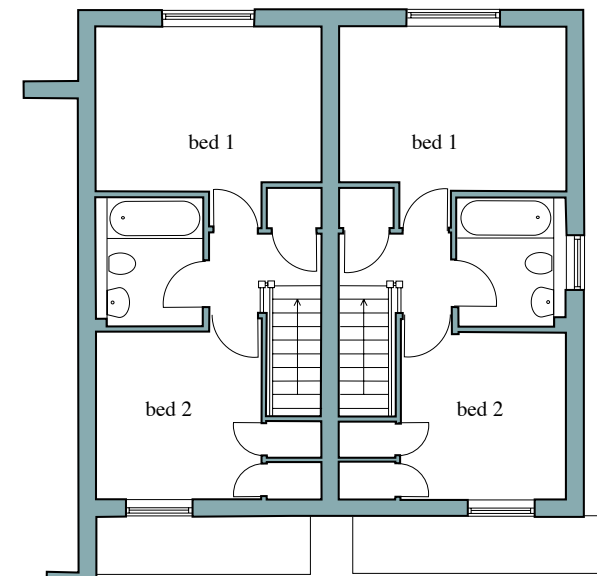
Plots 2,4,5,7,9,
11 & 13



First Floor plan

Plots 1,3,6,8,
10 & 12

Plots 2,4,5,7,9,
11 & 13



INTERNAL SPECIFICATION

Kitchens

Exclusively designed with a choice of cabinet doors and worktops*.
Wide range of ceramic wall tiling*.
One bowl sink and mixer tap to kitchen.
Electric double oven and gas hob.
Plumbing for automatic washing machine and dishwasher.
Automatic ventilation.



Bathroom and Cloakroom

Stylish bath, wc, pedestal or wall mounted basin in white.
Shaver point, light and mirror.
A wide choice of ceramic wall tiles*.
Splashback to cloakroom basin.
Toilet roll holder to all bathrooms and cloakrooms.

Electrical

A generous provision of power points and lights are provided throughout the house.
Television sockets in the lounge and master bedroom.
Cabling for TV aerial and satellite dish provided.
British Telecom points in lounge, master bedroom and bed 2 for office use.
Shaver point to bathroom.
Automatic ventilator to bathroom.

Security

Smoke detectors fitted and linked to all floors.
Secure boundaries with restricted access to development.
British standard locks to external doors.
All windows lockable (except emergency exits).

Doors and Joinery

Feature doors throughout the house with satin chrome furniture.
Feature staircase.
Moulded skirting and architraves.
Internal woodwork is painted.

Thermal Insulation

400mm mineral wool insulation quilt to lofts.
Windows and external doors all double glazed.
Insulated ground floor.
High SAP rating achieved (thermally efficient).
Built to comply with Sustainable Homes Code 3.

Floor finishes

Choice of vinyl floor to kitchen, cloakroom and bathroom*.

Central Heating

Gas fired approved central heating system to include:
Gas fired condensing combination boiler - Grade 'A'.
Slimline convector radiators.
Programmable central heating control.
Thermostatic heating control radiator valves.
Mechanical ventilation with heat recovery units fitted.

Walls

Timber frame constructed with insulation plasterboard and finished internally.

EXTERNAL SPECIFICATION

Elevations

Sympathetic styling with exciting design.
All bricks, slates and other features selected to complement design.

Doors and Joinery

Feature front door with satin chrome furniture.
Fascias and soffite boards in UPVC.
Low maintenance weatherboard and render.

Services

All mains services provided: gas, telephone, electricity and mains drainage.

Gardens

Rotary line fitted
Patio laid.

Landscaped Area

Landscape area planted with a variety of trees and shrubs.

Electrical

Decorative front porch lantern, where applicable.
Security light to patios.

* Subject to stage of construction.

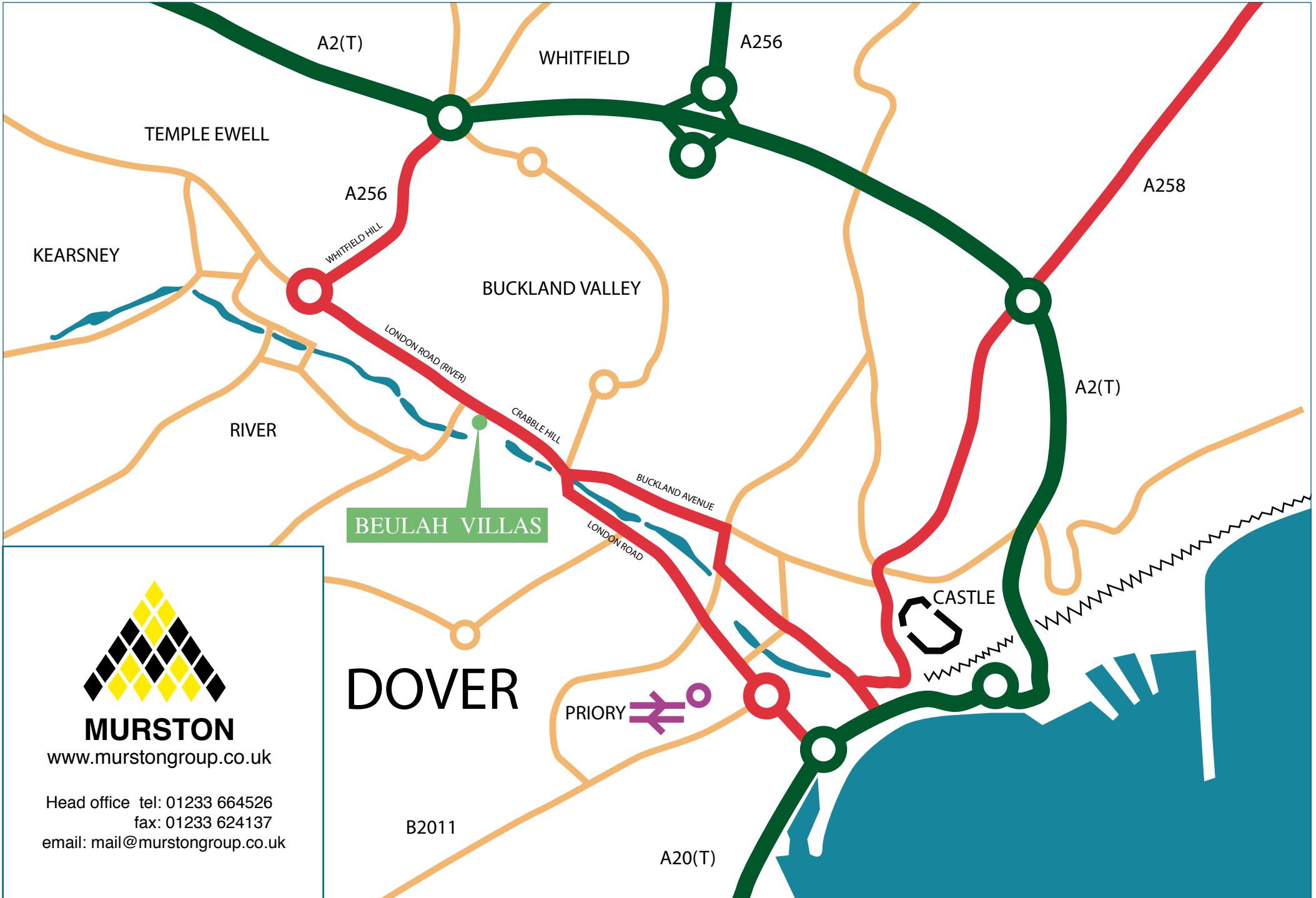


NHBC Ten year Buildmark Warranty

The particulars contained in this brochure are provided only as a guide to what is being offered subject to contract.

Photographs courtesy of Dover District Council.





MURSTON

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