



CASTLE MEWS FOLKESTONE KENT

FOLKESTONE

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 Folkestone 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 Hotel 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.

FACILITIES

Folkestone is well served by excellent primary and secondary schools with K College just minutes away. Communications are excellent with access to the Continent by the Eurostar services

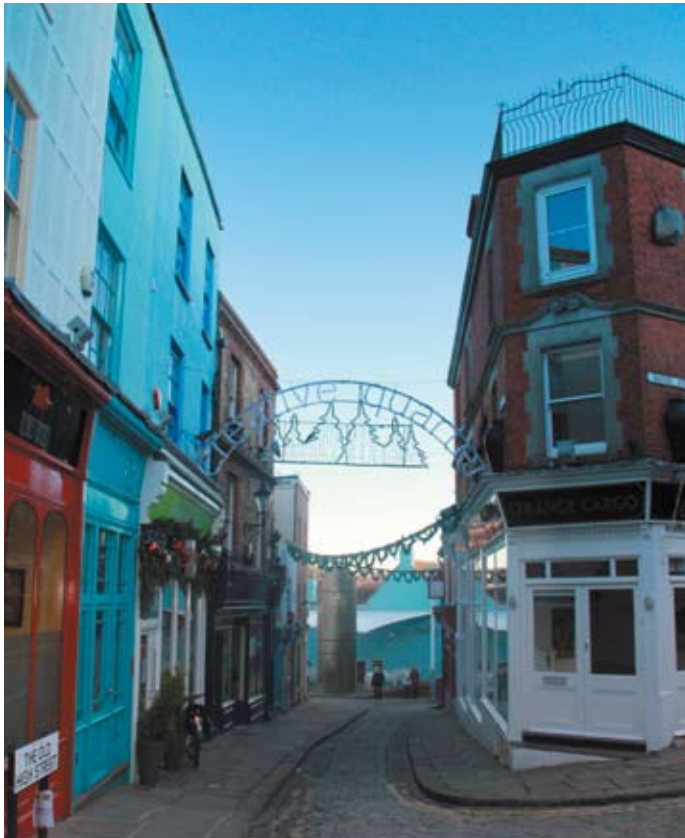




The internal finish is of a very high level and boasts many quality features, fully described in the specification. Individually designed by Gary Remington of Lee Evans Partnership, local Chartered Architects. The properties also benefit from thoughtfully designed, landscaped gardens.

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

Photographs by robinsonstudios.co.uk



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.

There are major supermarkets minutes away with numerous leisure centres and golf courses nearby.

THE DEVELOPMENT

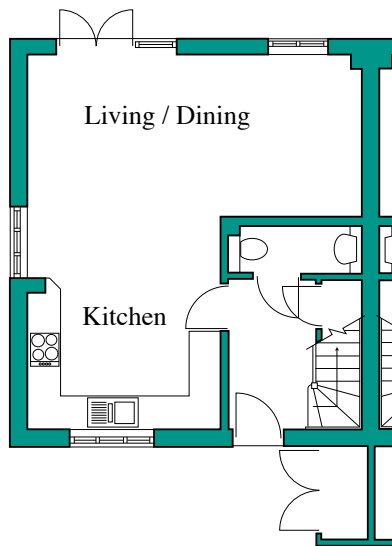
The development is surrounded by trees and is in a prime, residential area situated in a grade A listed conservation area in the West End of Folkestone.

Murston are pleased to offer this opportunity to purchase a craftsman built house on an exclusive new development of just 13 houses, with a variety of three and four bedroom terraced and semi-detached properties.





CASTLE MEWS



GROUND FLOOR

THE BIRCH

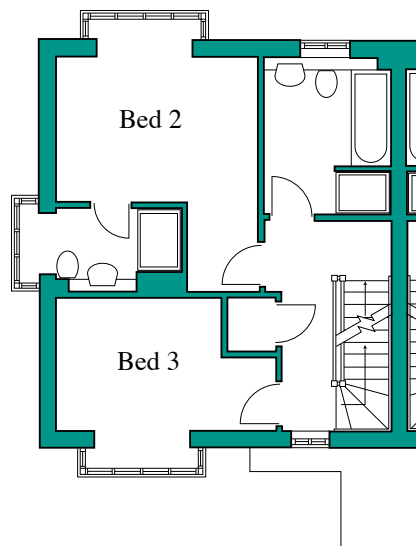
Total Area = 119m²
1280ft²

Plot 1

GROUND FLOOR

Living/Dining Room
6.47 x 4.17m (max)
21ft 3in x 13ft 8in

Kitchen
3.61 x 2.82m
11ft 10in x 9ft 3in



FIRST FLOOR

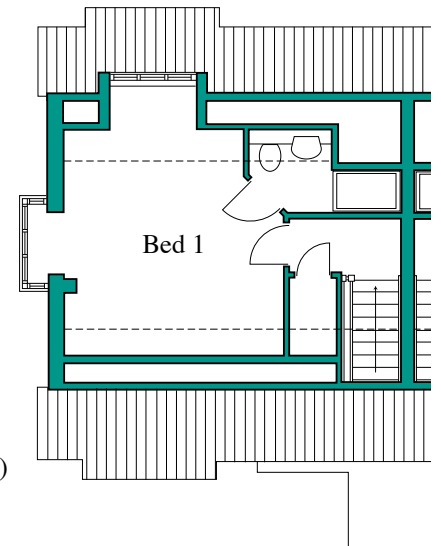
FIRST FLOOR

Bed 2
5.11 x 3.82m (max – into bay)
16ft 9in x 12ft 6in

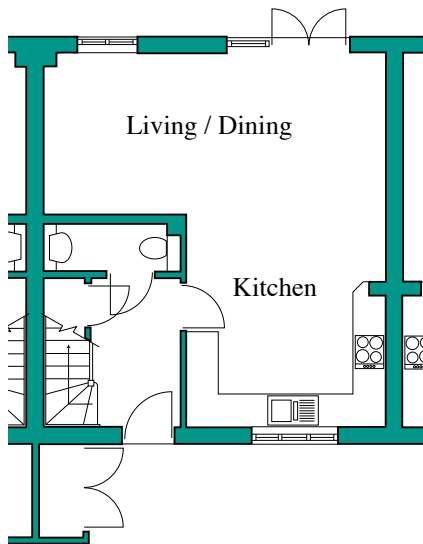
Bed 3
4.12 x 3.21m (max – into bay)
13ft 6in x 10ft 6in

SECOND FLOOR

Bed 1
5.08 x 4.13m (max – into dormer)
16ft 8in x 13ft 7in



SECOND FLOOR



GROUND FLOOR

THE BIRCH

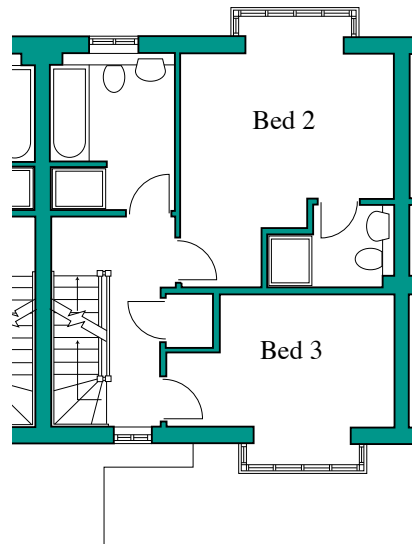
Total Area = 119m²
1280ft²

Plots 2, 3 (handed) & 4

GROUND FLOOR

Living/Dining Room
6.47 x 4.17m (max)
21ft 3in x 13ft 8in

Kitchen
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11ft 10in x 9ft 3in



FIRST FLOOR

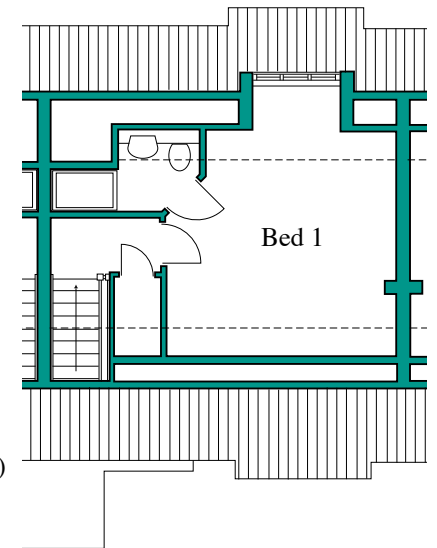
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5.08 x 4.13m (max – into dormer)
16ft 8in x 13ft 7in



SECOND FLOOR



3

4

5

6

7

THE SYCAMORE

Total Area = 134m²
1446ft²

Plots 5 & 6 (handed)

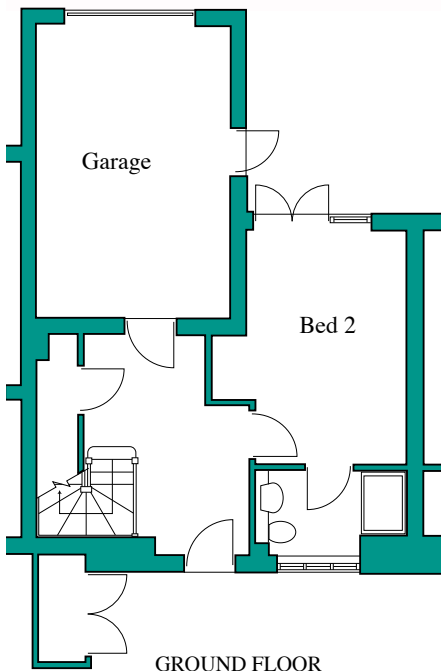
GROUND FLOOR

Bed 2
4.39 x 3.00m
14ft 5in x 9ft 1in

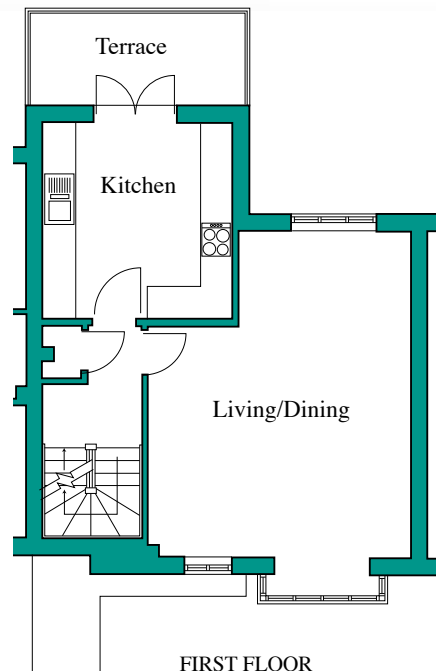
FIRST FLOOR

Living/Dining Room
6.82 x 4.95m (max – into bay)
22ft 5in x 16ft 3in

Kitchen
3.66 x 3.58m
12ft x 11ft 9in



GROUND FLOOR



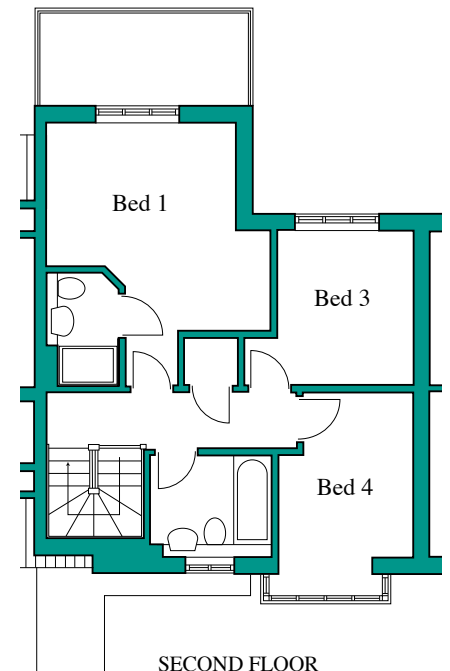
FIRST FLOOR

SECOND FLOOR

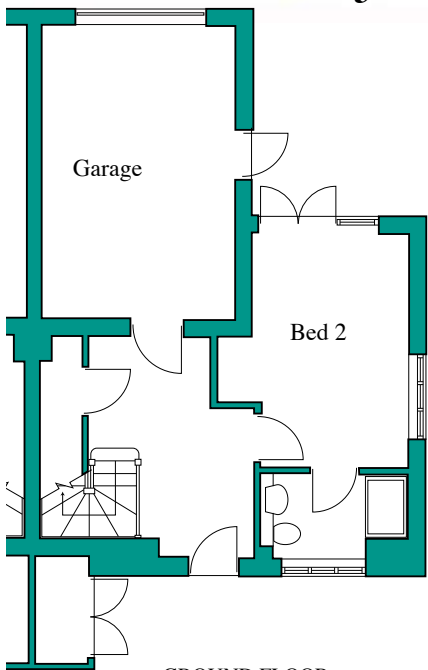
Bed 1
4.93 x 4.27m (max)
16ft 2in x 14ft

Bed 3
2.91 x 2.55m (max)
9ft 7in x 8ft 4in

Bed 4
3.79 x 2.53 (max – into bay)
12ft 5in x 8ft 4in



SECOND FLOOR



GROUND FLOOR

THE SYCAMORE

Total Area = 134m²
1446ft²

Plot 7

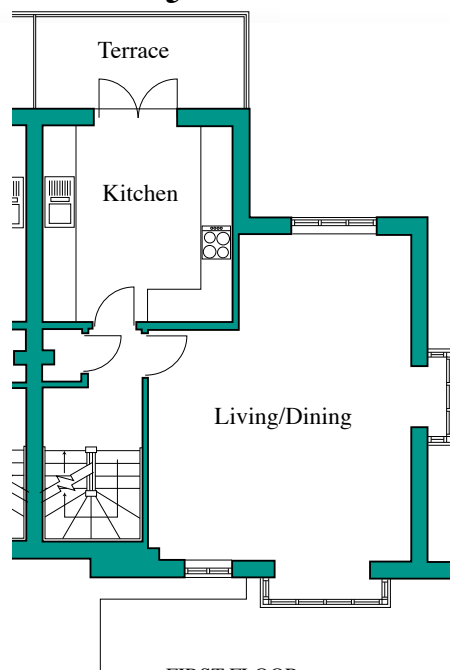
GROUND FLOOR

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FIRST FLOOR

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22ft 5in x 16ft 3in

Kitchen
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12ft x 11ft 9in



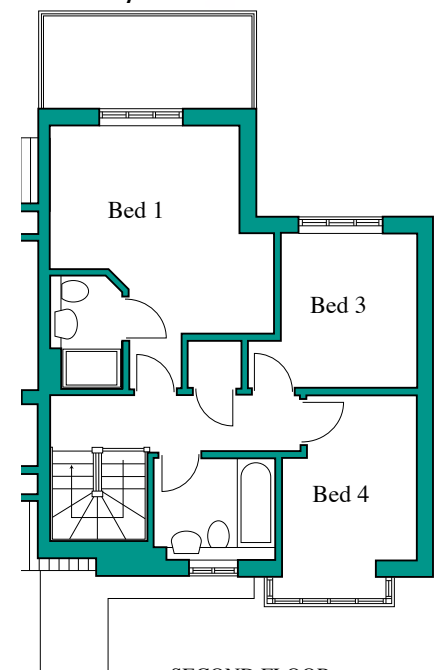
FIRST FLOOR

SECOND FLOOR

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12ft 5in x 8ft 4in



SECOND FLOOR



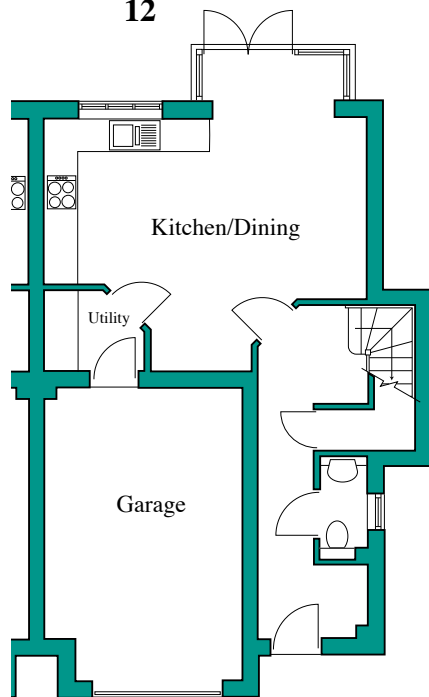
12

11

10

9

8



GROUND FLOOR

THE OAK

Total Area = 161m²
1728ft²

Plot 8

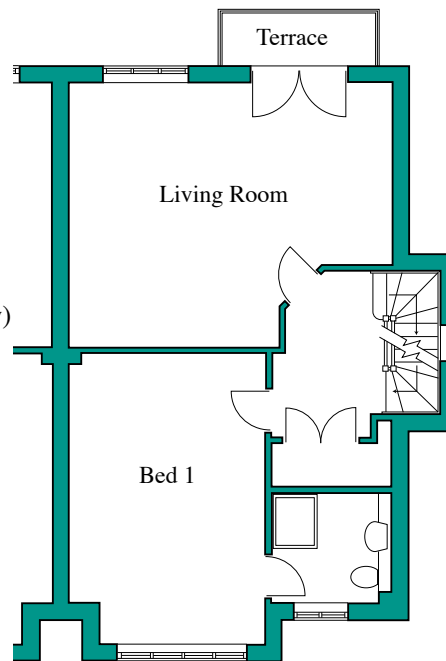
GROUND FLOOR

Kitchen/Dining Room
6.02 x 5.95m (max – into bay)
19ft 9in x 19ft 6in

Utility
1.86 x 1.47 (max)
6ft 1in x 4ft 1in

FIRST FLOOR

Living Room
5.94 x 4.97m (max)
19ft 6in x 16ft 4in



FIRST FLOOR

FIRST FLOOR

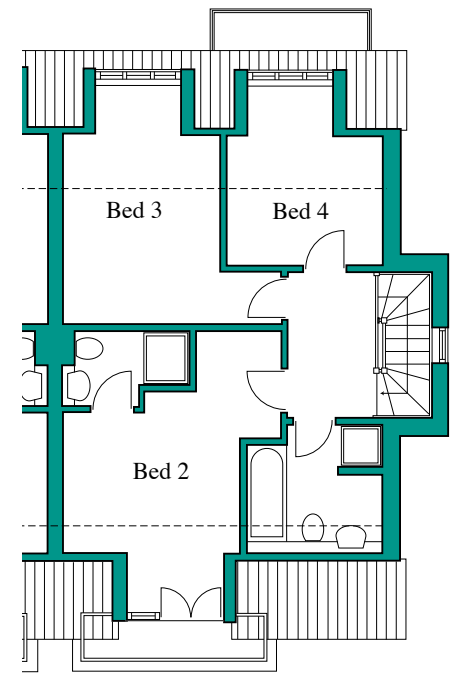
Bed 1
5.68 x 3.65m (max)
18ft 8in x 11ft 11in

SECOND FLOOR

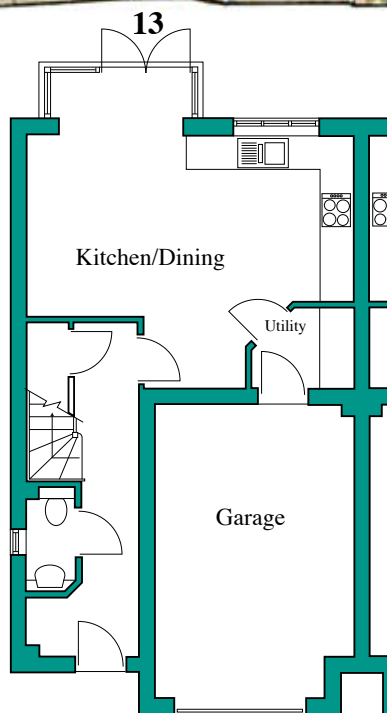
Bed 2
5.23 x 3.68m (max)
17ft 2in x 12ft 1in

Bed 3
4.51 x 3.68m
(max – into dormer)
14ft 1in x 12ft 1in

Bed 4
3.37 x 2.94m
(max – into dormer)
11ft 1in x 9ft 8in



SECOND FLOOR



GROUND FLOOR

THE OAK

Total Area = 161m²
1728ft²

Plots 9, 11, 13

GROUND FLOOR

Kitchen/Dining Room

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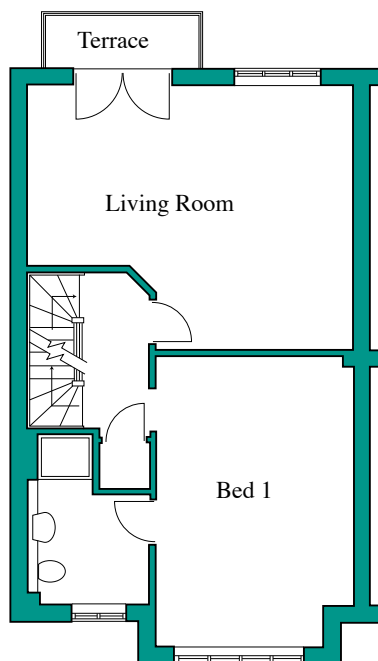
Utility

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FIRST FLOOR

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FIRST FLOOR

FIRST FLOOR

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SECOND FLOOR

Bed 2

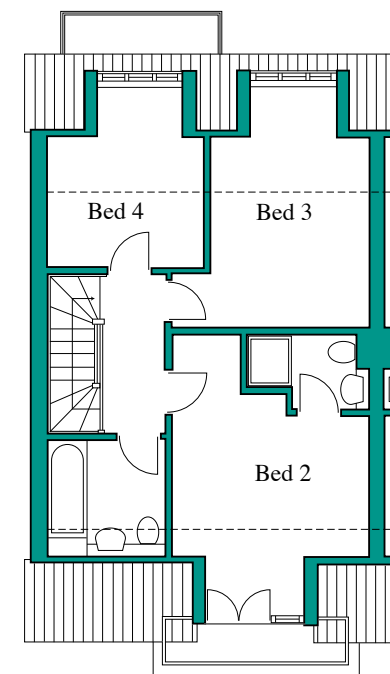
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SECOND FLOOR



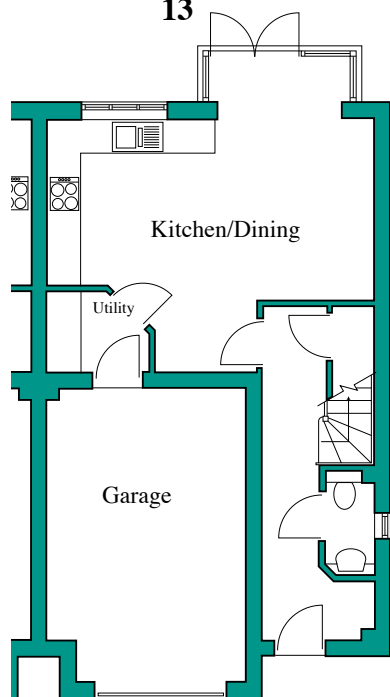
13

12

11

10

9



GROUND FLOOR

THE OAK

Total Area = 161m²
1728ft²

Plots 10, 12

GROUND FLOOR

Kitchen/Dining Room

6.02 x 5.95m (max – into bay)
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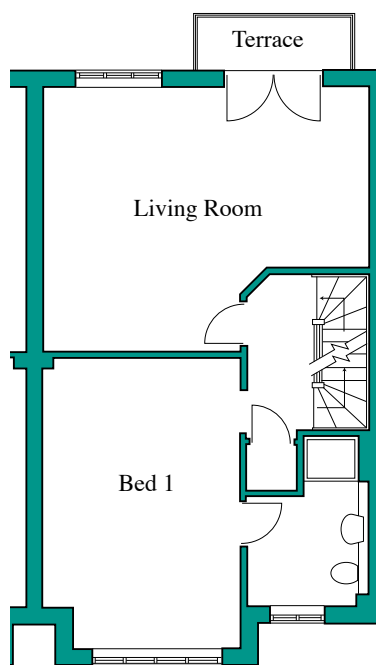
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FIRST FLOOR

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SECOND FLOOR

Bed 2

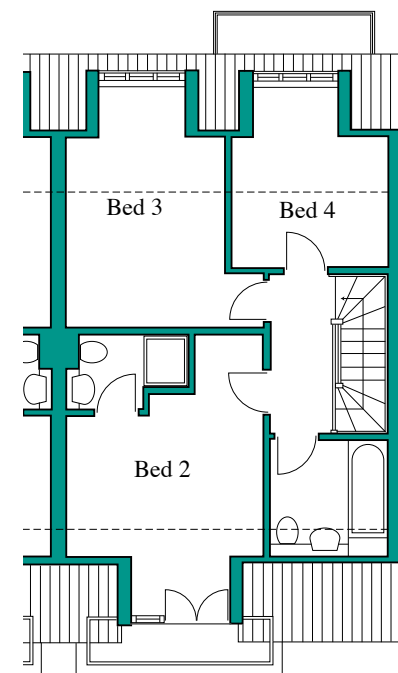
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11ft 1in x 9ft 8in



SECOND FLOOR

INTERNAL SPECIFICATION

Kitchens

Exclusively designed with integral fittings.
A choice of cabinet doors and worktops. *
Wide range of ceramic floor tiling. *
Under cupboard feature lighting.
1½ bowl sink and mixer tap.
High level electric double oven, gas hob and chimney extractor.
Integrated 12 place dishwasher.
Integrated fridge freezer.
Space for washing machine in kitchen or utility (where applicable).

Bathrooms, En-Suites and Cloakrooms

Stylish bath, WC, pedestal or wall mounted basin in white.
Separate shower cubicles.
Bathroom cabinets with light, shaver point and mirror.
A wide choice of ceramic wall tiles* full height to all bath and shower rooms.
Half height tiling to cloakrooms.
Toilet roll holder to all bathrooms, en-suites and cloakrooms.
Heated towel rails to bathrooms and en-suites.

Electrical

Feature recessed downlights to kitchen, utility (where applicable), bathrooms and en-suites.
A generous provision of power points and lights are provided throughout the properties.
Television sockets in the living room, kitchen and all bedrooms.
Media cabling ready to receive TV aerial and satellite dish.
B.T. points in kitchen, living room and master bedrooms.
Shaver points to all bathrooms and shower en-suites.
Automatic ventilator to all bathrooms and shower en-suites.
Loft light provided (where applicable).

Security

Smoke detectors fitted and linked to all floors.
Mains digital intruder alarm system.
External door locks to British Standard and secured by Design Standard.
External security lighting.

Walls and Ceilings

Smooth plastered throughout.
Coving to principal rooms.

Doors and Joinery

Feature doors through the properties with satin chrome furniture.
Feature staircase.
Moulded skirting and architraves.
Internal woodwork is painted.
Fitted wardrobes to principal bedroom.

Thermal Insulation

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

Floor Finishes

Ceramic floor tiling to kitchen, utility (where applicable), cloakroom, bathroom and en-suites.
Hardwood flooring to entrance hallway.
Carpet to all other rooms from Murston range. *

Central Heating

Gas fired approved central heating system to include: -
Gas fired condensing boiler.
Slim line convector radiators.
Programmable hot water and central heating control.
Thermostatic heating control radiator valves.

Home Office

Bedroom equipped with B.T. and power points to serve as home office.

EXTERNAL SPECIFICATION

Elevations

Sympathetic styling with exciting individual designs, consisting of stock facing bricks, plain clay roof tiles with feature bay windows and terraces to many properties.

Cavity Walls

Generally facing brick with insulated timber frame with plasterboard and plaster finish internally.

Doors and Joinery

Feature oak finished front door with satin chrome furniture with door viewer.
Feature casement timber windows with aluminium cladding externally.

Services

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

Front Garden

Fully landscaped and planted with a variety of shrubs.

Rear Gardens

Rotary line fitted.
Patio laid.
Rain water butt provided.
Storage space for bicycles (where applicable).

Garages (where applicable).
Electrically operated up-and-over door.
Light and power provided.
Storage space for bicycles.

Electrical

Front door or entrance porch lighting.
Patio lighting.

Security

Secure boundaries with restricted access to the rear gardens.
Security lighting to rear elevation.

Maintenance

All windows, external patio doors and screens are finished in powder-coated aluminium and fascias, soffits and cladding to bay windows are self-finished fibre cement board.

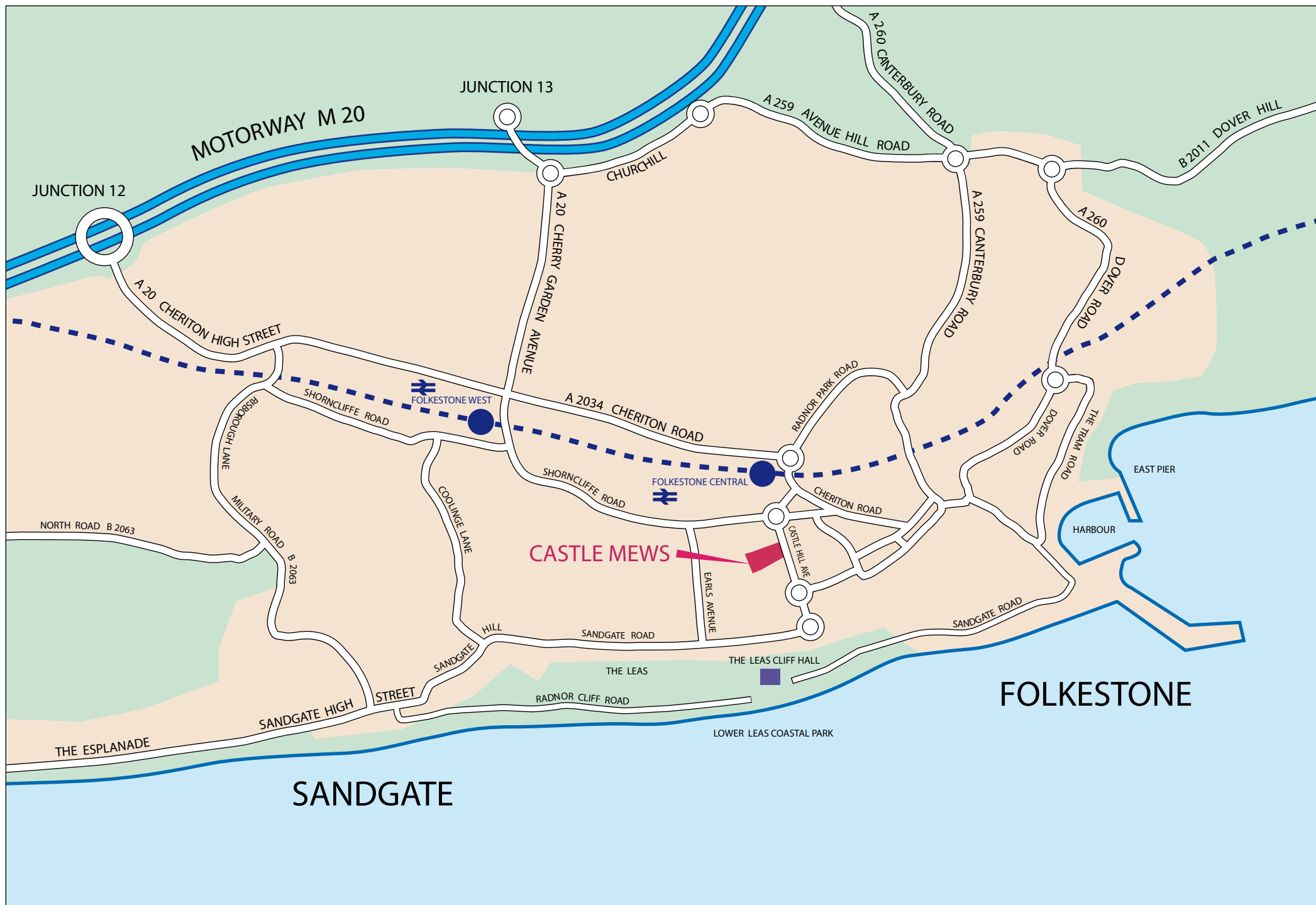
The above materials have been selected to minimise maintenance.

* Subject to stage of construction.

Every Murston Home is covered by the NHBC 10 year Buildmark Warranty

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract.





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