



INVICTA FIELDS

WHITSTABLE KENT

WHITSTABLE

Lying some 40 miles from London, Whitstable is a beautiful, historic fishing village and makes the bulk of its revenue from the sea in much the same way as it did from Roman times.

Full of character, Whitstable's main industry remains its fisheries, typified by the Annual Oyster Festival.

Strolling around the town is a delight, the streets are lined with historic houses and curious little speciality shops while the Playhouse stands out from the rest in its 'art-deco' glory.

From the high street only yards away you will find the harbour, pebble beach and waterfront.



WORLD FIRSTS

In 1830 Canterbury and Whitstable Railway was at the cutting edge of technology, known affectionately as the 'Crab and Winkle Line' from the seafood for



which Whitstable is famous for. The line was the first in the world to take passengers regularly and the first railway to issue season tickets.

The Industrial Revolution was happening and all the famous Engineers of the time were connected to the Crab and Winkle Line. George Stephenson and his son Robert built the Invicta, the locomotive, which pulled passengers out of Whitstable.

Thomas Telford built the harbour where the railway ends.

Isambard Kingdom Brunel inspected the railway tunnel, the first tunnel in the world to take passenger trains.

Today the route of the line lays at the rear of the development parallel with Invicta Road and is now a cycle path, maintained by The Crab and Winkle Trust.

FACILITIES

Whitstable is well served by schools locally with Canterbury Colleges being only 6 miles distant. The seafront and countryside are minutes away for all to enjoy.

There is a major supermarket minutes away and a 9-hole golf course and two 18-hole courses nearby.

There are sailing clubs at Whitstable and Tankerton where pretty beach huts line the promenade.





THE DEVELOPMENT

The development is surrounded by trees in a quiet location, off a private road, which has been extensively upgraded by Murston, all main services are available.

Whitstable Station is minutes away with London only 90 minutes away. Ashford International Station, Dover Docks and the Shuttle Terminal at Folkestone are all a short journey away, Canterbury being only 6 miles distant.

Murston are pleased to offer this opportunity to purchase a craftsman built home on an exclusive new development of just 10 detached houses, each aptly named after sailing craft.

The development comprises seven 4-bed houses and three 3-bed houses.

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 gardens thoughtfully designed by Lloyd Bore the renowned Canterbury Landscape Architects.

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



SITE LAYOUT PLAN



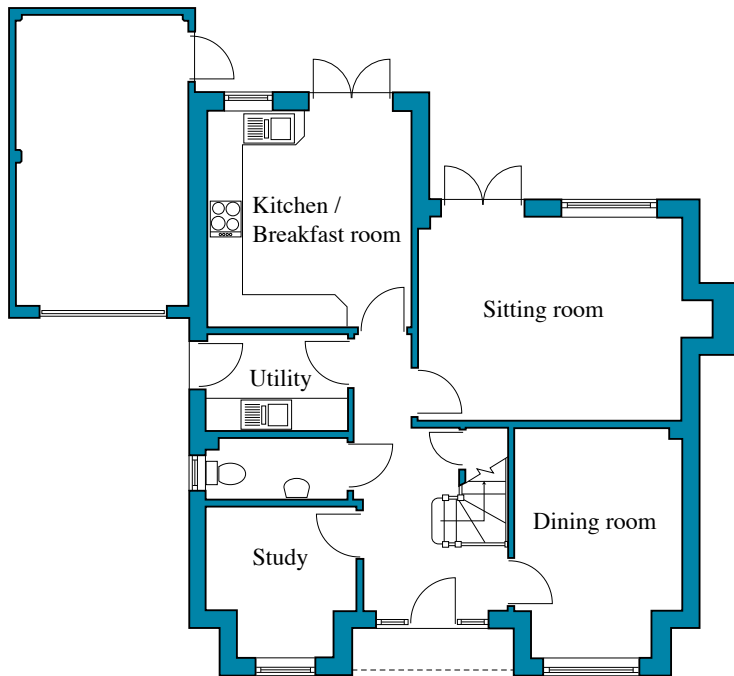


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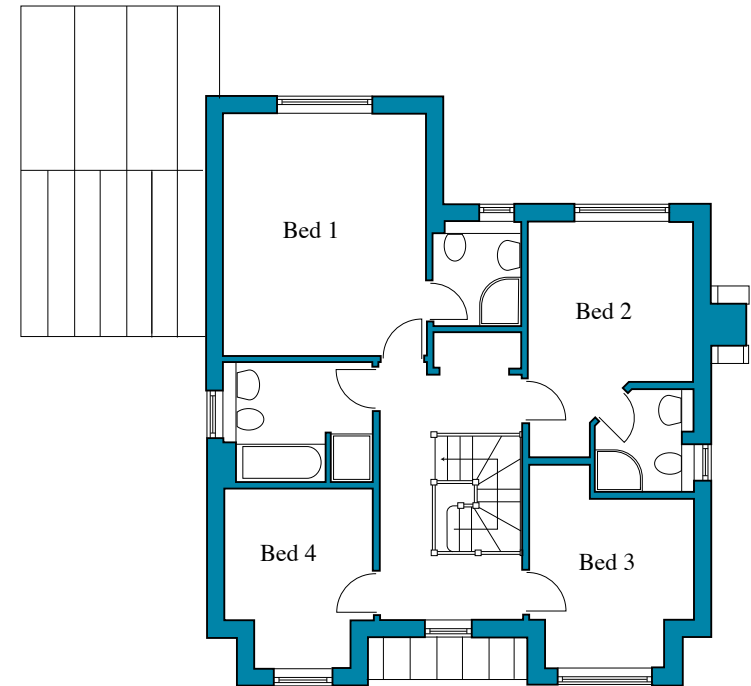
Plot 2

Plot 3

'The Clipper' - Plot 1



Sitting room	4.95 x 3.90m (16' 3" x 12' 10")
Study	2.90 x 2.90m into bay (9' 6" x 9' 6")
Kitchen / Breakfast room	3.80 x 4.10m (12' 6" x 12' 7")
Utility	2.65 x 1.95m (8' 7" x 6' 5")
Dining room	3.15 x 4.40m (10' 4" x 14' 5")
Bed 1	3.90 x 4.55m (12' 10" x 14' 11")
Bed 2	3.15 x 4.40m (10' 4" x 14' 5")
Bed 3	3.15 x 3.80m (10' 4" x 12' 6")
Bed 4	2.80 x 3.40m (9' 2" x 11' 3")



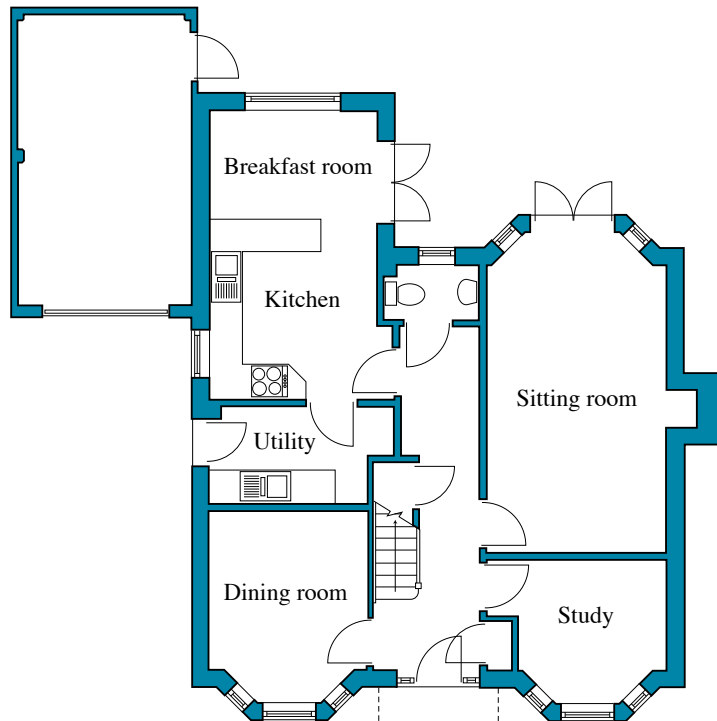


Plot 1

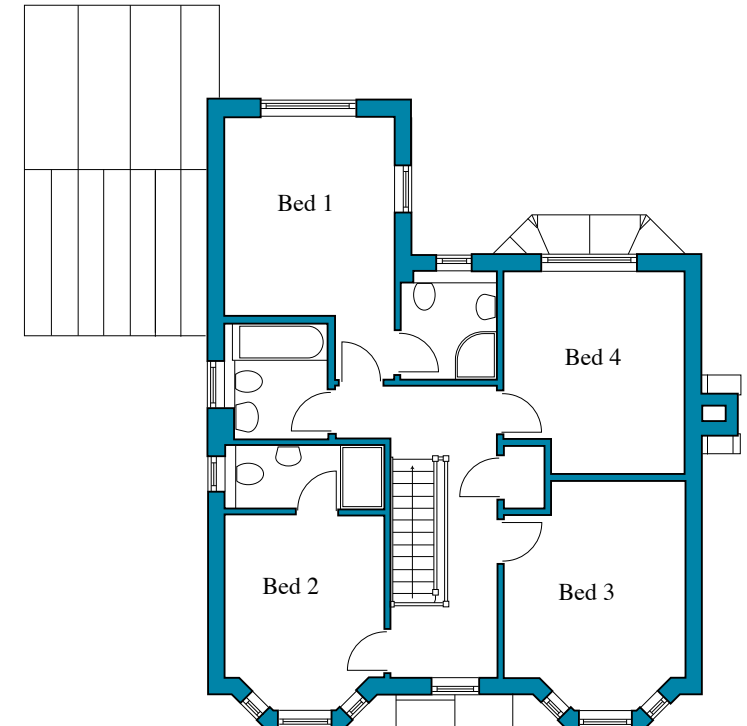
Plot 2

Plot 3

'The Laser' - Plot 2 & 4



Sitting room	3.40 x 6.30m into bay (11' 3" x 20' 8")
Study	3.40 x 2.75m into bay (11' 3" x 9' 1")
Kitchen / Breakfast room	3.20 x 5.50m (10' 6" x 18' 1")
Utility	3.50 x 1.90m (11' 6" x 6' 3")
Dining room	3.00 x 3.60m into bay (9' 10" x 11' 10")
Bed 1	3.20 x 3.80m (10' 6" x 12' 6")
Bed 2	3.00 x 3.70m into bay (9' 10" x 12' 2")
Bed 3	3.40 x 4.30m into bay (11' 3" x 14' 2")
Bed 4	3.40 x 3.85m into bay (11' 3" x 12' 7")

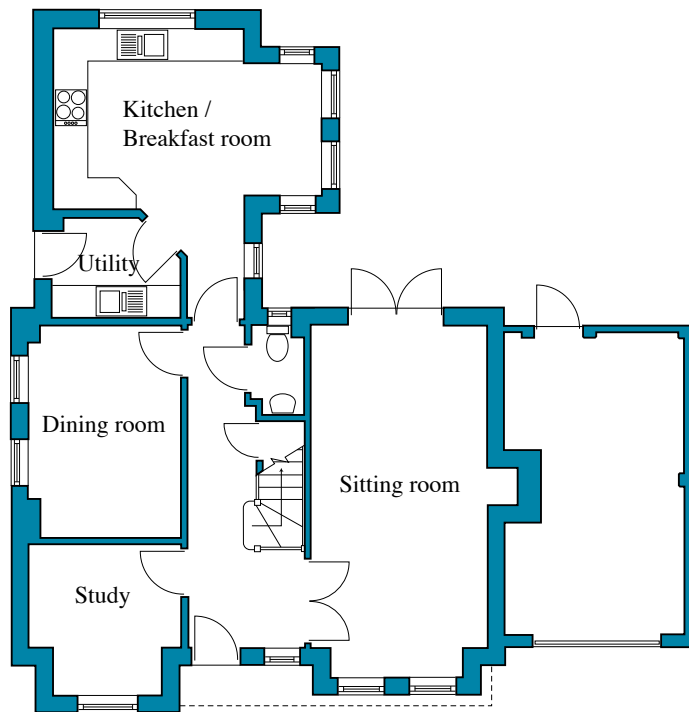




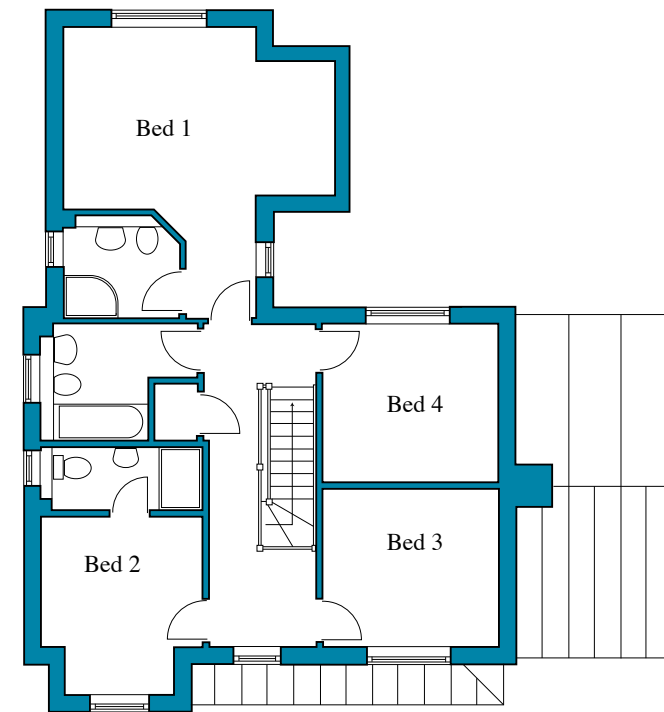
Plot 4

Plot 5

'The Keelboat' - Plot 3 & 5



Sitting room	3.30 x 7.65m into bay (10' 10" x 25' 2")
Study	2.90 x 2.90m into bay (9' 6" x 9' 6")
Kitchen / Breakfast room	5.10 x 3.50m (16' 9" x 11' 6")
Utility	2.90 x 1.90m (9' 6" x 6' 3")
Dining room	2.90 x 4.00m (9' 6" x 13' 2")
Bed 1	5.10 x 3.45m (16' 9" x 11' 4")
Bed 2	3.10 x 3.40m into bay (10' 2" x 11' 3")
Bed 3	3.30 x 3.00m (10' 10" x 9' 10")
Bed 4	3.30 x 3.00m (10' 10" x 9' 10")

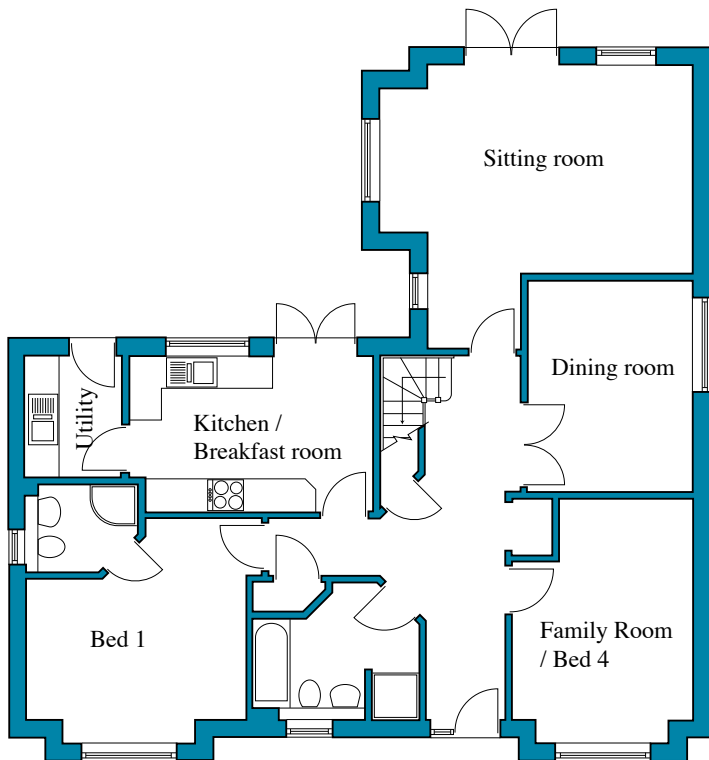




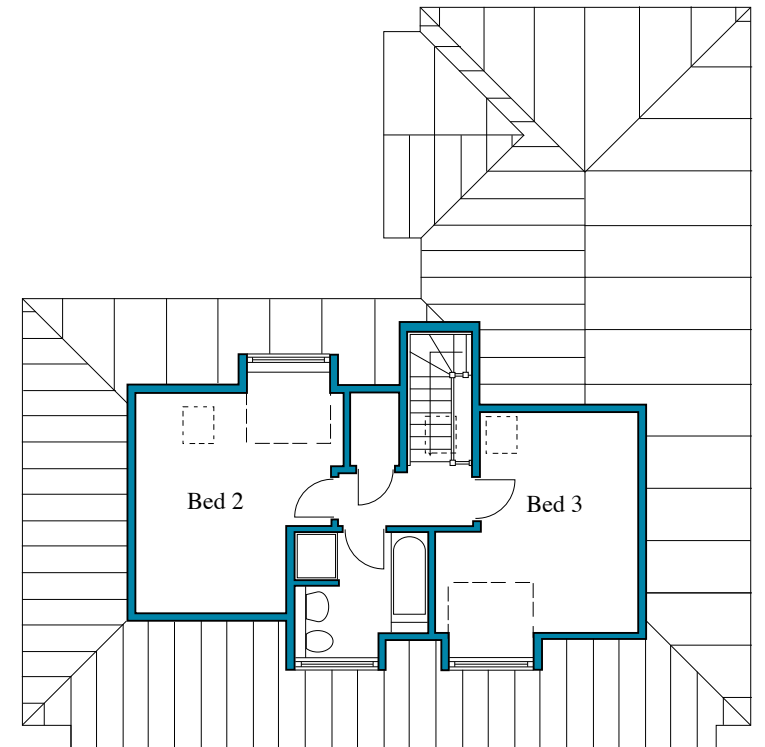
Plot 6

Plot 7

'The Dragon' - Plot 6 & 7 (handed)



Sitting room	5.90 x 4.00m (19' 4" x 13' 2")
Dining room	4.00 x 3.10m (13' 2" x 10' 2")
Family Room / Bed 4	4.65 x 3.40m (15' 3" x 11' 2")
Kitchen / Breakfast room	4.60 x 2.95m (15' 1" x 9' 7")
Utility	2.45 x 1.80m (8' 1" x 5' 11")
Bed 1	4.25 x 4.15m into bay (13' 11" x 13' 8")
Bed 2	4.70 x 3.95m into dormer (15' 5" x 13' 0")
Bed 3	4.70 x 3.80m into dormer (15' 5" x 12' 6")



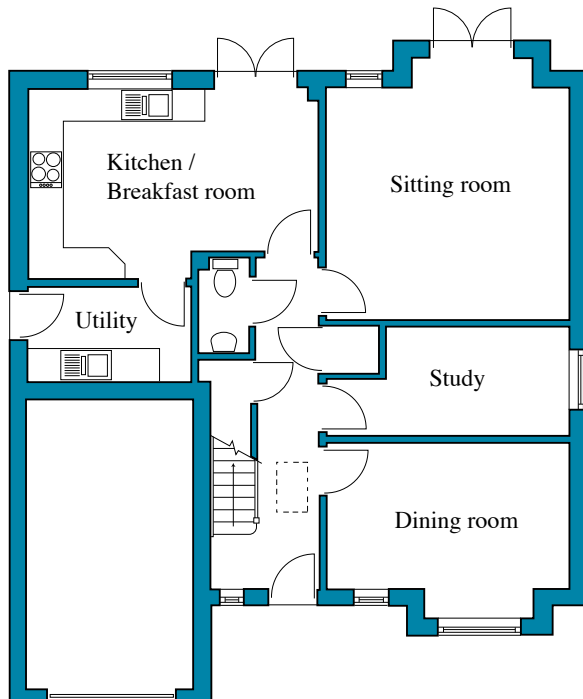


Plot 8

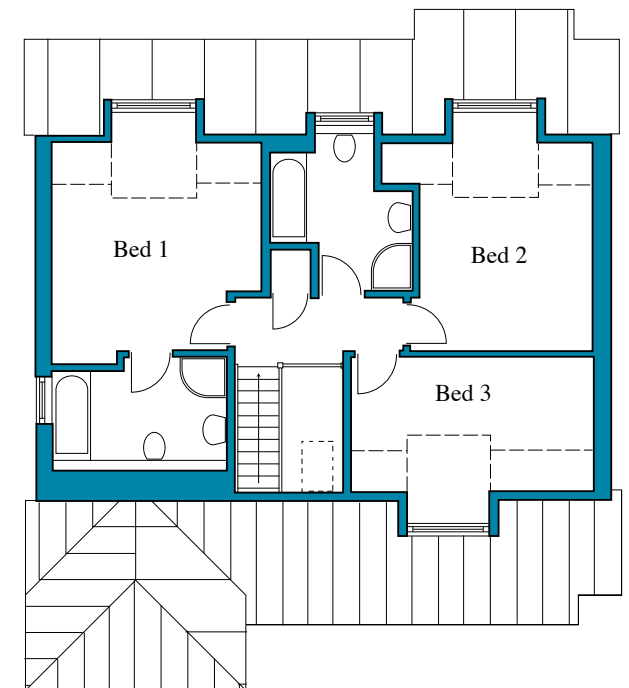
Plot 9

Plot 10

'The Catamaran' - Plot 8,9 & 10 (handed)



Sitting room	4.60 x 5.00m into bay (15' 1" x 16' 5")
Study	4.60 x 2.10m (15' 1" x 6' 10")
Dining room	4.60 x 3.30m into bay (15' 1" x 10' 10")
Kitchen / Breakfast room	5.50 x 3.60m (18' 1" x 11' 10")
Utility	3.10 x 1.80m (10' 2" x 5' 11")
Bed 1	4.60 x 3.95m into dormer (15' 1" x 13' 0")
Bed 2	4.60 x 3.30m into dormer (15' 1" x 10' 10")
Bed 3	4.60 x 3.20m into dormer (15' 1" x 10' 11")



INTERNAL SPECIFICATION

Kitchens

Exclusively designed with integral fittings.
A choice of cabinet doors and worktops. *
Wide range of ceramic wall tiling. *
Under cupboard feature lighting.
1½ bowl sink and mixer tap to kitchen.
High level Electric Double Oven, Gas Hob and Chimney Extractor.
Integrated 12 place Dishwasher.
Integrated Fridge Freezer.
Space for Washing Machine in Utility.
Space for Tumble Dryer in Utility.

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, Study & Bathrooms.
A generous provision of power points and lights are provided throughout the properties.
Television sockets in the Sitting room, Study, Kitchen and all Bedrooms
Media cabling ready to receive TV aerial and satellite dish.
British Telecom points in Kitchen, Dining room, Study, Sitting room and all Bedrooms.
Shaver points to all Bathrooms and Shower en suites.
Automatic ventilator to all Bathrooms and Shower en suites.
Loft light provided.

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 principle rooms.

Doors and joinery

Feature doors throughout the properties with satin chrome furniture.
Feature staircase.
Moulded skirting and architraves.
Internal woodwork is painted.
Loft ladder provided.
Fitted wardrobes to bedrooms 1 and 2.

Thermal insulation

400mm mineral wool insulation quilt to loft.
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

Ceramic floor tiling to Kitchen, Utility, Cloakroom, Bathroom and En suites.
Engineered 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.
Decorative gas fire or wood burning stove.

Home Office

Study or Family room equipped with B.T. and power points to serve as a home office.

EXTERNAL SPECIFICATION

Elevations

Sympathetic styling with exciting individual designs, consisting of stock facing bricks, plain clay roof tiles and other features selected to complement design.

Cavity Walls

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

Doors and Joinery

Feature composite front door with satin chrome furniture with door viewer.
Feature vertical sliding sash or casement windows.

Services

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

Front garden

Fully landscaped and planted with a variety of trees and shrubs.

Rear Garden

Rotary line fitted.
Patio laid.
Rain water butt provided.

Garages

Electrically operated up-and-over door.
Light and power provided.
Bollard lighting to driveway.
Storage space for bicycles

Electrical

Decorative front porch lantern and patio lighting.

Security

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

Maintenance

All windows, external doors, fascias and soffit are UPVC to minimise maintenance.

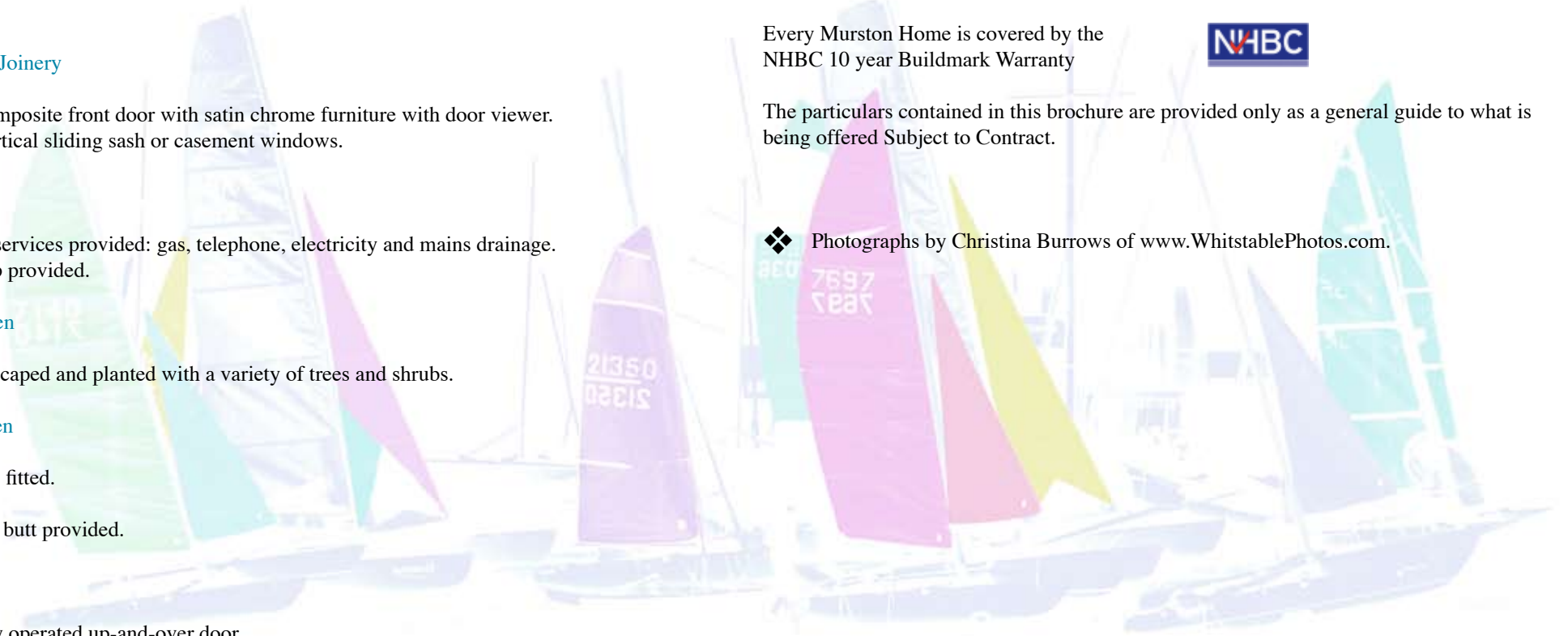
* Subject to stage of construction.

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



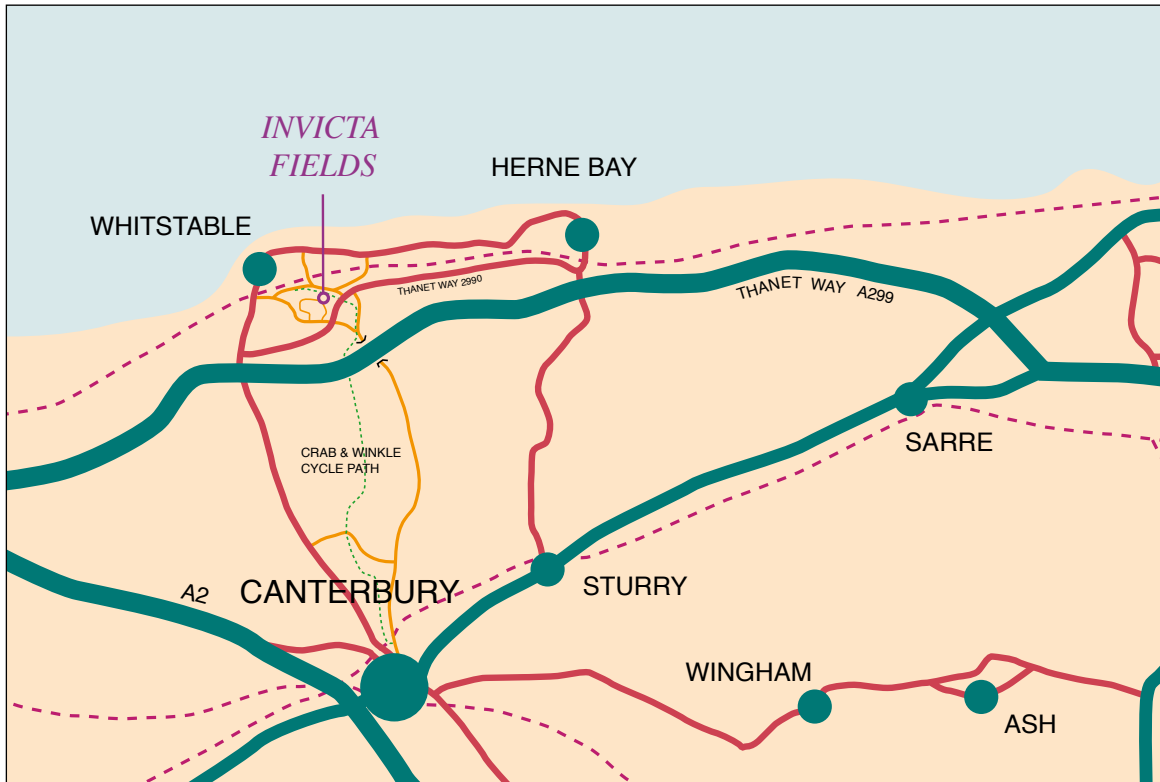
The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract.

❖ Photographs by Christina Burrows of www.WhitstablePhotos.com.





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