



THE ACERS
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

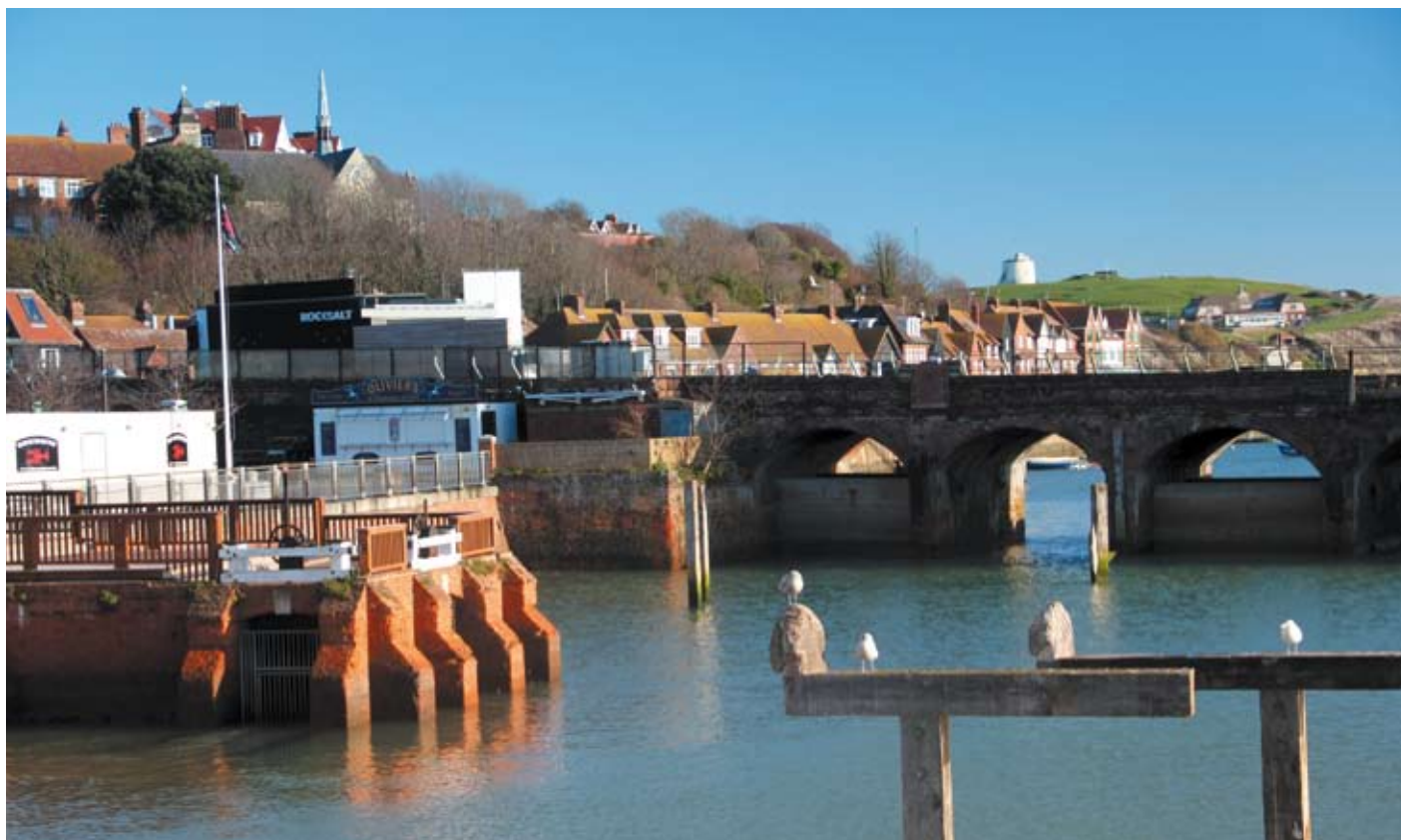


seaside resort typified by the Grand Hotel and The Metropole on The Leas, one of the finest marine promenades in the UK, and is located minutes from beautiful countryside in Kent's 'Garden of England.'

The town enjoys its proximity to the sea, and from the development a stroll can be taken along the Sandgate Esplanade or the famous Leas promenade, 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 Sandgate primary school being one of the top performers in the County. Communications are excellent with





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 Architect.

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



Photographs by robinsonstudios.co.uk



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.

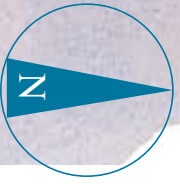
There are major supermarkets minutes away with numerous leisure centres and golf courses nearby.

THE DEVELOPMENT

The development is surrounded by trees in a prime, residential location.

Murston are pleased to offer this opportunity to purchase a craftsman built house on an exclusive new development of just 14 houses each aptly named after indigenous trees 'The Acers.'

The development comprises 14 properties, 2 x 3-bed linked detached and 2 x 3-bed, 6 x 4-bed and 4 x 5-bed detached houses.



COOLINGE LANE

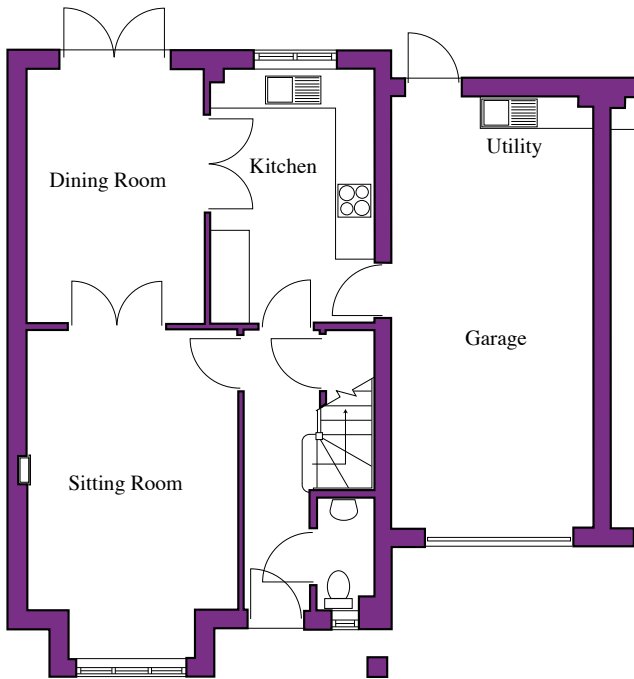


Plot 1

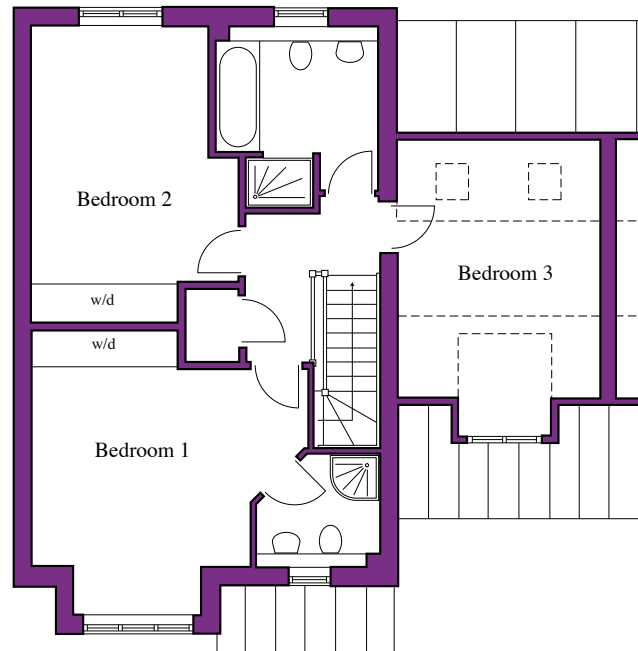


Plot 12

Plot 2



GROUND FLOOR



FIRST FLOOR

THE PRUNUS

Plots 1 and 12, Plot 2 handed 118m² 1270sq.ft.

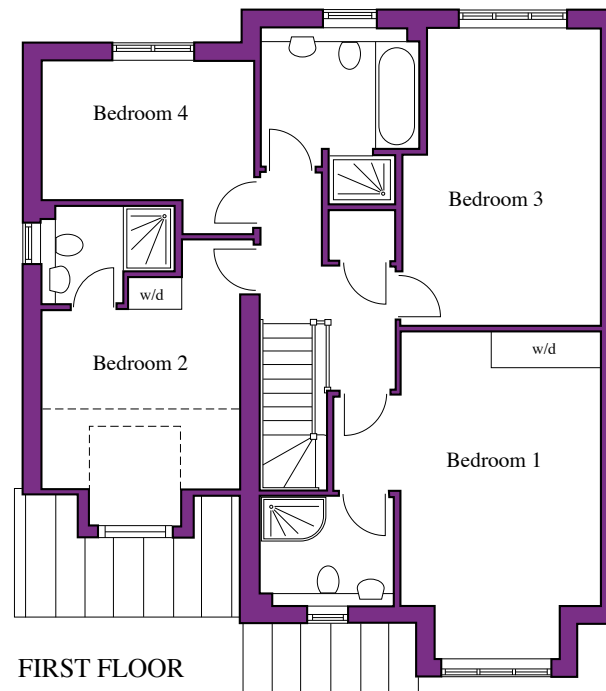
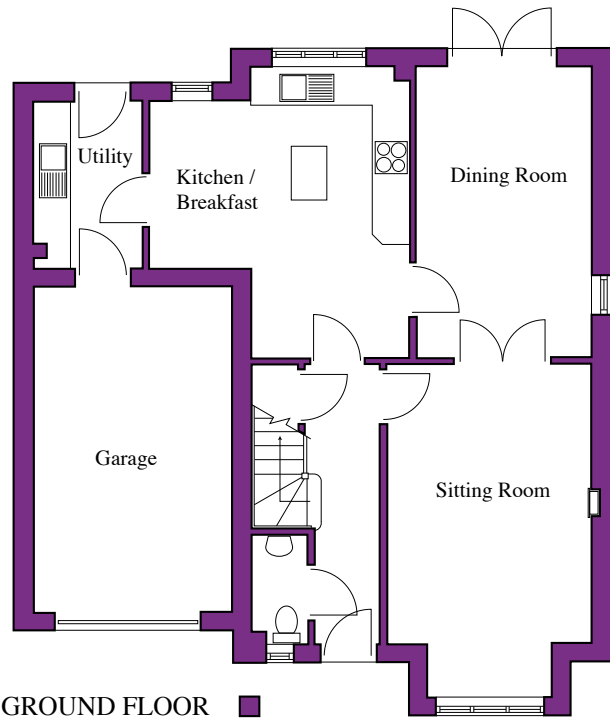
Sitting Room	3.46 x 5.05 (into bay) (11' 4" x 16' 7")
Dining Room	4.16 x 2.92 (13' 8" x 9' 7")
Kitchen	4.16 x 2.67 (13' 8" x 8' 9")
Bed 1	4.51 x 4.66 (into bay) (14' 10" x 15' 3")
Bed 2	4.86 x 3.35 (15' 11" x 11' 0")
Bed 3	3.30 x 4.84 (into dormer) (10' 10" x 15' 10")



Plots 3 and 13



Plot 5



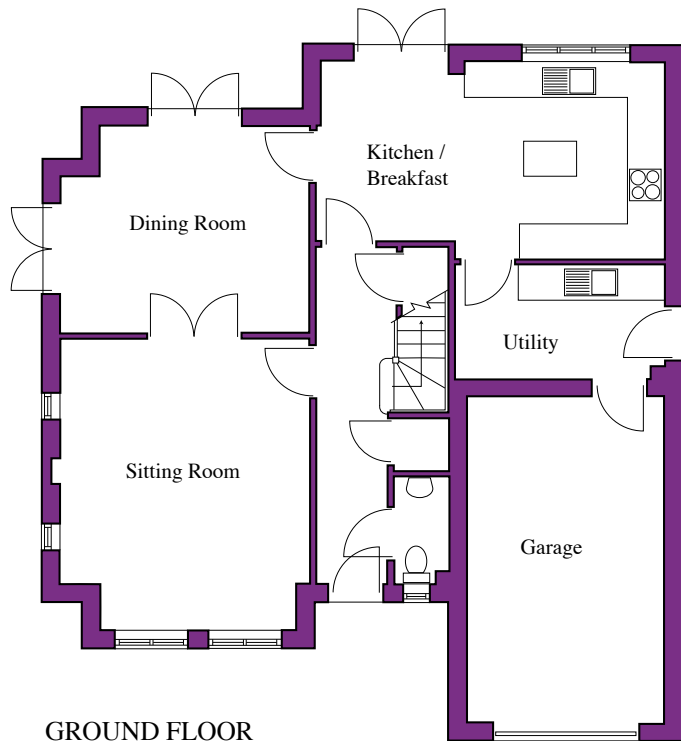
THE SORBUS

Plots 3 and 13, Plot 5 handed 149m² 1600sq.ft.

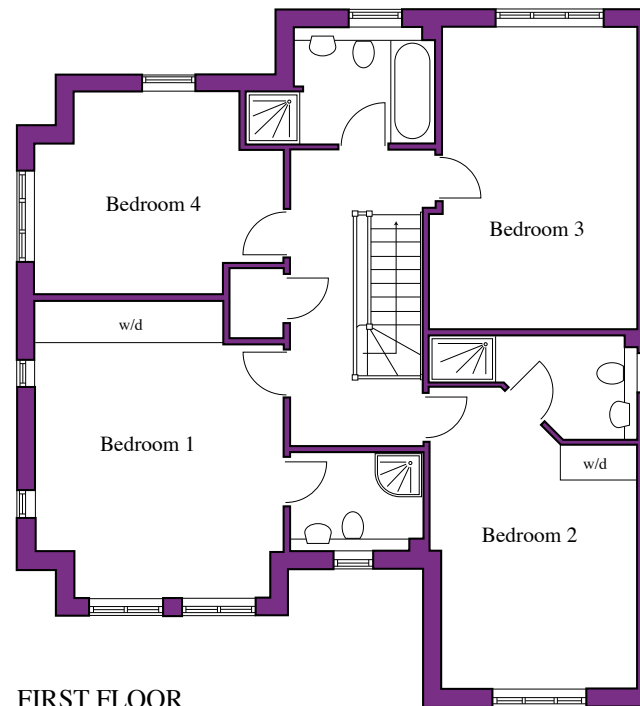
Sitting Room	3.43 x 5.63 (into bay) (11' 3" x 18' 6")
Dining Room	4.92 x 2.93 (16' 2" x 9' 8")
Kitchen/ Breakfast Room	4.35 x 4.92 (14' 3" x 16' 2")
Utility	2.83 x 1.83 (9' 3" x 6' 0")
Bed 1	3.30 x 5.53 (into bay) (10' 10" x 18' 2")
Bed 2	3.30 x 3.73 (10' 10" x 12' 3")
Bed 3	5.02 x 3.30 (16' 6" x 10' 10")
Bed 4	3.51 x 2.33 (11' 6" x 7' 8")



Plot 4



GROUND FLOOR



FIRST FLOOR

THE ACER

Plot 4 172m² 1850sq.ft.

Sitting Room	4.23 x 5.00 (into bay) (13' 10" x 16' 5")
Dining Room	4.23 x 3.63 (13' 10" x 11' 11")
Kitchen/ Breakfast Room	5.86 x 3.47 (19' 3" x 11' 4")
Utility	3.50 x 1.97 (11' 6" x 6' 5")
Bed 1	4.23 x 5.10 (into bay) (13' 10" x 16' 9")
Bed 2	4.71 x 3.52 (15' 5" x 11' 6")
Bed 3	5.24 x 3.52 (17' 2" x 11' 5")
Bed 4	4.23 x 3.53 (13' 10" x 11' 7")

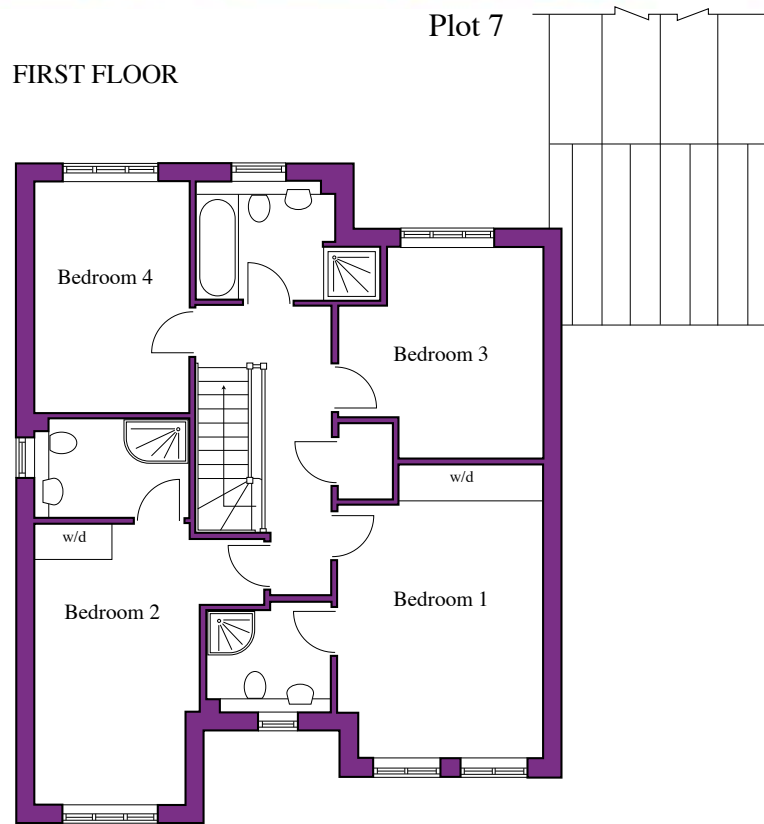
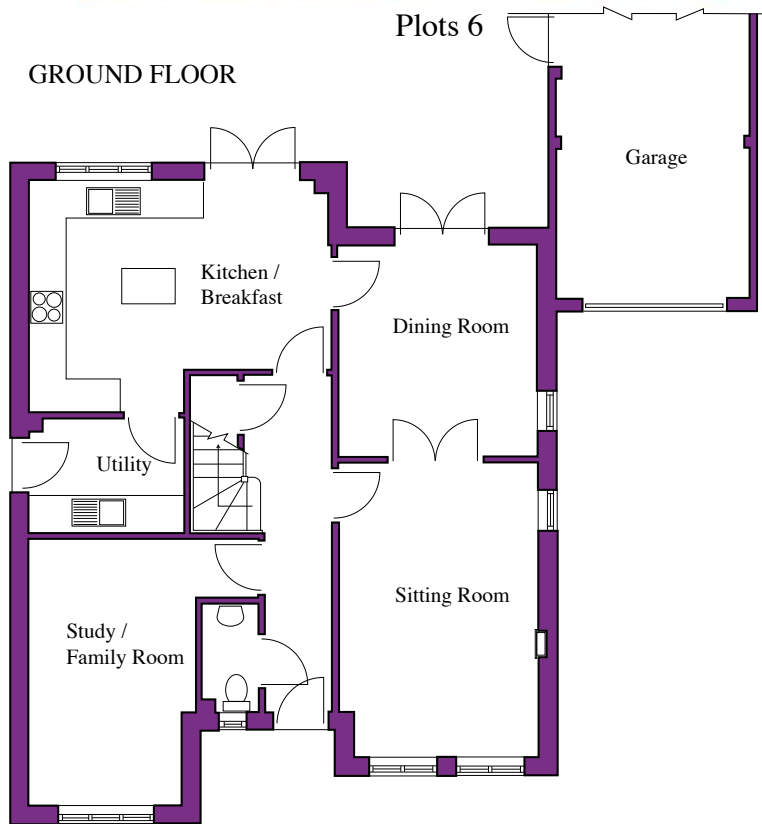


Plots 6

Plot 7

GROUND FLOOR

FIRST FLOOR



THE BETULA

Plot 6, Plot 7 handed 158m² 1700sq.ft.

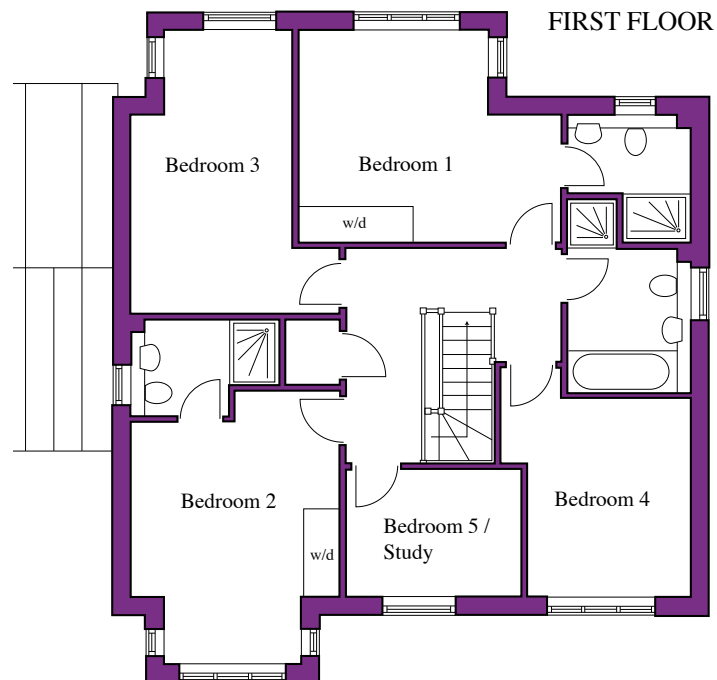
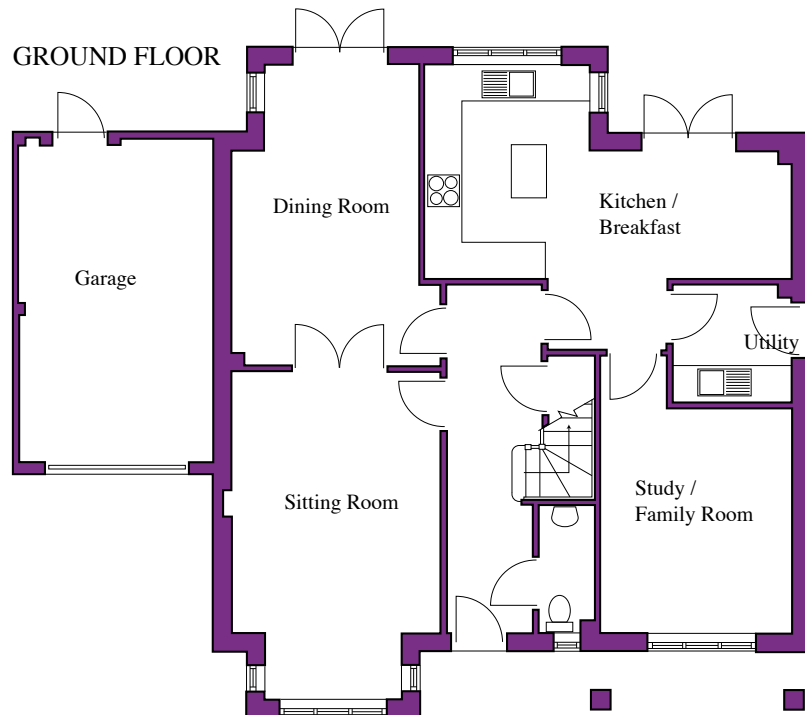
Sitting Room	5.00 x 3.38 (16' 5" x 11' 2")
Dining Room	3.63 x 3.38 (11' 11" x 11' 1")
Kitchen/ Breakfast Room	5.06 x 3.97 (16' 8" x 13' 0")
Utility	2.59 x 1.96 (8' 6" x 6' 5")
Family Room/ Study	4.52 x 2.78 (14' 10" x 9' 2")
Bed 1	5.00 x 3.44 (16' 5" x 11' 3")
Bed 2	4.78 x 2.78 (15' 8" x 9' 2")
Bed 3	3.63 x 2.63 (11' 11" x 8' 8")
Bed 4	3.97 x 2.59 (13' 0" x 8' 6")



Plot 8

THE MALUS

Plot 8 176m² 1900sq.ft.



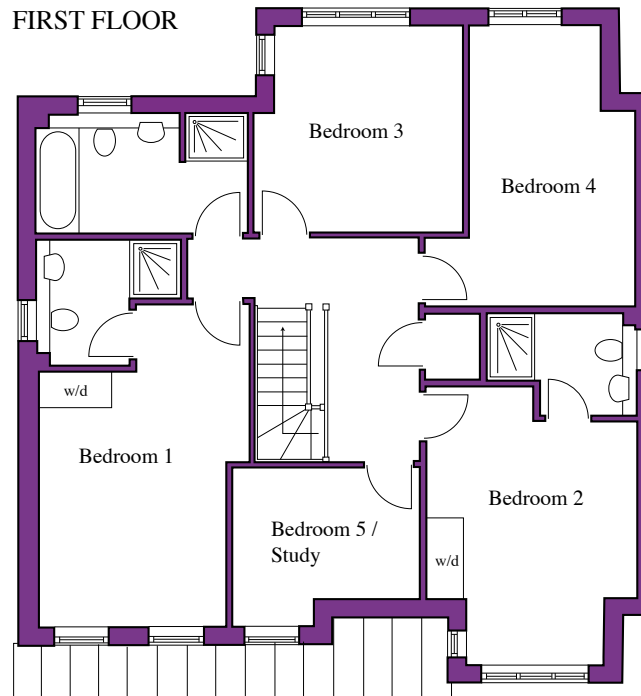
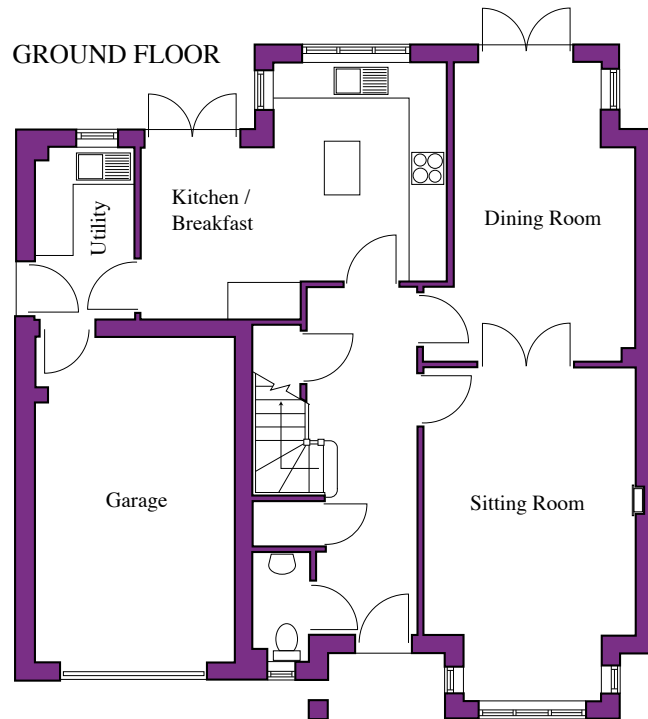
Sitting Room	3.52 x 5.60 (into bay) (11' 6" x 18' 4")
Dining Room	5.12 x 3.16 (16' 10" x 10' 4")
Kitchen/ Breakfast Room	6.14 x 3.68 (20' 2" x 12' 1")
Utility	1.98 x 2.01 (6' 6" x 6' 7")
Family Room/ Study	3.86 x 3.18 (12' 8" x 10' 5")
Bed 1	3.77 x 4.43 (12' 4" x 14' 5")
Bed 2	3.52 x 4.14 (into bay) (11' 7" x 13' 5")
Bed 3	4.88 x 2.73 (16' 0" x 8' 11")
Bed 4	3.42 x 2.73 (11' 3" x 8' 11")
Bed 5/Study	2.96 x 2.20 (9' 9" x 7' 3")



Plot 9

THE ULMUS

Plot 9 169m² 1820sq.ft.

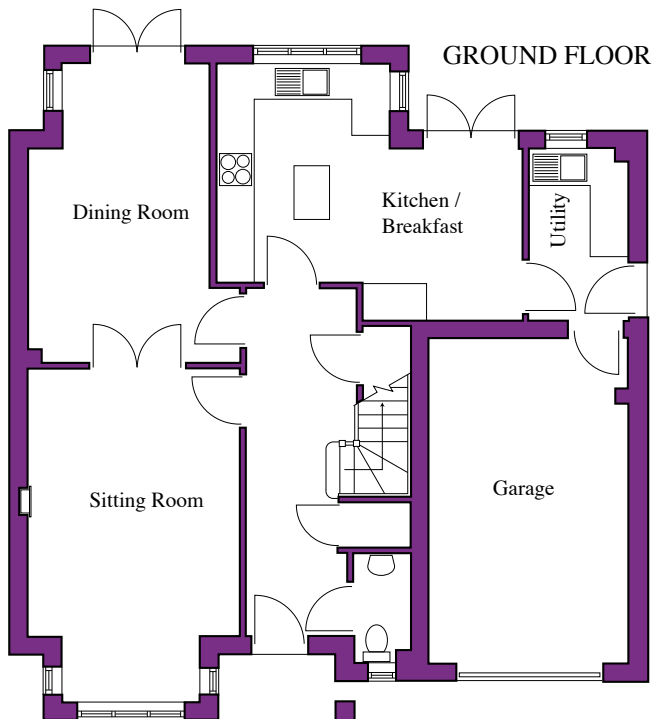


Sitting Room	3.53 x 5.66 (into bay) (11' 7" x 18' 7")
Dining Room	5.11 x 3.00 (16' 9" x 9' 10")
Kitchen/ Breakfast Room	5.11 x 3.75 (16' 9" x 12' 4")
Utility	2.93 x 1.65 (9' 8" x 5' 5")
Bed 1	4.34 x 3.13 (14' 3" x 10' 3")
Bed 2	3.53 x 4.13 (into bay) (11' 7" x 13' 7")
Bed 3	3.52 x 3.48 (11' 5" x 11' 5")
Bed 4	4.82 x 2.79 (15' 10" x 9' 2")
Bed 5/Study	3.13 x 2.25 (10' 3" x 7' 4")

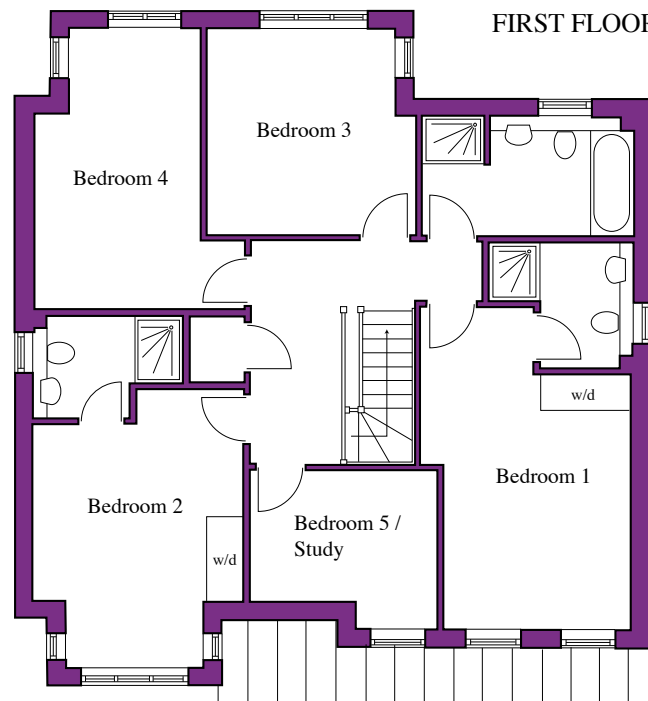


Plot 10

Plot 11



GROUND FLOOR



FIRST FLOOR

THE ULMUS

Plot 10, Plot 11 handed 169m² 1820sq.ft.

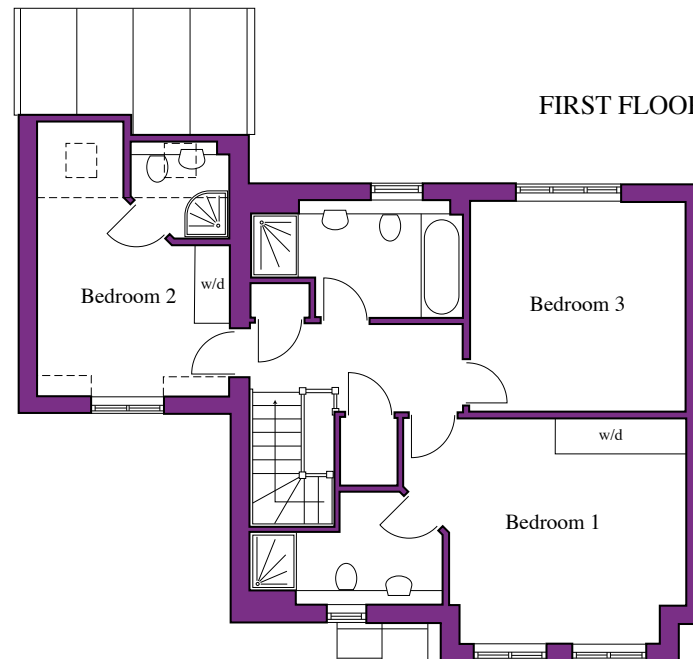
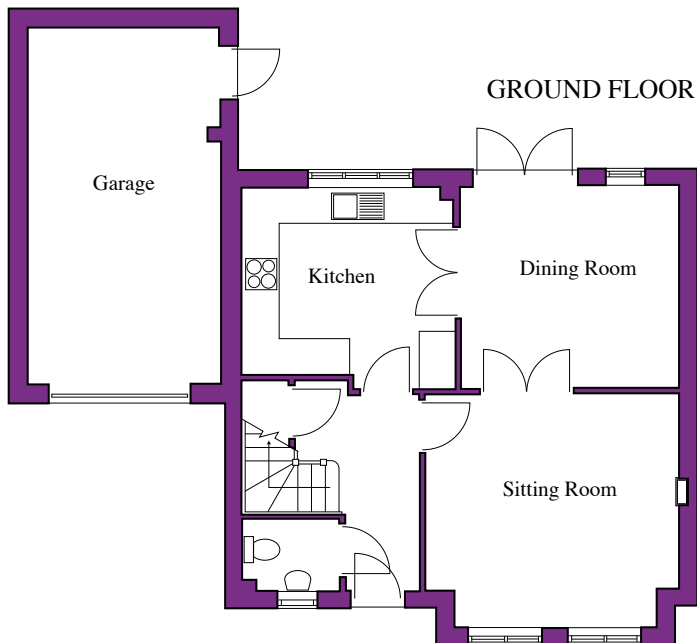
Sitting Room	3.53 x 5.66 (into bay) (11' 7" x 18' 7")
Dining Room	5.11 x 3.00 (16' 9" x 9' 10")
Kitchen/ Breakfast Room	5.11 x 3.75 (16' 9" x 12' 4")
Utility	2.93 x 1.65 (9' 8" x 5' 5")
Bed 1	4.34 x 3.13 (14' 3" x 10' 3")
Bed 2	3.53 x 4.13 (into bay) (11' 7" x 13' 7")
Bed 3	3.52 x 3.48 (11' 5" x 11' 5")
Bed 4	4.82 x 2.79 (15' 10" x 9' 2")
Bed 5/Study	3.13 x 2.25 (10' 3" x 7' 4")



Plot 12
(The Prunus)

Plot 13
(The Sorbus)

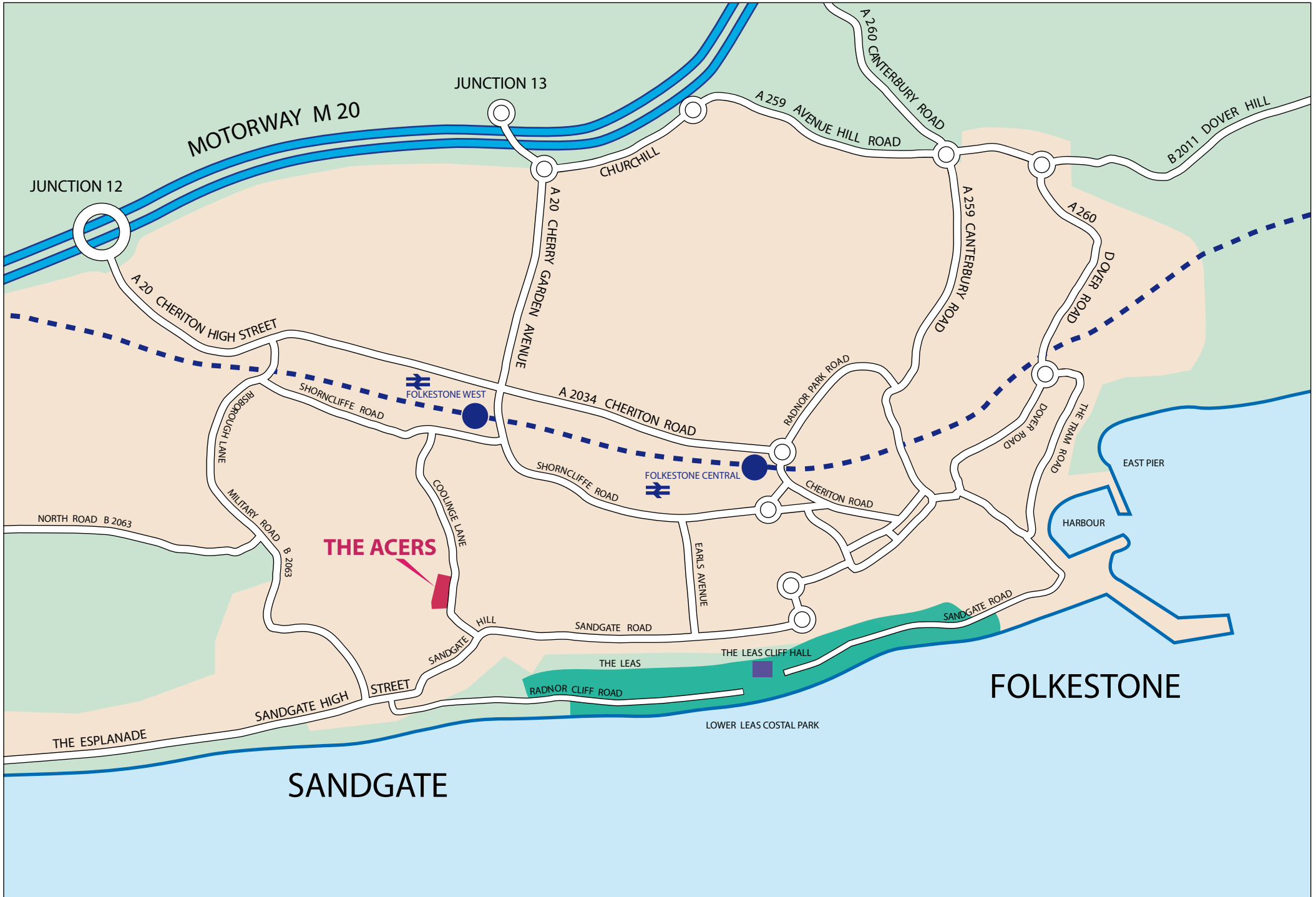
Plot 14



THE CRETAEGUS

Plot 14 126m² 1354sq.ft.

Sitting Room	4.37 x 4.08 (into bay) (14' 4" x 13' 5")
Dining Room	3.74 x 3.53 (12' 3" x 11' 7")
Kitchen	3.65 x 3.27 (12' 0" x 10' 9")
Bed 1	4.80 x 3.92 (15' 9" x 12' 10")
Bed 2	4.82 x 3.32 (15' 10" x 10' 11")
Bed 3	3.74 x 3.69 (12' 3" x 12' 2")



MOTORWAY M 20

JUNCTION 12

JUNCTION 13

A 20 CHERITON HIGH STREET

A 20 CHERRY GARDEN AVENUE

CHURCHILL

A 259 AVENUE HILL ROAD

A 260 CANTERBURY ROAD

B 2011 DOVER HILL

A 260

DOVER ROAD

SHORNCLEIFE ROAD

FOLKESTONE WEST

A 2034 CHERITON ROAD

RADNOR PARK ROAD

DOVER ROAD

THE TRAM ROAD

EAST PIER

FOLKESTONE CENTRAL

SHORNCLEIFE ROAD

CHERITON ROAD

NORTH ROAD B 2063

MILITARY ROAD B 2063

THE ACERS

COOLING LANE

EARLS AVENUE

HILL

SANDGATE ROAD

SANDGATE ROAD

HARBOUR

THE LEAS

THE LEAS CLIFF HALL

FOLKESTONE

RADNOR CLIFF ROAD

LOWER LEAS COSTAL PARK

THE ESPLANADE

SANDGATE HIGH STREET

SANDGATE

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 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. (where applicable)

Space for tumble dryer in 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, and bathrooms.

A generous provision of power points and lights are provided throughout the properties.

Television sockets in the sitting room, family room. (where applicable) 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 master bedroom.

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. (where applicable)

Fitted wardrobes to bedrooms 1 and 2.

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, 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.
Decorative gas fire.

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 casement windows.

Services

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

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.
Storage space for bicycles.

Electrical

Patio lighting.
Front entrance lighting.

Security

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

Maintenance

All windows, external doors, fascias and soffits 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.



www.swandp.co.uk
tel: 01303 226622
sales@swandp.co.uk



www.murstongroup.co.uk
tel: 01233 664526
mail@murstongroup.co.uk

