



Village

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**TWENTY FOUR
CONTEMPORARY HOMES
IN THE HEART OF THE
KENT COUNTRYSIDE**





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Imagine waking to the sounds of the countryside but knowing you are just 30 minutes from the City of Canterbury, and 5 minutes from the busy market town of Sandwich. Village is a unique development of 2,3 and 4 bedroom houses individually designed to suit the needs of modern living. Various living options are available and space and light have been carefully considered during the design process by the highly acclaimed team at CDP in Canterbury. Village offers the discerning owner the very best of three worlds: Glorious Kent countryside on your doorstep, stunning shore lines just over 3 miles away and the city life in Canterbury just 12 miles away.







Location

Just two miles from the historic and beautiful coastal town of Sandwich, sits the historical village of Woodnesborough. A quintessentially Kentish village, Woodnesborough boasts a plethora of historical references and the local area is littered with Roman and Saxon remains as it was one of the first landing points in Britain. The village boasts an ancient and active church and of course a good pub!







Country

The Cinque Port town of Sandwich has all of the major facilities including a railway link to the fast train at Folkestone, however the charm of Sandwich is its historical architecture, small winding streets, fabulous eateries with individual shops including an outstanding delicatessen giving a true modern village feel. Sandwich also boasts two of the finest links golf courses in England with Royal Cinque Ports and Royal St. Georges. For active residents Sandwich also has cricket, tennis, sailing, karate and windsurfing clubs along with nature reserves and excellent bird spotting opportunities as the area is a key migration point.



Choice

There are four main house types all of which will have underfloor heating at ground floor level, great contemporary kitchens and bathrooms and a light, spacious feel that is sometimes hard to find in a country house. Ranging from 2 to 4 bedrooms and all with parking, some of which is covered. Although the interior of the houses will be contemporary, the design for the exterior's has been kept to a traditional Kentish countryside feel. Red Brick, some hung tiles, and timber cladding will give the feeling of variety and individuality whilst keeping the feel of a cohesive village community. Roofs will be a mixture of slate, or clay tiles including the covered parking areas and the driveway will be traditional block paving.



Illustration shows no.s 6 - 8



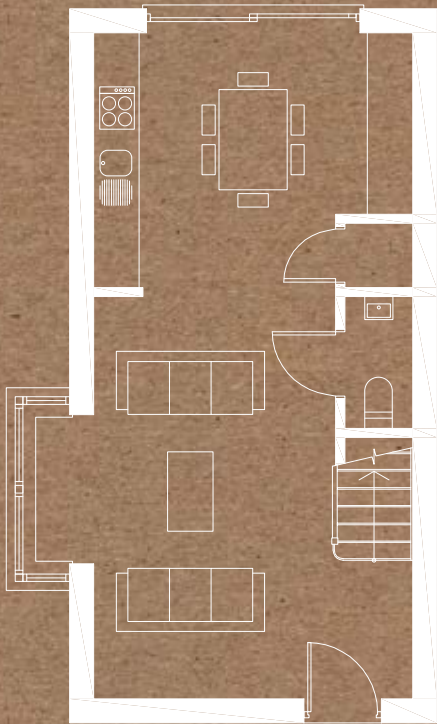
HOUSE TYPE 1

N^o.s 1 - 3 & 6 - 8

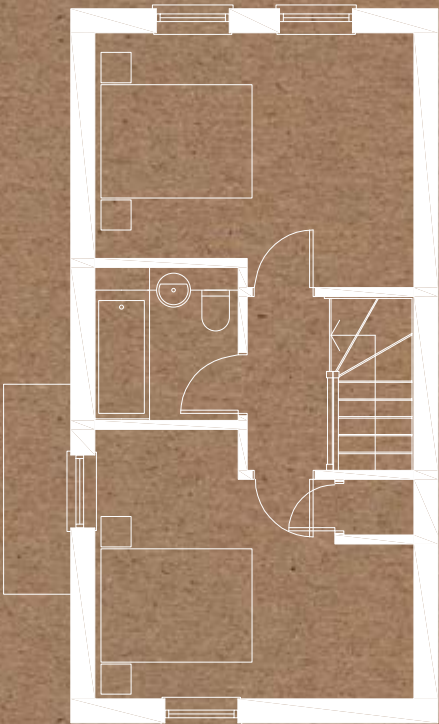
These are all 2 bedroom homes that are carefully thought out to maximise the use of space and light. Number 1 has a bay window to the side elevation which gives it a different feel inside. Open plan living and superb kitchens give these houses a great versatility. All have good size gardens to the rear and ample parking.

No. 2, 6, & 8 are handed

Ground floor
Bay window is
only available
on unit no. 1



First floor side
window is
only available
on unit no. 1



	Metric	Imperial
Living Room	5.3m x 4.2m	17'4 x 13'9
Dining / Kitchen	4.2m x 3.4m	13'9 x 11'2



	Metric	Imperial
Master bedroom	4.2m x 3.2m	13'9 x 10'6
Bedroom 2	4.2m x 3.2m	13'9 x 10'6



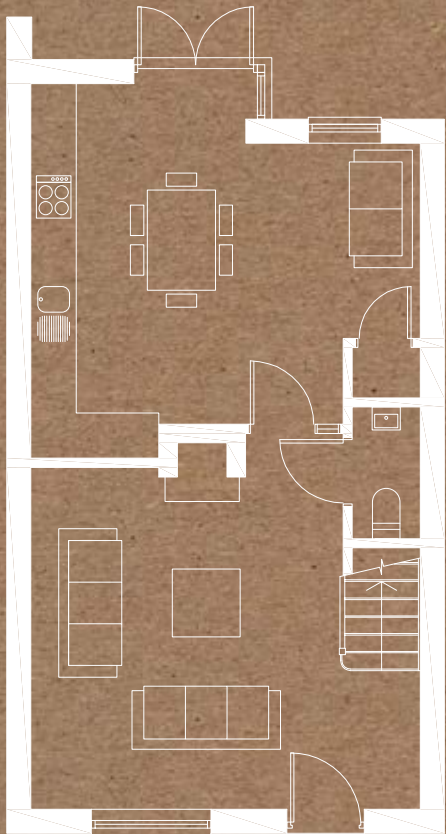
Illustration shows no.s 13 & 14

HOUSE TYPE 2A

4, 5, 9, 10, 13 & 14

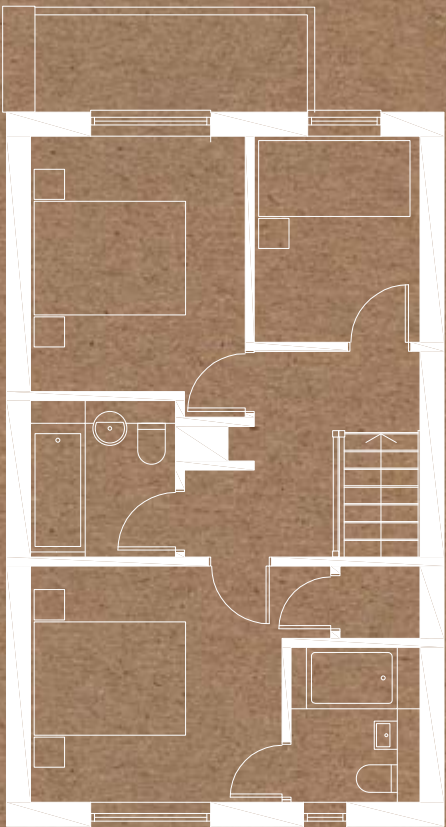
This house type offers the addition of a cosy fireplace with log burner in the living room. The kitchen diner has plenty of space for a dining table and a sofa should you wish to make this into a truly sociable space. Rear gardens are accessible from the kitchen to enhance alfresco dining in the summer months. 4 & 5 have larger rear gardens and all houses have ample parking.

No. 5, 10, & 14
are handed



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	Metric	Imperial
Living Room	5.1m x 4.6m	16'9 x 15'1
Dining / Kitchen	5.1m x 4.0m	16'9 x 13'1



1

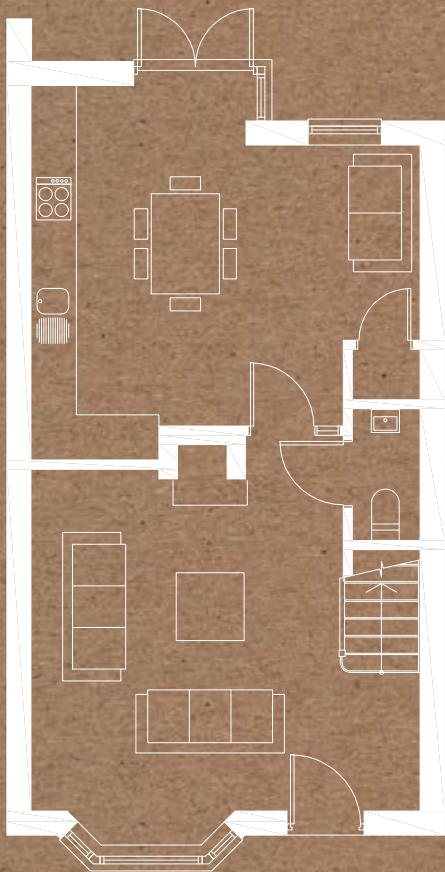
	Metric	Imperial
Master bedroom	3.2m x 3.2m	10'6 x 10'6
Bedroom 2	3.3m x 2.8m	10'10 x 9'2
Bedroom 3	2.7m x 2.3m	8'10 x 7'6

HOUSE TYPE 2B

N^o.s 11 & 12

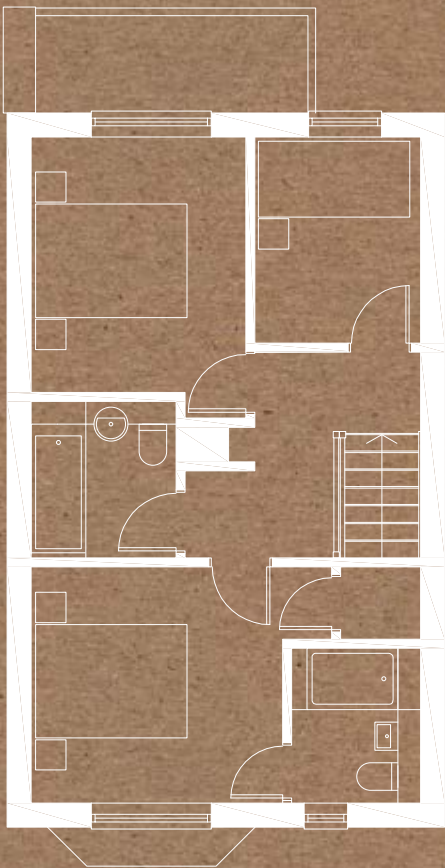
This house type offers the addition of a bay window in the living room and a cosy fireplace with log burner. The kitchen diner has plenty of space for a dining table and a sofa should you wish to make this into a truly sociable space. Rear gardens are accessible from the kitchen to enhance alfresco dining in the summer months.

No. 12 is handed



G

	Metric	Imperial
Living Room	5.1m x 4.6m	16'9 x 15'1
Dining / Kitchen	5.1m x 4.0m	16'9 x 13'1



1

	Metric	Imperial
Master bedroom	3.2m x 3.2m	10'6 x 10'6
Bedroom 2	3.3m x 2.8m	10'10 x 9'2
Bedroom 3	2.7m x 2.3m	8'10 x 7'6

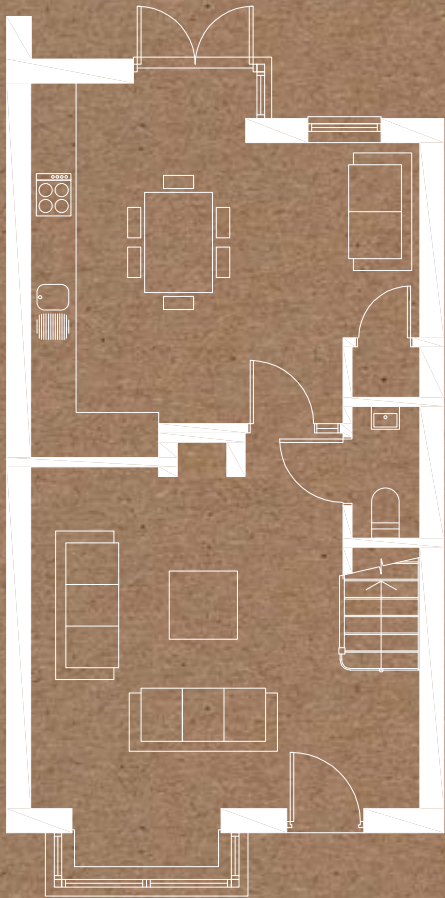


HOUSE TYPE 2C

N^o.s 15 - 18

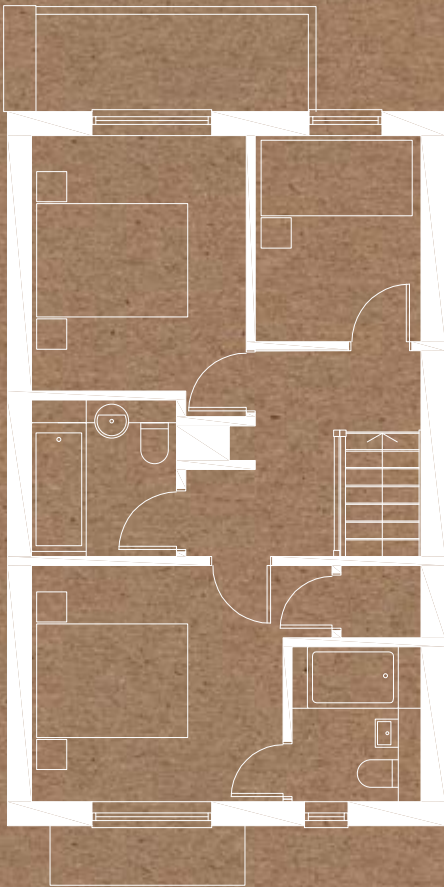
This house type offers the addition of a square bay window in the living room and a cosy fireplace with log burner. The kitchen diner has plenty of space for a dining table and a sofa should you wish to make this into a truly sociable space. Rear gardens are accessible from the kitchen to enhance alfresco dining in the summer months.

No. 15 & 17
are handed



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	Metric	Imperial
Living Room	5.1m x 4.6m	16'9 x 15'1
Dining / Kitchen	5.1m x 4.0m	16'9 x 13'1



1

	Metric	Imperial
Master bedroom	3.2m x 3.2m	10'6 x 10'6
Bedroom 2	3.3m x 2.8m	10'10 x 9'2
Bedroom 3	2.7m x 2.3m	8'10 x 7'6

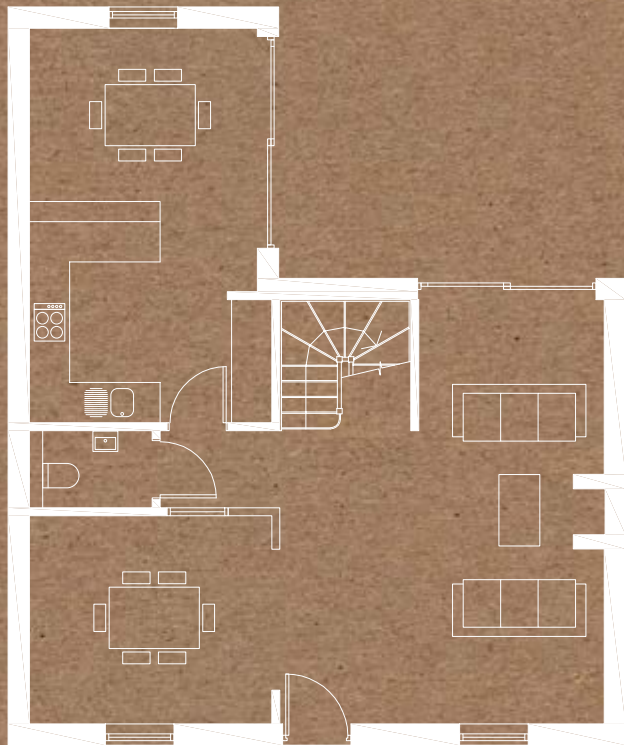
This illustration shows no. 19. No. 23 is the right hand property in the illustration for House Type 3C.



HOUSE TYPE 3A

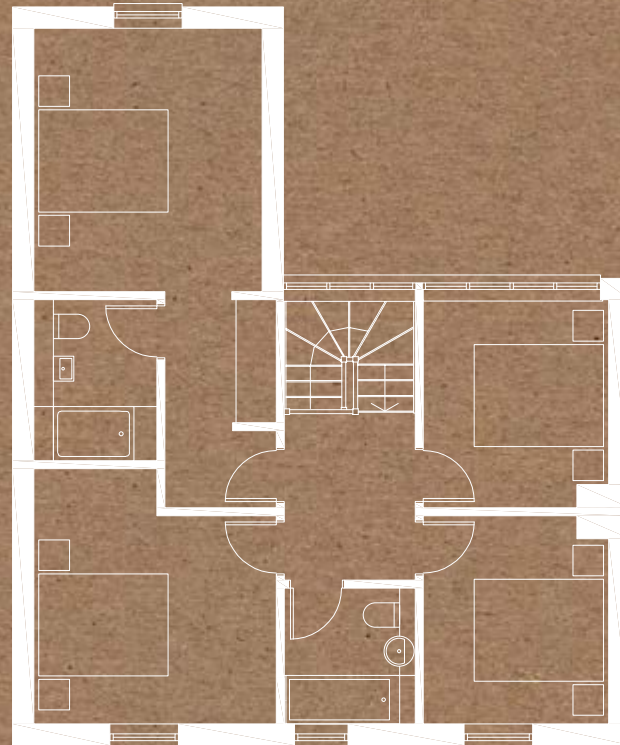
N^os 19 & 23

These stunning 4 Bedroom homes have great open plan living to the ground floor with a lovely kitchen-diner and sliding doors leading onto the garden. Four double bedrooms and two bathrooms make these ideal family homes.



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	Metric	Imperial
Living Room	6.3m x 4.9m	20'8 x 16'1
Dining Room	3.7m x 3.1m	12'2 x 10'2
Kitchen / Family Room	5.9m x 3.6m	19'4 x 11'10



1

	Metric	Imperial
Master Bedroom (Dressing Area)	3.9m x 3.4m (3.1 x 1.8)	12'10 x 11'2 (10'2 x 5'11)
Bedroom 2	3.1m x 2.8m	10'2 x 9'2
Bedroom 3	3.1m x 2.8m	10'2 x 9'2
Bedroom 4	3.6m x 3.1m	11'10 x 10'2

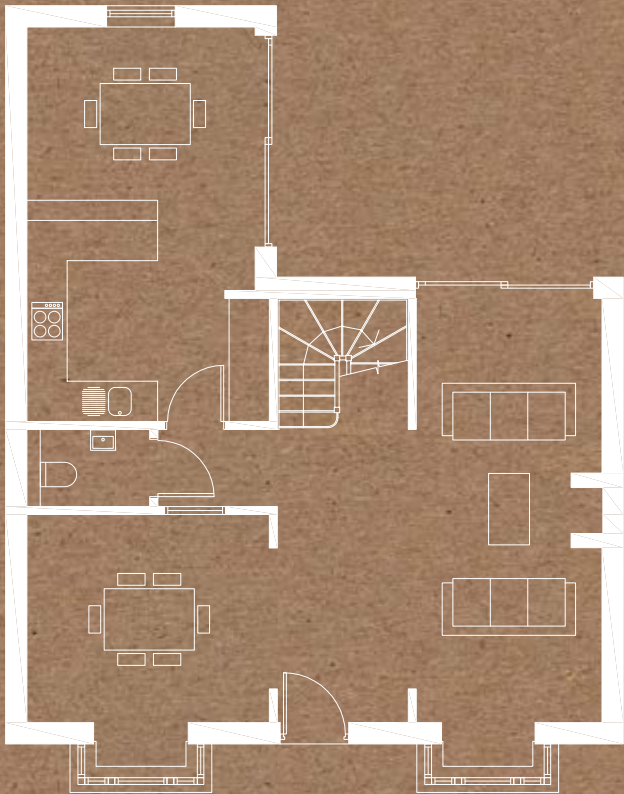


HOUSE TYPE 3B

N^{o.s} 20 & 21

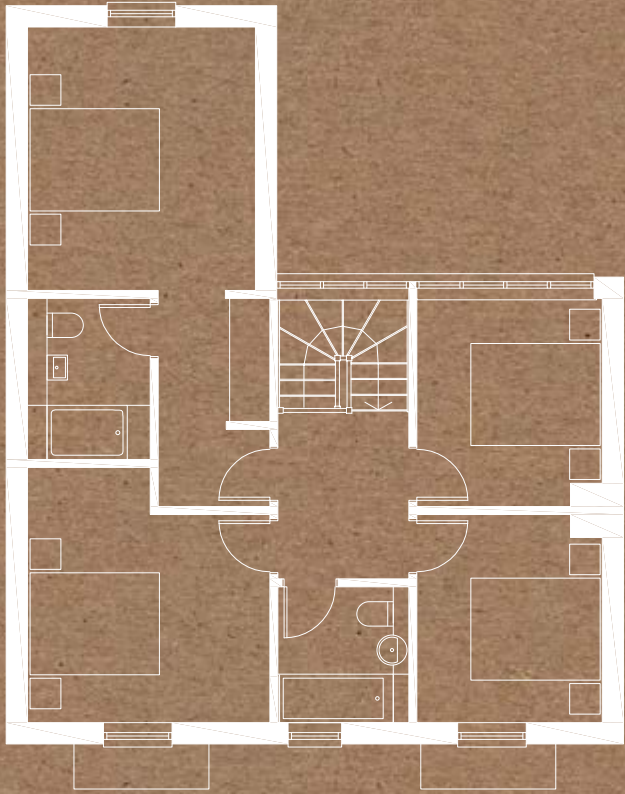
These stunning 4 Bedroom homes have the addition of bay windows in the great open plan living to the ground floor with a lovely kitchen-diner and sliding doors leading onto the garden. Four double bedrooms and two bathrooms make these ideal family homes.

No. 21 is handed



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	Metric	Imperial
Living Room	6.3m x 4.9m	20'8 x 16'1
Dining Room	3.7m x 3.1m	12'2 x 10'2
Kitchen / Family Room	5.9m x 3.6m	19'4 x 11'10



1

	Metric	Imperial
Master Bedroom (Dressing Area)	3.9m x 3.4m (3.1 x 1.8)	12'10 x 11'2 (10'2 x 5'11)
Bedroom 2	3.1m x 2.8m	10'2 x 9'2
Bedroom 3	3.1m x 2.8m	10'2 x 9'2
Bedroom 4	3.6m x 3.1m	11'10 x 10'2

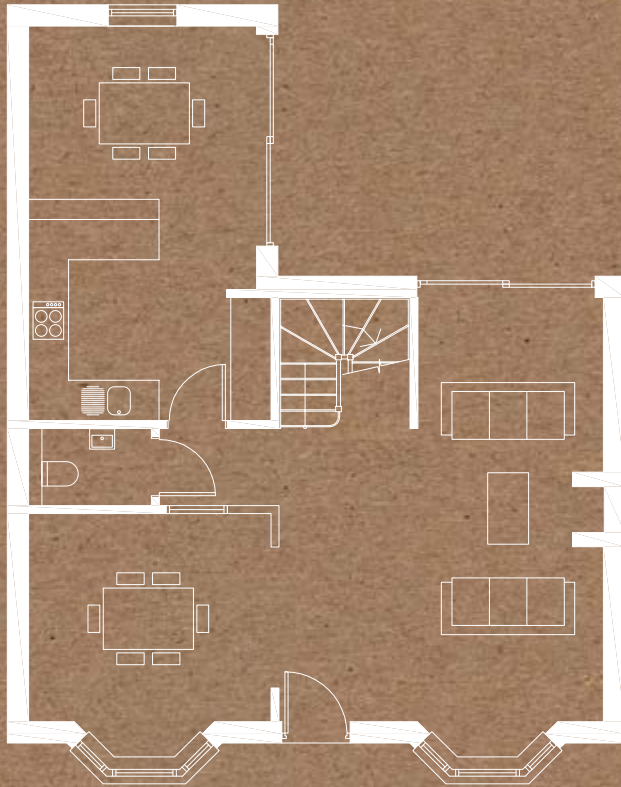
No. 22 is shown on the left of this illustration.
No. 23 (House Type 3A) can be seen on the right.



HOUSE TYPE 3C

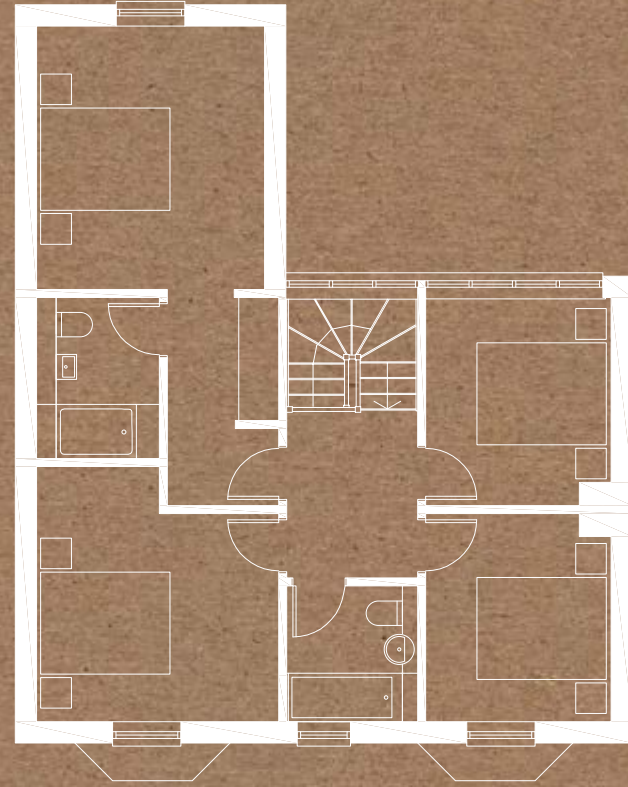
Nº. 22

Shown here on the left this stunning 4 Bedroom homes has the addition of bay windows in the great open plan living to the ground floor with a lovely kitchen-diner and sliding doors leading onto the garden. Four double bedrooms and two bathrooms make these ideal family homes. Large gardens to the rear and the countryside views are fabulous.



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	Metric	Imperial
Living Room	6.3m x 4.9m	20'8 x 16'1
Dining Room	3.7m x 3.1m	12'2 x 10'2
Kitchen / Family Room	5.9m x 3.6m	19'4 x 11'10



1

	Metric	Imperial
Master Bedroom (Dressing Area)	3.9m x 3.4m (3.1 x 1.8)	12'10 x 11'2 (10'2 x 5'11)
Bedroom 2	3.1m x 2.8m	10'2 x 9'2
Bedroom 3	3.1m x 2.8m	10'2 x 9'2
Bedroom 4	3.6m x 3.1m	11'10 x 10'2



HOUSE TYPE 4

Nº. 24

A magnificent rarity – a beautiful, spacious home on a generous plot at the end of the development, enhancing the feeling of privacy. Countryside views from the upper bedrooms and a feeling of seclusion. A fabulous open plan great living space as well as some well thought out bedrooms and bathrooms. Covered parking for two cars.



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	Metric	Imperial
Living / Family Room	6.9m x 5.1m (to 6.5m)	22'8 x 16'9 (to 21'4)
Kitchen / Day Room	6.6m x 4.7m	21'8 x 15'5
Dining Area	3.7m x 3.7m	12'2 x 12'2
Hallway	2.4m x 4.8m	7'10 x 15'9
Study	3.6m x 2.1m	11'10 x 6'11
Utility	2.6m x 2.6m	8'6 x 8'6

1



	Metric	Imperial
Master Bedroom	5.1m x 3.6m	16'9 x 11'10
Dressing Room	2.5m x 2.3m	8'2 x 7'7
Bedroom 2	2.7m x 2.7m	8'10 x 8'10
Bedroom 3	3.5m x 2.6m	11'6 x 8'6
Bedroom 4	4.8m x 3.3m	15'9 x 10'10
Bedroom 5	4.5m x 3.2m	14'9 x 10'6



THE STREET

Village

NEW
VILLAGE
HALL









BUILDING GUARANTEE

Each house comes with its own 10 year building guarantee.

BATHROOMS

Bright contemporary bathrooms with localised tiling, heated towel radiators and fitted mirrors included. En-suite to each master bedroom plus family bathroom with bath and shower.

KITCHENS

German Shuller kitchens are installed in each house by Smallbone Interiors (Broadstairs). Siemens combination oven, single oven, induction hob, integrated dishwasher, and integrated fridge freezer. Silestone work surface. Blanco sink & tap

FINISHES

All paintwork will be matt finish except woodwork which will be soft sheen. Doors are white with brushed stainless steel door furniture. All light switches / fittings / plug sockets are brushed stainless steel.

FLOORING

Oak engineered flooring

throughout all living space except bathrooms + bedrooms.

All Bedrooms have fitted carpets.

Bathrooms will be tiled.

PARKING

Each house has allocated parking (mostly 2 spaces per house), some of which is covered.

Visitors parking is also available.

WINDOWS

Timber windows with powder coated grey aluminium patio windows on ground floor, all with safety locks.

HEATING

Gas fired central heating throughout with combination boiler. Underfloor heating to the ground floor.



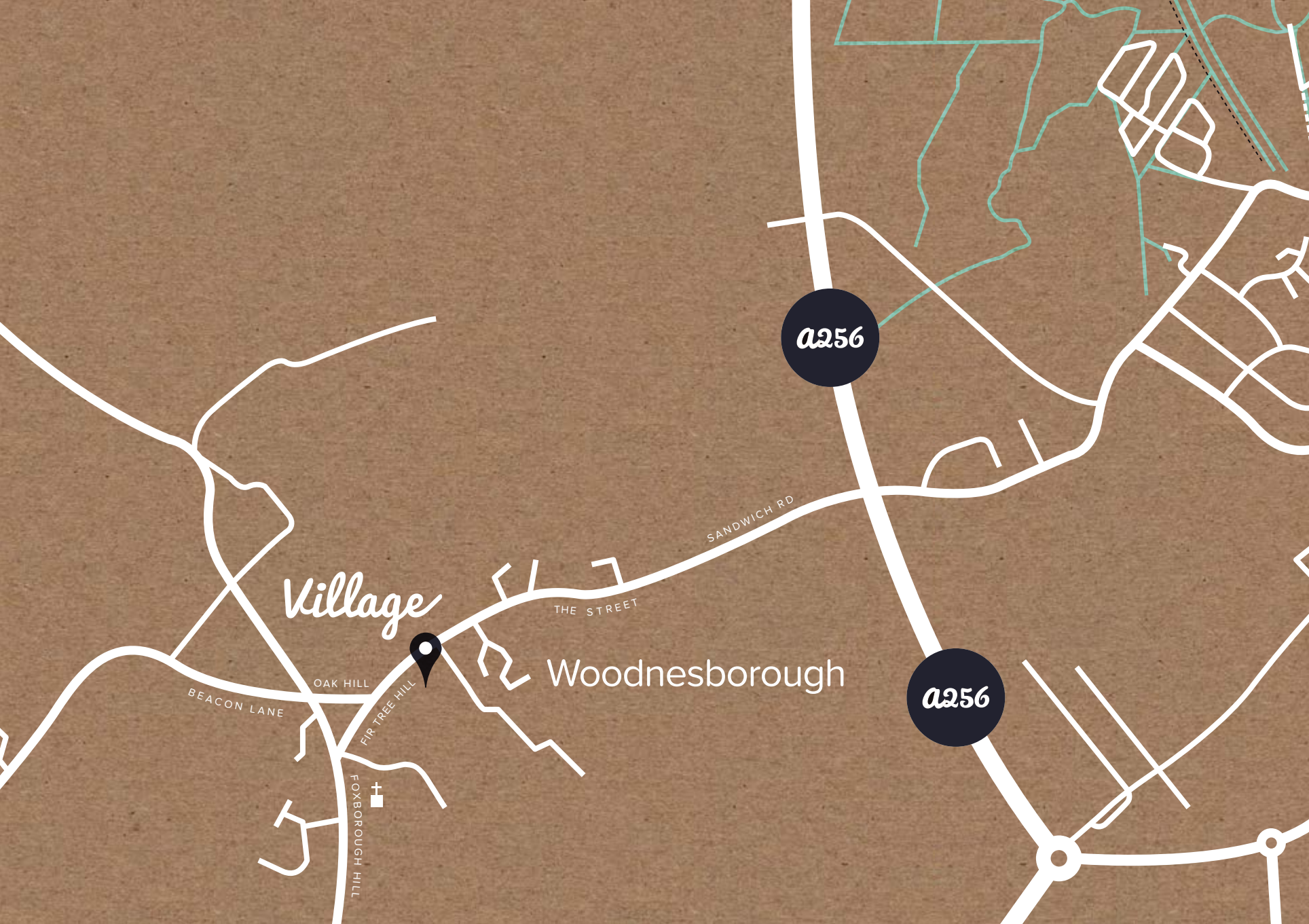


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a256

Village

THE STREET

Woodnesborough

SANDWICH RD

BEACON LANE

OAK HILL

FIR TREE HILL

FOXBOROUGH HILL

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