



# FIVE LUXURY CONTEMPORARY HOMES IN A FARM SETTING



A P P L E D O R E

tgdesignerhomes







**01**

**INTRODUCTION  
TO MAGPIE FARM**

## MAGPIE FARM

A rare and exclusive development of 5 luxury detached houses in a secluded enclave just off The Street, in Appledore with views over open countryside to the rear whilst being within walking distance of the shops and amenities in the village centre.

A wonderful Kentish village location that retains all its intimate charm whilst being close to excellent transport links.

## APPLEDORE

Appledore is situated between Tenterden and New Romney on the B2080. It is an attractive village with medieval houses and a 14th century church St Peter and St Paul. The village has a Post Office, village store, a friendly local pub, and antique shops. The railway station lies two miles away on the Ashford to Hastings line, with Ashford International just one stop away (less than 15 mins).

The village itself has an eventful history, that goes back to

Roman times. It was once a port and has played its part in events of national importance. The village was considered to be on the front line of defence against the threatened Napoleonic invasion, hence the Royal Military Canal passes close by. Today the canal offers excellent walks and fishing (day tickets are available). The long distance footpath which follows the old Saxon Shoreline passes through the village. The historic town of Rye is also a short 11 minute drive away, or for more modern day shopping, Ashford has a

huge offering including a great sized John Lewis and Waitrose. The new Elwick Place cinema and restaurant complex is due to open in December 2018 with 6 cinema screens, 8 restaurants and a hotel. All of this just 20 minutes away in the car.

The coast is also close-by with the excellent beaches at Camber Sands within 20 minutes' drive offering a range of water sports and beach activities.

For those interested in wines, there is a world class vineyard

in Appledore that is producing some of the most acclaimed quality wines. There are 40.1 hectares at the Gusbourne Estate that are planted with the classic Champagne varieties of Chardonnay, Pinot Noir and Pinot Meunier. In 2010 the debut vintages of Gusbourne Brut Reserve 2006 and Gusbourne Blanc de Blancs 2006 were released to critical acclaim.

Appledore's climate isn't just great for growing grapes, it is one of the driest and most beautiful areas in the Garden of England.

More local produce originating from Appledore is the famous Appledore Turkeys at Priory Farm where Christmas turkeys of the highest quality and taste are produced in the traditional way supplying locally to Kent and beyond.

With a fantastic local larder, there are bound to be fabulous eateries close-by. If you are thinking of somewhere to eat with high quality menus produced mainly from locally sourced produce, you could try Rocksalt in Folkestone,

The Gallivant at Camber, The George in Rye, or the Curlew in Bodiam. All of which have won various dining awards.

## LOCATION

The development is a 5 minute drive to Appledore station which has links to Ashford and its' links to London St Pancras in 40 minutes. The M20 motorway junction at Ashford is 25 minutes' drive away with links to the broader motorway network.

Proximity to a huge choice of local village primary schools, and also the choice of many excellent secondary education grammar schools, colleges, and independent day/boarding schools are all within a 15 mile catchment area.

## CHOICE

There are two house types all of which will have underfloor heating throughout, great contemporary kitchens and bathrooms and a light,

spacious feel that is sometimes hard to find. All houses have 4 or 5 good sized double bedrooms, open plan layout to the ground floor and a large outside terrace and private gardens as well as access to the great communal space to the rear of the development. All houses have garages for two cars, with additional parking areas in front. Visitors parking is also available.

The houses are exciting in design with a mixed use of materials and clever use of

glazing to ensure light bright spaces. Materials have been carefully chosen to highlight the surrounding environment and offer individuality from the surrounding vernacular.







# 02

## VISUAL INSPIRATION

















**03**

**DESIGN**

**SPECIFICATION**

## **BUILDING GUARANTEE**

- Each House comes with its own 10 year building guarantee from BLP Secure Plus.

## **KITCHENS / UTILITY**

- German Kitchens supplied by Smallbone (Broadstairs)
- Siemens appliances to include
- Combination oven
- Single oven
- Induction hob
- Integrated dishwasher
- Integrated fridge freezer
- Silestone or corian work surface
- Blanco sink + tap
- Space & plumbing for washing machine in utility area

## **BATHROOMS**

- White sanitaryware
- Localised tiling
- Heated towel radiators
- Fitted mirrors

## **FINISHES**

- Walls to be Dulux matt brilliant white finish
- Woodwork to be Dulux white soft sheen
- White finished flush doors to be painted white soft sheen
- Brushed stainless steel door furniture and switches/light fittings.

## **WINDOWS & EXTERNAL DOORS**

- All windows and door sets (excluding front door) will be powder coated aluminium, all with security locks
- Front door from Urban Front
- Composite side door

## **PARKING**

- Each house has double garage parking for two cars, with additional parking space on the private drive to each property.
- Visitors' parking is also available in the shared communal driveway.

## **STAIRCASE**

- Bespoke staircase with steps overlaid in oak

## **FLOORING**

- Moduleo oak flooring to all floor areas.

## **HEATING**

- Air Source Heat Pump (ASHP) to supply underfloor heating throughout.

## **EXTERNAL FINISHES**

- Proposed brickwork to most elevations
- Detailed panels of plain larch timber cladding to some elevations
- Aluminium rainwater downpipes
- Natural Spanish slate roof
- Stainless steel log burner flue
- Glass link to garage/bedroom suite for plots A,D & E

## **LANDSCAPE / COMMUNAL FINISHES**

- Timber post and rail fencing between plots with laurel hedging for privacy

## **MANAGEMENT COMPANY**

- There will be a shared management company which all residents will contribute to the upkeep of the shared driveway and vegetation and public right of way. Contribution amounts to be advised with contracts.













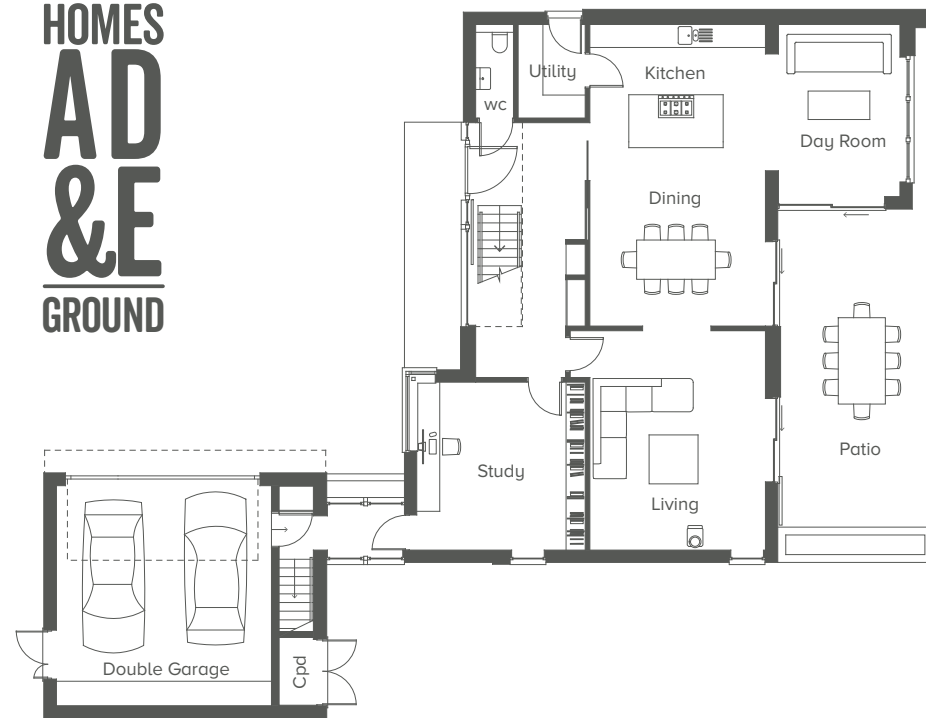
Image shows previous TG scheme





**04A**  
**FLOOR PLANS**  
HOMES AD&E

# HOMES AD &E GROUND



	Metric	Imperial
Living Room	5.6m x 4.5m	18.4ft x 14.7ft
Kitchen/Dining	7.7m x 4.5m	25.3ft x 14.7ft
Day Room	4.4m x 3.1m	14.5ft x 10.2ft
Study	4.3m x 4.3m	14.2ft x 14.1ft

	Metric	Imperial
Utility	2.4m x 1.7m	7.9ft x 5.7ft
WC	2.4m x 1.0m	7.9ft x 3.2ft
Hall	6.5m x 2.8m	21.4ft x 9.2ft
Double Garage		



# HOMES AD &E FIRST



	Metric	Imperial
Master Bedroom	5.4m x 2.9m	17.8ft x 9.6ft
+ Ensuite	2.2m x 1.5m	7.2ft x 4.8ft
Bedroom 2	4.5m x 4.5m	14.8ft x 14.7ft
Bedroom 3	4.3m x 4.1m	14.1ft x 13.3ft

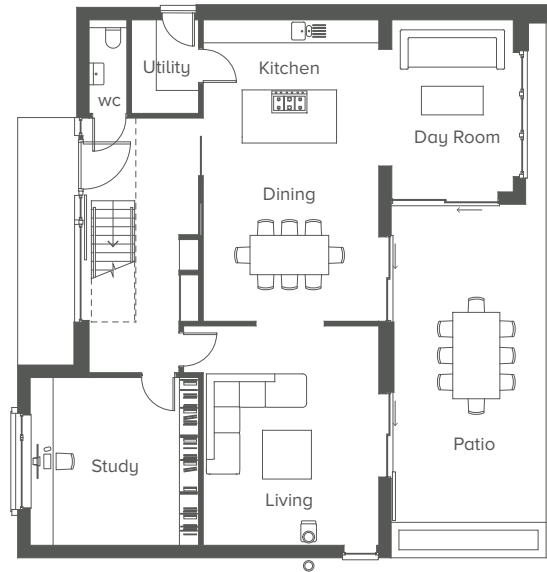
	Metric	Imperial
Bedroom 4	3.9m x 3.3m	12.7ft x 10.8ft
Bathroom	2.4m x 2.8m	9.2ft x 7.9ft
Bedroom 5	3.8m x 3.5m	12.1ft x 11.5ft
+ Ensuite	2.5m x 1.9m	8.0ft x 6.3ft

**04B**

**FLOOR PLANS**

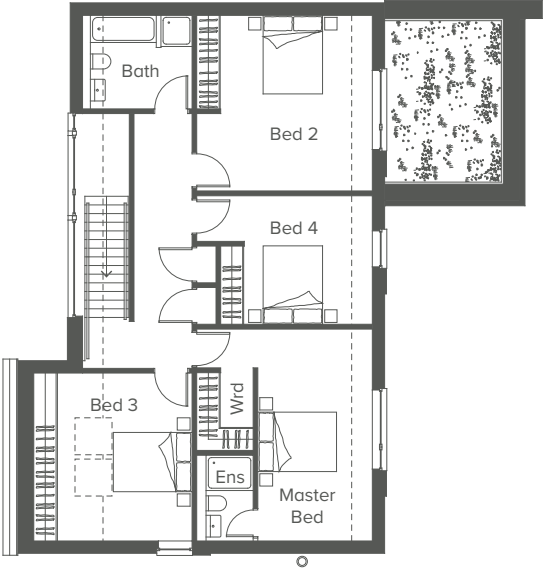
HOMES B&C





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	Metric	Imperial
Bedroom 3	4.3m x 4.1m	14.1ft x 13.3ft
Bedroom 4	3.9m x 3.3m	12.7ft x 10.8ft
Bathroom	2.4m x 2.8m	9.2ft x 7.9ft





# 05

## MAPS + DIRECTIONS









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Photography by

ASHLEY GENDEK  
PHOTOGRAPHY

Compliments to Gusbourne for their vineyard photo.

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tgdesignerhomes

01843 579058

info@tgdesignerhomes.com

tgdesignerhomes.com/magpiefarm

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