

Description

Marley Fields is an exclusive development of 9 beautifully designed homes, traditionally built by the well-respected NHBC regional award winning developer, Forest Homes (Kent) Ltd. The development comprises two, three and four bedroom houses with stunning views across open fields and countryside.

The development has been sympathetically designed to reflect the rural character of Hoath with the houses set behind a newly formed village green and pond which has been designed to encourage the growth of wild plants and provide a wildlife habitat. Bird and bat boxes will be discretely located around the site to provide nesting and roosting opportunities so as to encourage biodiversity.

Each of the houses has been designed in a traditional style using materials that can be typically found in Kentish villages. These include traditional red brick, tile hanging and white weather boarded elevations with plain clay tiled roofs.

Each home has been designed to create a light and spacious interior with bi-fold doors enabling the inside living space to be opened-up to the rear garden.

The front gardens are landscaped and the rear gardens are laid to lawn with paved patios and paths. The two and three bedroom properties will each have two off road parking spaces with the four bedroom properties having either a single or double garage with ample off road parking.

Some of the properties have the benefit of a separate study and all properties benefit from the latest high speed fibre internet connections.



Location

Marley Fields is an exclusive development of 9 traditionally built, modern homes which are surrounded by beautiful farmland on the edge of the village of Hoath. This charming rural village is approximately seven miles to the northeast of Canterbury.

The village is surrounded by some outstanding countryside, which provides many footpaths and bridleways ideal for rambling or riding. Hoath has a small primary school, a village hall, The Holy Cross Church and The Prince of Wales public house. These all provide a real sense of community for the village and offer a variety of clubs including a gardening club, the Women's Institute, a playgroup, a youth group and toddlers group.

Marley Fields is also close to the village of Chislet, which has a wonderful pub, The Gate Inn, and a primary school.

The seaside town of Whitstable (four miles away) is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high speed service to St Pancras.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.



Plot One

Main House internal area

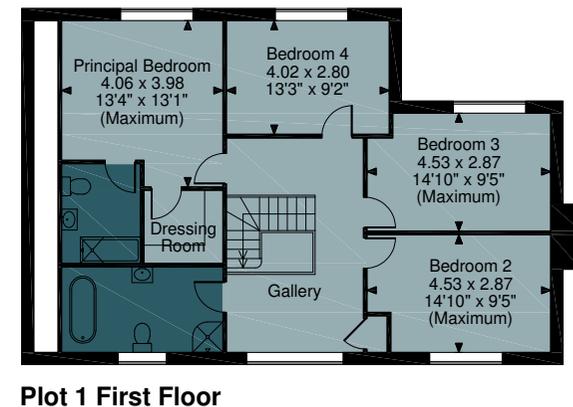
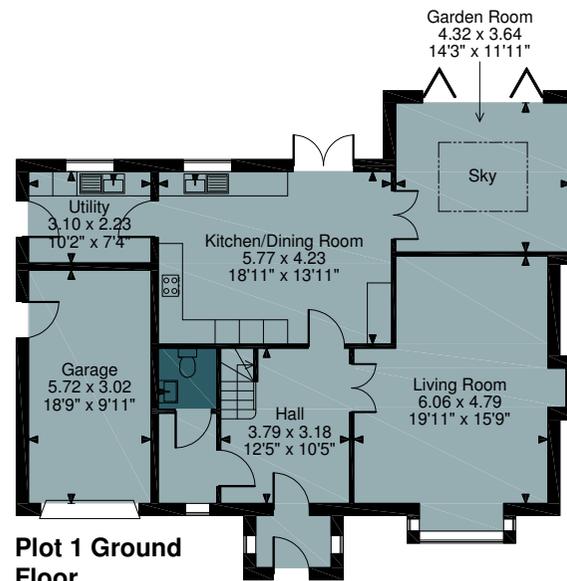
2007 Sq Ft/186 Sq M

Garage

188 Sq Ft/17 Sq M



A lovely detached family house with 4 double bedrooms, an en-suite shower room to the principal bedroom, a separate utility room and bi-fold doors in the garden room, opening up onto a south east facing rear garden with stunning views across the open countryside. It has an integral garage and 3 separate parking spaces and is built in a stock brick with an attractive plinth with white weatherboarding under a plain clay tile roof.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Two

Main House internal area

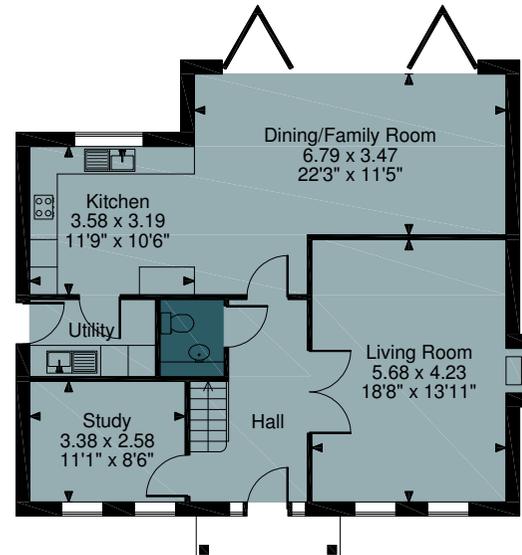
1854 Sq Ft/172 Sq M

Garage

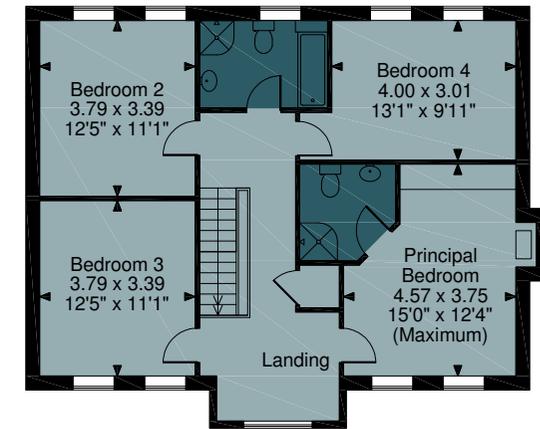
332 Sq Ft/31 Sq M



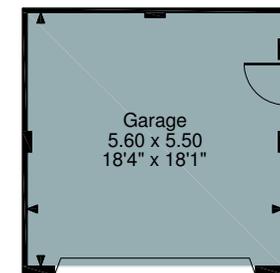
Traditionally designed detached family house with sliding sash windows, 4 double bedrooms, an en-suite shower room to the principal bedroom, separate study and utility rooms, with bi-fold doors in the dining/family room opening up onto a south east facing rear garden with stunning views across the open countryside. It has a detached double garage, a driveway incorporating at least 3 separate parking spaces. It is built in a stock brick with an attractive plinth with tile hanging to the front protrusion, under a plain clay tile roof.



Plot 2 Ground Floor



Plot 2 First Floor



Plot 2 Garage

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Three

Main House internal area

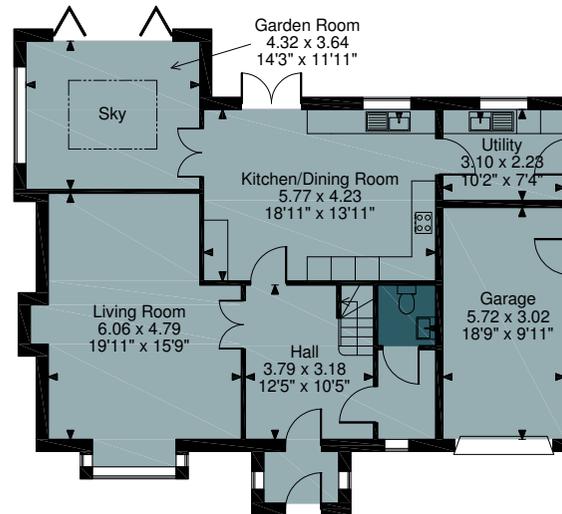
2007 Sq Ft/186 Sq M

Garage

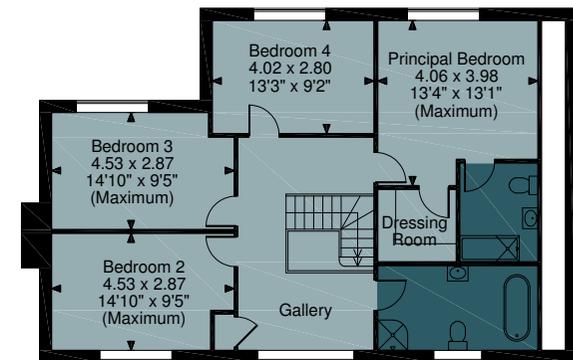
188 Sq Ft/17 Sq M



A lovely detached family house with 4 double bedrooms, an en-suite shower room to the principal bedroom, a separate utility room and bi-fold doors in the garden room, opening up onto a south east facing rear garden with stunning views across the open countryside. It has an integral garage and 3 separate parking spaces and is built in a stock brick with an attractive plinth with white weatherboarding under a plain clay tile roof.



Plot 3 Ground Floor



Plot 3 First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Four

Main House internal area

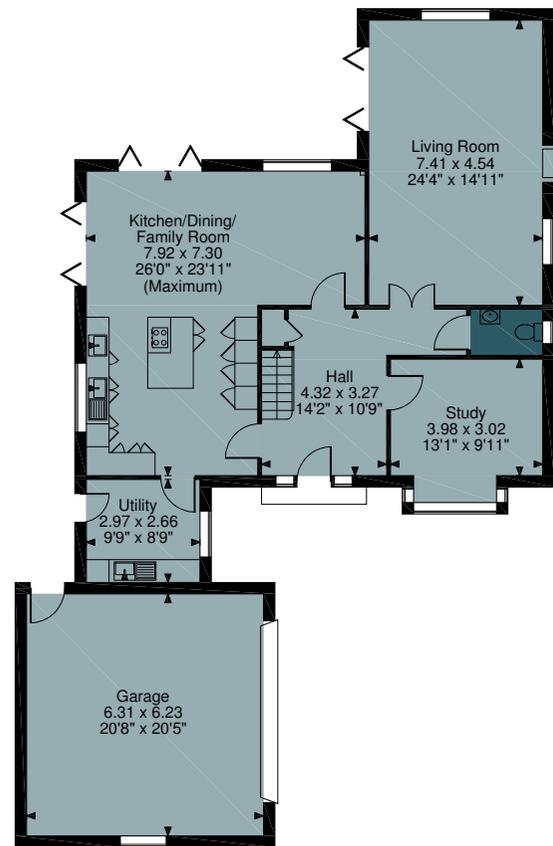
2530 Sq Ft/235 Sq M

Garage

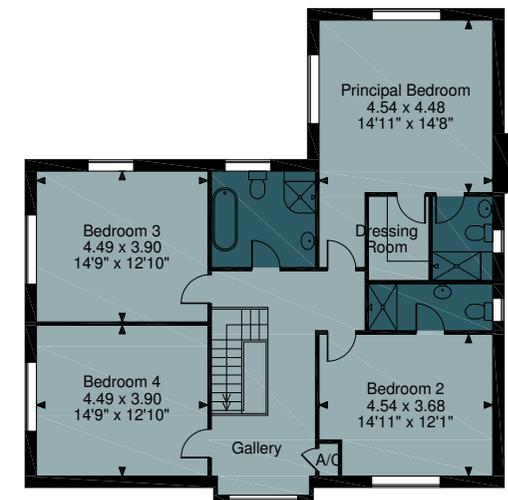
423 Sq Ft/39 Sq M



A fabulous detached family house on a large corner plot with 4 double bedrooms, en-suite shower rooms to the principal and second bedroom, separate study and utility rooms with bi-fold doors in the living room and the kitchen/dining/family room opening up onto a south/south east facing wrap around rear garden with stunning views across the open countryside. It has an attached double garage and a large driveway incorporating at least 3 separate parking spaces. It is built in a stock brick with an attractive plinth with tiling hanging to the majority of the first floor, under a plain clay tile roof.



Plot 4 Ground Floor



Plot 4 First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Five & Six

Plot 5

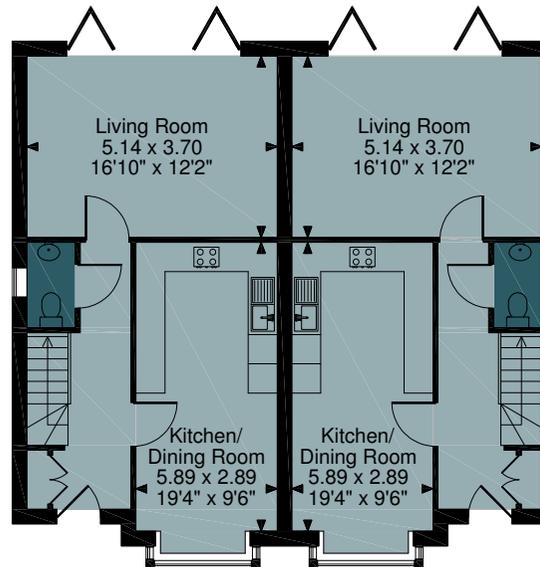
1048 Sq Ft/97 Sq M

Plot 6

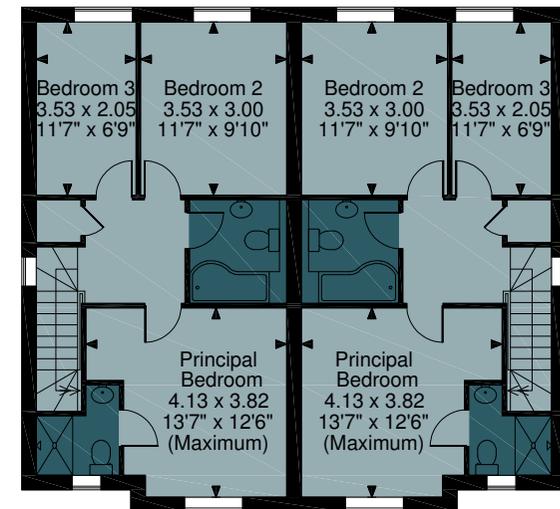
1048 Sq Ft/97 Sq M



An attractive pair of semi-detached houses with 3 bedrooms, an en-suite shower room to the principal bedroom, a kitchen/dining area with a bay window with bi-fold doors in the living room, opening up onto the south facing rear garden. They have 2 parking spaces each and are built in an attractive stock brick with weather boarding to part of the front elevation, under a plain clay tile roof.



Plot 5-6 Ground Floor



Plot 5-6 First Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Seven

Main House internal area

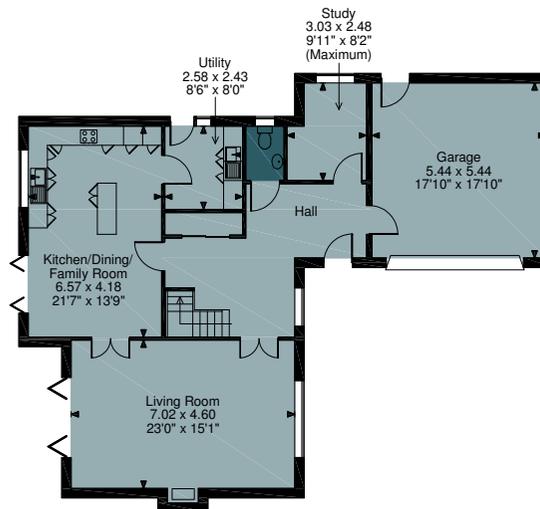
2327 Sq Ft/216 Sq M

Garage

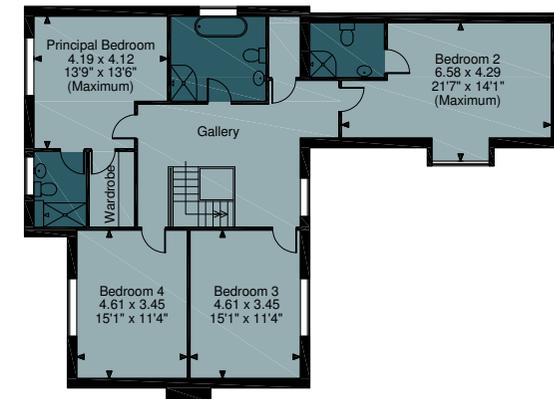
322 Sq Ft/30 Sq M



A spacious detached family house on a corner plot with 4 double bedrooms, en-suite shower rooms to the principal and second bedroom, separate study and utility rooms with bi-fold doors in the living room and kitchen/dining/family room opening up onto a south/south west wrap around rear garden. It has an integral double garage and a large driveway incorporating at least 3 separate parking spaces. It is built in a stock brick with an attractive plinth, tiling hanging to the first floor front elevation, under a plain clay tile roof.



Plot 7 Ground Floor



Plot 7 First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Plot Eight & Nine

Plot 8

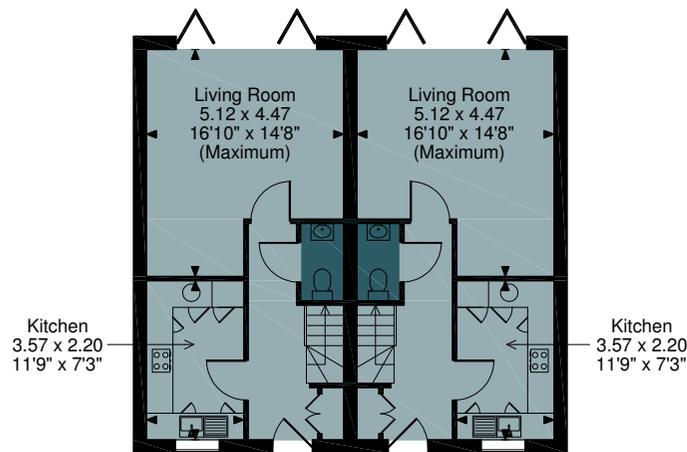
842 Sq Ft/78 Sq M

Plot 9

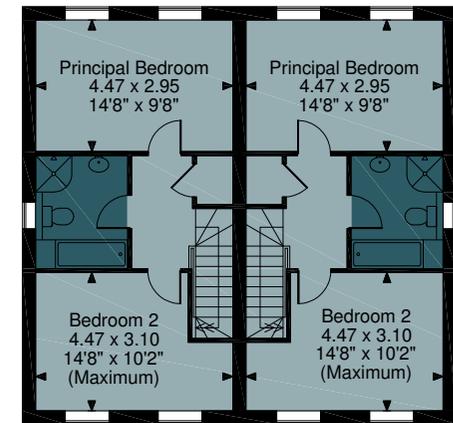
842 Sq Ft/78 Sq M



Traditional pair of semi-detached houses with sliding sash windows, 2 double bedrooms, a spacious family bathroom incorporating a bath and separate shower with bi-fold doors in the living/dining room, opening up onto the rear garden. They have 2 parking spaces each and are built in an attractive stock brick with weather boarding to all of the first floor elevations, under a plain clay tile roof.



Plot 8-9 Ground Floor



Plot 8-9 First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8428023/SS

Specification

Kitchens

- + Individually designed high specification kitchen furniture with soft close doors and drawers
- + LED feature strip lighting to underside of wall cabinets
- + Colour coded inset sink with chrome mixer taps
- + Neff built-in oven(s)
- + Neff microwave combi oven to 4 bedroom houses
- + Neff touch control induction hob with glass splashback
- + Built in extractor hood with LED lights
- + Neff fully integrated fridge/freezer
- + Neff fully integrated dishwasher
- + Space for washing machine to 2 & 3 bedroom houses
- + Laminate worktops with upstands to 2 & 3 bedroom houses
- + Stone worktops with upstands to 4 bedroom houses
- + Polished chrome electric points above worktops
- + Porcelain floor tiling

Utility Rooms (4 bedroom houses)

- + Individually designed high specification furniture with soft close doors and drawers
- + Stainless steel inset sink with chrome mixer taps
- + Spaces for washing machine & tumble dryer
- + Laminate worktops with upstands
- + Polished chrome electric points above worktops
- + Porcelain floor tiling

Bathrooms

- + Contemporary vanity unit with white washbasin and polished chrome mixer tap
- + Contemporary white rimless WC with concealed cistern and soft close seat and cover
- + Mirror with integrated light
- + Shaver point
- + Contemporary white bath with polished chrome bath/shower mixer tap to 2 & 4 bedroom houses
- + Contemporary white bath with glass shower screen and polished chrome thermostatically controlled bath/shower mixer with pressure shower head and slider rail to 3 bedroom houses

- + Chrome/glass cubicle with overhead polished chrome pressure rain shower to 2 & 4 bedroom houses
- + Polished chrome electric heated towel ladder radiators – independently heated for summer use
- + Porcelain wall tiles to selected areas
- + LV vinyl flooring

En Suite(s) (3 & 4 bedroom houses)

- + Contemporary vanity unit with white washbasin and polished chrome mixer tap
- + Contemporary white rimless WC with concealed cistern and soft close seat and cover
- + Mirror with integrated light
- + Shaver point
- + Chrome/glass cubicle with overhead polished chrome pressure rain shower
- + Polished chrome electric heated towel ladder radiators – independently heated for summer use
- + Porcelain wall tiles to selected areas
- + LV vinyl flooring

Heating and Hot Water

- + Air Source Heat Pump central heating and hot water system with a central programmer
- + Underfloor heating to ground floor and attractive Vita Deco radiators with individual thermostatic controls to all first floor rooms
- + Google Nest Learning Thermostat
- + Solid fuel wood burning stoves to all four bedroom houses
- + Mechanical extract fans with dehumidistats to all bathrooms/en-suites

Electrical and Lighting Installations

- + Each property features a comprehensive electrical system including low-energy LED recessed downlights and low-energy pendant lights (where applicable)
- + USB socket to most rooms
- + Generous supply of socket outlets throughout
- + Lighting to main storage cupboards
- + External lighting around the house to patios and pathways

Home Entertainment and Communications

- + Fibre-optic cables to each home deliver superfast internet connection with CAT5 ethernet sockets in selected rooms providing a comprehensive multimedia system for smart television systems (Sky Q, Virgin TV V6, etc.), gaming and more.
- + Telephone points to selected rooms.

Interior Finishes

- + Stone surround fireplace with granite hearth to all four bedroom houses
- + Walk-in/Built-in wardrobe to principle bedrooms
- + Oak veneer panelled internal doors with polished chrome door furniture
- + Painted ceilings in white emulsion throughout
- + Painted walls in coloured emulsion throughout
- + White painted cornice (where applicable)
- + White painted skirtings and architraves
- + Contemporary white painted staircase with oak handrail and newel caps
- + Loft access with pull down ladder and loft light
- + Luxury carpet to lounge (4 bedroom houses only), stairs, landing and all bedrooms in a number of colour options as standard
- + Engineered timber flooring or laminate flooring to living room (2 & 3 bedroom houses only), hallway and study (where applicable)
- + Porcelain floor tiles to kitchen/dining/family room, garden room, utility room and WC (where applicable)

External Finishes

- + Composite front door with doorbell
- + White uPVC double glazed windows and doors (where applicable)
- + Aluminium bi-fold doors
- + Roof lantern to garden room (where applicable)
- + Black uPVC cast effect rainwater goods
- + External tap
- + External power point to patio
- + Outside lights

Garages (4 bedroom houses)

- + Internal lighting and double power point
- + GRP electrically operated up and over door
- + uPVC personnel door

Insulation

- + Excellent levels of insulation provided to reduce utility bills
- + Properties are air pressure tightness tested and certified

Refuse & Cycle Storage

- + Paved area for bin storage in rear garden
- + Cycle storage shed in rear garden to 2 & 3 bedroom houses
- + Wall mounted bicycle rack in garage to 4 bedroom houses

10 Year Warranty

- + 10 year insurance-backed warranty under the NHBC Buildmark Warranty Scheme

Strutt & Parker New Homes

2 St Margaret's St, Canterbury CT1 2SL

01227 473700

07785646454

kentnewhomes@struttandparker.com

struttandparker.com

60 offices across England
and Scotland, including Prime
Central London



BNP PARIBAS GROUP 



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Internal photographs taken September 2020 and external photographs taken September 2020. Particulars prepared October 2020. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited