

RAVENS COURT



OLD KENNINGTON

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PLOT 1 – The Sheraton

PLOT 2 – The Mayfair

PLOT 3 – The Dorchester



Ravens Court offers a genuinely rare opportunity to purchase a stunning, contemporary single story new home within a private gated development in the heart of Old Kennington, Ashford.

The development comprises just three architecturally designed three bedroom detached bungalows, forming part of a charming courtyard along with an attractive Grade II Listed Barn conversion. Each property features an attractive barn styled car port and parking for two cars. There is visitors parking and each property owner will own a part of the Ravens Court Management Company which will be responsible for the maintenance and upkeep of all communal areas; ensuring the development remains prestigious and well managed.

These striking new homes feature some vaulted ceilings and an abundance of windows providing light and airy accommodation. Each property is individual in design and benefits from a high specification which includes solid internal walls, granite kitchen work tops, branded integrated kitchen appliances and porcelain Rocca floor tiling to the kitchen and reception areas. Underfloor central heating with independent heated towel rails to all bathrooms and ensembles provide discreet warmth and comfort throughout the year. Wet rooms provide ease of access for showering with white Villeroy & Bosch luxury bathroom suites, spa baths and furniture. Hansgrohe quality chrome taps are fitted to all sanitaryware. Convenient features include low level passive lighting which detects movement and automatically provides unobtrusive illumination at night to bathrooms and ensembles. Hot & cold taps are fitted to the outside of each property providing convenience when cleaning cars and other dirty items.

Bi folding aluminium doors open onto patios which are finished at the same floor level as the interior (in matching porcelain tiles) thus creating an attractive useable space for you, your family and friends to enjoy.

Ravens Court is superbly located for transportation and recreation and there is a bus stop just 40 meters approx. from the site entrance. The following quoted distances and times are approximate and have not been verified. They are provided as a guide only and are sourced from google and Eurostar's website. Ashford's thriving town centre estimated at 2.1 miles. Junction 9 of the M20 approx. 2.1 miles, Ashford International Station 2.4 miles approx. with Paris quoted from 1 hours 53 mins and Brussels quoted from 1 hour 39 mins on the Eurostar. The high speed rail services to London St Pancras with journey times quoted from 38 mins and also to Stratford International quoted from 31 mins.

Junction 6 of the M2 is approx. 14 miles, Canterbury Park & Ride Wincheap approx. 12 miles.

Local recreational facilities include Eastwell Manor for fine dining, private member's spa, gym, swimming and 9 hole golf course approx. 2 miles. The highly acclaimed Old Mill Gastro Pub is approx. 0.7 miles, McArthurGlen Ashford Designer Outlet for discounted designer clothing approx. 3.2 miles. Sainsburys Super Store approx. 1.7 miles & Waitrose approx. 2.3 miles. Maidstone approx. 23 miles and Dover Ferry Port, 'The Gateway to Europe' approx. 23 miles.



Eastwell Manor

The Eurostar at Ashford International railway station



Ashford Designer Outlet



The Sheraton



Images are computer generated and intended for illustration only. The actual built properties may vary in design detail.

PLOT 1 –Timeless charm with stunning features and light and airy living space



111.2 sq m
(1197 sq ft)

Dimensions

Kitchen	3.8m x 3.4m (12' 4" x 11' 1")	Master Bedroom	5.1m x 3.8m (16' 7" x 12' 4")
Dining Room	4.2m x 2.9m (13' 7" x 9' 5")	Bedroom 2	3.1m x 3.5m (10' 1" x 11' 4")
Living Room	4.5m x 3.6m (14' 7" x 11' 8")	Bedroom 3	2.9m x 2.9m (9' 5" x 9' 5")



ALL DIMENSIONS ARE APPROXIMATE.

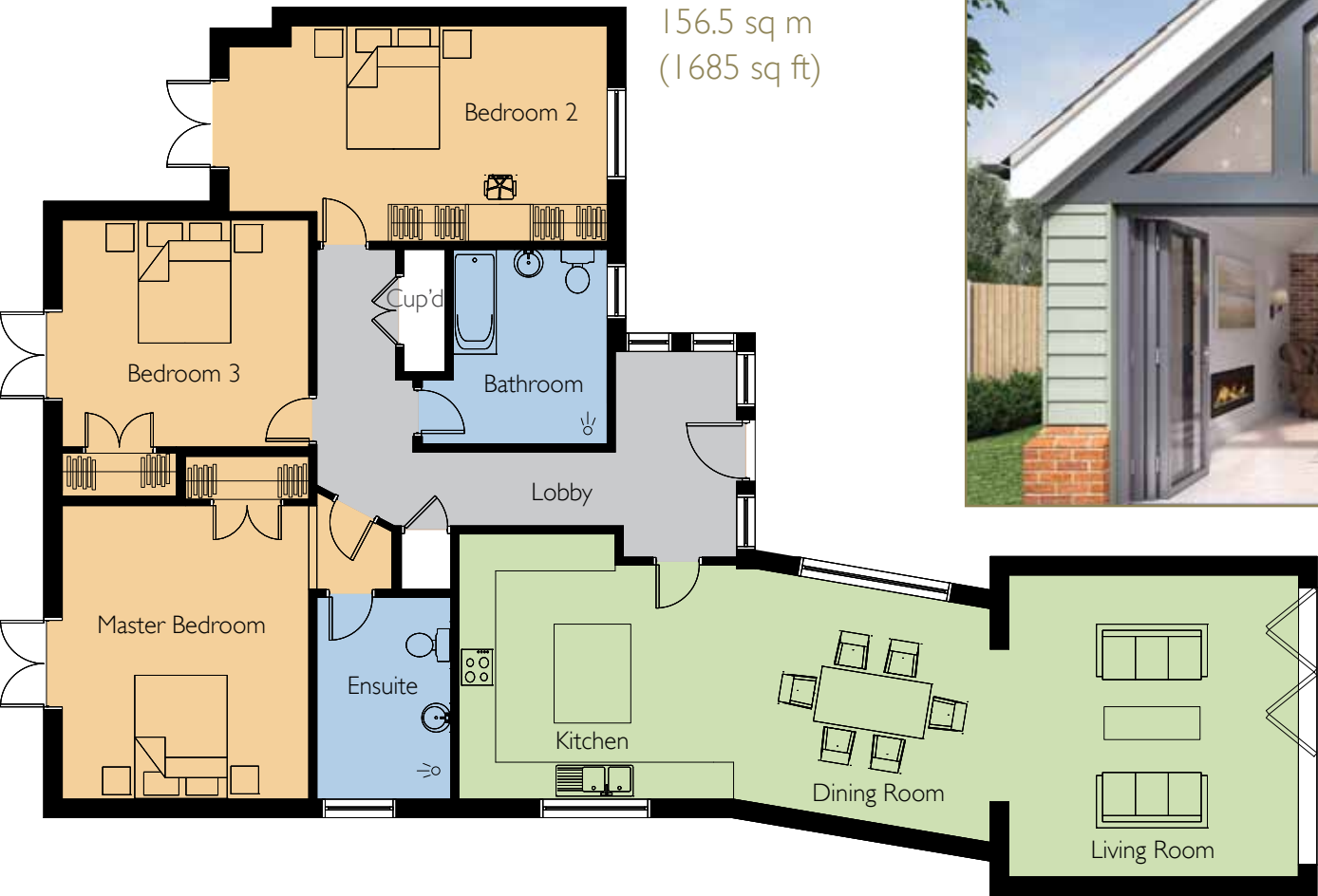


The Mayfair



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PLOT 2 – A lavish, contemporary retreat with elegant lines and traditional features



Dimensions

Kitchen	4.3m x 4.4m (14' 1" x 14' 4")	Master Bedroom	4.0m x 4.7m (13' 1" x 15' 4")	Bathroom	3.1m x 2.5m (10' 1" x 8' 2")
Dining Room	4.1m x 3.7m (13' 4" x 12' 1")	Bedroom 2	6.1m x 3.5m (20' x 11' 4")	Ensuite	2.1m x 3.2m (6' 8" x 10' 4")
Living Room	4.7m x 4.8m (15' 4" x 17' 7")	Bedroom 3	4.0m x 3.6m (13' 1" x 11' 8")		

ALL DIMENSIONS ARE APPROXIMATE.

The Dorchester



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PLOT 3 – A classically styled home with naturally light and spacious accommodation



137.9 sq m (1484 sq ft)

Dimensions

Kitchen	5.0m x 2.9m (16' 4" x 9' 5")	Bathroom	2.6m x 1.9m (8' 5" x 6' 2")
Dining/Living Room	8.4m x 4.9m (27' 5" x 16')	Ensuite	2.2m x 2.7m (7' 2" x 8' 8")
Master Bedroom	4.5m x 3.6m (14' 7" x 11' 8")	Utility	1.8m x 1.9m (5' 9" x 6' 2")
Bedroom 2	4.2m x 3.5m (13' 7" x 11' 4")	Lobby	2.0m x 2.4m (6' 5" x 7' 8")
Bedroom 3	3.5m x 3.1m (11' x 10' 1")		



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Internal finishing specification

PROPOSED AND THEREFORE SUBJECT TO VARIATION

General:

- Plastered smooth ceilings throughout.
- Featured vaulted ceilings to specified rooms.
- Solid walls with smooth plaster.
- Where applicable 150mm decorative concave coving.
- Internal doors solid engineered ½ hour fire doors in oak style finish.
- 63mm square & chamfered architraves and 150mm square & chamfered skirting boards.
- 22mm timber window boards where applicable.
- Granite window sills to kitchens where window over work top.
- Brushed satin nickel effect ironmongery, Lever and back rose. Bathrooms lockable.
- Brushed satin nickel effect hinges (3 per door).
- Coat hooks to all bathrooms and entrance cupboards.
- Floor fitted 'door stops' matching door furniture (where required).
- Live flame gas fires to plots 2 & 3.

Kitchens:

- Standard specification from Buckingham & Welford* kitchen range (*ivory or white).
- Cornice & pelmets. Breakfast bars complete with tongue & groove style panelling option (subject to build stage).
- Concealed LED light strips above and below wall mounted units.
- Granite worktops complete with up stands. Wide choice subject to build stage offered as standard. Inc. 'Pop Up' power & USB points.
- Bosch appliances inc. built in single oven & microwave combi unit, 5 ring gas hob & integrated dishwasher and wine cooler*, Plots 1 & 2 integrated washer dryer & fridge freezer* Plot 3 separate integrated fridge* & freezer*. Space for a freestanding washing machine (not supplied). (* non Bosch appliances).
- Under mounted stainless steel sink unit.
- Two built in 35 litre bins for waste and recycling.

Wet rooms and bathrooms:

- White Villeroy & Bosch suites & Hansgrohe taps.
- Air jet pressure controlled spa baths.
- Under sink vanity units to main bathrooms.
- PIR convenience low level lighting.
- Linear drainage channel to wet rooms.

Tiling:

- Full height wall tiling to principle walls and tiled floors in bathrooms/ wet room areas.
- Principle hall, living, dining and kitchen areas to receive floor tiling or carpets from our standard range.
- The patio leading from the bi-folding doors may be tiled to match the room.

Heating and hot water:

- Gas fired Worcester Bosch combi boiler.
- Underfloor heating & heated chrome ladder style towel rails.
- Individual LED room temperature control.
- Outside hot & cold water tap.
- Feature recessed 'live flame' gas fires to Plot 2 & Plot 3.

Security:

- Fully fitted intruder alarm.
- Security window and doors.
- Automated entrance access gates with intercom & remote opening.
- Lockable garden gates to each property.

Electrical:

- BT/USB points to bedroom 1, reception and a BT intake to hall.
- TV points to bedrooms 1 and 2 and living area.
- Internal aerials c/w amps and Sky compatible leads.
- White LED down lighters to kitchens and bathrooms (where not vaulted).
- PIR soft low level lighting to bathrooms/wet rooms.
- Pop up power supply (3 socket) to breakfast bars (within granite).
- Electric shaver points to bathrooms and ensuites.
- Lighting to built in cupboards.
- Lighting to loft space switched from room.
- Waterproof out-door power points to main patio and within car ports.
- Switched PIR lanterns to front door, and carports.
- LED uplighters to bi-folding patio doors set within the patio.
- Photo cell low level lighting provided for courtyard & drive areas.

Painting and decorating:

- Internal walls and ceilings to receive white emulsion.
- Skirtings, architraves and window boards finished in white satin.
- Natural finish to green oak internal exposed roof timbers.



Buckingham Range



Welford Range

External finishing specification

PROPOSED AND THEREFORE SUBJECT TO VARIATION

Roofs:

- Marley Eternit Slate effect Riverdale with grey hips and ridges.

Barge boards & open eave rafter feet:

- Painted white.

Gutters & rain water pipes:

- Black plastic heritage range to simulate cast iron.

UPVC windows:

- External colour anthracite, internally finished in white.

Pitched roof windows/lights:

- External colour anthracite, internally finished in white.
Self cleaning type glass.

Weatherboarding:

- Cedral grained textured composite 'sage green' boarding.
- Gable ends to Plots 2 and 3 where shown finished in black composite boarding.

Front doors:

- Oak coloured composite security door pre-hung in frames.

Aluminium bi-fold doors:

- Finished in anthracite externally & internally.

Paths & stepped patio areas:

- Stone colour Riven type paving slabs to paths and patios (French door locations).
- Patio areas leading from bi-folding doors will be finished to the internal floor level in matching type and colour tiles.

Block paving:

- Provided to the small areas outside of the front doors and to all car ports.
- Block paving will be grey to enhance the external decorative appeal.
Front door areas to be laid 'Stretcher Bond' and car ports will be laid in a 'Herringbone' pattern.

Main access drive:

- Resin bonded tar and chip finished in a golden colour.
- Areas between the roads, concrete edging and the main brick walls to be laid with a plumb coloured stone.

Fencing:

- Plots 1 and the division fence between Plots 1 and 2 are to be 1.8m high 'Close Board' to match the new perimeter fence, mortised rail with 120mm hedgehog cut outs within timber gravel board.

Plots 2 and 3:

- 2 number only 1.8m 'Close Board' privacy fencing as previously described.
- The remaining dividing fence is to be 1.2m high 'Ranch Style' (with loose wood bark) post and two rail with wire rabbit netting.
- A suitable hedge is to be planted along this length only.

Garden gates:

- Tongue and grooved with security bolts, top and bottom together with lever latch gate furniture.

Rear gardens:

- Rotorvate, grade and level, presented ready for turf.

Car ports:

- Open eaves finished in black stain.
- Weather board to gable ends as previous spec finished in black stain.



Important. All dimensions are approximate and along with the description are provided as a guide only. They are approximate overall sizes 'wall to wall' and do not allow for cupboards shown on the plans many of which are optional. Please do not rely on these measurements for calculating carpets, suitability for furniture etc. These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, elevational design, building materials, fittings, appliances, heating and electrical layouts etc. may be varied without notice. Consequently these particulars should be used for general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. These particulars do not constitute a contract, part of a contract, or warranty of any description. We will provide purchasers with written clarification regarding any information that may be more accurately required.

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About us

Kentish Homes (Southern) Limited.

Property Developers creating beautiful new homes in Kent.



Many years designing and developing residential property has led us to understand the needs and requirements of the market and more importantly of our discerning buyers.

"We are extremely proud of every home that we build and we will endeavour to exceed our purchaser's expectations at every level"

Kentish Homes is wholly owned and managed by three partners; Brothers Paul & Richard Piper and close family friend Billy Callow.

Richard has won several 'NHBC Pride In The Job' awards and 100 Seal of Excellence awards for building in his career including main UK winner!

Paul & Richard, along with their father Michael, built StourFields in Kinneys Lane Ashford, Mariners Court Whitstable and LaurensField in Thanet. The Piper family have a long successful history in property development having built and refurbished many quality individual and estate homes since the 1960's.

Billy has also developed residential property including the popular development known as Rodmer Close in Minster Isle of Sheppey.

Ravens Court is the company's flagship development offering a genuinely rare opportunity to purchase a prestigious, architecturally designed detached home, featuring spacious contemporary single storey living within a gated development in a highly desirable and accessible location.

These homes benefit from a 10 year Secure Home Warranty provided by BLP, which is backed by major multinational insurance provider Allianz.

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