



LONGHILL

EAST LANGDON | DOVER



LONGHILL IN EAST LANGDON

"An Old English Village"

Longhill is a first-rate example of where countryside and convenience go hand in hand.

This one of a kind collection of 10 three bedroom homes is perfectly positioned within in East Langdon, a quaint village in Dover.

The homes have been individually designed in keeping with their arable surroundings, with warm red brick topped by characterful weatherboarding. This traditional exterior is flipped on the inside with contemporary spaces that display the best features of a new home. Air source heating and hot water combined with underfloor heating and upgraded insulation throughout, resulting in low running costs. At Longhill, architectural finesse meets a serene setting - a balance that residents will love.

East Langdon - Your Classic Village Lifestyle

East Langdon village offers glorious rural landscapes as far as the eye can see, and with the South Foreland Heritage Coast three miles away and the English Channel beyond, life at LongHill is the true countryside dream. The village is small enough to feel exclusive, yet has all the conveniences for the smooth running of day-to-day life; a primary school, a church, a village hall and large playing fields are within easy walking distance, and approximately one mile away the neighbouring village of Martin has a café, public house and a train station for further requirements.



Staying Connected

Although residents will feel pleasantly wrapped in East Langdon's peaceful surroundings, they will also be able to pop into Kent's bustling towns whenever the mood takes them. Martin Mill train station offers services to Dover Priory in 9 minutes, and the same line stops at other prominent coastal towns such as Ramsgate, Broadstairs and Margate. Travelling into London is also straightforward, with direct trains to St Pancras International taking just over an hour. The A2, A20, and M20 are resident's useful road links, while London Southend Airport, Dover Ferry Ports and the Eurotunnel at Folkestone are all close at hand, providing international travel opportunities.



CHOOSE YOUR NEW HOME AT LONGHILL



HOMES 1, 2, 6 & 7

Kitchen / Breakfast Room	2.80m x 5.09m
Living Room	5.05m x 3.61m
Master Bedroom	2.79m x 3.83m
Bedroom 2	2.79m x 3.00m
Bedroom 3	2.17m x 3.65m



Computer generated image - Illustrative purpose only

First Floor



1 & 6

2 & 7

Ground Floor



1 & 6

2 & 7

HOMES 3 & 4

Home 3

Kitchen / Breakfast Room	2.80m x 5.09m
Living Room	5.05m x 3.61m
Master Bedroom	2.79m x 3.83m
Bedroom 2	2.79m x 3.00m
Bedroom 3	2.17m x 3.65m

Home 4

Kitchen / Breakfast Room	5.14m x 2.88m (extending to 3.48m)
Living Room	3.22m x 4.69m
Study	2.13m x 3.04m
Master Bedroom	3.32m x 3.52m
Bedroom 2	3.09m x 3.79m
Bedroom 3	2.28m x 3.79m



Computer generated image - Illustrative purpose only

First Floor



3

4

Ground Floor



3

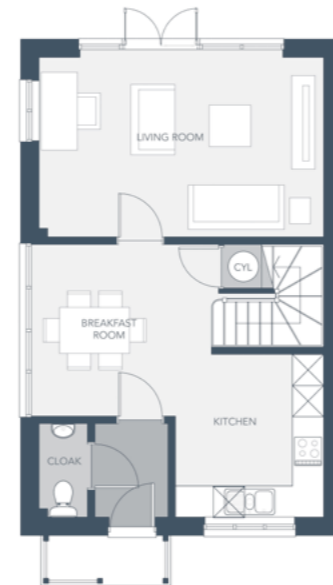
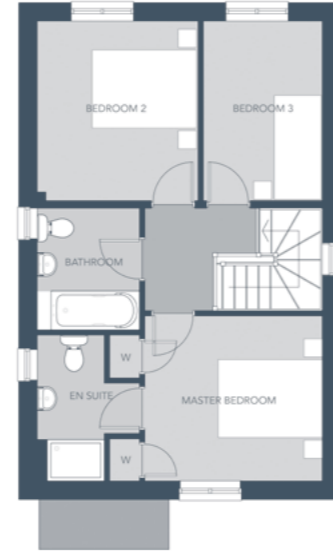
4

HOMES 5 & 8

Kitchen / Breakfast Room	3.32m x 3.13m (extending to 5.74m x 5.25m)
Living Room	5.47m x 3.46m
Master Bedroom 1	3.40m x 3.18m
Bedroom 2	3.09m x 3.46m
Bedroom 3	2.28m x 3.46m



Computer generated image - Illustrative purpose only



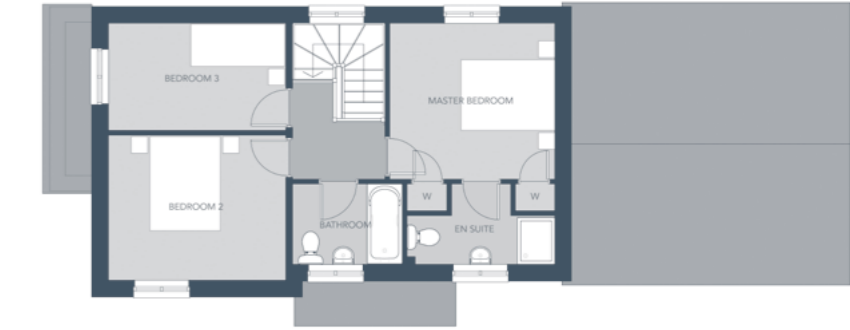
HOMES 9 & 10

Kitchen / Breakfast Room	5.14m x 2.88m (extending to 3.48m)
Living Room	3.22m x 4.69m
Study	2.13m x 3.04m
Master Bedroom	3.32m x 3.52m
Bedroom 2	3.09m x 3.79m
Bedroom 3	2.28m x 3.79m



Computer generated image - Illustrative purpose only

First Floor



9 & 10

Ground Floor



9 & 10



SUPERIOR SPECIFICATION

Inside LongHill, each new home is finished to the highest standard; quality specifications and attention to detail are evident throughout, with stylish kitchens and contemporary bathrooms to suit modern living. The homes at LongHill also benefit from either private parking or a car port along with a generous garden, making LongHill the perfect place to call home.



Kitchen

- Classic, stylish kitchens with soft-close mechanism to drawers and doors.
- 40mm laminated co-ordinated worktop.
- 4 zone electric hob to plots 1,2,3,6,7.
- 5 zone electric hob to plots 4,5,8,9,10.
- Stainless steel oven.
- Stainless steel extractor hood to suit electric hob size.
- Free standing appliances to plots 1,2,3,6,7 (washing machine, 50/50 Fridge freezer).
- Integrated appliances to plots 4,5,8,9,10 (washing machine, 50/50 Fridge freezer).
- Stainless steel 1 ½ bowl sink with mixer tap.

Electrical & Lighting

- Brushed chrome accessories to kitchen.
- LED downlighters to kitchens, bathrooms, En-suites.
- Low energy pendant lights to all other rooms.
- Media plate to living room.
- TV and BT points to master bedroom.
- Lighting to front and rear of dwelling.

Bathroom & En-Suites

- White bath with chrome filler taps.
- Wash basin with pedestal to cloakrooms and mixer taps.
- Wash basin with semi pedestal to bathrooms and en-suite and mixer taps.
- Back to wall close coupled toilet with soft closing seat to bathrooms and en-suites.
- Close coupled toilet to cloak rooms with soft close seat to cloakrooms.
- Low-profile shower tray with fixed and flexible shower head.
- Heated chrome towel rails to en-suite and bathrooms (via heating system only).
- Choice of wall tiling to bathroom, en-suite and cloakroom.

Internal Finishes

- White finished 5 vertical panel doors with brushed chrome ironmongery.
- Quality white finished staircase.
- Satin white paint to all internal joinery.
- Almond white matt emulsion to walls.
- White matt emulsion to ceilings.

Heating & Hot Water

- 5kw Vaillant aroTherm Air-Source heat pump fitted externally with hot water storage cylinder.
- Underfloor heating to ground floors.
- Stelrad softline radiators to 1st floors.

External Features

- Timber open car port to plots 9 and 10.
- Car parking to plots 1,2,3,4,5,6,7,8 (as per site layout plan).
- Timber sheds to all plots.
- Hard landscaping areas. (as per external finishing plan.)
- External taps.
- Rear garden top soiled.
- Front gardens turfed or planted. (as per landscaping drawing)
- External cladding Marley eternity board to all plots.
- Plots 1,2,6,7 – white cladding.
- Plots 3,4,5,8,9,10 – black cladding.
- Traditional cottage style front door with obscure glazed panel.
- Plots 1,2,6,7 – white front door with white external porch.
- Plots 3,4,5,6,7, - black front door with black external porch.
- All external windows and doors white uPVC.

Warranty

- All properties include a 10-year BLP guarantee warranty.



Important Notice: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be in these particulars. These particulars do not form part any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.