

New homes for sale

Poets Place  
Spratling Lane  
Manston  
Ramsgate  
CT12 5LL

01843 590900  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



## Key highlights

New family homes

10 years builders warranty

Smart technology

Parking for 2 cars

EV charger

Lovely location

High quality



### Details

A brand-new gated development of detached and semi-detached family homes. Set just off Spratling Street near Manston, Oakwood homes are delighted to offer these stylish properties to the market on behalf of the reputable local developer.

No corner has been cut in designing and building these properties; all kitchens are fitted with Quartz work-tops with Siemens appliances. Apart from the bathrooms and en-suites, the 1st and 2nd floor, including stairways and landings are fitted with quality carpet and the whole of the ground floor benefits from under-floor heating as does the family bathrooms and en-suites which include high quality fittings, towel rails and porcelain tiling.

As an added bonus, smart technology is available throughout these brand-new homes including Sonos Sound System, Lutron lighting system to ground floor, video entry system, pre-wired for CCTV for future installation by buyers and WIFI thermostatic heating controls.

All properties have allocated parking, along with Electric Vehicle chargers.

### Location

Set back in a quiet development amongst fields and farmland but close enough to Westwood and the main through routes of Thanet to benefit from easy access.

Westwood itself boasts shopping, restaurants and a large multi screen cinema and the development is central to the coastal towns of Margate, Broadstairs and Ramsgate and all you would expect from these individually cultural locations.

Positioned with easy access to all major roads to Canterbury, Dover and London and only a short distance from the new Thanet Parkway Station

### Viewing arrangements

Call Oakwood homes today on 01843 590900 to arrange your viewing.

### Price

From £499,000

### What3Words

///clips.fetch.silver



## Floor Plan

Ground Floor

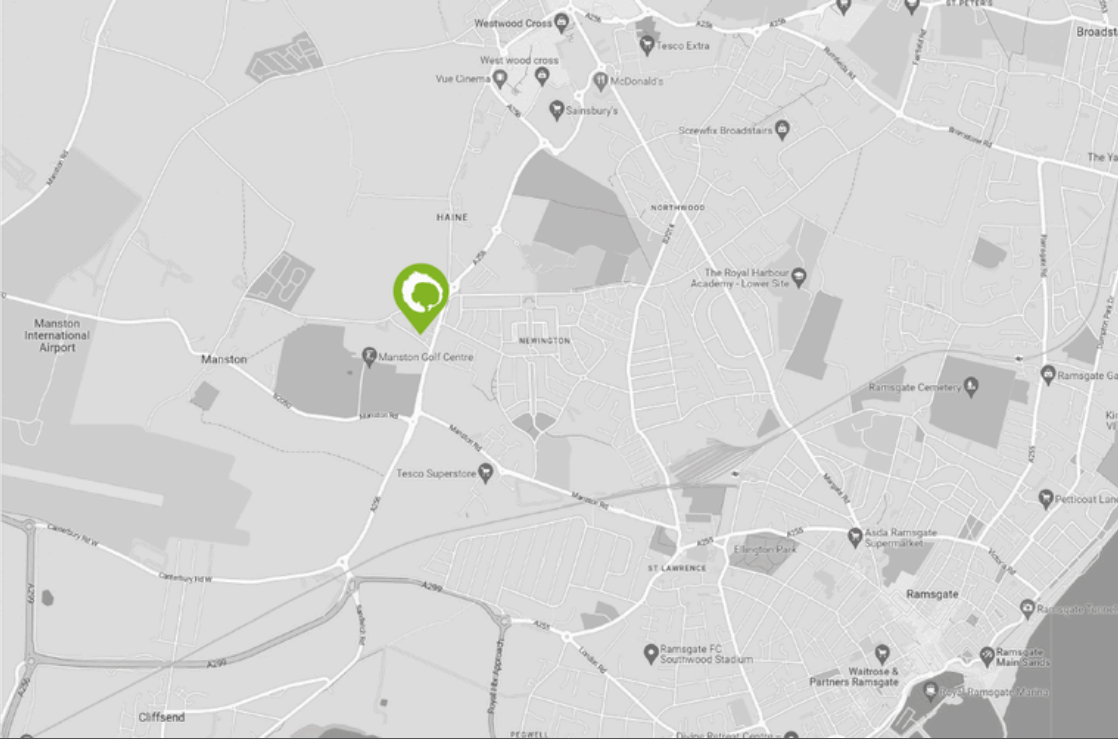


First Floor



Second Floor





For further information or to arrange a viewing, please get in touch today.



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A proud member of



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NETWORK



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These details are intended for illustration purposes and both the agent and developer reserve the right to make changes as necessary during the build. Images and sizes are examples only there are some variations of layout and finish throughout. Artist's impressions give a good indication of the look and feel of a finished building, but they are not definitive representations. Building and landscaping details often change during the course of development and construction. Specifications can vary, as the developer is continually working to improve or adapt details and decorative features. Property dimensions always vary slightly, depending on construction methods and the type of finish. Room sizes are structural maximums. All quoted distances are approximate. The photographs of this development give a good indication of the general quality of finish you can expect, but they do not represent the specification of any particular home. For detailed information please contact Oakwood Homes. All sizes have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Land & New Homes for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge, at the time of going to press.