Taylor Wimpey

SHORNCLIFFE HEIGHTS

FOLKESTONE | KENT



SHORNCLIFFE HEIGHTS. A VERY SPECIAL PLACE TO BE

A warm welcome to Shorncliffe Heights

A stunning range of apartments and houses which bring a new standard of living to Folkestone with a breadth of styles to choose from. With an array of amenities close by and convenient links to Seabrook Valley, Ashford and Maidstone, together with a brand new school - this remarkable development of new homes offers something for everyone.

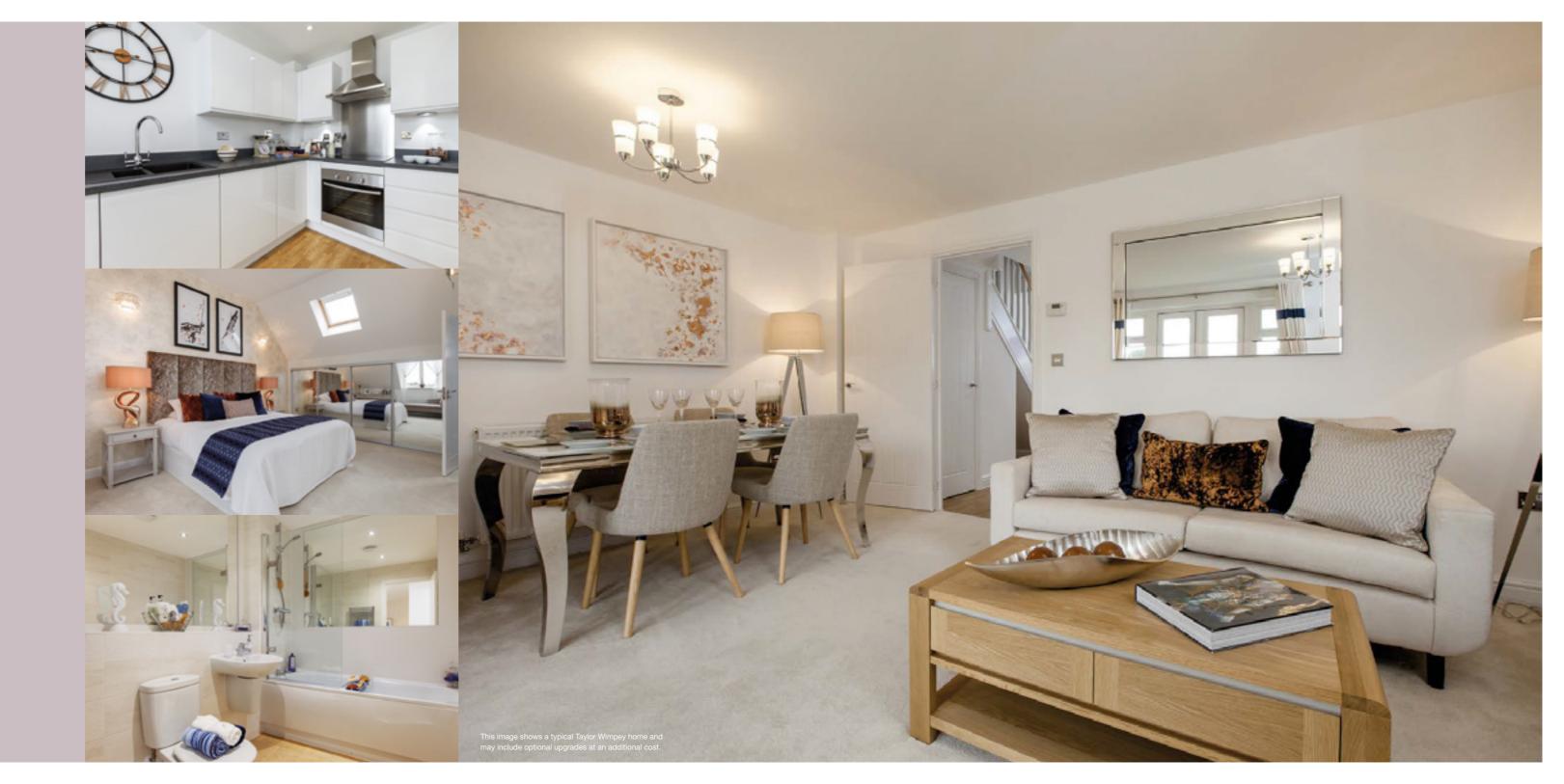
MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

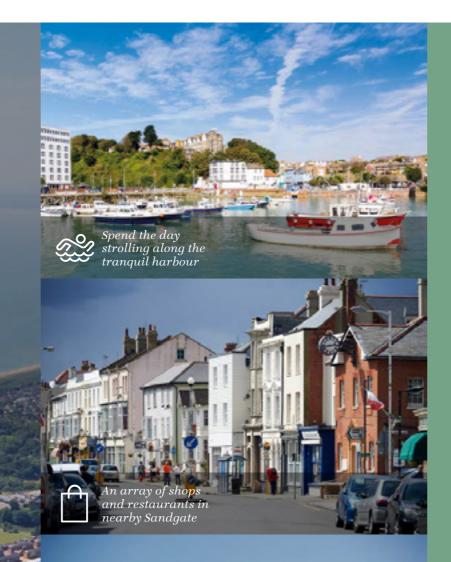
So, come on in... and make yourself at home.



LIVE AND LOVE SEASIDE LIFE

This exciting development is your opportunity to share in a slice of British military heritage while enjoying the glorious east Kent countryside and all the fun of the seaside.

Shorncliffe Heights is located 2.1 miles from Folkestone, home to a steep cobbled Creative Quarter, picturesque harbour, quaint lanes, independent shops, continental-style alfresco bars and thriving art galleries. The nearby beach at Sandgate offers breathtaking views and the perfect place to relax and unwind.

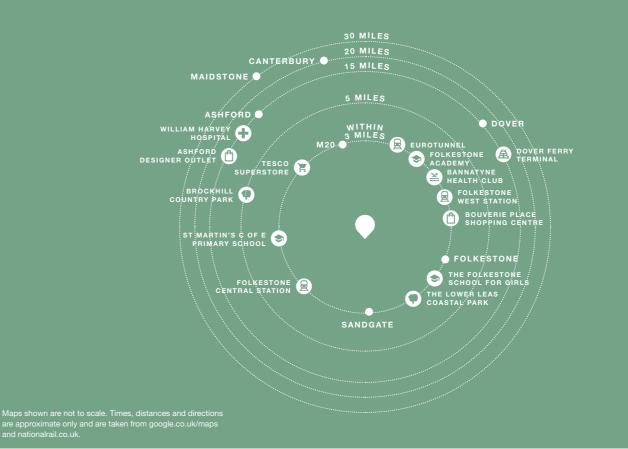




Shorncliffe Heights is surrounded by rich history vervone to enio

THE PERFECT PLACE TO BE

Of course home life is only part of the story. Here at Shorncliffe Heights you will be situated perfectly with excellent transport links. Folkestone West station is under 3 miles away, offering connections to London St Pancras in 53 minutes. Junction 12 of the M20 is within easy reach and Shorncliffe Heights *is only 13.1 miles from Ashford - perfect for commuters.*







WHY BUY NEW?



No buying chain means less stress and hassle (£)

your household bills from Day 1



Start with a blank canvas and create your home your way ŶŶŶŶ

Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.





Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

	\wedge
1	SOLD

EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at **taylorwimpey.co.uk** and view our handy Homebuyer Guides.



FOLKESTONE | KENT

Somerset Place is an exciting collection of 2 bedroom apartments and 2, 3 and 4 bedroom homes situated in Folkestone, Kent.

2 BEDROOM HOMES

The Canford 2 bedroom home Plots: 407–412, 415–418, 428–430, 462, 463, 479, 480 & 482–484

The Belford 2 bedroom home Plots: 457–460, 467–470, 474 & 475

2 bedroom home Plots: 486–488*

2 bedroom home Plot: 489*



3 bedroom home Plots: 421–426

f

3 BEDROOM HOMES

The Easedale 3 bedroom home Plots: 420, 427, 461, 465, 472, 477 & 481



3 bedroom home Plots: 403–405*



The Belbury 4 bedroom home Plots: 449–455

Somerset House bedroom apartments Plots: 496–516 1 & 2 bedroom apartments Plots: 490–495* 2 bedroom apartments Plots: 517–529* *ah = Affordable housing = Garage

APARTMENTS

- = Drive through
 = Bollards
 BS = Bin store
 CS = Cycle store
 PA = Play area
- SS = Sub station V = Visitor parking
- Normal Control of the second s



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 36298/February 2019.



THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed with both first-time buyers and downsizers in mind. This home features an open-plan living/dining area with an under stairs cupboard, a separate kitchen plus the guest cloakroom. Upstairs, you will find bedroom 1 with en suite, family bathroom and a further double bedroom.

NETT TOTAL 62.55 sq. m. / 673 sq. ft.



GROUND FLOOR

Kitchen 3.02m × 1.85m 9'11" × 6'1" Living/Dining Area

4.73m (max) × 3.98m (max) 15'6" (max) × 13'1" (max)

FIRST FLOOR



Bedroom 1 10'1" × 9'8" 3.08m × 2.93m Bedroom 2 3.98m × 2.56m 13'1" × 8'5"

Plots: 407–412, 415–418, 428–430, 462, 463, 479, 480 & 482–484

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. *Plot specific window plot 428 only. Please speak to our sales executives regarding the tenure of our new homes 36442 / December 2020.

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THE BELFORD

The 2 bedroom Belford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open-plan living. On the ground floor you will find an open-plan kitchen/living/dining area plus a guest cloakroom and storage cupboard. Upstairs, there is bedroom 1 with en suite, the family bathroom and a further double bedroom.

NETT TOTAL 62.55 sq. m. / 673 sq. ft.

GROUND FLOOR

FIRST FLOOR



Kitchen/Living/Dining Area 6.50m × 3.98m (max) 21'3" × 13'1" (max)



Bedroom 1

10'3" × 9'8" 3.12m × 2.94m

Bedroom 2 3.98m (max) × 2.53m 13'1" (max) × 8'3"

Plots: 457–460, 467–470, 474 & 475

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THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers, couples and families. A large kitchen/dining area opens through double doors to the private rear garden, making it perfect for entertaining. A good-sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with en suite, a family bathroom, a further double bedroom and a bedroom which could provide a dedicated work space or play room.

NETT TOTAL 78.89 sq. m. / 849 sq. ft.

GROUND FLOOR

 Kitchen/Dining Area
 4.72m × 2.88m
 15'6" × 9'5"

 Living Room
 4.27m × 3.69m (max)
 14'0" × 12'1" (max)

Bed 2 Bed 3	
	*
Bed 1	

Bedroom 1	2.92m × 2.83m	9'9" × 9'4"
Bedroom 2	3.31m × 2.67m	10'10" × 8'9"
Bedroom 3	3.55m × 1.97m	11'8" × 6'5"

Plots: 406, 413, 414, 419, 431–433, 446, 447, 464, 466, 471, 473, 476 & 478

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FLOOR

FIRST FLOOR



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



THE FLATFORD

With a versatile layout which would suit couples and families alike, the Flatford is a well-proportioned 3 bedroom property. The living/dining room is perfect for entertaining, while the breakfast kitchen has plenty of space for family mealtimes. A storage cupboard and a guest cloakroom are also located off the entrance hallway. Upstairs, is bedroom 1 with en suite, the family bathroom plus a further double bedroom and a third bedroom which could alternatively be used as a study/nursery.

NETT TOTAL 78.9 sq. m. / 849 sq. ft.

GROUND FLOOR

Kitchen 3.44m × 3.08m (max) 11'3" × 10'1" (max) Living/Dining Area 4.72m × 3.71m 15'6" × 12'2"

Bedroom 1	2.96m × 2.83m	9'9" × 9'4"
Bedroom 2	olo IIII / EloIIII	10'10" × 8'9"
Bedroom 3	3.71m × 1.97m	12'2" × 6'6"

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FIRST FLOOR



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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, a further double bedroom, a family bathroom and a bedroom which could alternatively be used as a study or nursery.

NETT TOTAL 85.20 sq. m. / 917 sq. ft.

GROUND FLOOR

FIRST FLOOR



Kitchen/Dining Area	5.10m × 2.95m	16'9" × 9'8"
Living Room	5.10m × 3.02m	16'9" × 9'11"



Bedroom 1	3.76m × 3.08m	
Bedroom 2	2.95m × 2.86m	
Bedroom 3	2.95m × 2.15m	9'8" × 7'1"

Plots: 420, 427, 461, 465, 472, 477 & 481

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Plot: 485

THE CHARLESTON

The Charleston is a 3 bedroom home ideal for families featuring an open-plan kitchen/dining area, a separate living room with double doors leading to the garden, a cloakroom plus a storage cupboard. Upstairs, you will find a bedroom 1 with en suite, two further bedrooms and the family bathroom.

NETT TOTAL 85.9 sq. m. / 925 sq. ft.

FIRST FLOOR



Kitchen/Dining Area	4.74m × 3.28m	15'7" × 10'9"
Living Room	4.74m × 2.88m	15'7" × 9'6"

GROUND FLOOR

Bedroom1	3.43m × 2.94m	11'3" × 9'8"
Bedroom 2	2.55m × 2.53m	8'5" × 8'4"
Bedroom 3	2.57m × 2.09m	8'5" × 6'10"

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THE ASHBURY

The Ashbury is a three storey, 4 bedroom home offering ample space for families. The ground floor features an open-plan living/dining area with doors leading to the garden, a separate kitchen, under stairs cupboard and a guest cloakroom. On the first floor you will find a double bedroom which could be used as a family room, a single bedroom, family bathroom and a spacious landing leading up to the top floor. Bedroom 1 with en suite and a further double bedroom occupies the top floor.

NETT TOTAL 112.4 sq. m. / 1,210 sq. ft.

GROUND FLOOR



Kitchen 3.77m × 2.70m (max) 12'4" × 8'10" (max)

Living/Dining Area 4.23m × 3.87m 13'11" × 12'8"





Bedroom 4/Family Room 4.23m × 3.84m 13'11" × 12'8"

Bedroom 3 2.91m × 2.17m 9'7" × 7'1" SECOND FLOOR



Bedroom 1 4.23m × 3.87m (max) 13'11" × 12'8" (max)

Bedroom 2	
4.23m × 2.68m	13'11" × 9'5"

Plots: 434–445

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes 36442 / December 2020.

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THE WILLINGTON

A three storey, 4 bedroom home with an open-plan kitchen/dining area ideal for entertaining guests, a separate living room with double doors leading to the garden, a guest cloakroom and storage cupboard. The first floor landing leads to the family bathroom and two double bedrooms with Juliet balconies. Bedroom 1 with en suite and a further single bedroom occupies the top floor.

NETT TOTAL 121.3 sq. m. / 1,306 sq. ft.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR







Kitchen/Dining Area 4.15m × 3.80m (max) 13'7" × 12'5" (max)

Living Room 5.02m (max) × 4.15m 16'6" (max) × 13'7"

Bedroom 2	
4.15m × 3.37m <i>(max)</i>	13'7" × 11'1" <i>(max)</i>
Bedroom 3	
4.15m × 3.37m (max)	13'7" × 11'1" <i>(max)</i>

Bedroom 1 4.15m × 3.37m 13'7" × 11'1" Bedroom 4

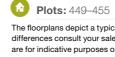
4.15m × 2.64m (max) 13'7" × 8'8" (max)

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THE BELBURY

With its three storey layout the 4 bedroom Belbury has flexible lifestyle options to suit many modern families. The ground floor features an open-plan living/dining area, a separate kitchen, under stairs cupboard and a guest cloakroom. Upstairs is a large bedroom, complete with Juliet balcony, which can alternatively be used as a family room. A well-proportioned bedroom, family bathroom and impressive landing area complete the first floor. Bedroom 1 with en suite shower facilities, a double bedroom and a shower room are located on the top floor.

NETT TOTAL 118.34 sq. m. / 1,274 sq. ft.

GROUND FLOOR



Kitchen 3.44m × 3.08m (max) 11'3" × 10'1" (max)

Living/Dining Area 4.72m × 3.71m (max) 15'6" × 12'2" (max)





Bedroom 4/Family Room 4.72m × 3.38m 15'6" × 11'1"

Bedroom 3 2.89m × 2.56m 9'5" × 8'5"

SECOND FLOOR



Bedroom 1	
3.68m × 3.38m	12'1" × 11'1"
Bedroom 2	
3.65m × 2.79m	12'0" × 9'2"

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FROM LOOKING ROUND TO MOVING IN...





MAKE YOUR RESERVATION /isit your sales executive, discuss the finer details and secure your new home. Keep up to date with progress on Touchpoint.



MEET THE SITE MANAGER Talk to your site manager and find out how your home will be built.

(3)

PERSONALISE YOUR HOME Choose from our fabulous range of kitchen, bathroom and flooring options and make your new home your own.



EXCHANGE CONTRACTS Ne exchange contracts/ missives and your conveyancer transfers your deposit.



QUALITY ASSURANCE

YOUR

How exciting! It's time to see you new home before completion. Your customer relations manage will take you around and show you how everything works.



TIME TO MOVE IN Moving day. All the paperwork has been done, the money transferred and it's all yours. Get the kettle on...





AFTER YOU'RE IN

Our care doesn't end after you move in. Our customer relations managers will ulways be there to help as you settle into your new home, and take care of any outstanding issues.

Taylor Wimpey

SHORNCLIFFE HEIGHTS SALES INFORMATION CENTRE

Off Royal Military Avenue Folkestone Kent CT20 3SH

CONTACT US ON

01303 761 110

satnav CT20 3EF

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- f taylorwimpey

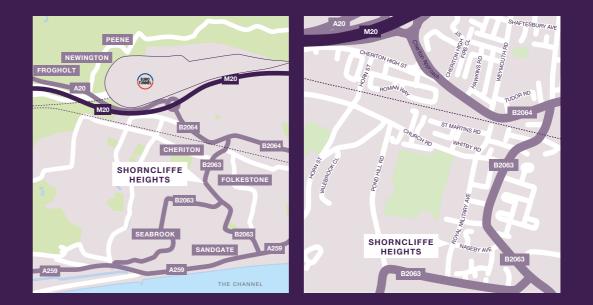
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FROM CANTERBURY:

- Head south out of Canterbury by taking the Old Dover Road
- Follow for 0.8 miles and turn right onto Nackington Road
- $\bullet At \ the \ first \ round about, \ take \ the \ first \ exit$
- At junction 12, take the exit onto A20 toward Cheriton
- At the next roundabout, take the third exit
- Turn right onto the high street
- Follow for 0.2 miles and keep left onto Church Road
- Follow for 0.4 miles and turn right onto Royal Military Avenue
- The development will be on your right

FROM ASHFORD:

- Head onto the M20 towards Folkestone/Dover
- At junction 12, take the exit onto the A20 toward Cheriton
- At the next roundabout, take the third exit
- Turn right onto the high street
- Follow for 0.2 miles and keep left onto Church Road
- Follow for 0.4 miles and turn right onto Royal Military Avenue
- The development will be on your right



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