



WALMER

# SEVEN NEW SPACIOUS HOMES IN WALMER

Apple Tree Gardens is a rare opportunity to buy a 4-bedroom detached house with a double garage on a small private estate in a mature residential area in Walmer, being built by Kent based premium developer Hillstone Homes.





W A L M E R

#### DISCLAIMER

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Walmer lies on the Kent coast, south of Deal and north of the village of Kingsdown. It is a small town and has a population of around 8,000, with a railway station that is on the high-speed line to London, local shops, pubs and restaurants, an unspoiled seaside location and a large shingle beach. Apple Tree Gardens is a rare opportunity to buy a new home on a

small development in an established quiet residential area in Walmer that is being built by Kent based premium developer Hillstone Homes. Apple Tree Gardens is sited on the rising ground above Walmer Castle and comprises seven detached homes, each individually designed, with a garden, double garage and accessed off a private drive that is given personality by the mature

planting to its boundaries and the gentle slope of the site, which falls away from Hawksdown Road. Each home is architecturally designed and constructed in a traditional style using a range of materials that are typically found in Kentish vernacular architecture. These include traditional red brick, tile hanging and stained weather boarded elevations under plain clay tiled roofs.

Internally each home has been designed in a contemporary manner and in a way that creates a light and spacious interior and incorporates sliding doors that enables the inside living space to be opened-up to the rear garden. Each home provides a contemporary

open plan living space with a separate study, family / TV room, kitchen, cloakroom and utility room on the ground floor and four bedrooms, including en-suite shower rooms to the master bedroom and guest bedroom and a family bathroom on the second

floor, except for Homes 3, 4 and 5 which have a the master bedroom suite on the ground floor.

## OUTSIDE

The front gardens are landscaped and the rear gardens have a paved

patio area close to the house and a path providing access as is necessary. Each home will have a double garage and at least two further off-street car parking spaces. On street parking on the access road will be strictly forbidden.



## PAST

Walmer is sited on the Channel coast at one of the closest point between England and France. It does not have a harbour but an area called the "Downs" is protected by the Goodwin Sands and has traditionally afforded shelter to shipping. The beach at Walmer was reputedly the place where Julius Caesar first landed in Britain in 55BC to

beginning his conquest, which heralded the start of more than 400 years of Roman occupation. Walmer later became a limb of the Cinque Port of Sandwich and had an important role in providing ships and men for the navy. The importance of this role declined and by the 18th century the Country needed a professional navy to deal with threats from foreign enemies. Walmer's most important building,

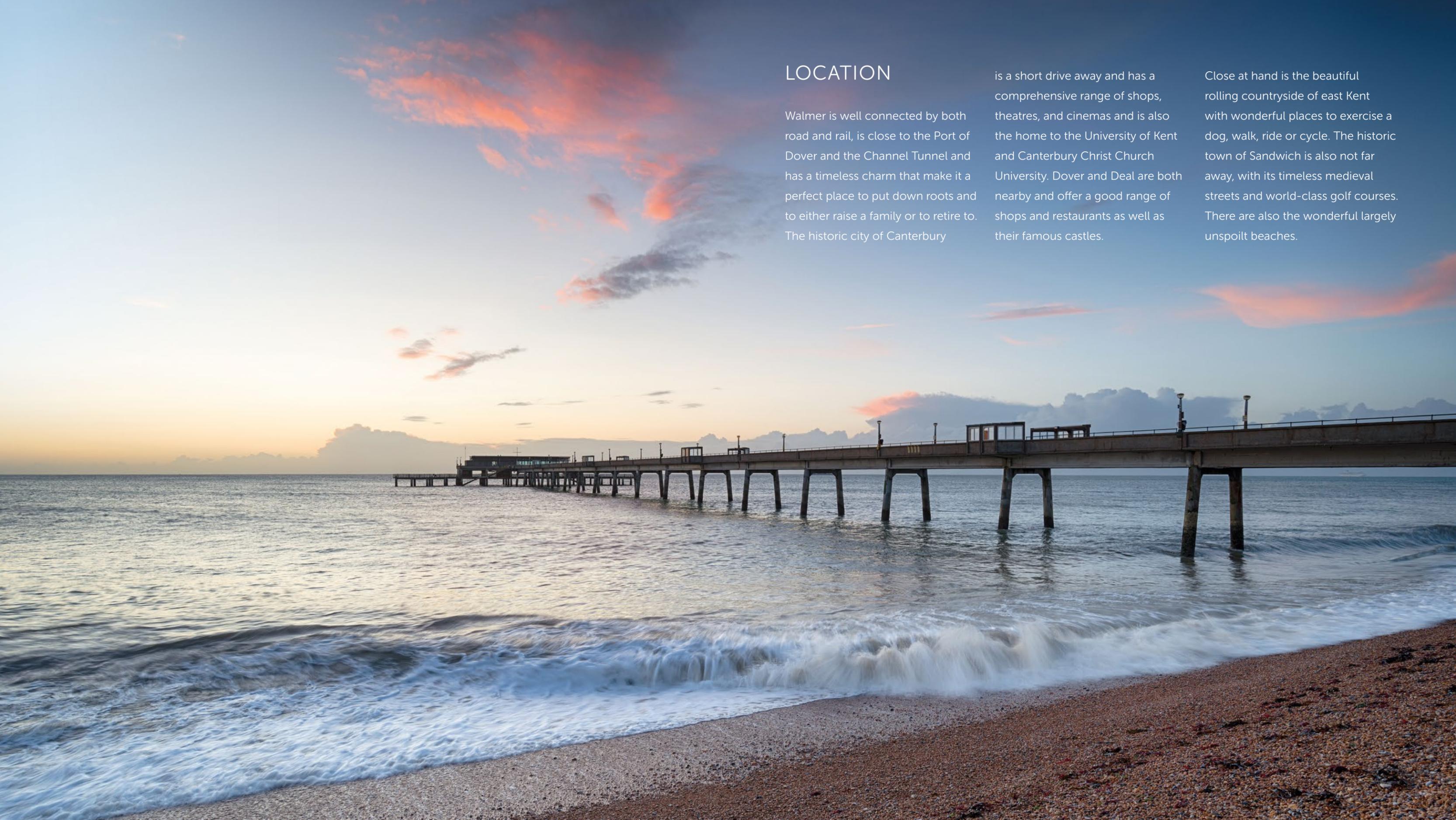
the Castle, was built as one of a series of fortifications by Henry VIII and was positioned to protect the Downs from attacks from European powers. During the French Revolution and the Napoleonic Wars that followed, Walmer found itself on the front line of a potential invasion, with army barracks being built along the Strand between Walmer and Deal to house troops to defend against this threat. After the battle of Waterloo and

the return of peace in Europe, these barracks fell into disuse until in the mid 19th century when the Royal Marines were stationed in the area. This was the start of a long association which subsequently saw the establishment of the Royal Marines School of Music, which was very tragically bombed by the IRA in 1989, causing the tragic deaths of 11 Royal Marines and the injury of a further 21, all of whom are

remembered on the memorial band stand on the Strand. As Walmer Castle became redundant as a fortification it was re-purposed as the official home of the Lord Warden of the Cinque Ports, an honorary position that has been held by some prominent historical figures, most notable of whom are; William Pitt the younger, the Duke of Wellington, Lord Palmerston, Winston Churchill and Queen

Elizabeth the Queen Mother. In the 18th and 19th century the post of Lord Warden often went to the Prime Minister, as it came with a small stipend and served as an official country home long before Chequers had been gifted to the nation. The current Lord Warden is Baron Boyce, former admiral of the fleet.





## LOCATION

Walmer is well connected by both road and rail, is close to the Port of Dover and the Channel Tunnel and has a timeless charm that make it a perfect place to put down roots and to either raise a family or to retire to. The historic city of Canterbury

is a short drive away and has a comprehensive range of shops, theatres, and cinemas and is also the home to the University of Kent and Canterbury Christ Church University. Dover and Deal are both nearby and offer a good range of shops and restaurants as well as their famous castles.

Close at hand is the beautiful rolling countryside of east Kent with wonderful places to exercise a dog, walk, ride or cycle. The historic town of Sandwich is also not far away, with its timeless medieval streets and world-class golf courses. There are also the wonderful largely unspoilt beaches.

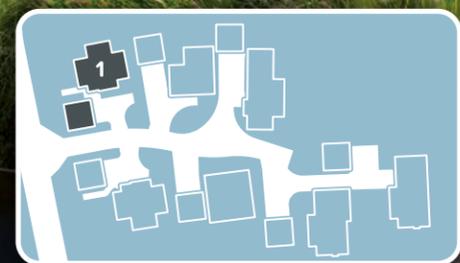
# HOME ONE

A Four Bedroom  
Detached Family Home  
with Two Ensuites

The property enjoys a corner plot with a landscaped front garden and an enclosed rear garden with patios and footpaths and a frontage to Hawkesdown Road. The detached double garage feature's Kentish

Ragstone walling and has a pyramid-tiled roof, surmounted by a cupola. The front elevation faces Apple Tree Gardens and is partly clad in a grey stained timber weatherboarding, with a brick gable that has a feature

projecting oriel window and a lean-to porch over the front door. The remaining elevations are finished in a traditional multi-red brick, all under a traditional plain clay tiled roof.



# HOME ONE



## G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING / KITCHEN	8.3m † x 6.6m †	27'2" † x 21'8" †	Wood Burning Stove
FAMILY ROOM	3.1m x 2.6m	10'2" x 8'6"	
STUDY	2.6m x 1.9m	8'6" x 6'3"	
UTILITY ROOM	2.5m x 1.8m	8'3" x 6'0"	
CLOAK ROOM	1.8m x 1.3m	6' x 4'3"	

† - Maximum Length

## F

	METRIC	IMPERIAL	FEATURES
MASTER BEDROOM	4.9m † x 4.1m †*	16'1" † x 13'6" †*	Ensuite
BEDROOM 2	4m † x 3.8m*	13'2" † x 12'6"*	Ensuite
BEDROOM 3	3.8m x 2.9m	18'8" x 10'5"	
BEDROOM 4	3.8m † x 2.5m	12'8" † x 8'3"	
FAMILY BATHROOM			

† - Maximum Length | \* - Does not include Ensuite

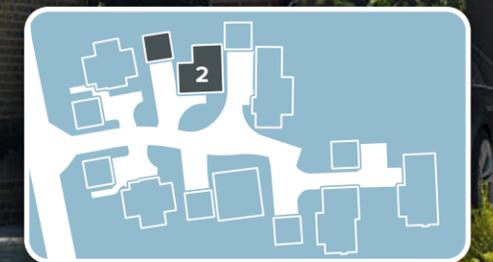
# HOME TWO

A Four Bedroom  
Detached Family Home  
with Two Ensuites

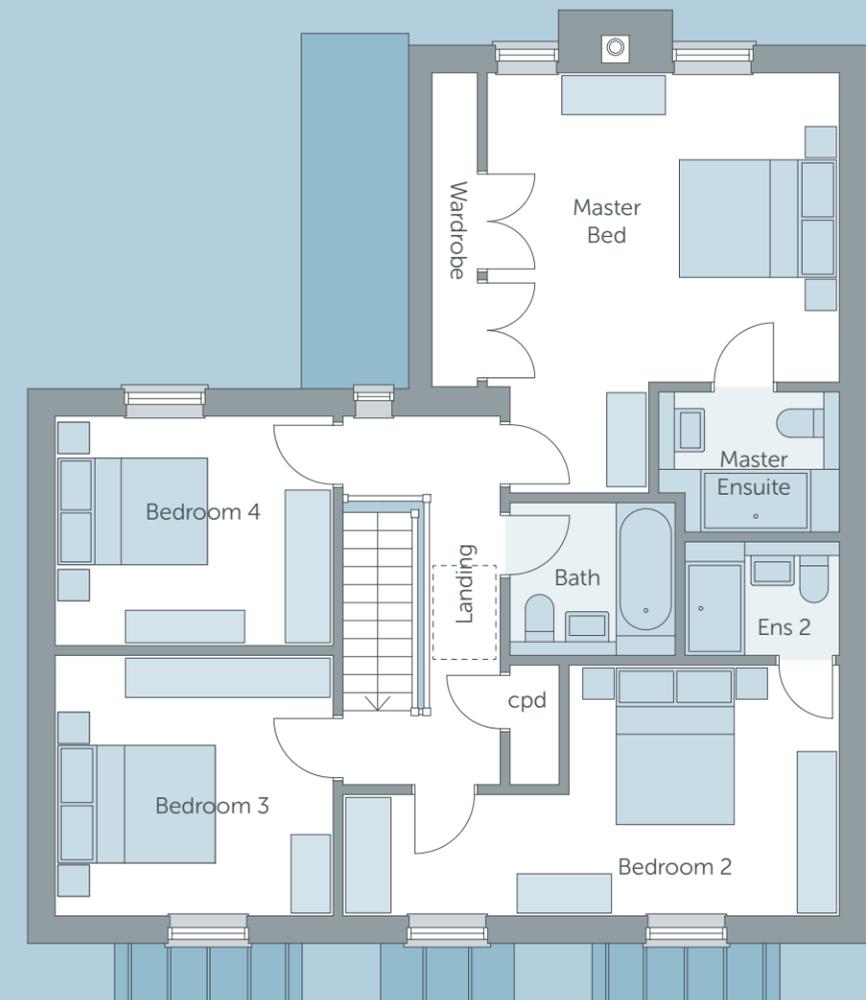
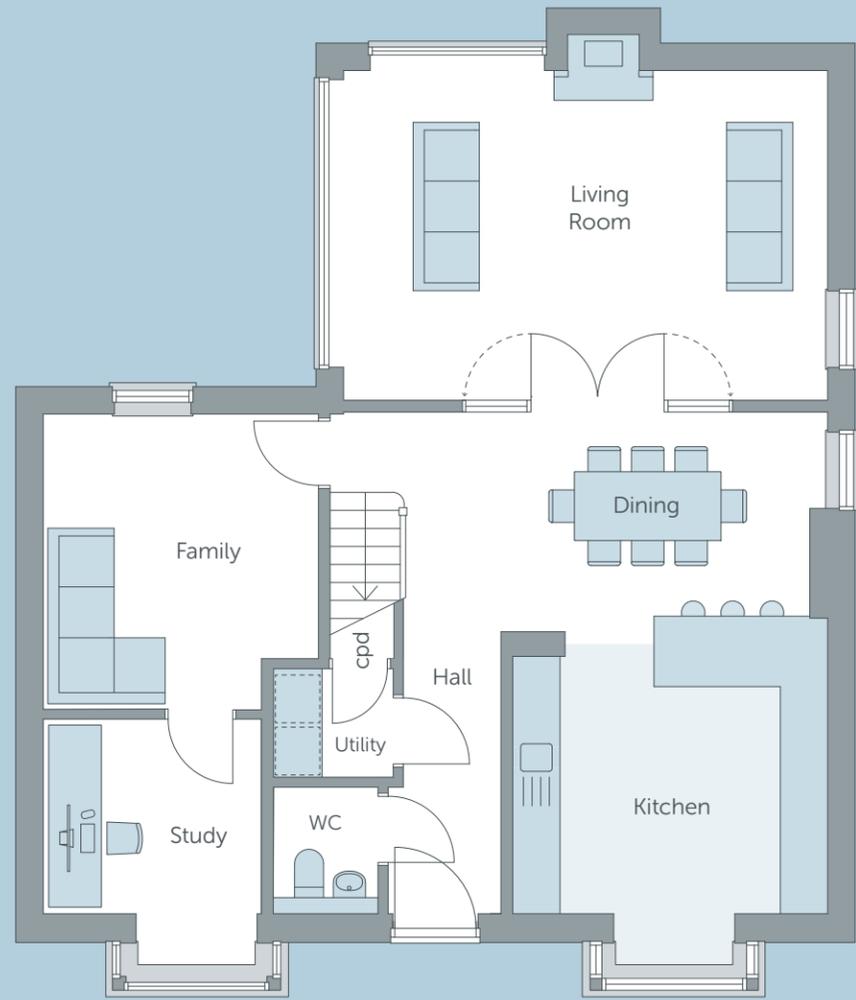
A spacious classically proportioned detached home with a centrally positioned front door with a fanlight over, surmounted by a traditional porch with a lead roof and with

rectangular projecting bay windows on either side with three vertically hung sliding sashes to the first floor. Home 2 is constructed in brick under a traditional plain clay tiled roof.

The property has a landscaped front garden, a double garage and further car parking available on the drive to the front of the house and an enclosed rear garden with patios and footpaths.



# HOME TWO



## G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING	6.75m x 6.1m †	22'2" x 20'†	🔥 Wood Burning Stove
KITCHEN	4.1m † x 3.6m	13'5" † x 11'10"	
FAMILY ROOM	3.6m x 3.4m	11'10" x 11'2"	
STUDY	3.1m † x 2.7m	10'2" † x 8'9"	
UTILITY ROOM	1.7m x 1.5m	5'6" x 5'	
CLOAK ROOM	1.8m x 1.3m	6' x 4'3"	

† - Maximum Length

## F

	METRIC	IMPERIAL	FEATURES
MASTER BEDROOM	5.2m † x 5.1m*	17'† x 16'8"*	🛏️ Ensuite
BEDROOM 2	6.1m † x 3.1m †*	20'† x 10'2" †	🛏️ Ensuite
BEDROOM 3	3.4m x 3.2m	11'2" x 10'6"	
BEDROOM 4	3.4m x 2.9m	11'2" x 9'6"	
FAMILY BATHROOM			

† - Maximum Length | \* - Does not include Ensuite

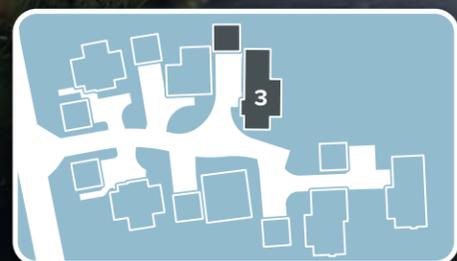
# HOME THREE

A Four Bedroom  
Detached Family Home  
with Two Ensuities

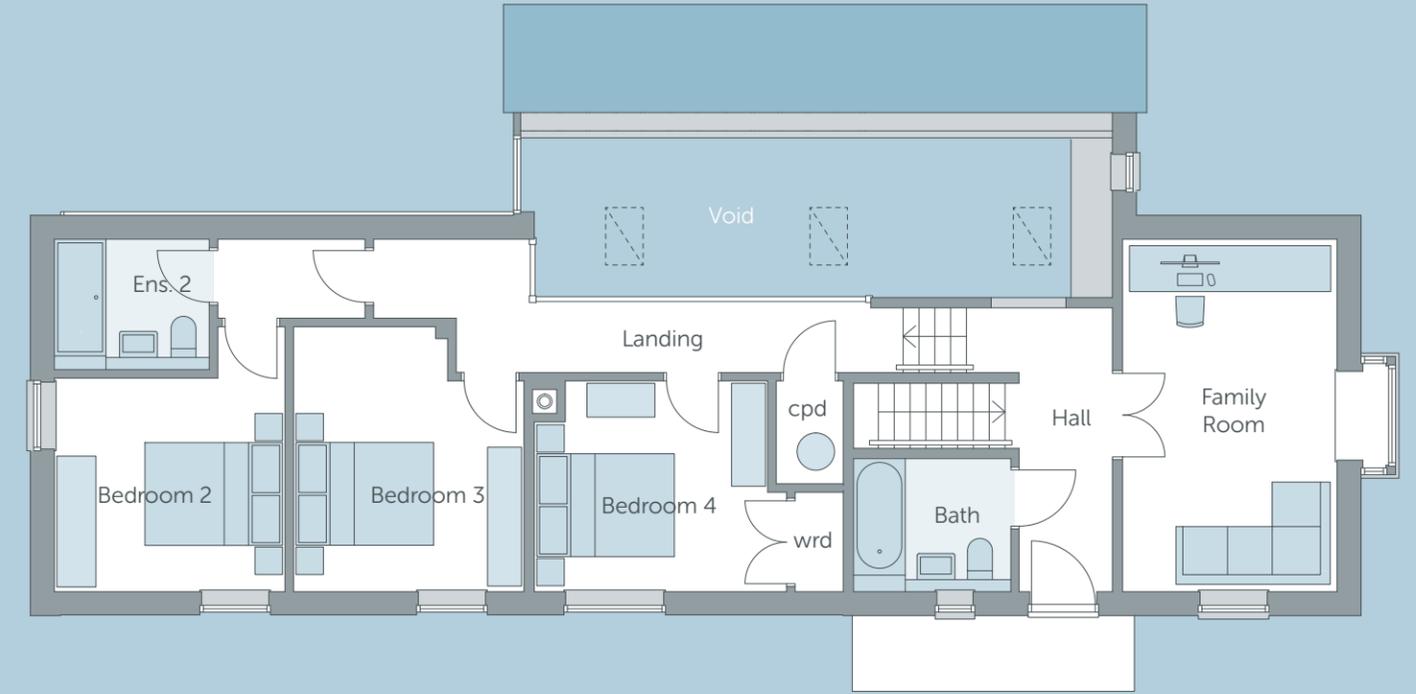
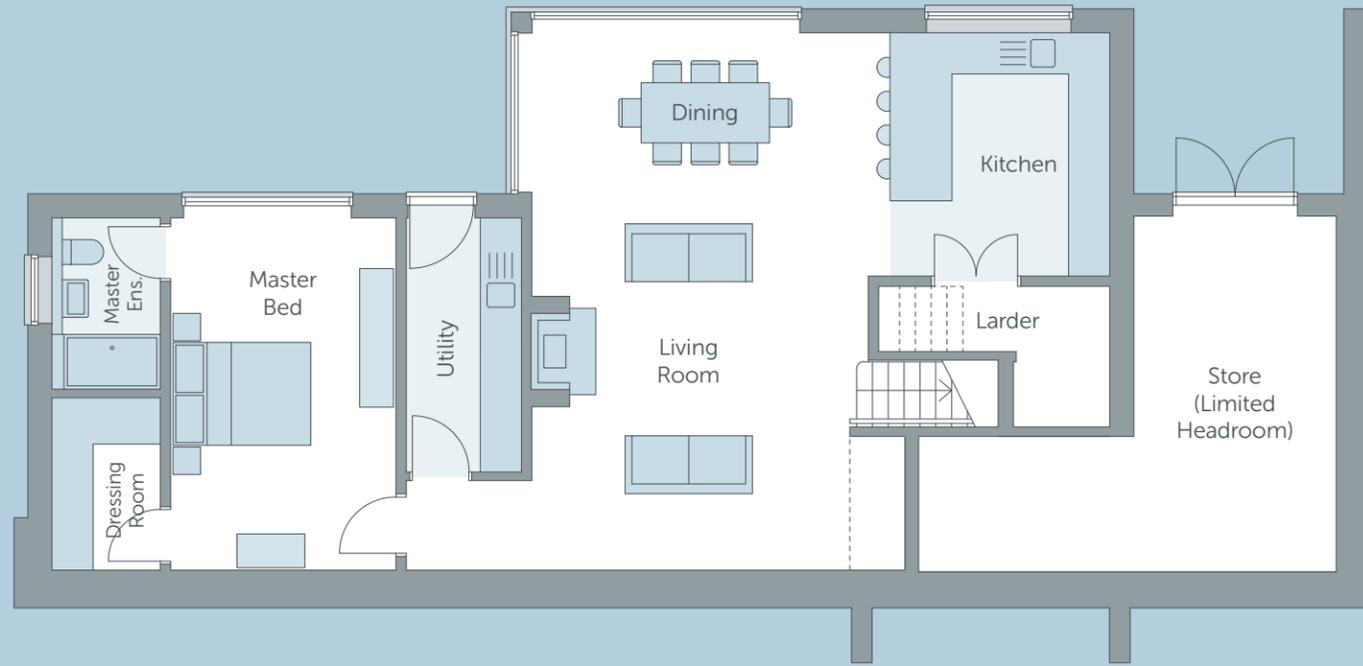
A split-level "upside down" house of a contemporary design with an upper level balcony overlooking the living areas on the lower level. It is constructed mainly in brick with

panels of grey stained horizontal weatherboarding on the front and rear elevations under a traditional plain tiled roof. The property has a landscaped front

garden, a double garage with further car parking available on the drive to the front of the house and an enclosed rear garden with patios and footpaths.



# HOME THREE



## LG

	METRIC	IMPERIAL	FEATURES
LIVING / DINING / KITCHEN	8.3m † x 7.6m †	27'3" † x 24'11" †	🔥 Wood Burning Stove
LARDER	3.3m x 2 m	10'10" x 6'7"	
UTILITY ROOM	3.6m x 1.6m	11'10" x 5'3"	
STORE	5m x 2.8m	16'5" x 9'2"	
MASTER BEDROOM	5.1m x 4.9m †	16'8" x 16'0" †	🛀 Ensuite 🧥 Dressing

† - Maximum Length | † - Dimensions Include Ensuite & Dressing Room

## G

	METRIC	IMPERIAL	FEATURES
FAMILY ROOM	5m x 3m	16'5" x 9'10"	
BEDROOM 2	5m x 4.9m	16'5" x 16'0"	🛀 Ensuite
BEDROOM 3	3.7m † x 3.2m	18' † x 10'3"	
BEDROOM 4	4.8m x 3m †	12'2" x 9'10" †	
FAMILY BATHROOM			

† - Maximum Length

# HOME THREE



# HOME FOUR

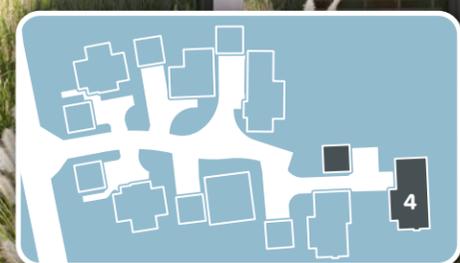
A Four Bedroom  
Detached Family Home  
with Two Ensuites

Constructed mainly in brick with panels of grey stained vertical boarding with a projecting brick gable to the front elevation and an over-sailing roof creating a large open sided

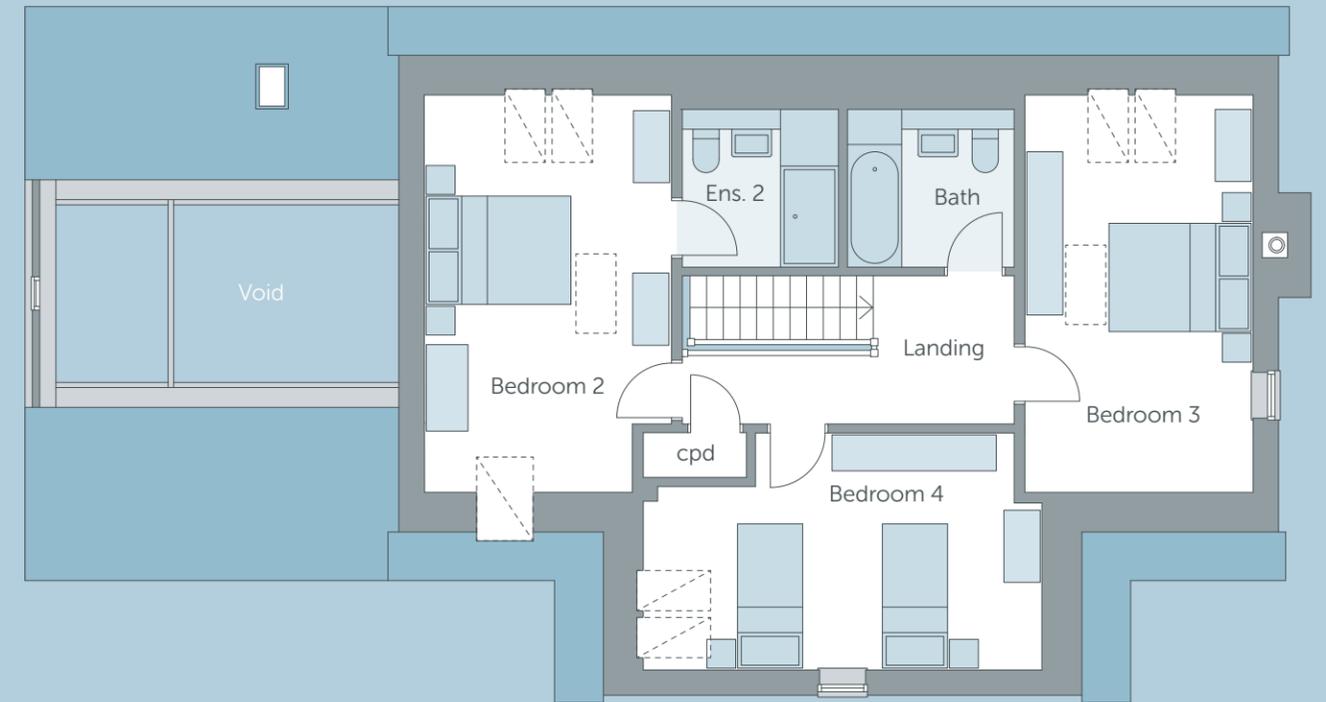
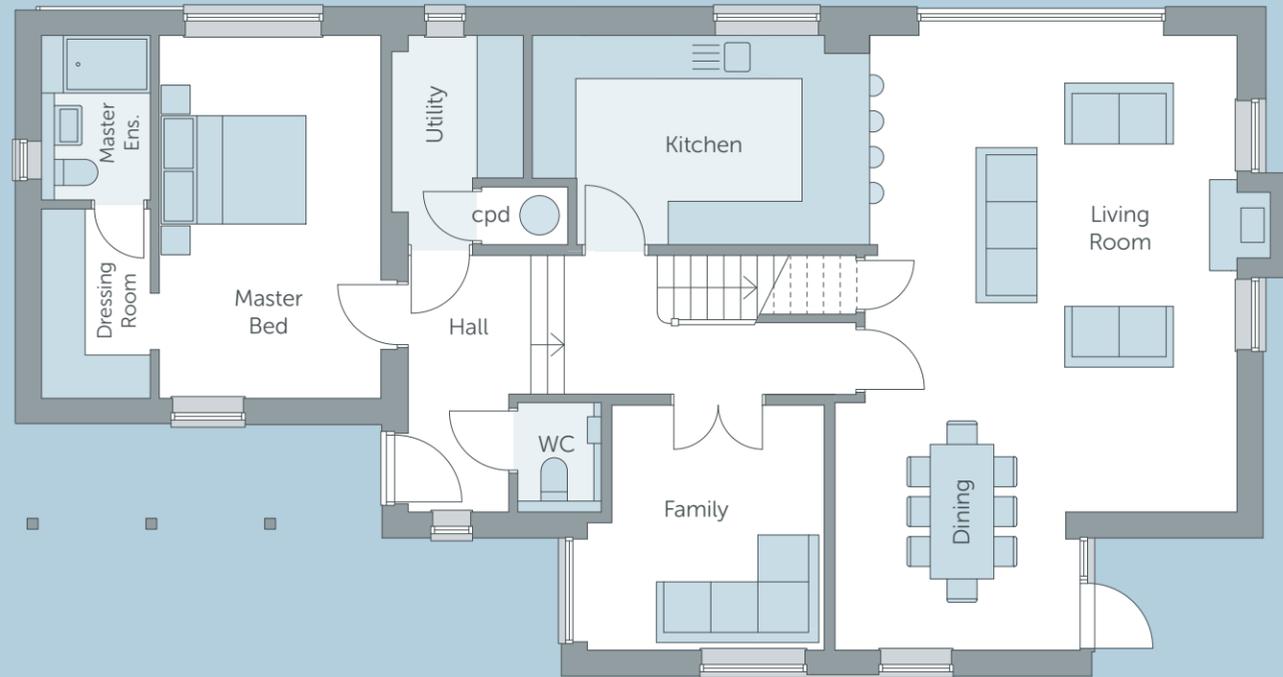
porch above the front door. The rear elevation is predominantly finished in a grey weatherboarding, all under a traditional plain tiled roof.

The property has a landscaped

front garden and an enclosed rear garden with patios and footpaths. The double garage has a pyramid clay tiled roof, surmounted by a cupola and a gated front drive.



# HOME FOUR



## G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING	8.5m † x 7.5m †	27'10" † x 24'7" †	🔥 Wood Burning Stove
FAMILY ROOM	3.4m † x 3.3m	11'2" † x 10'10"	
KITCHEN	4.5m † x 2.8m †	14'9" † x 9'2" †	
UTILITY	2.3m x 1.8m	7'6" x 5'10"	
MASTER BEDROOM	4.8m x 4.6m †	15'9" x 15'1" †	🛀 Ensuite 🧥 Dressing

† - Maximum Length | ‡ - Dimensions Include Ensuite & Dressing Room

## F

	METRIC	IMPERIAL	FEATURES
BEDROOM 2	5.3m † x 3.3m †	17'4" † x 10'3" †	🛀 Ensuite
BEDROOM 3	5.3m † x 3m	17'4" † x 9'10"	
BEDROOM 4	5.4m † x 3.1m †	17'8" x 10'2"	
FAMILY BATHROOM			

† - Maximum Length

HOME  
FOUR



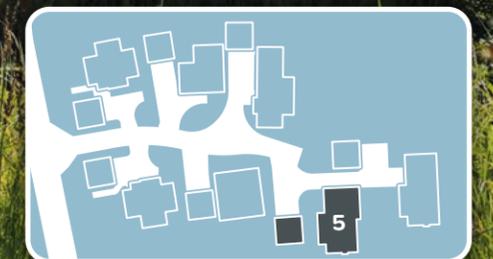
# HOME FIVE

A Four Bedroom  
Detached Family Home  
with Two Ensuites

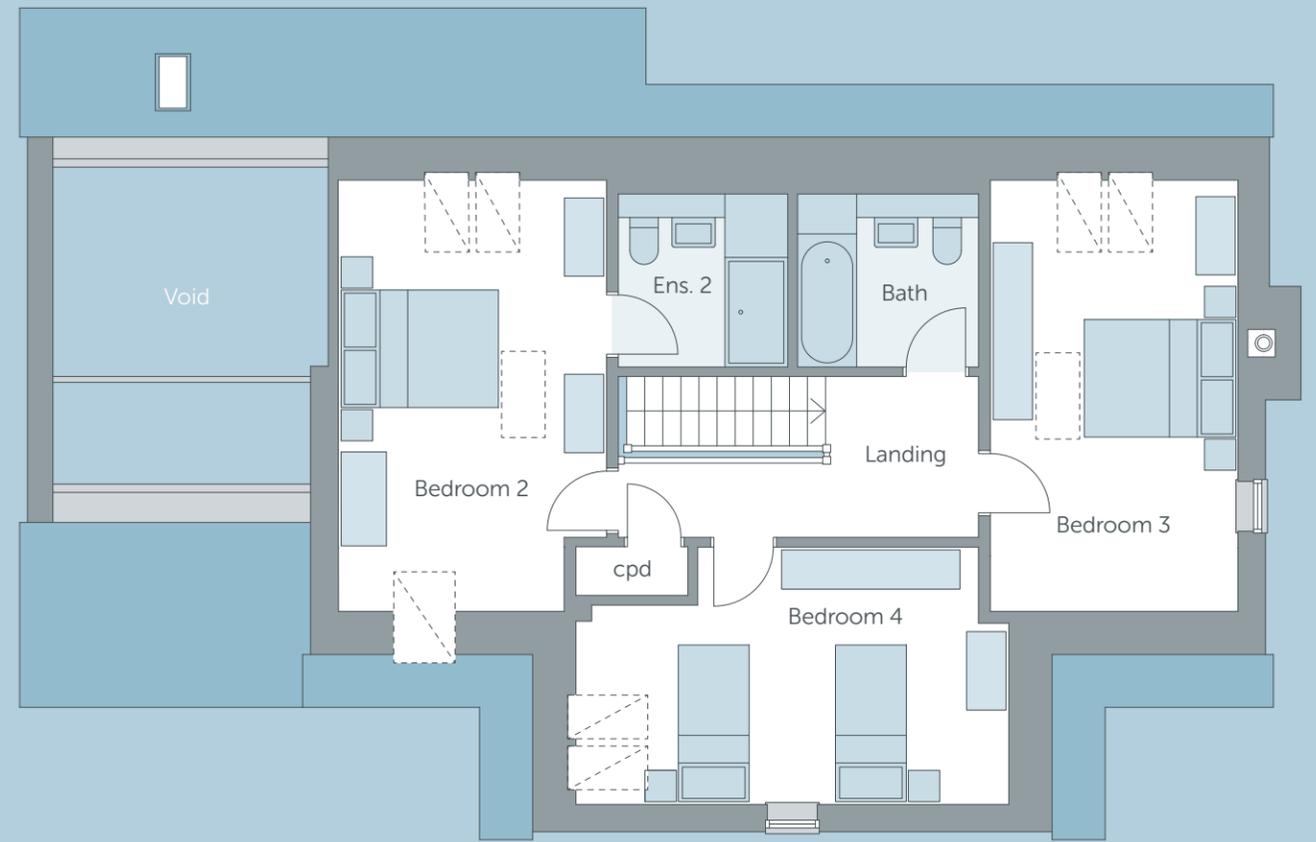
Constructed mainly in brick with a brick gable to the front elevation and an over-sailing roof creating a large open sided porch above the front door. The rear elevation

is predominantly finished in a grey weatherboarding giving it an appearance reminiscent of a barn all under a traditional plain tiled roof. The property has a landscaped

front garden, a double garage and further car parking available on the drive to the front of the house and an enclosed rear garden with patios and footpaths.



# HOME FIVE



## G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING	8.4m † x 7.5m †	27'7" x 24'7" †	🔥 Wood Burning Stove
FAMILY ROOM	3.3m † x 3.3m	10'10" † x 10'10"	
KITCHEN	4.6m † x 3.9m †	15'1" † x 12'9" †	
UTILITY	3.2m x 1.8m	10'6" x 5'10"	
MASTER BEDROOM	5m x 3.9m †	16'5" x 12'9" †	🛀 Ensuite 🧥 Dressing

† - Maximum Length | ‡ - Dimensions Include Ensuite

## F

	METRIC	IMPERIAL	FEATURES
BEDROOM 2	5.3m † x 3.3m †	17'4" † x 10'10" †	🛀 Ensuite
BEDROOM 3	5.3m † x 3.1m †	17'4" † x 10'2" †	
BEDROOM 4	5.3m † x 3.2m †	17'4" † x 10'6" †	
FAMILY BATHROOM			

† - Maximum Length | \* - Does not include Ensuite

HOME  
FIVE

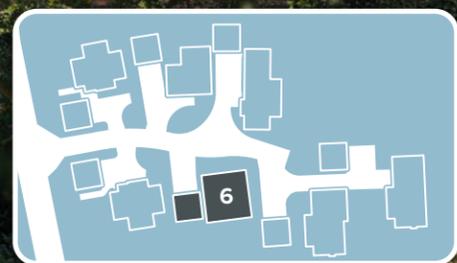


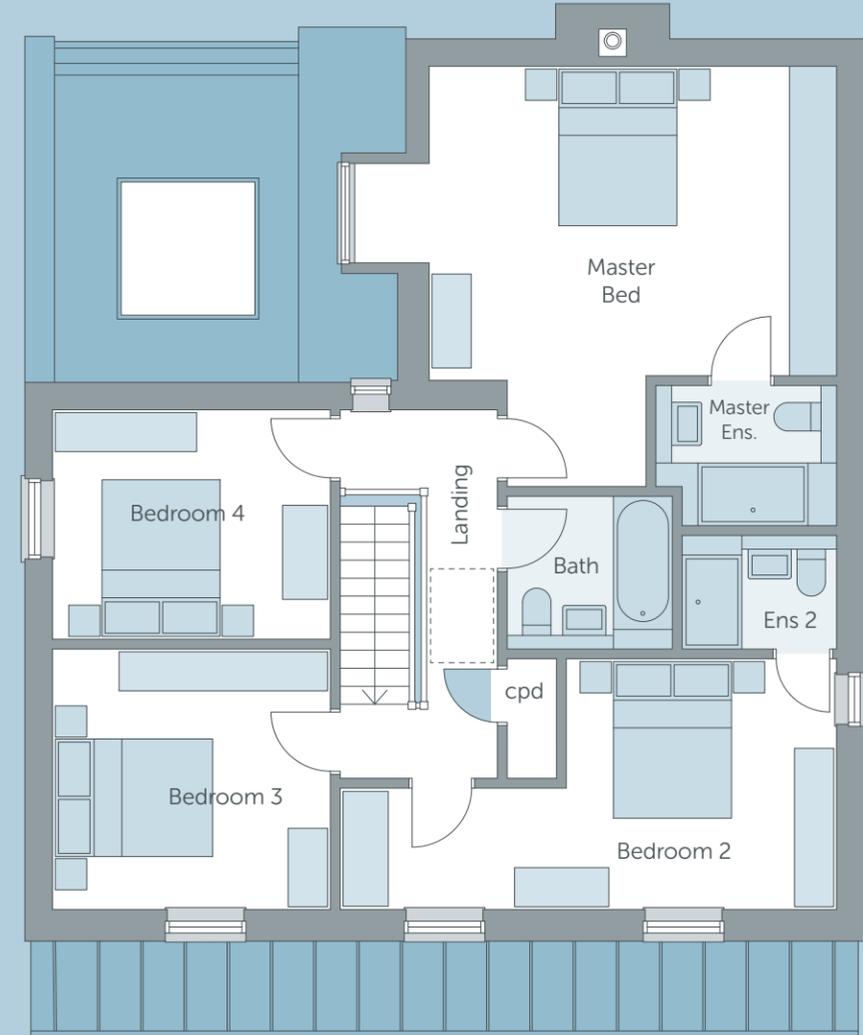
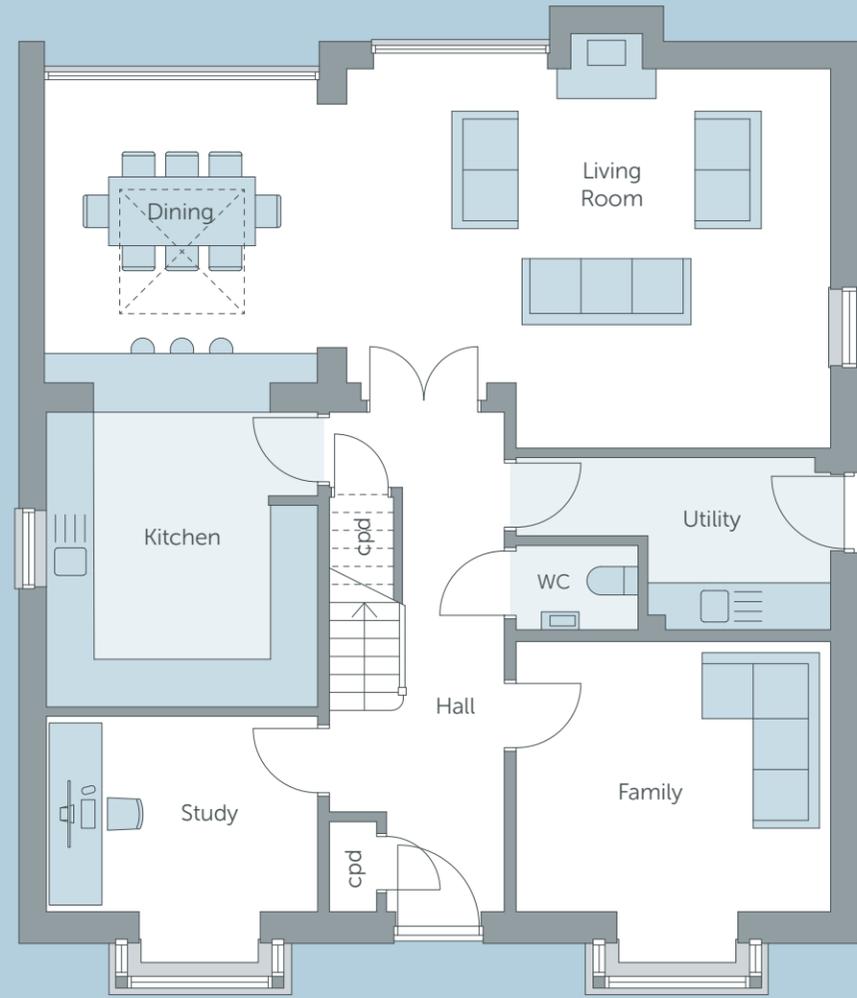
# HOME SIX

A Four Bedroom  
Detached Family Home  
with Two Ensuities

A spacious classically proportioned home, with a colonial style. It has a centrally positioned front door with a fanlight over, with rectangular projecting bay windows on either side, with three vertically hung

sliding sashes to the first floor and is constructed in brick with grey stained timber weatherboarding to the front elevation under a traditional plain clay tiled roof.





G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING	10.0m x 4.8m †	32'9" x 15'9" †	🔥 Wood Burning Stove
KITCHEN	3.8m x 3.5m	12'6" x 11'6"	
FAMILY ROOM	3.6m x 3.4m	11'6" x 13'3"	
STUDY	2.55m † x 3.5m	8'4" † x 11'6"	
UTILITY ROOM	4.05m x 2.25m	13'3" x 7'5"	
CLOAK ROOM	1.12m x 1.6m	3'8" x 5'3"	

† - Maximum Length

F

	METRIC	IMPERIAL	FEATURES
MASTER BEDROOM	5.2m † x 5.1m *	17' † x 16'8" *	🛏️ Ensuite
BEDROOM 2	6.1m † x 3.1m † *	20' † x 10'2" †	🛏️ Ensuite
BEDROOM 3	3.4m x 3.2m	11'2" x 10'6"	
BEDROOM 4	3.4m x 2.9m	11'2" x 9'6"	
FAMILY BATHROOM			

† - Maximum Length | \* - Does not include Ensuite

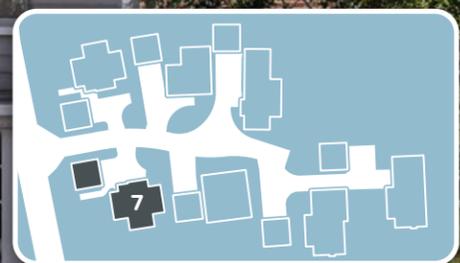
# HOME SEVEN

A Four Bedroom  
Detached Family Home  
with Two Ensuites

The property enjoys a corner plot with a landscaped front garden and an enclosed rear garden with patios and footpaths and a frontage to Hawkesdown Road. The detached double garage feature's Kentish

Ragstone walling and has a pyramid-tiled roof, surmounted by a cupola. The front elevation faces Apple Tree Gardens and is partly tile-hung, with a brick gable that has a feature projecting oriel window

and a lean-to porch over the front door. The remaining elevations are finished in a traditional multi-red brick, all under a traditional plain clay tiled roof.



# HOME SEVEN



## G

	METRIC	IMPERIAL	FEATURES
LIVING / DINING / KITCHEN	8.3m † x 6.6m †	27'2" † x 21'8" †	🔥 Wood Burning Stove
FAMILY ROOM	3.1m x 2.6m	10'2" x 8'6"	
STUDY	2.6m x 1.9m	8'6" x 6'3"	
UTILITY ROOM	2.5m x 1.8m	8'3" x 6'0"	
CLOAK ROOM	1.8m x 1.3m	6' x 4'3"	

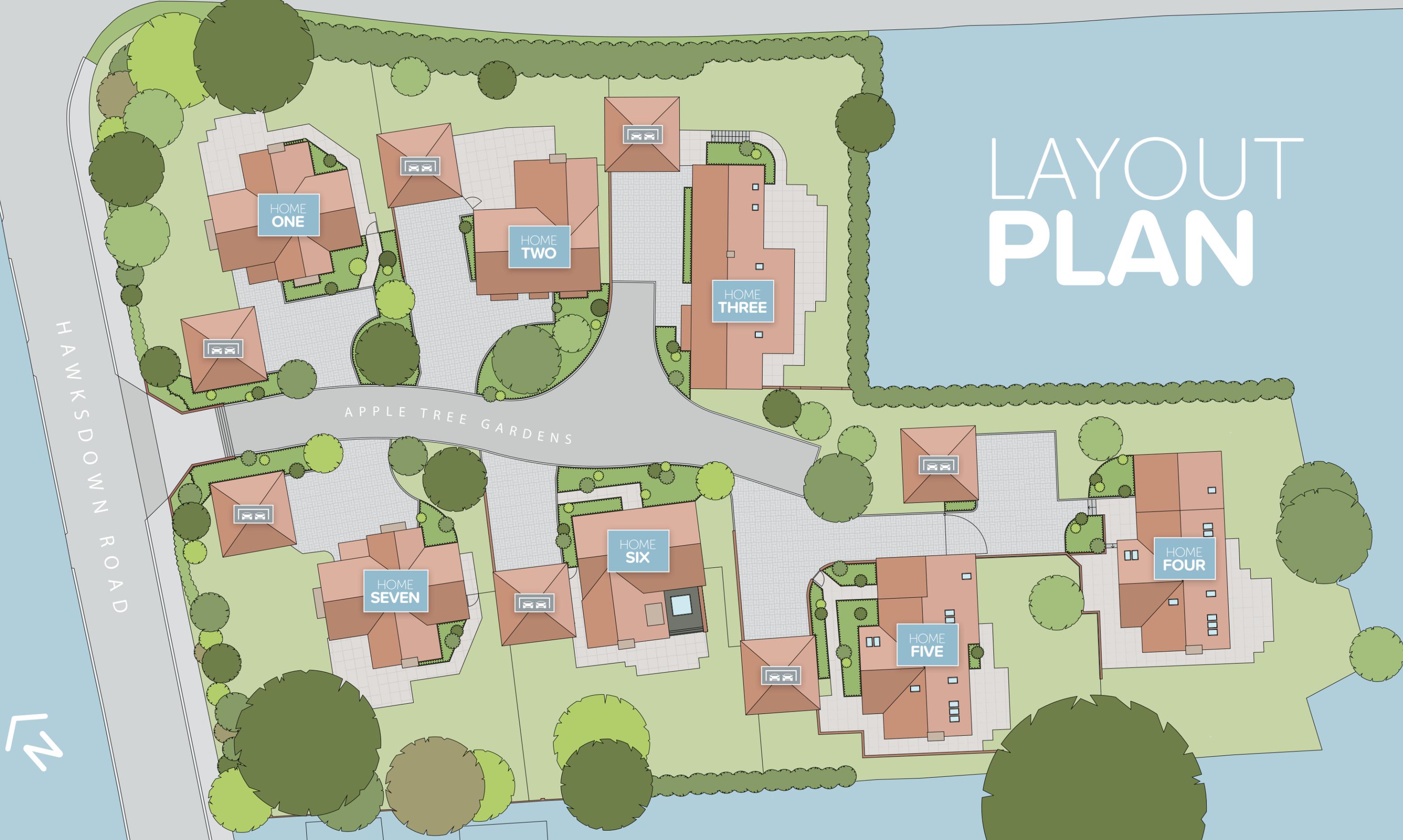
† - Maximum Length

## F

	METRIC	IMPERIAL	FEATURES
MASTER BEDROOM	4.9m † x 4.1m †*	16'1" † x 13'6" †*	🛁 Ensuite
BEDROOM 2	4m † x 3.8m*	13'2" † x 12'6"*	🛁 Ensuite
BEDROOM 3	3.8m x 2.9m	12'8" x 9'5"	
BEDROOM 4	3.8m † x 2.5m	12'8" † x 8'3"	
FAMILY BATHROOM			

† - Maximum Length | \* - Does not include Ensuite

# LAYOUT PLAN



# DETAILED SPEC



→ Each home is traditionally constructed in block and brickwork.

→ Each home has been designed and constructed to meet a high standard of thermal insulation so as to reduce the cost of heating your home

→ Each home will be designed and constructed to meet a high standard of acoustic performance to avoid any noise transference between properties

→ High performance double-glazed uPVC windows with chrome furniture and security locks.

→ Composite front door with security locks and Italian chrome door furniture.

→ uPVC sliding doors giving access to the rear gardens.

→ Central heating is fed by a Vaillant 10kW Air Source Heat Pump

→ Underfloor heating to ground floor and radiators to first floor

→ A contemporary log stove in the living room with carbon dioxide alarm.

→ A contemporary designed staircase with handrail, newel posts, strings, banisters, treads and risers in oak.

→ Oak pattern 10 doors throughout with high quality chrome handles and chrome hinges.

→ Tiling to hallways, W/C, kitchen, utility area, bathroom & shower rooms.

→ Fitted carpet to the lounge dining, study, family room, study and bedrooms.

→ Contemporary style bathrooms with designed sanitary ware, clear glass shower enclosures, glass shower screen to the bath, designer taps, towel rails and large wall mirrors illuminated by down lighters and contemporary ceramic wall tiling.

→ Contemporary Italian kitchens with stone worktops. The kitchen will also include an integrated fridge-freezer, dishwasher, electric oven, induction hob and extractor. The utility room has a fitted stone worktop, comes with plumbed washing machine and tumble drier and in certain units a sink and drainer. A choice of colour of kitchen units is offered if contracts are exchanged early.



→ Low energy LED recessed down-lighters and low energy pendant lights as appropriate.

→ Ample light switches and sockets.

→ Telephone points in appropriate rooms.

→ High-speed fibre broadband.

→ Television points in appropriate rooms and pre-wired for terrestrial / satellite TV (does not include dish, Sky connection or Digital receiver).

→ Walls finished in a contemporary white paint with skirting boards, architraves and window boards finished in toning satin wood paint.

→ Mains-wired smoke & heat detectors.



→ Security locks to doors and windows.

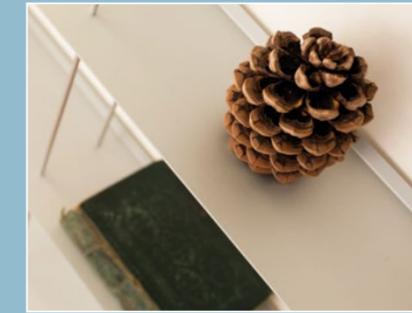
→ Landscaped front garden planted with a native hedge and laid to lawn.

→ Rear gardens to have an Italian porcelain patio immediately adjoining the house, paths with close-boarded fences between gardens.

→ Storage for bins and cycles in garages.

→ Outside tap to garden.

→ Mains power and light to garage.



## CONFIDENCE

The building has been architecturally designed by award winning architects CDP Architecture Ltd.

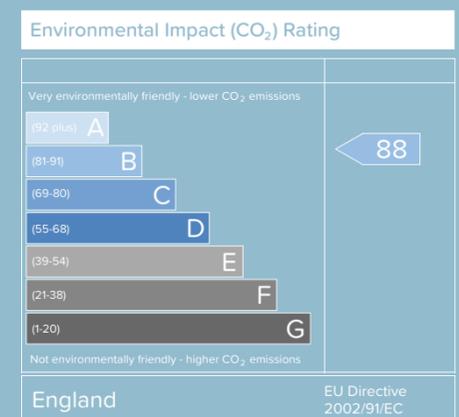
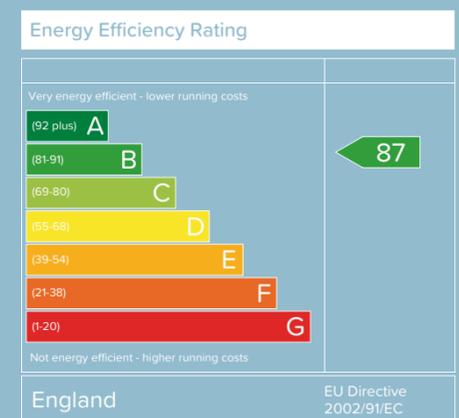
The homes will be sold freehold with full title guarantee with each home having the benefit of a 10-year Home Warranty.

## HILLSTONE HOMES

Hillstone Homes being smaller, more boutique sites generate a more private, cosy feel for our customers.

*"The Aim of our company is to create developments with character that belong to the area using the latest building and energy saving practices"*

Michael Hill | Director





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## SEVEN NEW SPACIOUS HOMES IN WALMER

A rare opportunity to buy a 4-bedroom detached house with a double garage on a small private estate in a mature residential area in Walmer, built by Kent based premium developer Hillstone Homes.

[hillstonehomes.co.uk](http://hillstonehomes.co.uk)



NORTH SEA

↑ Full contact details on inside rear cover ↑