



MEADOW FARM

GREAT CHART



MILE PROPERTY
GROUP

GREAT CHART, TN23 3DH



The Development

**An exclusive development
of six 5 bedroom homes**

Meadow Farm, an exclusive gated development comprising six stunning 5 bedroom executive homes on the outskirts of Ashford. Each home is finished to a superior standard, fully fitted with high specification with premium range appliances, underfloor heating throughout the ground floor, private parking, landscaped gardens, and boasts from wonderful countryside views.

Each stylish home has been designed to bring you the best of modern living, whether it be working from home or hosting family and friends.





Location

Located only minutes away from Ashford, Meadow Farm offers the perfect location, enjoying the peace and quiet of the countryside whilst making the most of the vibrant town centre and quick links to London, Europe and the Seaside.

Ashford offers a wide range of shops within the town centre and Ashford Designer Outlet, from boutique shops to high end designers, along with cafés, restaurants and play areas for the children.

Right in the heart of Ashford, opposite the train station, you will find the Curious Brewery offering the freshest of award-winning beers and delicious food overlooking the brewery production. If you want to get away from the busy town centre you can book a relaxing spa day at the Champneys Spa at Eastwell Manor which offers both an indoor and outdoor pool, a wide range of treatments and a delicious afternoon tea in the idyllic countryside setting.

Children will certainly enjoy a visit to Flip Out Ashford, Imagine Play Centre, recently opened Picture House or the Cineworld which offers a 4DX experience. A visit to the newly renovated Stour Centre, which includes indoor swimming pools, slides, a lazy river, gym and soft play, would ensure a fun day out for whole of the family.

Exciting new Film Studios at the former Newtown Railway Works are approved, which will be home to Amazon, Netflix and HBO is set to open in 2025.



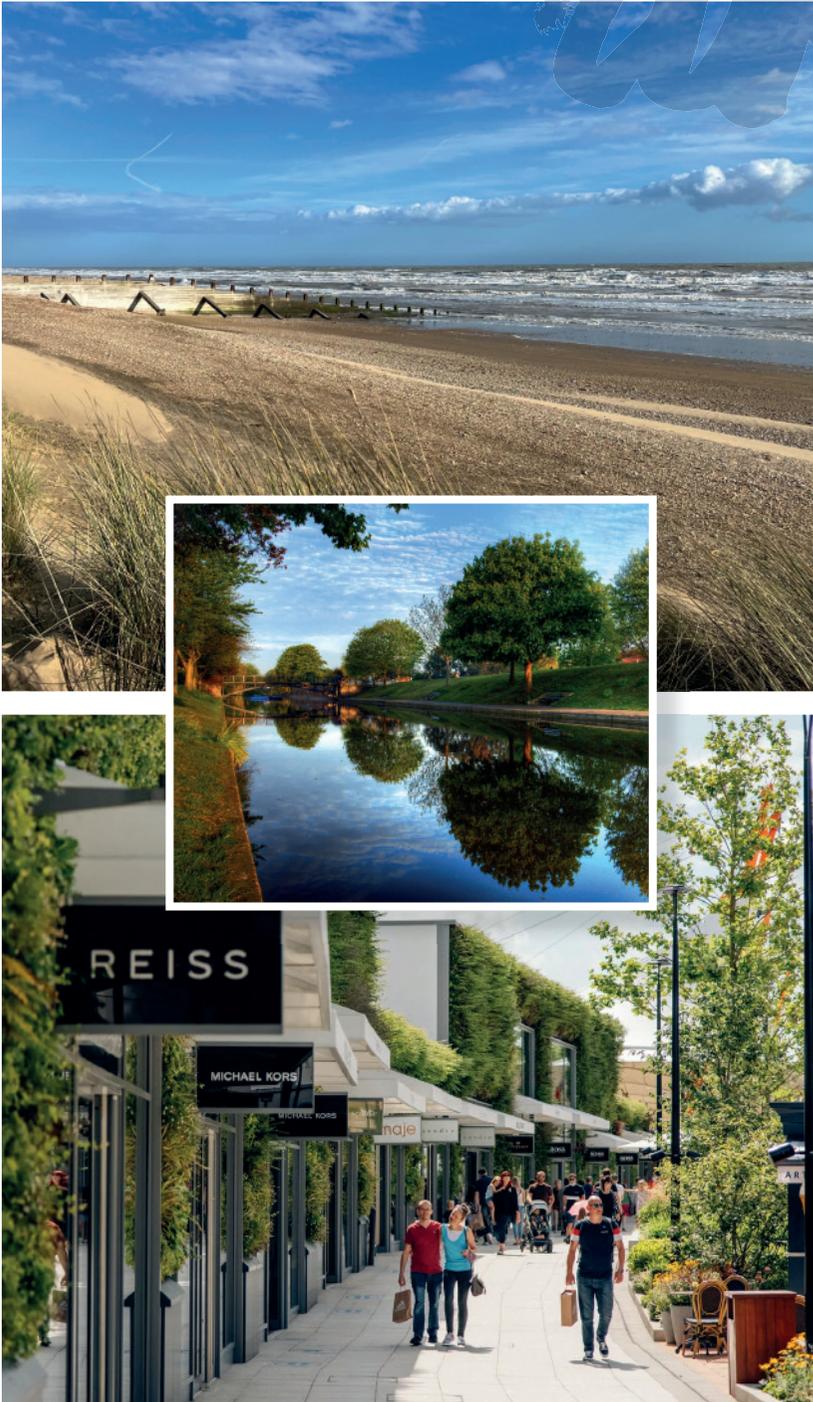
Commuting & Beyond Ashford

Commuting to London is made easy

With the regular high-speed service to London St Pancras in just 38 minutes from Ashford International Train Station. If you are seeking a family trip to Europe you can reach Paris and Brussels in 2 hours via Eurostar or Dunkirk and Calais in under 2 hours by Ferry from Dover which is just a 35 minute drive away.

Kent's beautiful coastline can be reached within half an hour, where as well as swimming you can enjoy splendid views, historical landmarks and vibrant culture. Visit the Old Lighthouse at Dungeness or take a row down the Royal Military Canal with the popular boat hire from Hythe. The bustling Folkestone Harbour Arm always has something on, with seasonal events from the World Cup to Christmas markets, with several street food outlets, bars, restaurants and live music, it is a great place for a day out with family and friends.

Several exceptional Kentish vineyards can be found nearby. Chapel Down, England's leading wine producer with an award-winning range of still and sparkling wines offers guided tours, tastings and dining at the Swan restaurant, which has been awarded a 2AA rosette and a Bib Gourmand.



Chilmington Garden City

Meadow Farm is located a short walk away from the new garden city of Chilmington, via a footpath directly from the development. Chilmington will have its own high street with a range of shops, restaurants and a supermarket. There will be a community hub, healthcare and leisure facilities, with business and commercial spaces available. Four primary schools and a secondary school will ensure more choices for each family. Chilmington Green Primary School is now open, whilst the sustainable, inclusive secondary school has received planning approval.

Chilmington boasts a 300 acre country park, with sports pitches, pavilions and event facilities. There are many of activities to spend your days, including a bike ride on the dedicated cycle paths, play spaces for the children, a game on the cricket pitch or multi-use sports pitches, a walk through the new country park taking in a host of wildlife, to making use of the 5k and 10k trails for joggers and runners. Chilmington high street will also offer a vibrant market square alongside elegant restaurants and cafes. Residents of Meadow Farm will be able to take advantage of all that Chilmington has to offer whilst benefiting from living in a secluded luxury gated development.

This is the proposal for Chilmington as a whole and is not the responsibility of Mile Property Group.

Education:

There are a wide range of schools within close proximity to Meadow Farm, from Nursery, Grammar to College. Please see a list of just some of the choices below.

- Great Chart Primary School
- Chilmington Green Primary School
- Victoria Road Primary School
- The John Wallis Church of England Academy
- Towers School and Sixth Form Centre
- Highworth Grammar School for Girls
- The Norton Natchball School (Grammar School for Boys)
- Ashford College
- Canterbury Christ Church University
- University of Kent



Rail Links



Sustainability

Meadow Farm was built on a wild meadow land, and when the development is completed, similar surroundings will be recreated, and biodiversity enhanced even further. Fully landscaped gardens, installation of bat boxes, sparrow terrace, dormer mouse boxes, bee bricks, log piles and a newly created swale will help attract and promote natural habitat of various animal species.



The new properties themselves will help the new owners to live a more environmentally friendly lifestyle by saving energy and water. Each home will be well insulated, heated with energy efficient air source heat pumps, enjoy water efficient appliances and have energy efficient lighting installed throughout. Outside you will find electric car charging points and PIR sensor external lighting to reduce the light pollution and keep the wildlife disruption to minimum. The use of plastic has been substantially reduced by upgrading all the windows and doors to aluminium frames, the cladding to timber and the front doors to solid oak.



Plot 4



Plot 5





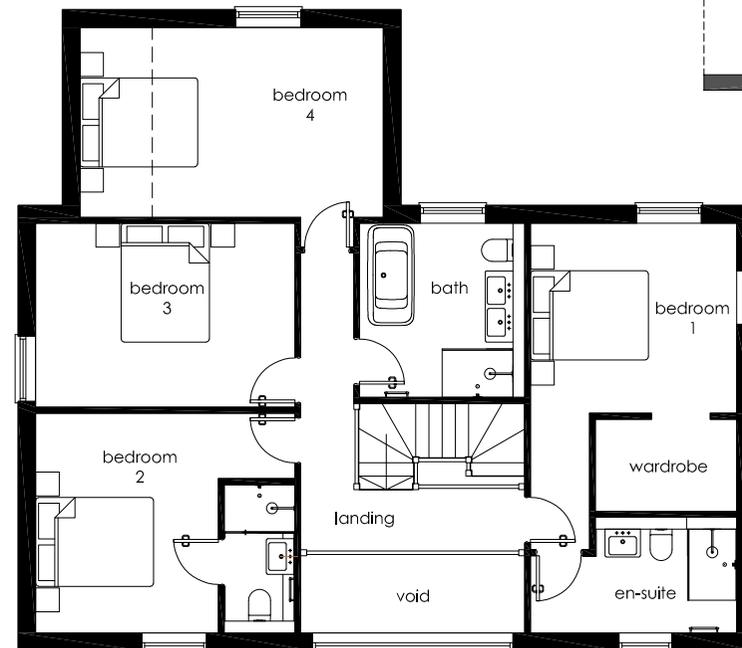
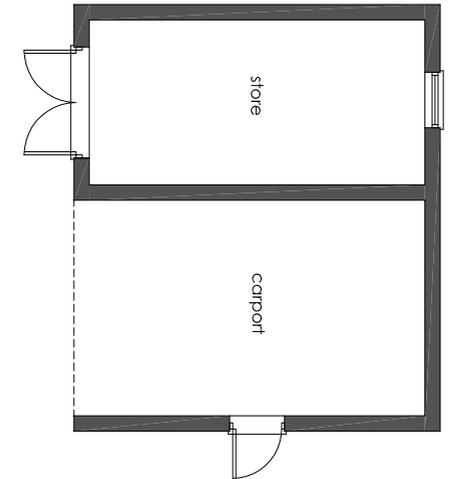
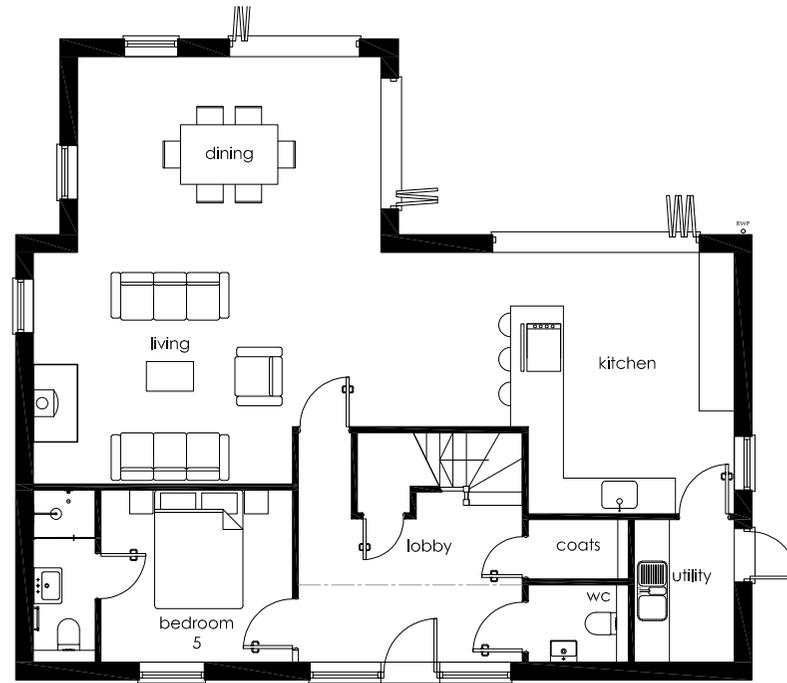
MEADOW FARM GREAT CHART

PLOT 1

5 BEDROOMS | SINGLE CAR BARN
1 PARKING SPACE | OUTSIDE STUDIO

2,100 SQ FT + 161 SQ FT (STUDIO)

Living	3.90m x 4.40m
Kitchen	6.00m x 4.40m
Dining	5.15m x 3.30m
Bedroom 1	3.50m x 3.20m
Bedroom 2	3.10m x 3.70m
Bedroom 3	4.40m x 3.10m
Bedroom 4	5.15m x 3.20m
Bedroom 5	2.90m x 3.25m





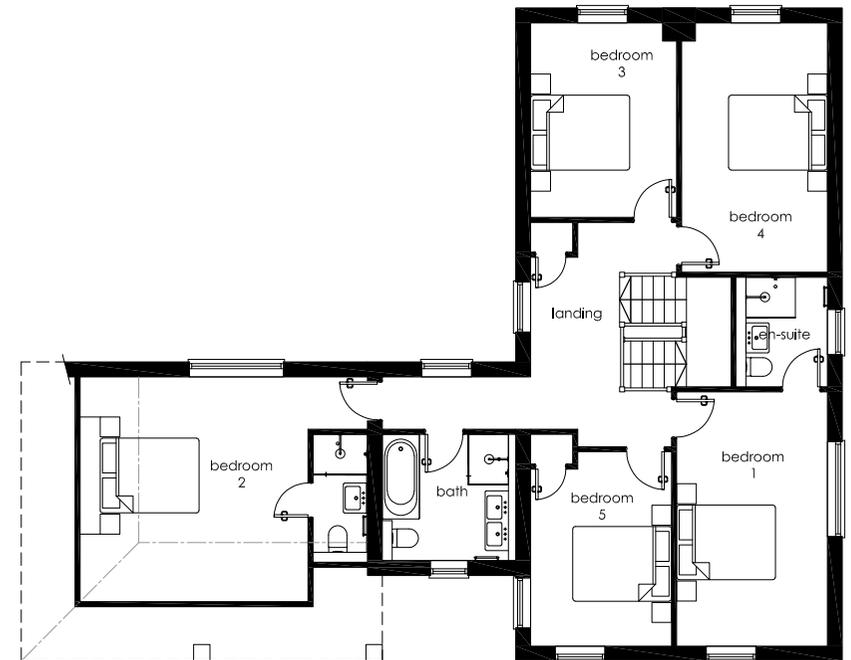
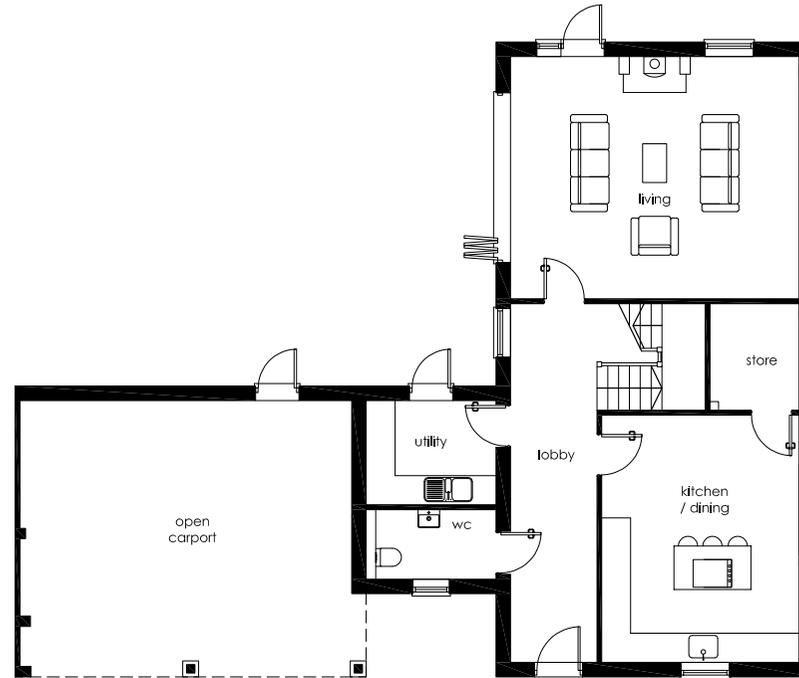
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PLOT 2

5 BEDROOMS | DOUBLE CAR BARN

2,131 SQ FT

Living	6.00m x 5.00m
Kitchen/Dining	4.10m x 5.10m
Bedroom 1	3.05m x 5.10m
Bedroom 2	4.60m x 4.50m
Bedroom 3	3.90m x 2.95m
Bedroom 4	2.95m x 5.00m
Bedroom 5	3.90m x 2.85m





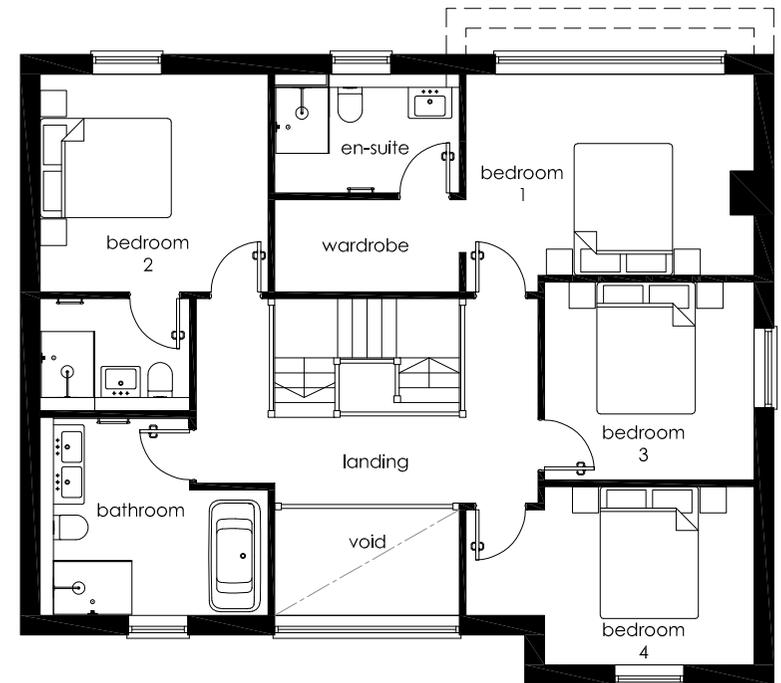
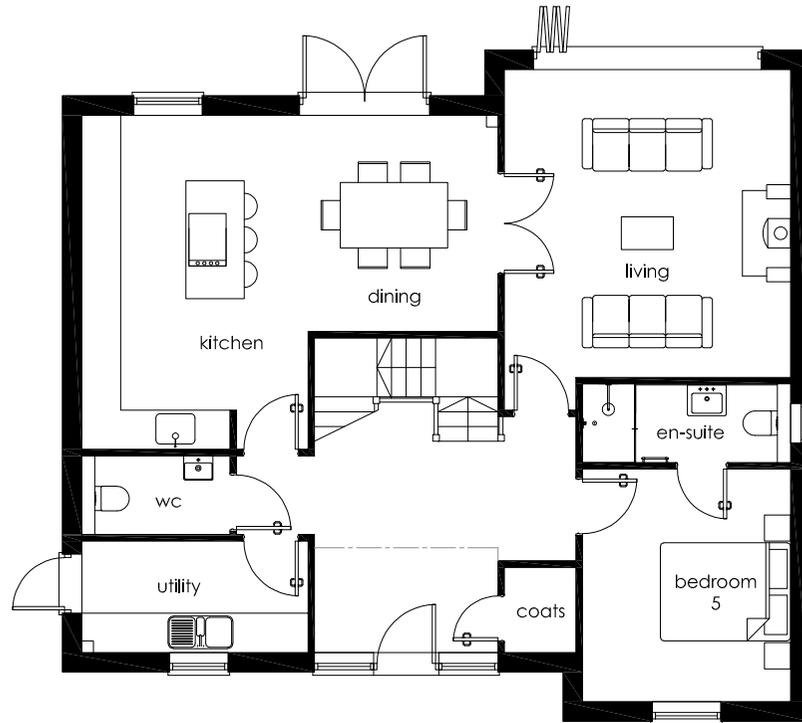
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PLOT 3

5 BEDROOMS | 2 PARKING SPACES

2,002 SQ FT

Living	4.40m x 4.70m
Kitchen	3.48m x 5.10m
Dining	3.30m x 2.92m
Bedroom 1	3.05m x 4.40m
Bedroom 2	3.48m x 3.30m
Bedroom 3	3.00m x 3.20m
Bedroom 4	4.40m x 2.70m
Bedroom 5	3.20m x 3.55m





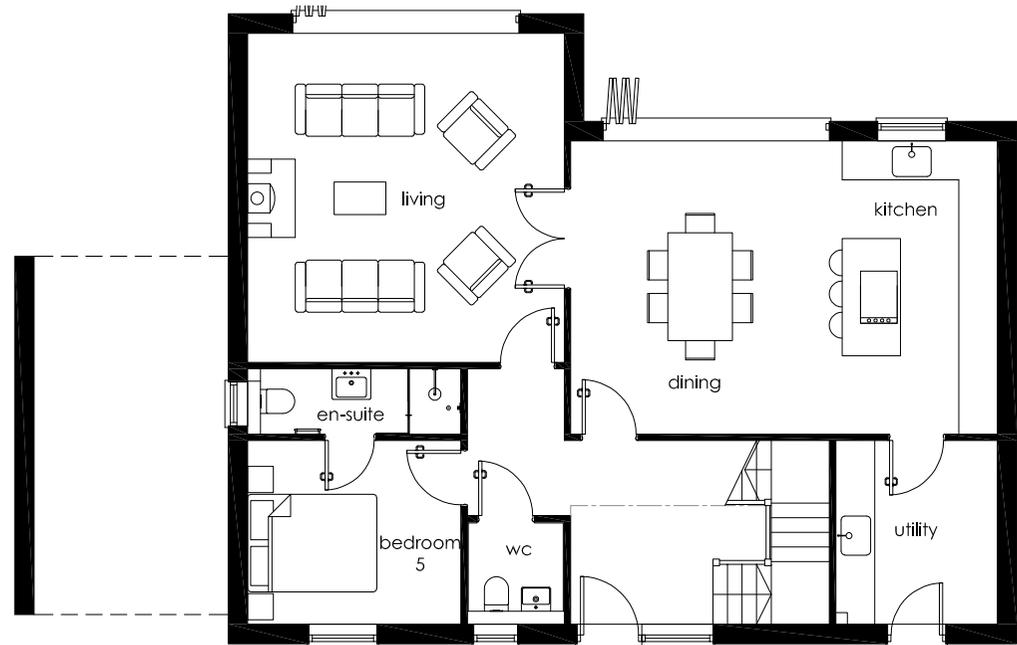
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PLOT 4

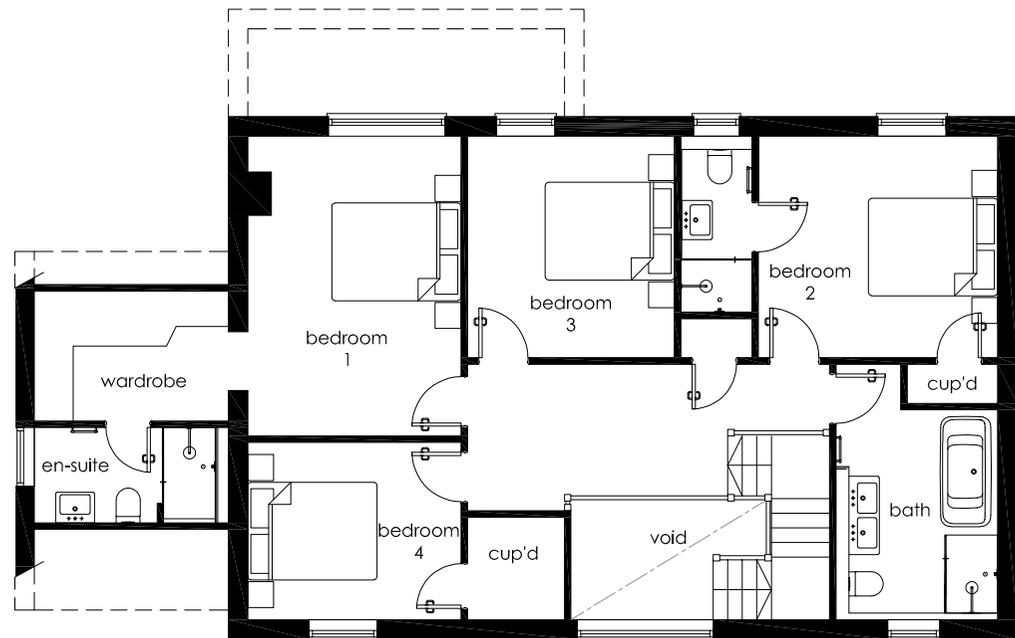
5 BEDROOMS | SINGLE CAR BARN
1 PARKING SPACE

2,077 SQ FT

Living	4.90m x 5.50m
Kitchen/Dining	4.50m x 6.60m
Bedroom 1	3.30m x 4.60m
Bedroom 2	3.70m x 3.40m
Bedroom 3	3.20m x 3.40m
Bedroom 4	3.30m x 2.70m
Bedroom 5	3.30m x 2.82m



OPEN CAR PORT





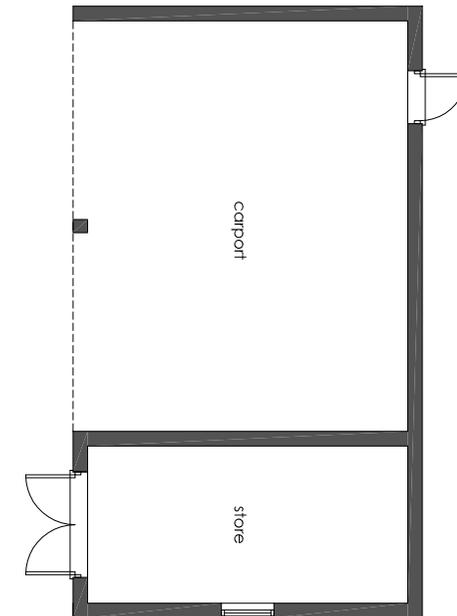
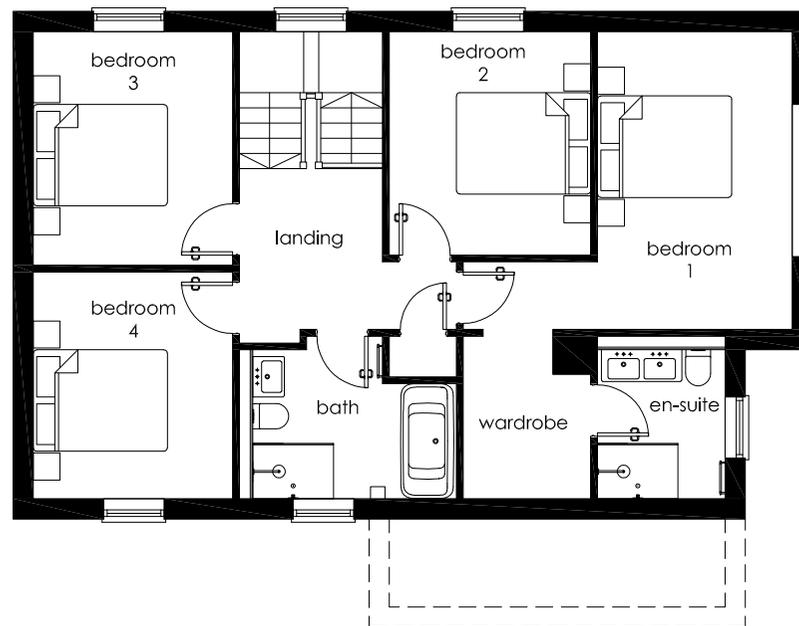
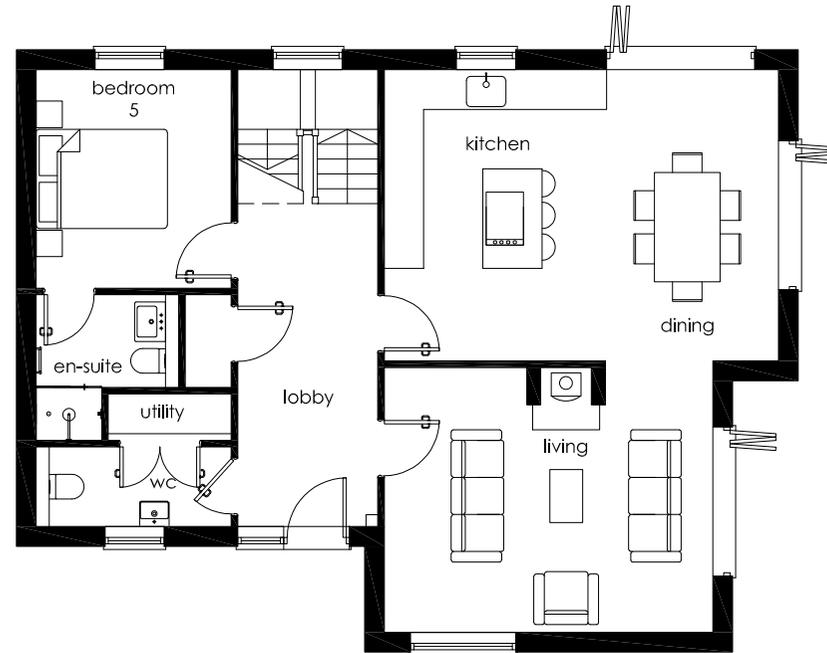
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PLOT 5

5 BEDROOMS | OUTSIDE STUDIO
DETACHED DOUBLE CAR BARN

1701 SQ FT + 161 SQ FT (STUDIO)

Living	5.00m x 4.00m
Kitchen/Dining	6.00m x 4.40m
Bedroom 1	2.90m x 4.40m
Bedroom 2	3.00m x 3.30m
Bedroom 3	2.97m x 3.45m
Bedroom 4	2.97m x 3.35m
Bedroom 5	2.97m x 3.30m





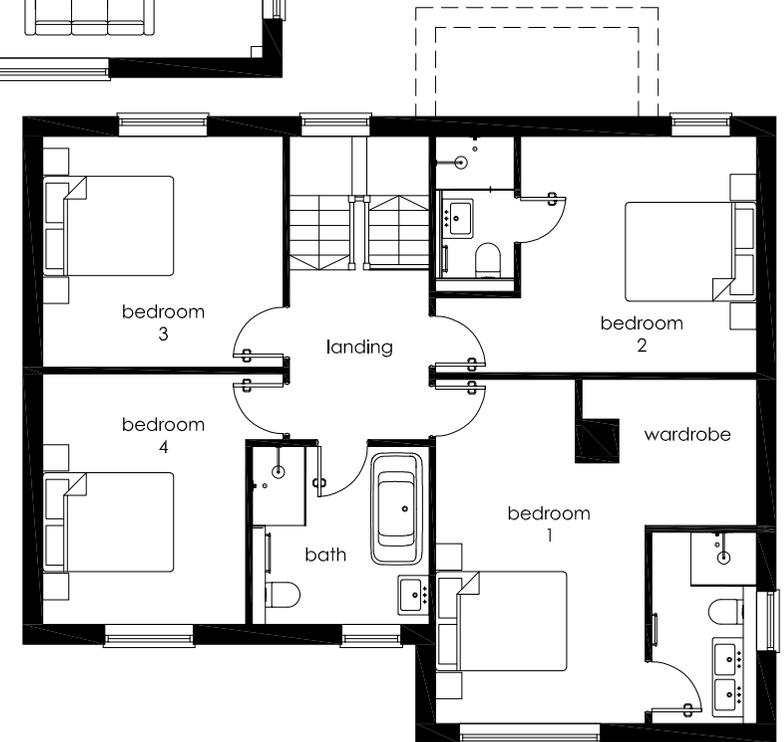
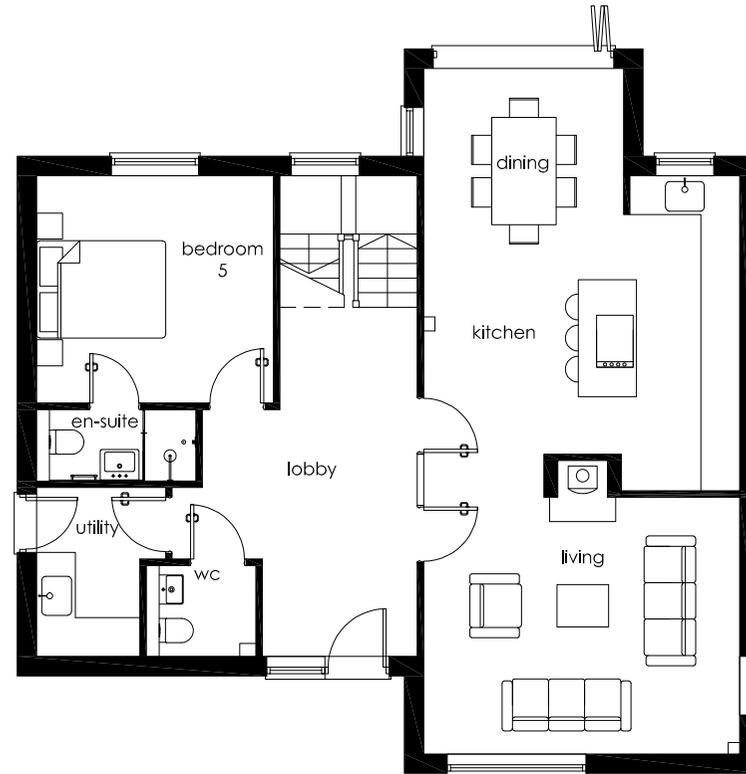
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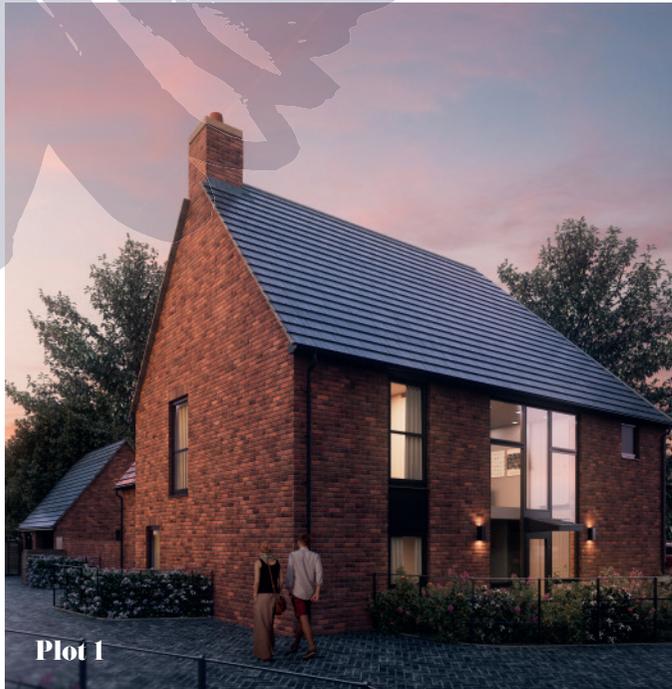
PLOT 6

5 BEDROOMS | 2 PARKING SPACES

1,948 SQ FT

Living	4.90m x 3.95m
Kitchen	4.90m x 4.85m
Dining	3.10m x 2.25m
Bedroom 1	3.20m x 5.20m
Bedroom 2	3.70m x 3.40m
Bedroom 3	3.67m x 3.50m
Bedroom 4	3.10m x 3.80m
Bedroom 5	3.67m x 3.50m





Specification

Kitchen & Utility

Bespoke kitchen with hardwood doors locally designed and made by Hogwood House

True handleless design, soft close doors and drawers

Island or bar with seating and feature pendant lighting

Solid stone quartz upstand and worktop with drainage grooves; undermount sink

Boiling and filtered water tap by Lusso

Large induction hob, downdraft extractor and wine cooler located on the island

Integrated appliances by Bosch include fridge freezer, dishwasher, induction hob, oven, microwave oven with hot air and a warming drawer (selected plots)

Utility fitted with a range of units, laminate worktop, sink and pull out mixer tap by Lusso (excluding Plot 5)

Hide away units ready for installation of freestanding washing machine and tumble dryer in the utility area

Tiled floor to utility area

Bathrooms, En Suites & Cloakroom

Luxury designer fittings by Lusso and Roca

Both shower and bath to family bathroom

Wall hung vanity unit with built-in storage (double vanity in family bathroom or master en-suite)

Counter top basins in family bathroom and master en-suite

Wall or basin mounted mixer taps in brushed gold by Lusso

Large mirror in black metal frame by Lusso

Feature pendant lighting in family bathroom and master en-suite

Freestanding or back to wall freestanding bath in family bathroom

Wall mounted bath tap with handheld shower mixer and concealed thermostatic valves in brushed gold by Lusso

Wetroom or slim line walk-in shower trays with linear waste

Rainfall wall mounted shower head with handheld shower and concealed thermostatic valves by Lusso

Frameless glass shower screens and enclosures

Wall hung toilet with soft close seat and cover; concealed cistern with black dual flush plate by Roca

Shaver socket to family bathroom and all en-suites

Black heated towel rail to bathroom and en-suites

Inset tiled niche shelves to selected bathrooms

Large format tiles to walls and floors (half to full height wall tiling)

Extractor fan and downlights

Heating

Energy efficient air source heat pump for heating and hot water

Underfloor heating to all ground floor

White radiators with thermostatic valves to first floor

Black heated towel rails with thermostatic valves to bathrooms and en-suites

Electrics & Lighting

- USB points to all bedrooms and kitchen
- TV points to living room and all bedrooms
- Data point for fiber broadband and telephone lines to living room
- External fiber broadband network cable installed
- Chandeliers to stairs and entrance lobbies in selected plots
- Low energy downlights and pendants
- Premium black sockets and switches

Finishing Touches

- Double glazed aluminium doors and windows
- Large bi-fold patio doors to garden
- Walk-in wardrobe in master bedroom (excluding Plot 2)
- Hardwood balustrading to stairs
- Log burner in lounge
- Internal walls and joinery painted in matt white
- Engineered oak or luxury laminate plank flooring throughout
- Luxury carpet to stairs and first floor including bedrooms
- Loft access for storage
- Solid oak front door

Externals, Garages, Parking

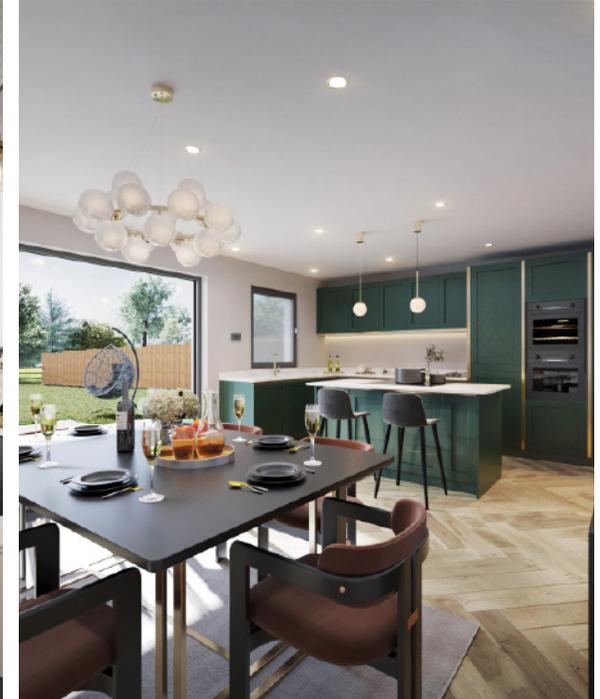
- Fully landscaped front and rear garden
- Natural stone slabs to paths and patio
- Car barns with power and lighting or private parking for two cars
- External studio with window, power and lighting to selected plots
- PIR motion sensor lighting to every door and patio

Communal

- Block paved private road
- Electronically operated hardwood vehicle entrance gate
- PIR motion sensor bollard lighting
- Landscaping
- Shared visitors parking
- Wild meadow area with pond

Peace of Mind

- Intruder alarm
- Mains powered smoke, heat and carbon monoxide detectors
- 10 year structural warranty






MEADOW FARM
GREAT CHART

STAPLEHURST

A229

SISSINGHURST

A229

BETHERSDEN

ASHFORD

M20

KENT DOWNS

LYMINGE

HAWKINGE

A20

FOLKESTONE

M20

ALDINGTON

HYTHE

A259

TENTERDEN

HAMSTREET

A2070

APPLEDORE

DYMCHURCH

SANDHURST

HIGH WOLD

NEW ROMNEY

LYDD

GREATSTONE

BROAD OAK

RYE

A259

CAMBER

DUNGENESS

WINCHELSEA BEACH

ENGLISH CHANNEL

A21

HASTINGS

A259

A259





MILE PROPERTY
GROUP

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