

Manston Gardens

RAMSGATE, CT12 6AZ

Quality, individually designed 1, 2, 3, & 4 bedroom homes



WESTERHILL
HOMES BY CHARTWAY



Life is for living

Make the most of every day in a perfect coastal location at Manston Gardens. Ideally situated on the edge of the East Kent maritime town of Ramsgate, this development of 88 new homes not only offers easy access to shopping and other essential amenities. You'll have every opportunity to enjoy the good things in life, from seaside fun and sports to countryside walks and days out.

At Manston Gardens you'll benefit from all the comforts of modern-day living. But you'll also feel part of an established community, with values rooted in time-honoured tradition. Education is well catered for across nursery, primary and secondary levels and there is a University in Canterbury.

Featuring inspired design and well-planned, versatile layouts, these high-quality 1, 2, 3 and 4 bedroom homes are designed for a variety of lifestyles. Whether you're taking your first step on the property ladder, looking for more space for a growing family or downsizing to enjoy a well-earned retirement, this is somewhere to find your dream home.



A place for everything

Manston Gardens ticks all the boxes in terms of location. This is a place where daily essentials are on your doorstep, but you can also pop into town whenever you feel like it.

At the heart of the development is a green amenity space and play area where the kids can work off some energy in a safe, secure environment. There's a Tesco superstore just a short walk away and the neighbouring community of Newington has a primary school, a park and a community centre. Just two miles or so to the north is the Westwood Cross Shopping Centre, which has over 40 fashion and lifestyle stores, as well as cafés, restaurants and a 10-screen cinema.

Ramsgate town centre combines modern amenities with a rich maritime heritage and traditional seaside attractions, including sandy beaches, rides and amusements. The regenerated historic waterfront has a riviera feel and is a great place to enjoy a coffee or a bite to eat with views of the UK's only 'royal' harbour, a title bestowed on it by King George IV in 1820. The High Street is lined with a mix of famous-name retail brands and independent stores and the Petticoat Lane Emporium is a great place to browse for antiques, curios, crafts, collectables, retro homewares and vintage clothing.

1. Ramsgate Harbour
2. Browsing the Emporium
3. Spectacular beaches
4. Cafe culture



Coast, city & countryside

Ramsgate is at the heart of Thanet, once an island but now a peninsular in the north-eastern corner of Kent. Artists, writers and musicians have long been inspired by the area's stunning scenery, which includes beautiful beaches, secluded bays and rocky headlands.

Thanet has an away-from-it-all feel, but not a sense of isolation. Broadstairs and Ramsgate add more choice to Ramsgate's wide selection of shops and seaside attractions. There's also lots going on, from world-class art exhibitions and cultural events to theatre and live music. As for city life, that's available in nearby Canterbury, which has historical treasures such as the awe-inspiring cathedral, as well as a wealth of shopping, dining and entertainment.

Travel inland and you'll find acres of unspoilt countryside and heritage sites to explore – all under big, open skies. Maybe visit the fascinating Spitfire and Hurricane Museum at Manston Airport or spend time in the tranquil gardens of ancient Minster Abbey

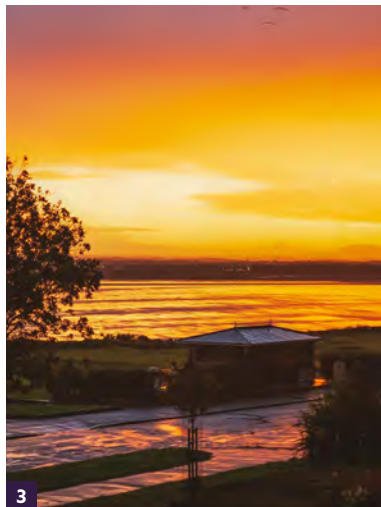




Nature in all its glory

Just down the coast from Ramsgate is Pegwell Country Park. With spectacular views of Sandwich and Deal to the west and the cliffs of Ramsgate to the east, it's a great place for a family day out, with play and picnic areas, as well as walking and cycling trails.

The park is the gateway to the Sandwich & Pegwell Bay National Nature Reserve, which is a site of national importance for its bird populations. The shingle beaches, saltmarsh, grasslands and other habitats are home to merlin, oystercatchers, ringed plover, nightingales, cuckoos and more, while rare duneland flora include lizard orchids and Deptford pink.



1. Ramsgate Coastal Walk 2. Deal 3. Pegwell Bay 4. Canterbury Cathedral

An active lifestyle

Life at Manston Gardens will be full of opportunities for filling your leisure time. With easy access to shopping, health and fitness, dining out and entertainment, you can engage in your favourite pastimes or try something new.

Ramsgate's coastal location makes it a natural home for anyone who loves sailing or watersports. The famous Royal Harbour Marina has 650 moorings serviced by first-class amenities and security. The town is also a popular location for kitesurfing and is home to the British Freestyle Championships.

If it's eating out that floats your boat, there's plenty of choice. The cosmopolitan cafés and restaurants at the

harbourside form just part of a wide selection of places to eat in and around the town, ranging from establishments serving traditional fare such as fish and chips to seafood specialists and famous-name chains.

As for entertainment and nightlife, there's something for everyone, from gigs in pubs and clubs to festivals and fairs. You can catch the latest Hollywood blockbuster at a multiplex or go for the independent arthouse cinema experience at the Palace in Broadstairs. Margate's Tom Thumb is a unique, small-scale theatre in a Victorian former coach house and Broadstairs' Sarah Thorne Theatre presents the only summer rep season in Kent.

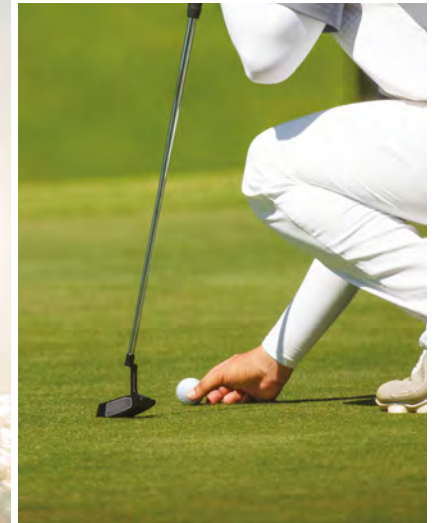
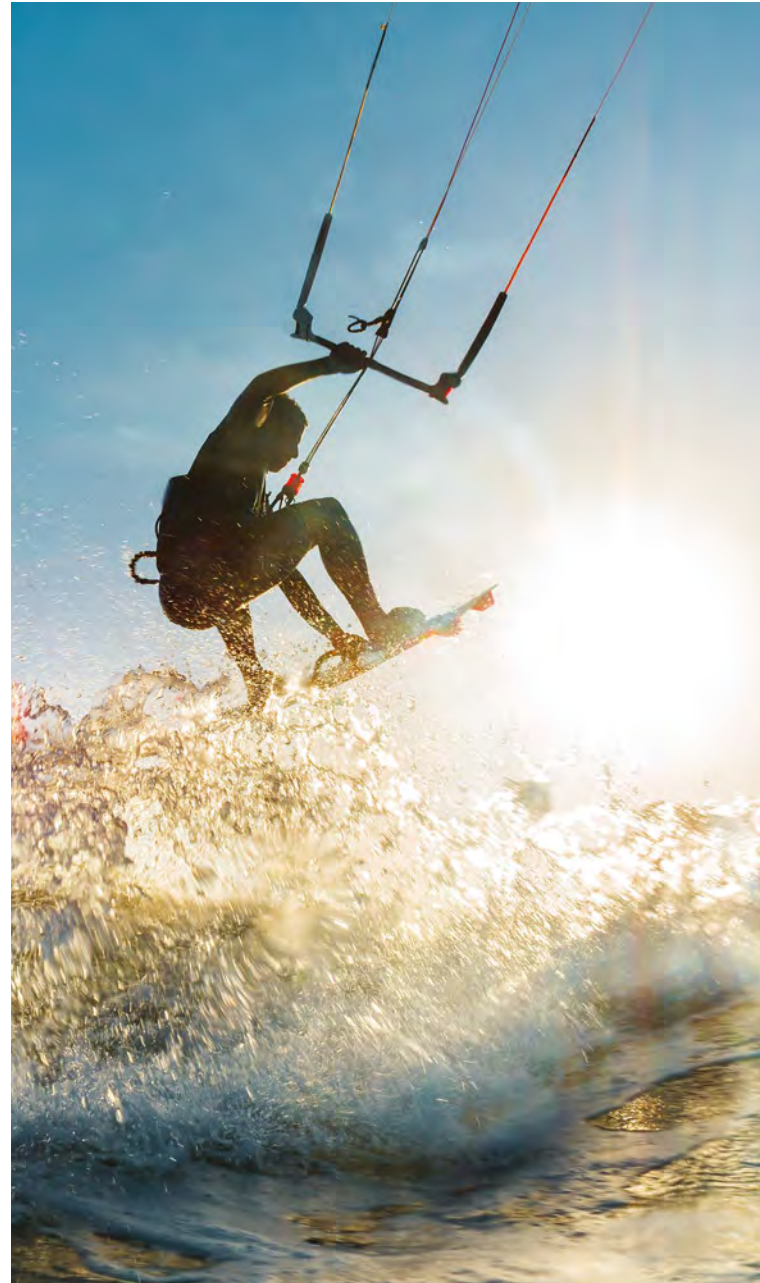




Game on

Living at Manston Gardens means you can easily fit sports and fitness activities into a busy lifestyle. Ramsgate Leisure Centre has a fully-equipped gym, two swimming pools and a spa, and offers regular exercise classes. There's also a Bannatyne Health Club & Spa in Broadstairs.

This part of Kent is famous for its golfing heritage and has a wide choice of courses, ranging from prestigious members' clubs, such as Royal St George's in Sandwich, to family-orientated pay-and-play facilities. Manston Golf Centre, which has a challenging 9-hole course and a floodlit driving range, is less than a mile from Manston Gardens.



About us



Part of the Kent based Chartway Partnerships Group, Westerhill Homes was founded on the belief that local building expertise can create quality homes designed for today's lifestyle.

With practical, well-planned layouts and the latest in energy efficiency, all our homes are completed to Westerhill Homes' signature high-quality standard including superior-specification interiors.

Our experienced senior management team are at the heart of our operations, visiting our developments to ensure they understand the needs of the area and local community. This 'hands-on' approach helps to ensure we are providing our customers with a home they will be delighted with, and which we can be proud of.

We invest in quality and all our homes come with a 10-year Premier Guarantee as standard as well as guarantees on heating and hot water systems plus all installed appliances.

Westerhill Homes subscribes to the Considerate Construction Code and our exacting standards and sustainable credentials combine to create homes that will stand the test of time. Our after-care team, who look after our customers once they are living in their new home, are on hand to help when required.

At Westerhill Homes we pride ourselves on our experience and expertise in developing and delivering new homes, the Kentish way. Most of our team and supply chain are local and, from our office junior to our MD, our ethos is always to provide each new customer with a new home they can be proud of and is something our team takes great pride in.



The development





THE ANGELICA

Computer generated image of plots 87 & 88.

The Angelica

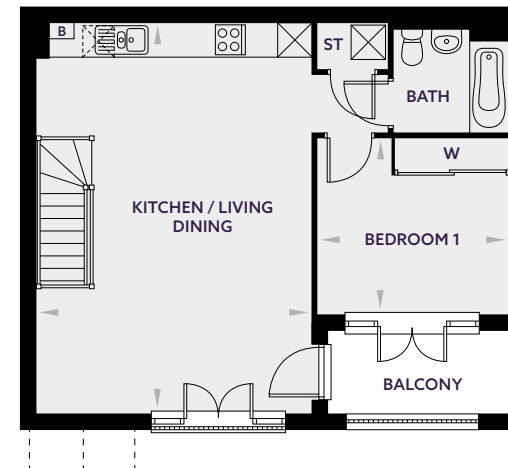
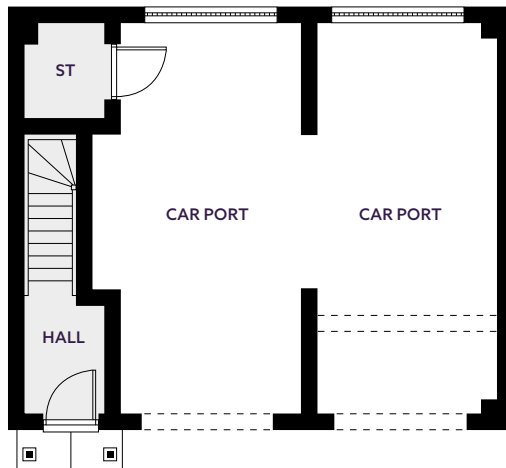
1 Bedroom coach house

Plot 87 as shown, plot 88 is handed.



G

1



	MM	FT
Kitchen/Living/Dining	5090 x 7195	16'8" x 23'7"
Bedroom 1	3521 x 3257	11'7" x 10'8"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

All images and floor plans are for illustrative purposes only and may be changed. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



THE BETONY

Computer generated image of plot 65, shown centre.

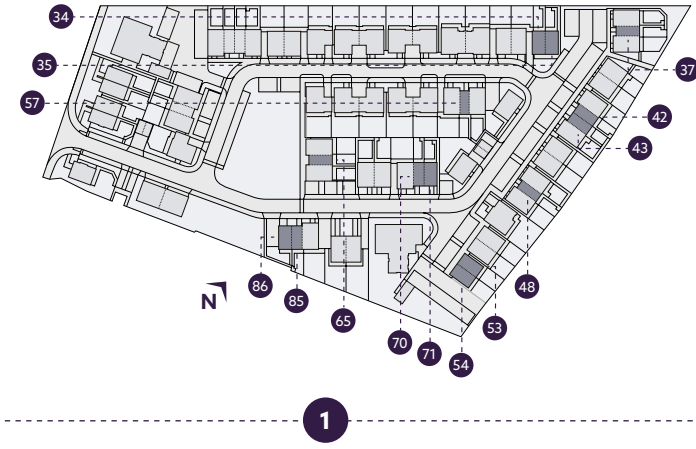
The Betony

2 Bedroom semi-detached, mid terrace & end terrace

Plots 34 & 53 are semi detached as shown. Plots 35 & 54 are handed.

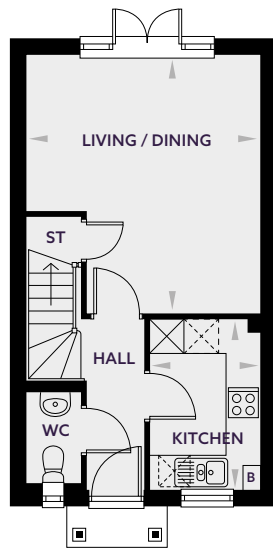
Plots 37, 42, 43, 48, 57, 65, 70, 85 are mid terrace as shown.

Plots 71 & 86 end terrace are handed.



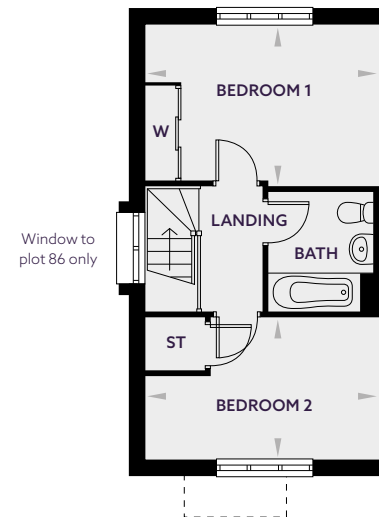
G

1



	MM	FT
Living / Dining (max)	4294 x 4807	14'1" x 15'9"
Kitchen	2023 x 3168	6'8" x 10'5"

B - BOILER ST - STORE CUPBOARD W - WARDROBE



	MM	FT
Bedroom 1	4294 x 2996	14'1" x 9'10"
Bedroom 2	4294 x 2640	14'1" x 8'8"

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THE BALSAM

Computer generated image of plots 67 & 68.

The Balsam

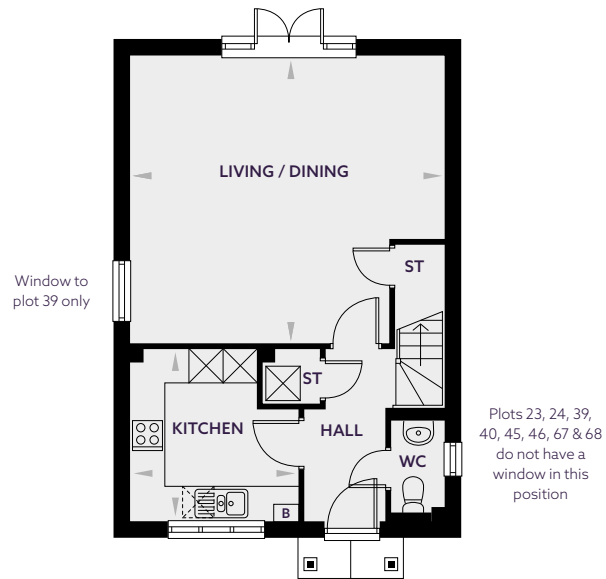
3 Bedroom detached & semi-detached

Plots 25, 26, 59 & 61 are detached as shown. Plots 27, 60 & 62 are handed.
 Plots 23, 39, 45 & 67 are semi detached as shown.
 Plots 24, 40, 46 & 68 are handed.



G

1



Plots 23, 24, 39, 40, 45, 46, 67 & 68 do not have a window in this position

	MM	FT
Living / Dining (max)	5840 x 5348	19'0" x 17'7"
Kitchen	3114 x 3190	10'3" x 10'6"

B - BOILER ST - STORE CUPBOARD W - WARDROBE



	MM	FT
Bedroom 1	4795 x 3978	15'9" x 13'1"
Bedroom 2	3459 x 3396	11'4" x 11'2"
Bedroom 3	2267 x 3396	7'5" x 11'2"



THE FOXGLOVE

Computer generated image of plot 66.

The Foxglove

3 Bedroom semi-detached & end of terrace

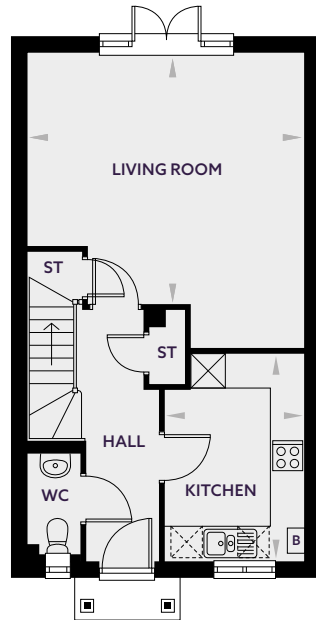
Plots 32, 51 & 82 are semi detached as shown. Plots 33, 52 & 83 are handed.

Plots 36, 41, 47, 56, 64, 69 & 84 are end of terrace as shown.

Plots 38, 44, 49, 58 & 66 are handed.



G

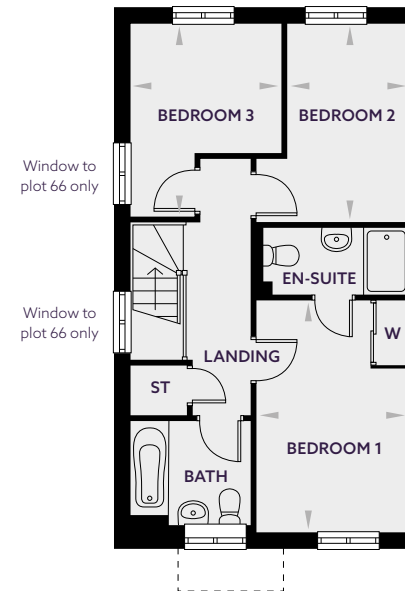


MM FT

	MM	FT
Living / Dining (max)	5166 x 5351	16'11" x 17'7"
Kitchen	2560 x 3750	8'5" x 12'4"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

1



MM FT

Bedroom 1	2791 x 4193	9'2" x 13'9"
Bedroom 2	2251 x 3593	7'5" x 11'9"
Bedroom 3	2800 x 3496	9'2" x 11'6"

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THE IVY

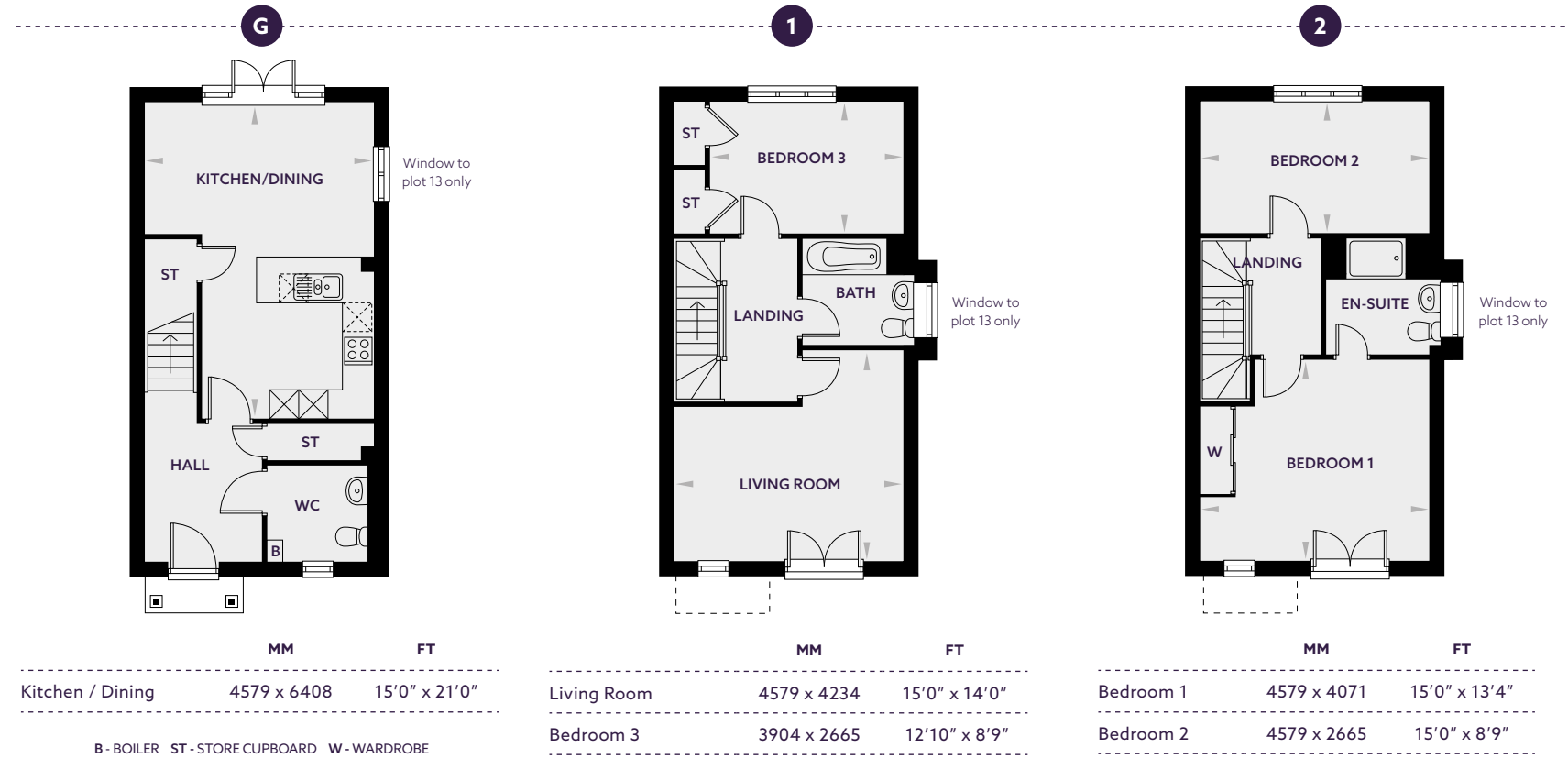
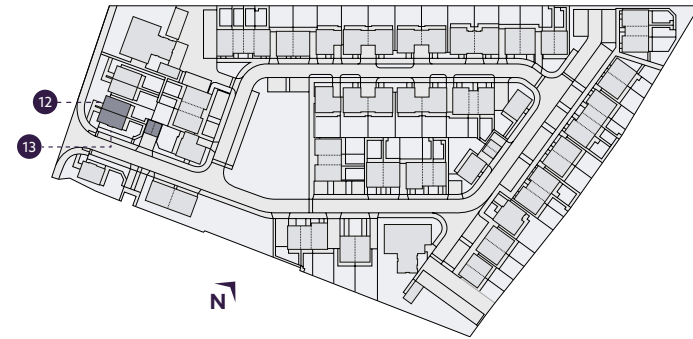
Computer generated image of plots 12 & 13.

MANSTON GARDENS

The Ivy

3 Bedroom semi detached

Plot 13 as shown, plot 12 is handed.



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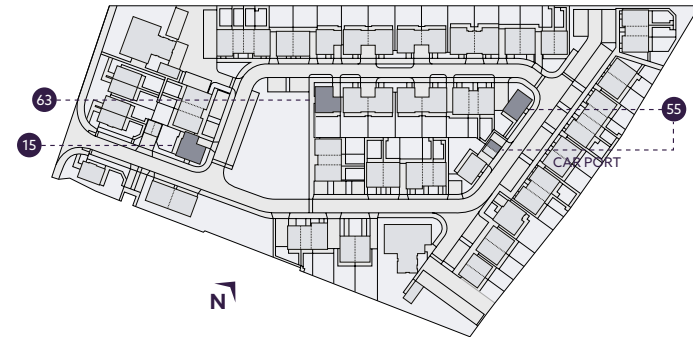
THE HEATHER (Type 1)

Computer generated image of plot 63.

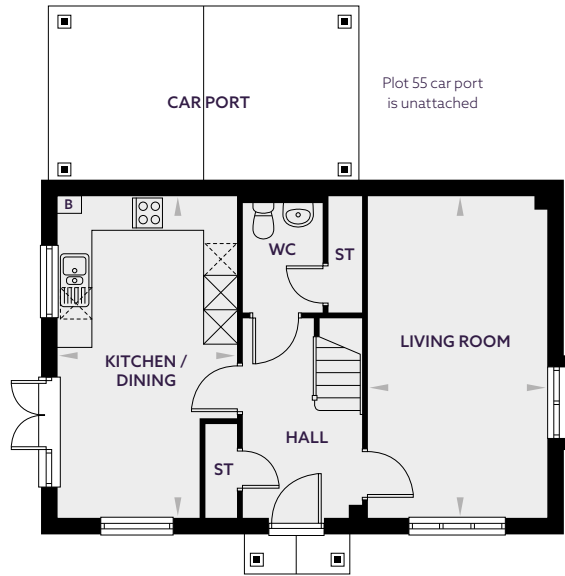
The Heather (Type 1)

3 Bedroom detached

Plots 15 & 55 as shown. Plot 63 is handed.



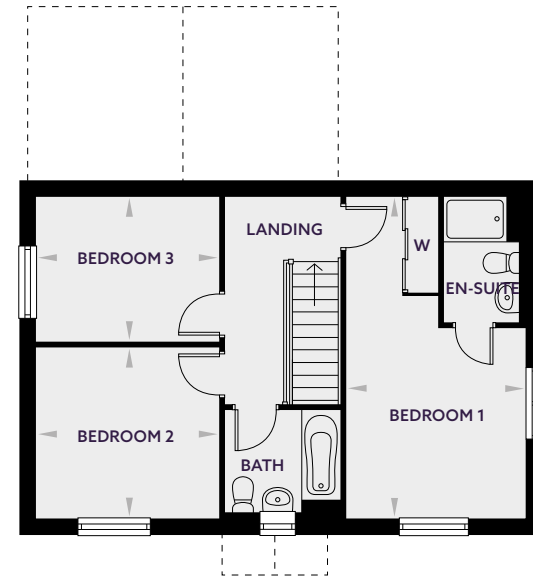
G



	MM	FT
Kitchen / Dining	3320 x 5953	10'11" x 19'6"
Living Room	3322 x 5953	10'11" x 19'6"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

1



	MM	FT
Bedroom 1	3335 x 5953	10'11" x 19'6"
Bedroom 2	3411 x 3160	11'2" x 10'4"
Bedroom 3	3411 x 2678	11'2" x 8'9"

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THE HEATHER (Type 2)

Computer generated image of plot 72.

The Heather (Type 2)

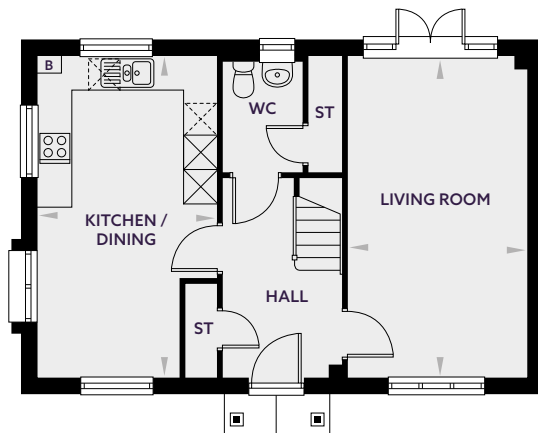
3 Bedroom detached

Plot 72 as shown.

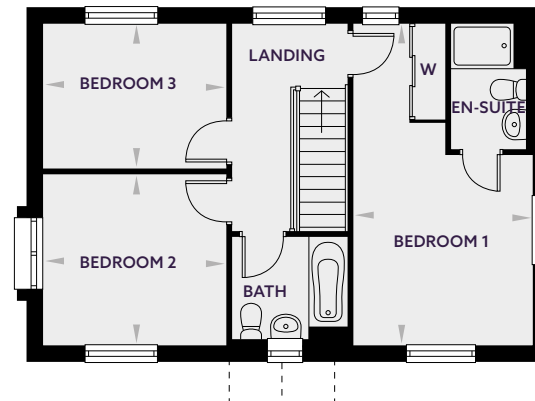


G

1



Car port is unattached to property



	MM	FT
Kitchen / Dining	3320 x 5953	10'11" x 19'6"
Living Room	3322 x 5953	10'11" x 19'6"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

	MM	FT
Bedroom 1	3335 x 5953	10'11" x 19'6"
Bedroom 2	3411 x 3160	11'2" x 10'4"
Bedroom 3	3411 x 2678	11'2" x 8'9"

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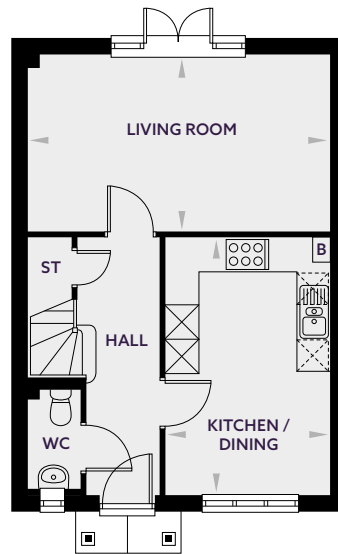
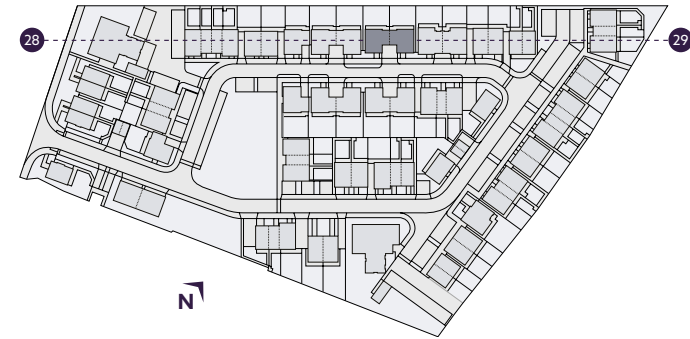
THE CHICORY (Type 1)

Computer generated image of plot 28.

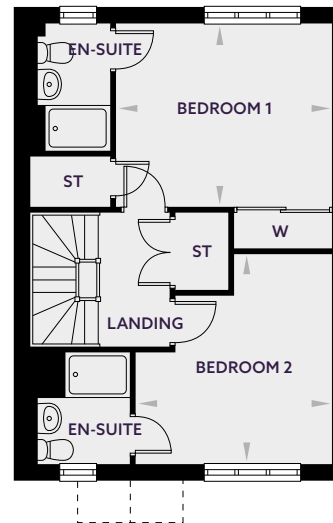
The Chicory (Type 1)

4 Bedroom detached

Plot 29 as shown, plot 28 is handed.



	MM	FT
Kitchen / Dining	3034 x 4801	9'11" x 15'9"
Living Room	5615 x 3261	18'5" x 10'8"



	MM	FT
Bedroom 1	3975 x 3384	13'0" x 11'1"
Bedroom 2	3610 x 3909	11'10" x 12'10"



	MM	FT
Bedroom 3	2978 x 3114	9'9" x 10'3"
Bedroom 4	4199 x 2088	13'9" x 6'10"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

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THE CHICORY (Type 2)

Computer generated image of plot 14.

The Chicory (Type 2)

4 Bedroom detached

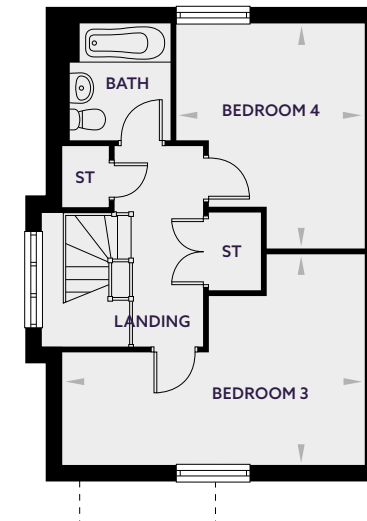
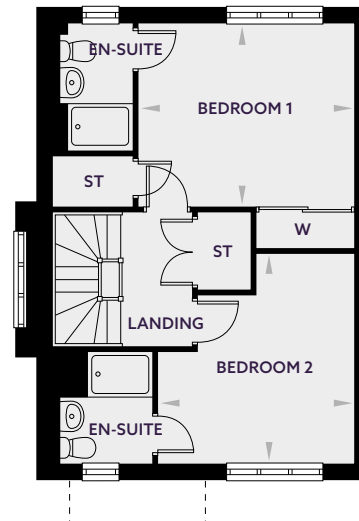
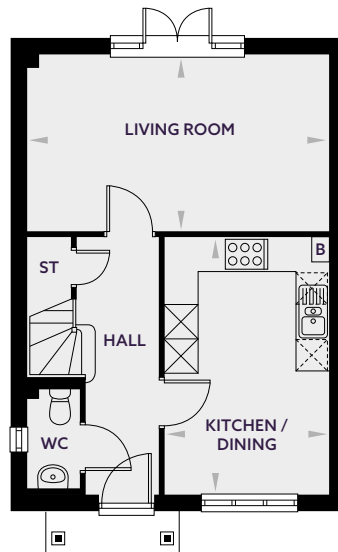
Plot 14 as shown.



G

1

2



	MM	FT
Kitchen / Dining	3034 x 4801	9'11" x 15'9"
Living Room	5615 x 3261	18'5" x 10'8"

	MM	FT
Bedroom 1	3975 x 3384	13'0" x 11'1"
Bedroom 2	3610 x 3909	11'10" x 12'10"

	MM	FT
Bedroom 3	3975 x 4179	13'0" x 13'9"
Bedroom 4	3610 x 3909	11'10" x 12'10"

B - BOILER ST - STORE CUPBOARD W - WARDROBE

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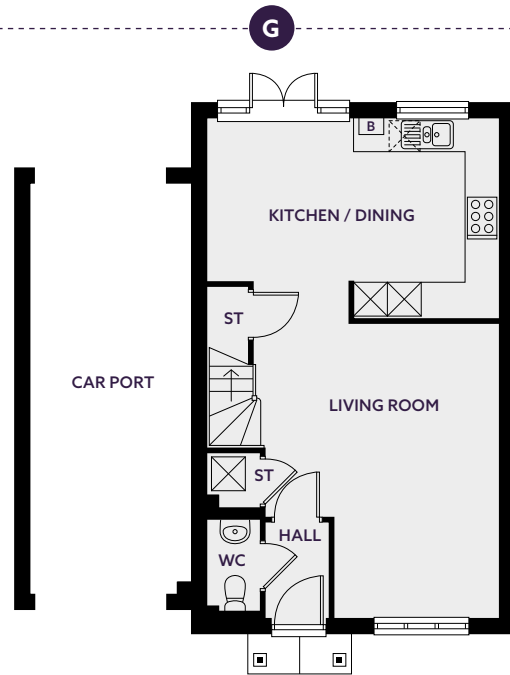
THE BILBERRY

Computer generated image of plot 50.

The Bilberry

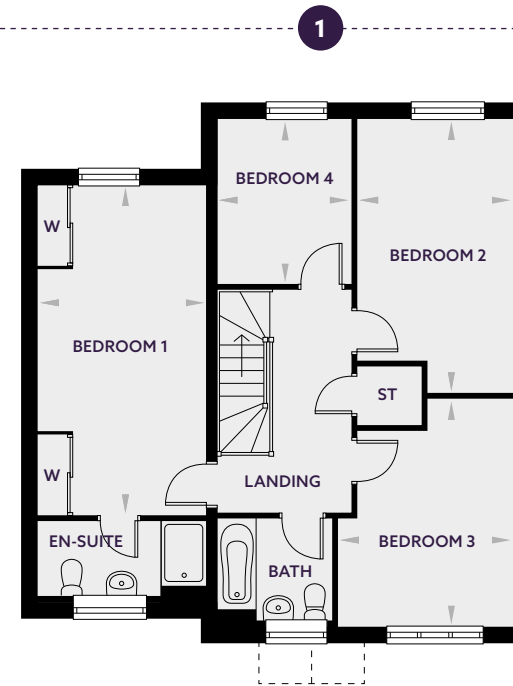
4 Bedroom detached / link detached

Plots 31 & 50 as shown. Plot 30 is handed
(Plot 50 is detached - Plots 31 & 30 are link detached)



	MM	FT
Kitchen / Dining	5503 x 3752	18'1" x 12'4"
Living Room	3085 x 5573	10'1" x 18'3"

B - BOILER ST - STORE CUPBOARD W - WARDROBE



	MM	FT
Bedroom 1	3190 x 6137	10'6" x 20'2"
Bedroom 2	2906 x 5084	9'6" x 16'8"
Bedroom 3	3264 x 4241	10'9" x 13'11"
Bedroom 4	2481 x 3065	8'2" x 10'1"

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Specification

Our 1, 2, 3 and 4 bedroom homes at Manston Gardens have been designed to bring style and elegance to a new level, while providing versatile, practical living space for today's busy lifestyles.

Quality is built in and a superior specification guarantees every comfort, from smart designer kitchens with integrated appliances to sleek, stylish bathrooms that feel super-luxurious.



Kitchen

- › Premium Kitchens from Paula Rosa | Manhattan
- › Under pelmet LED lighting
- › Stainless steel 1.5 bowl sink
- › Mono-bloc lever action chrome mixer tap
- › Stainless steel splashback to hob
- › Electrolux double electric oven & 5 burner gas hob*
- › Stainless steel cooker hood
- › Integrated AEG 50/50 split fridge/freezer
- › Electrolux 7kg Integrated washing machine
- › Electrolux integrated dishwasher
- › Luxury vinyl tiling to floor

Cloakroom, bathroom & en-suite

- › White sanitary-ware from Roca
- › Chrome taps from Roca 'VICTORIA'
- › Inward folding silver glass shower screen to bath
- › Chrome towel rail to bathroom & ensuite
- › Luxury vinyl tiling to floor
- › Full height ceramic wall tiling around bath
- › Roca wall mounted shower thermostatic shower above bath
- › Roca 'floating' LAURA sinks
- › Roca slow close toilet seats

General

- › Patio to rear garden
- › Outside tap
- › Gas central heating via combi boiler throughout*
- › Thermostatic radiator valves with dual zone controls
- › Walls & ceilings painted in Dulux white
- › Smoke, carbon monoxide & heat detectors
- › Downlights to kitchen, WC, bathroom & ensuite
- › External light to front and rear
- › Electric car charging stations to all homes
- › Bicycle shed Included
- › Ultrafast fibre to the property (FTTP)

Personalise your new home - choose from a selection of upgrades including: Silestone worktop, additional tiling, Amtico flooring, chrome package or external power socket. Please note that upgrade options available are dependent upon the stage of the build.

* Please note that the Chicory & Bilberry house types feature a system boiler & hot water cylinder. The Angelica, Betony & Foxglove house types feature a single oven and 4 burner gas hob.



Images shown are of previous Westerhill Homes developments.

Specifications are correct at time of publication and may be subject to change.





Local area

- 1 Tesco Superstore
- 2 Thanet Parkway Station
- 3 Ramsgate Station
- 4 Manston Golf Centre
- 5 Manston Airport
- 6 Royal Harbour & Marina
- 7 Petticoat Lane Emporium
- 8 Ramsgate Leisure Centre
- 9 Westwood Cross Shopping Centre
- 10 Pegwell Bay Nature Reserve
- 11 Ramsgate Main Sands
- 12 East Cliff Promenade & Beach



Travel connections

Convenient road and rail routes from Ramsgate make it easy to travel in the UK and internationally. Train services run regularly from Thanet Parkway railway station to London St. Pancras International in approximately 1 hour 11 minutes and to London Charing Cross in approximately 2 hours 3 minutes.

For drivers, the nearby A256 connects with the A299 and the M2 for journeys to North Kent, the Dartford Crossing and London. Manston International Airport is less than 2 miles away, the ferry terminal at Dover approximately 20 miles and the Channel Tunnel at Folkestone approximately 26 miles.



Source: networkrail.co.uk & google.co.uk - All distances and journey times are approximate. Minimum rail journey times indicated.



Manston Gardens

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We have a policy of continuous improvement and reserve the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information is correct at time of publication December 2023.