

ACREAGE WAY

LUXURY LIVING WITH VILLAGE CHARM.
MONKTON, KENT



www.acreageway.co.uk

BELLCO
DESIGN & BUILD

LX
PROPERTIES

ICW

QUINTESSENTIAL VILLAGE LIVING

MONKTON, KENT

Monkton is a quiet village located in the Kent countryside, surrounded by open fields.

Monkton is home to:

- **Monkton Nature Reserve**, situated on chalk hills to the north of the village, and notable for its geology and many important habitats including rare orchids.
- **Monkton Church of England Primary School**
- **Thanet Astronomical Observatory**, providing opportunities for stargazing and astronomical activities.
- **The 12th century parish church of St Mary Magdalene**, the smallest of the remaining seven ancient Thanet churches recorded in the Domesday book.

For socialising and dining, residents of Monkton can find local public houses just a few miles away in either direction, offering a choice of venues to unwind and enjoy. With its blend of rural charm, educational facilities, and nearby attractions, Monkton offers a desirable living environment within reach of both coastal and urban amenities.

Canterbury, Broadstairs and Margate on your doorstep.

The historic Cathedral city of Canterbury lies to the west of Monkton, about 10 miles away and is known for its iconic Canterbury Cathedral, a UNESCO World Heritage Site. Canterbury boasts rich cultural heritage and offers excellent city-centre shopping experiences.

Broadstairs lies approximately 9 miles from Monkton, offering picturesque sandy beaches, and a spectacular coastline with a wide choice of restaurants, cafes and bars.

THE SITE PLAN

HOUSE TYPES

 The Acer
(166 sqm / 1790sq ft)

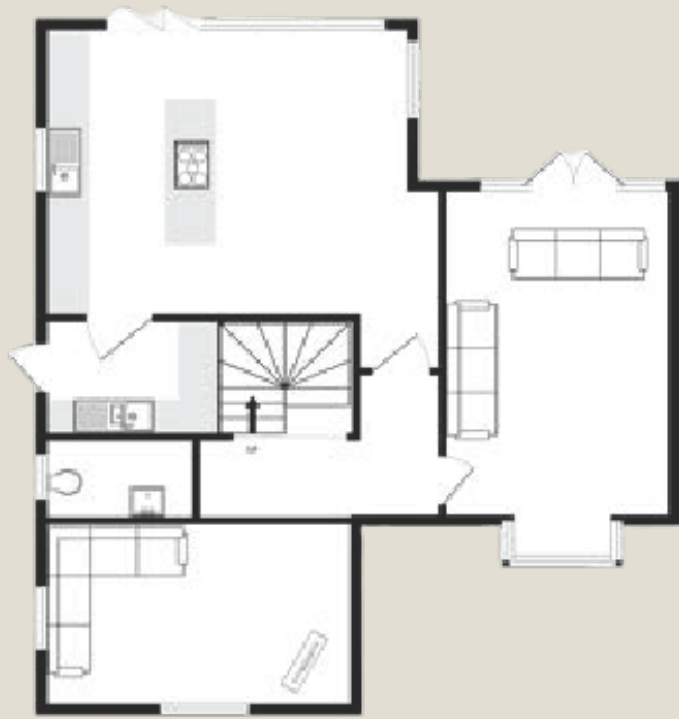
 The Clover
(144sqm / 1551sqft)

 The Fern
(144 sqm/1551sq ft)



THE ACER





GROUND FLOOR

Living Room 3.5m x 6.4m / 11'4" x 20'9"

Kitchen 5.8m x 4.7m / 19' x 15'4"

Dining Room 4.2m x 2.7m / 13'7" x 8'8"

Cloakroom 2.1m x 1.3m / 6'8" x 4'2"

Utility Room 2.9m x 1.8m / 9'5" x 5'9"



FIRST FLOOR

Bedroom One 4.3m x 4.3m / 14'1" x 15'4"

Ensuite 1.6m x 2.2m / 5'2" x 7' 2"

Bedroom Two 3.5m x 3.5m / 11'4" x 11'1"

Bedroom Three 4.2m x 2.8m / 13'7" x 9'1"

Bedroom Four 3.5m x 2.1m / 11'4" x 6'8"

Bathroom 1.8m x 3.2m

While we strive to ensure the floorplans are as accurate as possible, they may not reflect the exact configuration of the property. Changes, including alterations to room dimensions and layouts, may occur during the construction process. Additionally, furnishings, fixtures, and fittings shown on the floorplans are for illustrative purposes only and are not included in the sale unless otherwise specified.

Prospective buyers are advised to independently verify all information, including dimensions and layout,

THE CLOVER





GROUND FLOOR

Living Room 3.1 x 5.8m / 10'1" x 19"
 Kitchen 3.6m x 5m / 11'8" x 16'4"
 Reception Three 3.6m x 2.7m / 11'8" x 8'8"
 Cloakroom 2m x 1m / 6'5" x 3'2"
 Utility Room 2.4m x 2.3m / 7'8" x 7'5"



FIRST FLOOR

Bedroom One 3.1m 5.8m / 10'1" x 19'
 Ensuite 2.5m x 1.5m / 8'2" x 4'9"
 Bedroom Two 3.6" x 3m / 11'8" x 9'8"
 Bedroom Three 3.2m x 2.8m / 10'4" x 9'1"
 Bedroom Four 2.7m x 2.8m / 8'8" x 9'1"
 Bathroom 2.5m x 2.5m / 8'2" x 8'2"

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THE FERN



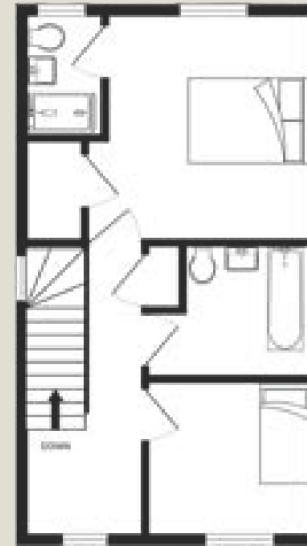
GROUND FLOOR

Living Room 5.4m x 4.3m / 17'7" x 14'1"
Kitchen / Dining Room 3.1m x 6.4m / 10'1" x 20'9"
Cloakroom 0.8m x 1.6m / 10'1" x 20'9"
Garage 3.1m x 5.8m / 10'1" x 19'0"



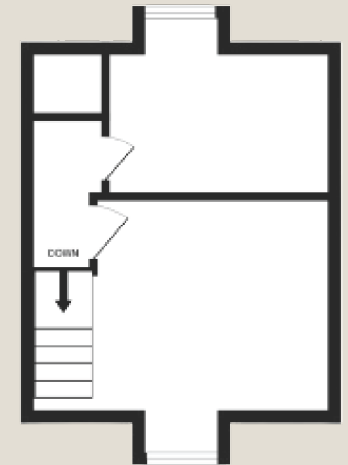
FIRST FLOOR

Bedroom One 5.4m x 4.1m / 17'7" x 13'4"
Ensuite 1.9m x 2.5m / 6'2" x 8'2"
Bedroom Two 3.2m x 2.4m / 10'4" x 7'8"
Bathroom 3.2m x 2.1m / 10'4" x 6'8"



SECOND FLOOR

Bedroom Three 4.2m x 4.4m / 13'7" x 14'4"
Bedroom Four 4.2m x 3.2m / 13'7" x 10'4"



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THE FINER DETAILS

SPECIFICATION

Each home is individually crafted, and specifications vary from plot to plot. Please ask our sales representative to view individual plots and discover the unique features and finishes that each home offers.

KITCHENS

Quartz work surfaces provide a sleek and durable luxury finish. Integrated appliances, including ovens, refrigerators, and dishwashers, offer seamless functionality and style.

BATHROOMS

Luxurious tiling from renowned brands such as Porcelanosa and Mandarin Stone ensures a sophisticated and elegant finish. High-quality fixtures and fittings, including modern taps, showerheads, and bathtubs, create a spa-like experience.

EXTERIORS

Attractive and durable cladding materials, such as brick, stone, or modern composites, enhance the curb appeal and longevity of the homes. Landscaped gardens and outdoor living spaces provide a beautiful and functional extension of the home. Please ask our sales representative to view individual plots and discover the unique features and finishes that each plot has to offer.



10 YEAR NEW HOME WARRANTY

EACH HOUSE IS SOLD WITH A 10 YEAR NEW HOMES WARRANTY AND DEVELOPER GUARANTEE.

MEET THE DEVELOPER

Bellco Construction and LX Properties have worked together on multiple projects over the last ten years often on challenging sites and in challenging circumstances.

All of their new build homes are constructed to the highest standards and using the highest quality materials with an ever increasing standard of build.

All new homes are covered by a ten year insurance-backed warranty and developer guarantee.



TRANSPORT

The transportation infrastructure surrounding Thanet, including Monkton, offers convenient access to various destinations both locally and internationally.

With the country's only high-speed rail service serving Thanet, residents enjoy short and stress-free journeys to London, with travel times just over an hour from Ramsgate. Additionally, the A299 Thanet Way, situated just half a mile away, provides excellent road links between local towns and villages, ensuring smooth and efficient travel within the region.

Within a comfortable 30-minute drive from Monkton, residents can reach popular destinations such as Margate, Broadstairs, Ramsgate, and the nearby city of Canterbury. These locations offer a wealth of cultural, recreational, and commercial opportunities, enriching the lifestyle of those living in Monkton and its vicinity.

For those looking to venture further afield, the Continent is easily accessible from Thanet. The port town of Dover, located only 20 miles away, offers ferry crossings to Calais and Dunkirk, providing convenient access to mainland Europe. Moreover, Eurotunnel's Folkestone terminal, just 30 miles away, offers a swift Channel crossing time of only 35 minutes, making international travel seamless and efficient, even beneath the sea.

Overall, the comprehensive transportation network surrounding Thanet enhances connectivity and accessibility, making it an attractive location for residents seeking both local convenience and international connectivity.



BROADSTAIRS, KENT



CANTERBURY, KENT

www.acreageway.co.uk



MARGATE, KENT

TAKE A CLOSER LOOK

Postcode: CT12 4JF

From the A299 Thanet Way, when approaching the Minster roundabout, take the first exit onto Tothill Street towards Minster. Then take the Monkton Road turning and follow the signage

VIEWINGS BY APPOINTMENT ONLY

CONTACT 01795 481005

OR EMAIL INFO@HILDEN.MANAGEMENT



HILDEN
M a n a g e m e n t