



# OLD MALTHOUSE GREEN

NONINGTON • KENT





WELCOME

OLD MALTHOUSE GREEN IS  
A STUNNING COLLECTION  
OF 21 BESPOKE HOMES  
IN THE RURAL VILLAGE  
OF NONINGTON, NEAR  
THE HISTORIC CITY OF  
CANTERBURY









## INTRODUCTION

# CONTEMPORARY LIVING IN THE KENT COUNTRYSIDE

Old Malthouse Green is a private development of individually designed high specification homes in the quaint village of Nonington, which lies between the historic city of Canterbury and the characterful town of Sandwich. The site adjoins a conservation area to the south and beautiful open countryside to the north.

Comprising of 2, 3 and 4 bedroom homes, the development has been designed to elegantly complement the rich heritage, features and landscape of the local area. There are several charming listed properties next to the development, which enhance the character and appeal to the location.

In the process of hatching the layout and design of this special development, the all-important concept remained prominent throughout – to recreate a traditional Hamlet, which looked like it had evolved organically over time, ensuring this collection of charming, country style homes sit comfortably within their vernacular, yet are modern internally.

Each home has been individually designed to introduce features that enhance your day-to-day living experience. Enhanced ceiling heights, entrance hall double ceiling height voids, underfloor heating, open plan areas and rooms that can be closed, garages, plenty of parking space, garden brick walls, external lighting, premium landscaping and communal gardens, are examples of some of the details that have been considered to create convenient and excellently designed homes.



Laurel House (Plot 9)









Fredville Park, Nonington



## LOCATION

# A QUINTESSENTIAL ENGLISH VILLAGE

Set in the rural village of Nonington, 10 miles from Canterbury and Deal, and 7 miles from Sandwich, Old Malthouse Green is pleasantly tucked back from the main road and overlooks open countryside to the north and the conservation area of the village to the south.

This charming village dates back to the Anglo Saxo period, with over fifty listed buildings including The Old Malthouse, a thatched roof home that sits beside the entrance to the development providing a charming first impression. The Church of St Mary, St Albans Court along with Fredville are ancient buildings and estates which contribute to the sense of history and character in the parish. The parkland in Fredville, which sits behind the village play park and cricket club, has been known for its stunning specimen trees since the early 19th century, with the most notable being a tree, called Majesty, considered to be Europe's largest maiden oak.

A contributing factor to the appeal of living in this village is the surrounding countryside that residents and visitors can enjoy. This area has captivated artists and writers over the years, such as Jane Austen, Eva Crofts and Dame Laura Knight.

Along with these charming attributes are all the necessities needed for the smooth running of everyday life. An excellent range of local facilities can be found a short drive away such as, The Gibson Farm Shop, an independent store selling fresh, locally grown produce and a café serving hot food throughout the day. Five minutes down the road is The Griffin's Head, a pub set in a charming 13th century Grade II listed Kent Hall House, offering great seasonal cooking and a long-standing popular vintage car day on the first Sunday of each month. There are many other appealing amenities nearby, some of which are listed on the following page.





1. High Speed Rail Services
2. Kent Downs Area of Outstanding Natural Beauty
3. Canterbury Cathedral
4. Traditional Pub Dining at The Griffin's Head
5. Kent Heritage Coast
6. Gibsons Farm Shop
7. Local Primary School
8. Great Stour River, Canterbury

### SCHOOLS

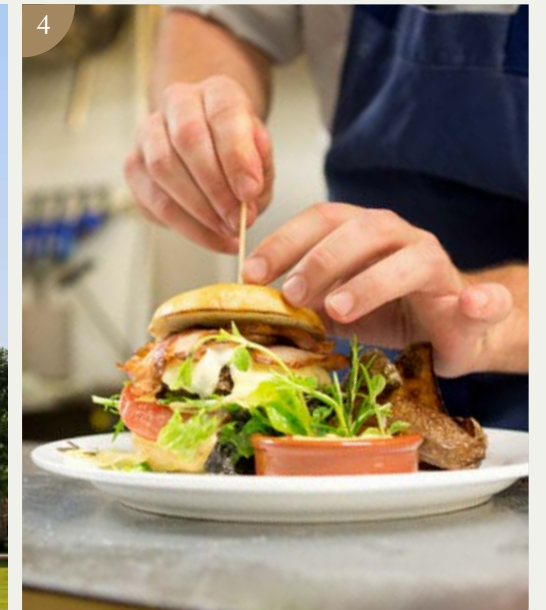
There is an excellent range of primary and secondary schools in the area including Nonington Primary School, and several exceptional independent schools, both prep and senior, close by. For higher education, the University of Kent as well as Canterbury Christ Church University are both easily reached.

### SHOPPING

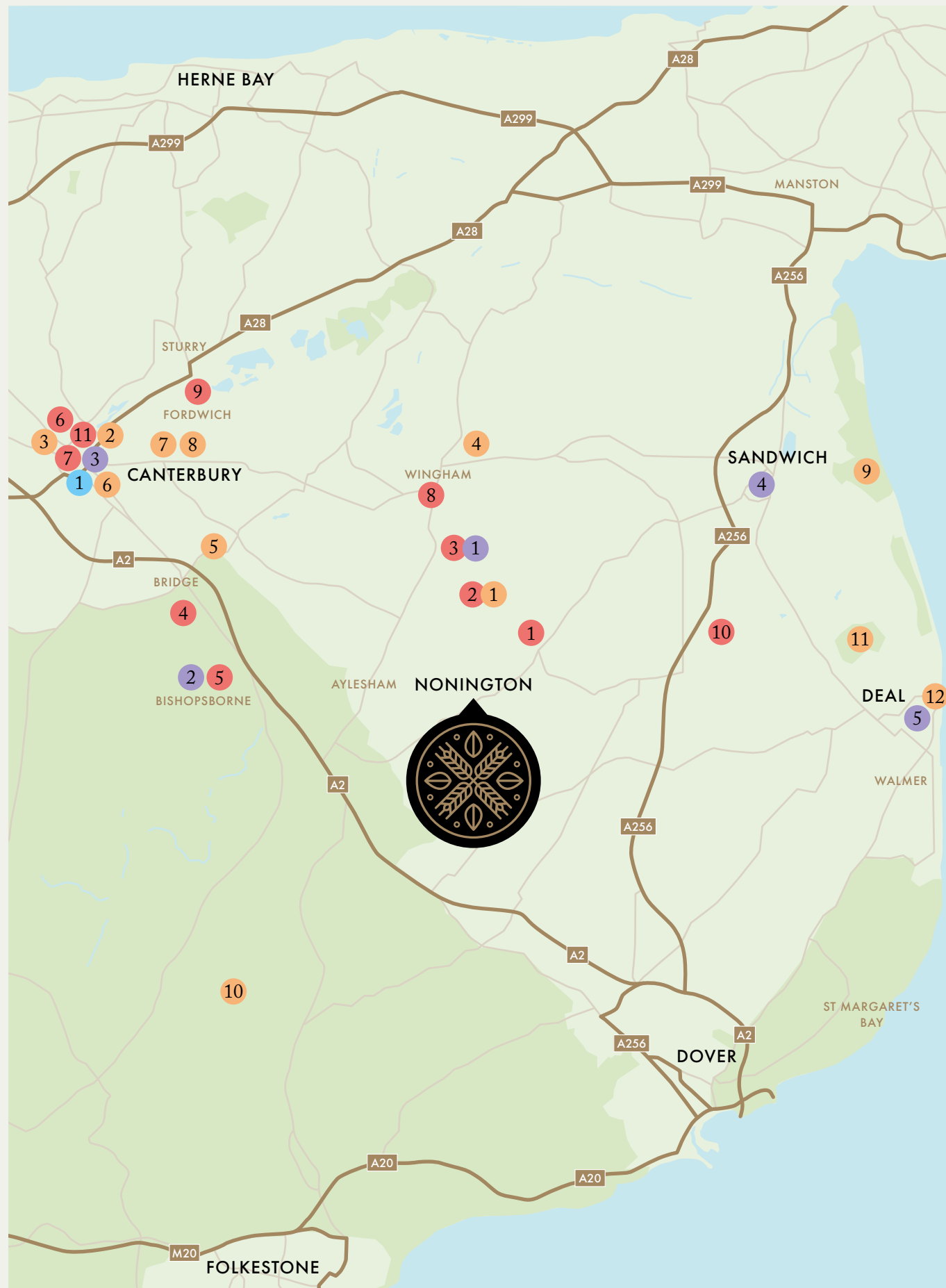
Canterbury and Sandwich offers the closest range of retail shops and places to eat. Besides these two locations, there are a host of excellent countryside pubs and farm shops tucked away within easy driving distance. Alternatively, Bluewater shopping centre can be reached within 45 minutes by car and the centre of London is a short train journey away.

### TRAVEL

For professionals who need to commute to London, Canterbury's rail station is a short drive away and only takes 55 minutes to Central London, and a hop across to France couldn't be easier with the Channel Tunnel less than 14 miles away.







## DISTINGUISHED SURROUNDINGS

# LIVE A GREAT LIFESTYLE

### CAFÉS AND RESTAURANTS

- 1 The Griffin's Head
- 2 Goodnestone Park Café
- 3 Gibson Farm Shop Café
- 4 The Pig at Bridge Place
- 5 The Tadpole Café (Bishopsbourne)
- 6 The Goods Shed
- 7 The Ivy (Canterbury)
- 8 The Dog (Wingham)
- 9 The George & Dragon (Fordwich)
- 10 Updown Hotel & Restaurant (Deal)
- 11 Wagamamas, 5 Guys, Franca Manca  
Pizza, Cote Brasserie

### SHOPPING

- 1 Gibson Farm Shop
- 2 Gilda Bakery
- 3 Canterbury City Centre
- 4 Sandwich Town Centre
- 5 Deal Town Centre

### CULTURE, SPORT & WELL-BEING

- 1 Goodnestone Park House and Gardens
- 2 Canterbury Cathedral
- 3 The Marlow Theatre
- 4 Wingham Wildlife Park
- 5 Howletts Wild Animal Park
- 6 Kent Cricket Club
- 7 Canterbury Golf Course
- 8 Canterbury Tennis Club
- 9 The Royal St George's Golf Club
- 10 Kent Downs
- 11 Betteshanger Country Park
- 12 Deal Beach

### TRAVEL

- 1 Canterbury Train Station





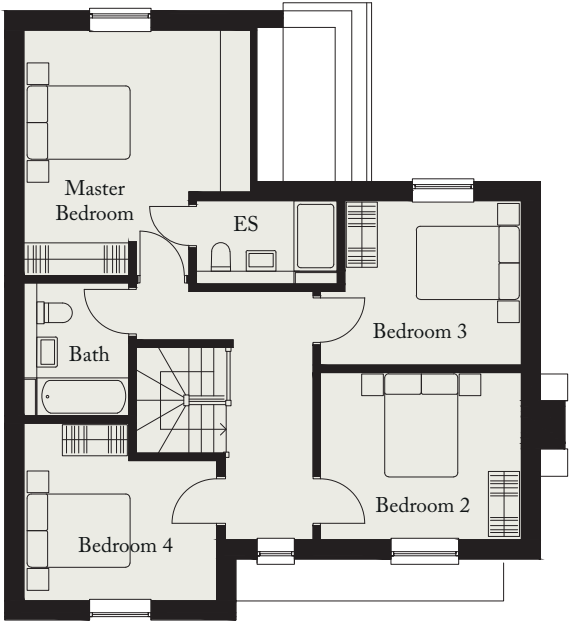


SITE PLAN

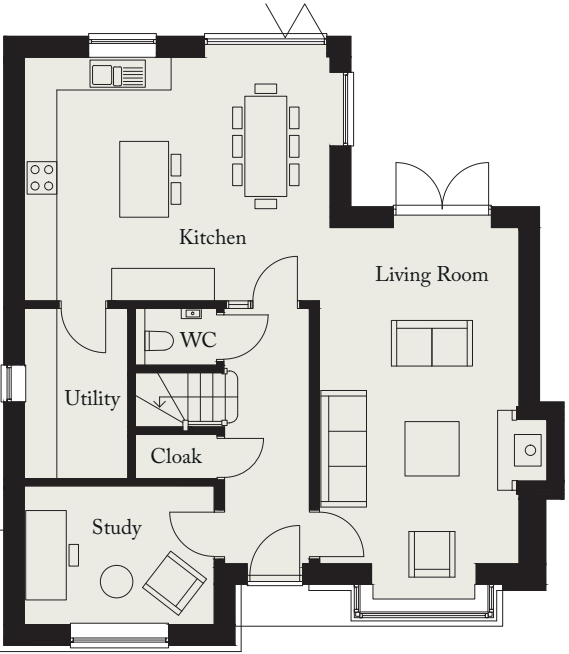


**NOTE**  
Affordable Homes: 19, 20, 21, 22, 23, 24, 25 & 26





FIRST FLOOR



GROUND FLOOR



PLOT 1

BRAEBURN HOUSE

4 BEDROOMS  
1,647 SQ FT / 153 SQ M

A spacious home designed in a contemporary country style with antique brick work and natural timber cladding painted white. Views from the entry hall through to the rear south facing garden provides a great first impression as you open the front door. The living area offers a fireplace and space to dine or study, with views offered to the front and rear of the property. The home has a private double car width driveway.

GROUND FLOOR

Utility	1.93 x 3.13 m
Kitchen	5.69 x 4.52 m
Study	3.55 x 2.58 m
Living Room	3.70 x 6.25 m

FIRST FLOOR

Master Bedroom	4.18 x 4.52 m
Bedroom 2	3.70 x 3.08 m
Bedroom 3	3.70 x 3.03 m
Bedroom 4	3.55 x 3.27 m

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.





PLOT 2

# BECKLEY HOUSE

4 BEDROOMS  
1,679 SQ FT / 156 SQ M

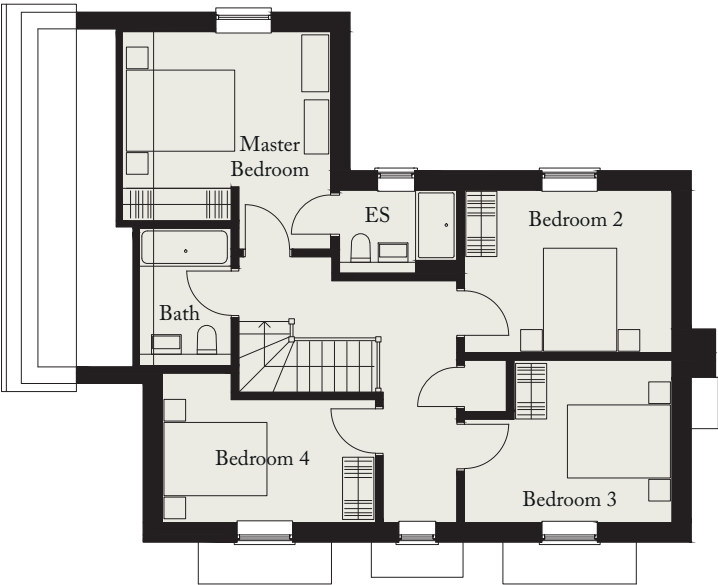
This is a spacious home with a wonderful layout and traditional country styling. The home has some charming traditional features, such as an antique brick plinth to the frontage, a side extension with cream painted natural timber cladding and bay windows either side of the front door. There are views of the rear south facing garden from the living, dining and kitchen spaces and views of the countryside from the frontage. There is a private double car width driveway and double garage.

GROUND FLOOR

Utility	2.38 x 1.71 m
Kitchen	5.30 x 4.24 m
Dining Room	4.16 x 2.61 m
Living Room	3.80 x 6.09 m
Study	3.90 x 2.73 m

FIRST FLOOR

Master Bedroom	3.84 x 4.01 m
Bedroom 2	3.83 x 3.00 m
Bedroom 3	3.83 x 3.00 m
Bedroom 4	3.93 x 2.76 m



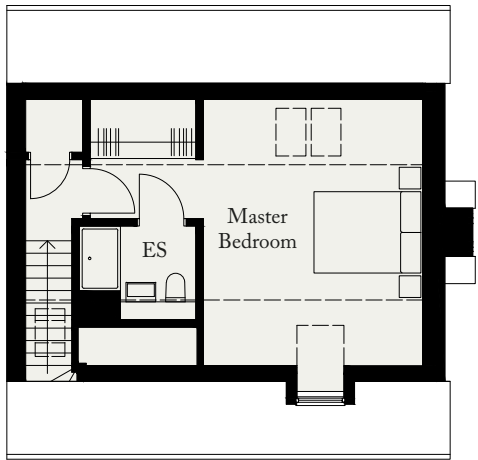
FIRST FLOOR



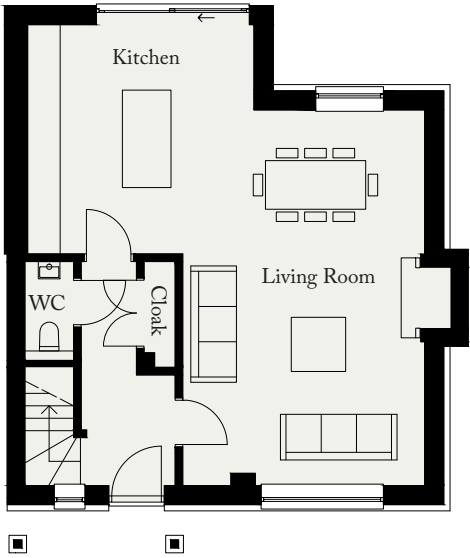
GROUND FLOOR

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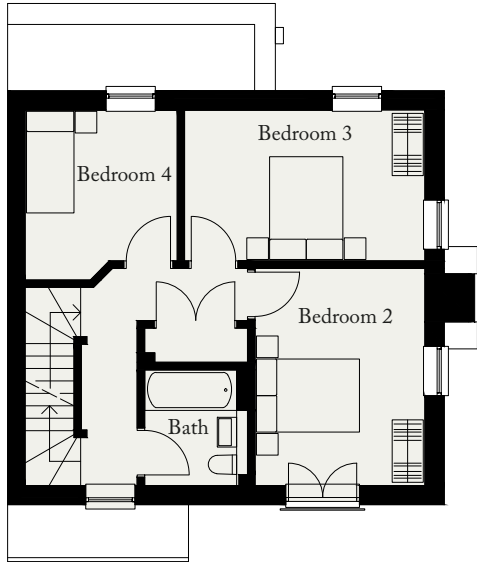




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Plot 3 is to the right of the image.

PLOT 3

# BLUEBELL BARN

3-4 BEDROOMS  
1,485 SQ FT / 138 SQ M

This home has been designed in a contemporary barn style with natural timber cladding painted charcoal black and an antique brick plinth. The ground floor delivers a lovely flow of connected open spaces. There is a fireplace and well sized windows and sliding doors allowing plenty of natural light and views to the rear garden and open countryside to the front. A double car port provides parking to the rear with a private footpath leading through the garden.

GROUND FLOOR	
Kitchen	4.17 x 4.23 m
Living Room	4.46 x 6.93 m
FIRST FLOOR	
Bedroom 2	3.13 x 4.00 m
Bedroom 3	4.43 x 2.78 m
Bedroom 4	2.80 x 3.13 m
SECOND FLOOR	
Master Bedroom	6.14 x 4.93 m

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Plot 4 is to the left of the image.

PLOT 4

# MAPLE BARN

3-4 BEDROOMS  
1,658 SQ FT / 154 SQ M

This home has been designed in a traditional barn style with natural timber cladding painted charcoal black and an antique brick plinth. The ground floor provides a lovely layout with pocket doors that can open or separate the lounge and dining/kitchen space. There is a fireplace and well sized windows and sliding doors allowing plenty of natural light and views to the rear garden and open countryside to the front. A double car port provides parking to the rear with a private footpath leading through the garden.

GROUND FLOOR

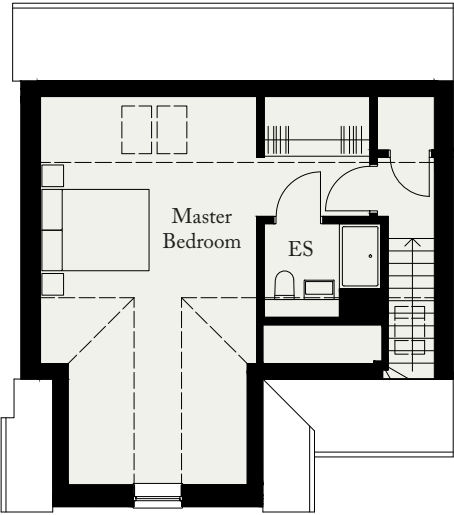
Kitchen	7.27 x 4.71 m
Living Room	4.41 x 4.89 m

FIRST FLOOR

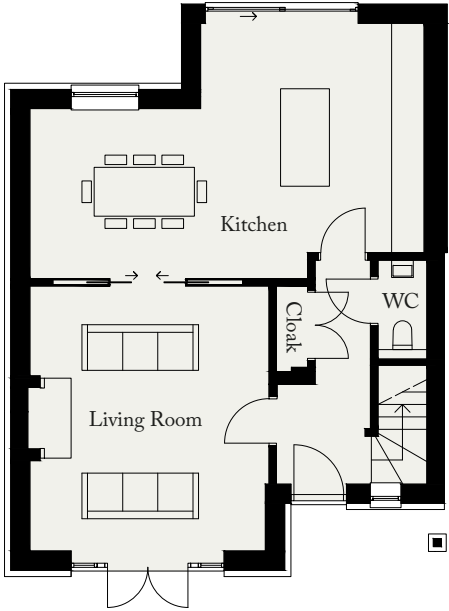
Bedroom 2	5.01 x 2.90 m
Bedroom 3	4.43 x 3.13 m
Bedroom 4	2.75 x 3.13 m

FIRST FLOOR

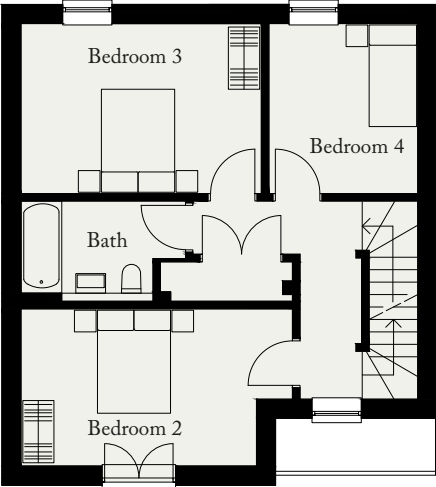
Master Bedroom	6.07 x 7.16 m
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SECOND FLOOR



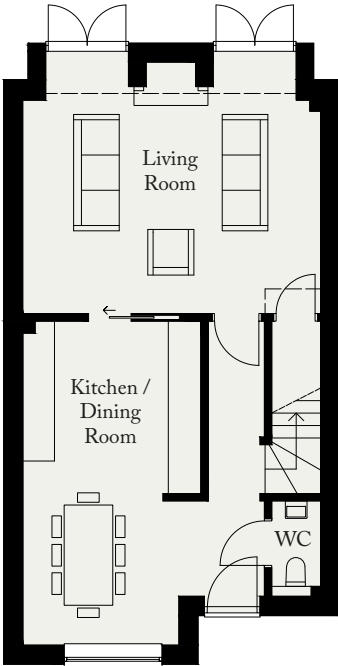
GROUND FLOOR



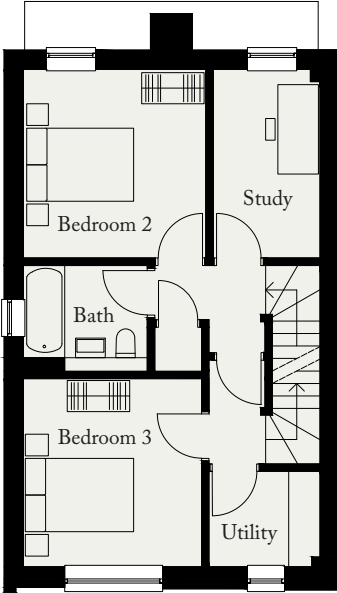
FIRST FLOOR

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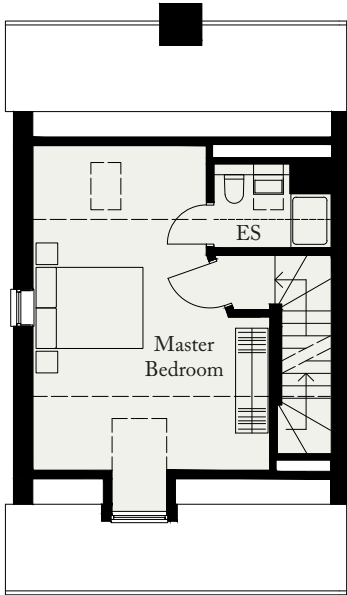




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plot 5 is to the left of the image.

PLOT 5

HAZEL

3-4 BEDROOMS  
1,432 SQ FT / 133 SQ M

This home has been designed in a contemporary country style with antique brick work and natural timber cladding painted charcoal black. The ground floor provides a lovely layout with pocket doors that can open or separate the lounge and dining/kitchen space. There is a fireplace with patio doors viewing and opening on to the rear garden. An upstairs utility room makes good use of space. A private front driveway provides 2 parking spaces.

GROUND FLOOR

Kitchen / Dining Room	3.28 x 5.98 m
Living Room	5.49 x 3.93 m

FIRST FLOOR

Utility	2.04 x 1.76 m
Bedroom 2	3.36 x 3.48 m
Bedroom 3	3.28 x 3.47 m
Study / Bedroom 4	1.96 x 3.48 m

SECOND FLOOR

Master Bedroom	4.37 x 6.01 m
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Plot 6 is to the right of the image.

PLOT 6

ORCHID

3-4 BEDROOMS  
1,432 SQ FT / 133 SQ M

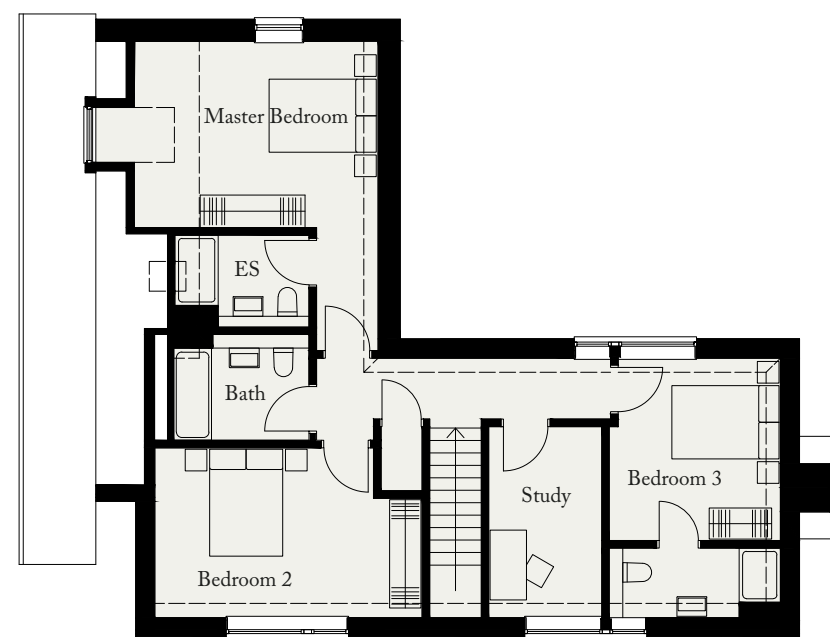
This home has been designed in a contemporary country style with antique brick work and natural timber cladding painted charcoal black. The ground floor provides a lovely layout with pocket doors that can open or separate the lounge and dining/kitchen space. There is a fireplace with patio doors viewing and opening on to the rear garden. An upstairs utility room makes good use of space. A private front driveway provides 1 parking space with an additional private parking space to the rear side of plot 5.

GROUND FLOOR	
Kitchen / Dining Room	3.28 x 5.98 m
Living Room	5.49 x 3.93 m
FIRST FLOOR	
Utility	2.04 x 1.76 m
Bedroom 2	3.36 x 3.48 m
Bedroom 3	3.28 x 3.47 m
Study / Bedroom 4	1.96 x 3.48 m
SECOND FLOOR	
Master Bedroom	4.37 x 5.99 m

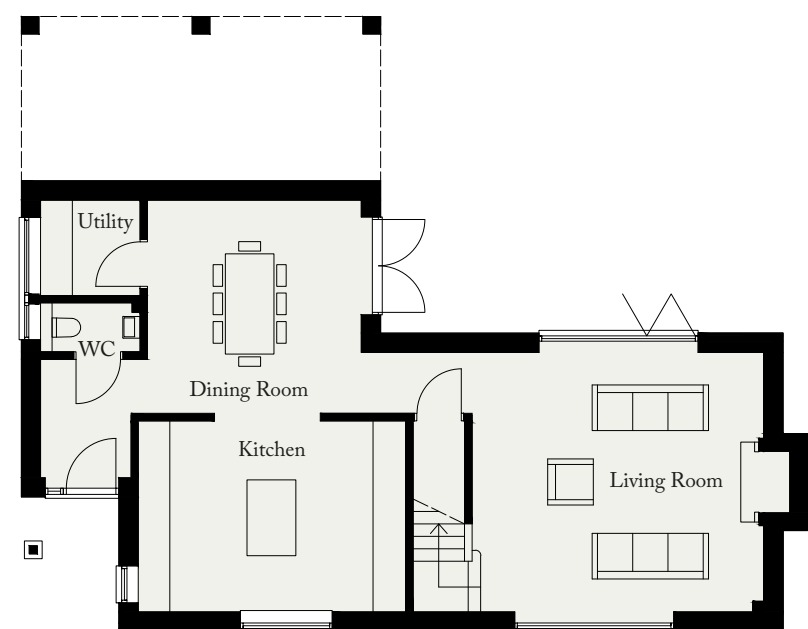


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FIRST FLOOR



GROUND FLOOR



PLOT 7

THE ANVIL

3-4 BEDROOMS  
1,701 SQ FT / 158 SQ M

This home possesses some unique external features, such as oak beams to the entrance porchway and wooden louvre doors to the front elevation. There is a lovely internal layout with a dining space off of the kitchen with views and access to the garden. The lounge is centred around a fireplace with dual aspect views to the rear garden and communal green. The home has a private driveway offering a covered car port and additional parking space.

GROUND FLOOR

Utility	1.83 x 1.76 m
Kitchen	4.93 x 3.52 m
Dining Room	3.94 x 3.93 m
Living Room	5.38 x 4.79 m

FIRST FLOOR

Master Bedroom	4.50 x 5.70 m
Bedroom 2	4.93 x 3.13 m
Bedroom 3	3.15 x 3.36 m
Study / Bedroom 4	2.08 x 3.52 m

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PLOT 8

# GROVE HOUSE

4 BEDROOMS  
2,713 SQ FT / 252 SQ M

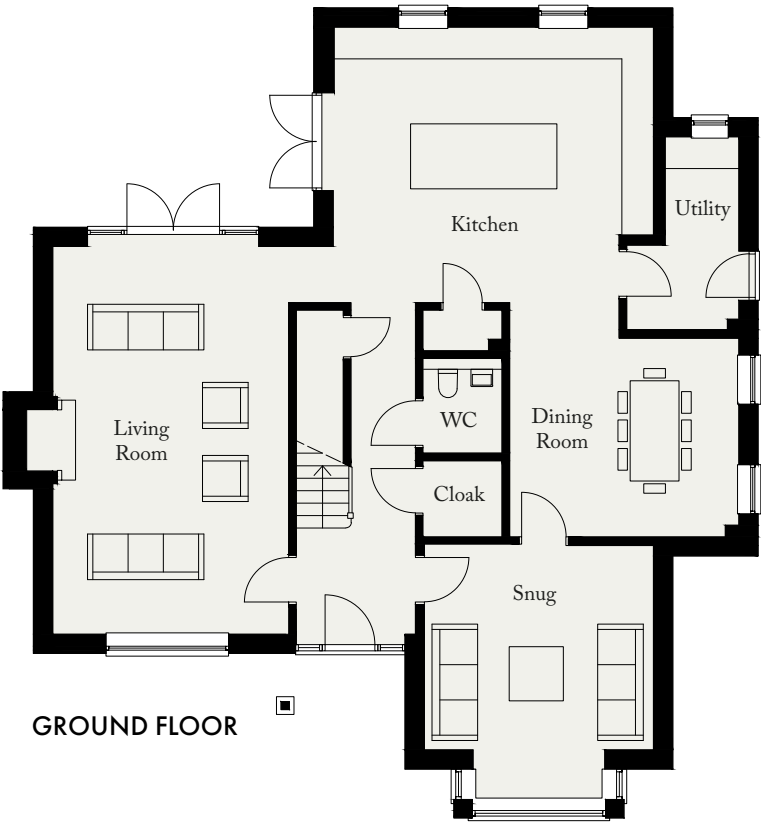
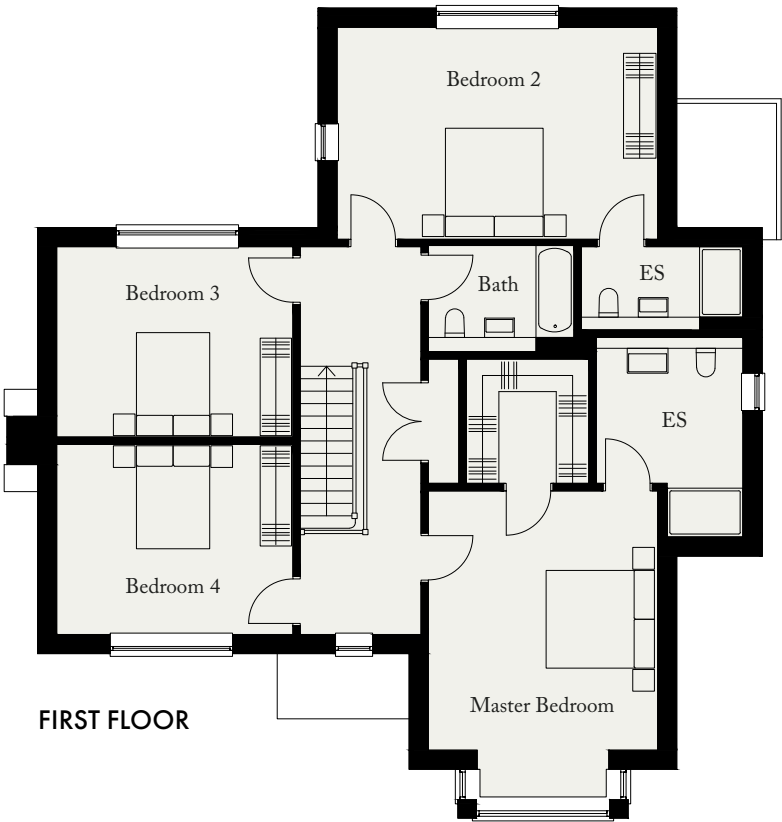
This is truly an impressive home offering rewards in several ways. As you enter the private driveway you are struck by unobstructed views of beautiful open countryside. As you open the front door you have an instant sense of space and natural light with a large sitting room to the left, a study or snug to the right and views to the kitchen through the entrance hall. The master bedroom benefits from a walk-in wardrobe, en suite and views to the countryside. The south-facing rear garden can be accessed via the lounge, kitchen or utility/boot room. The external design of the house is charming, with an antique brick plinth and brick detailing between the bay windows. The home benefits from a large driveway and double garage with parking for 3-4 cars.

GROUND FLOOR

Utility	2.07 x 3.56 m
Kitchen	5.91 x 5.08 m
Dining Room	4.23 x 3.66 m
Living Room	4.35 x 7.15 m
Snug	4.23 x 3.79 m

FIRST FLOOR

Master Bedroom	4.23 x 4.78 m
Bedroom 2	5.91 x 3.91 m
Bedroom 3	4.35 x 3.51 m
Bedroom 4	4.35 x 3.50 m



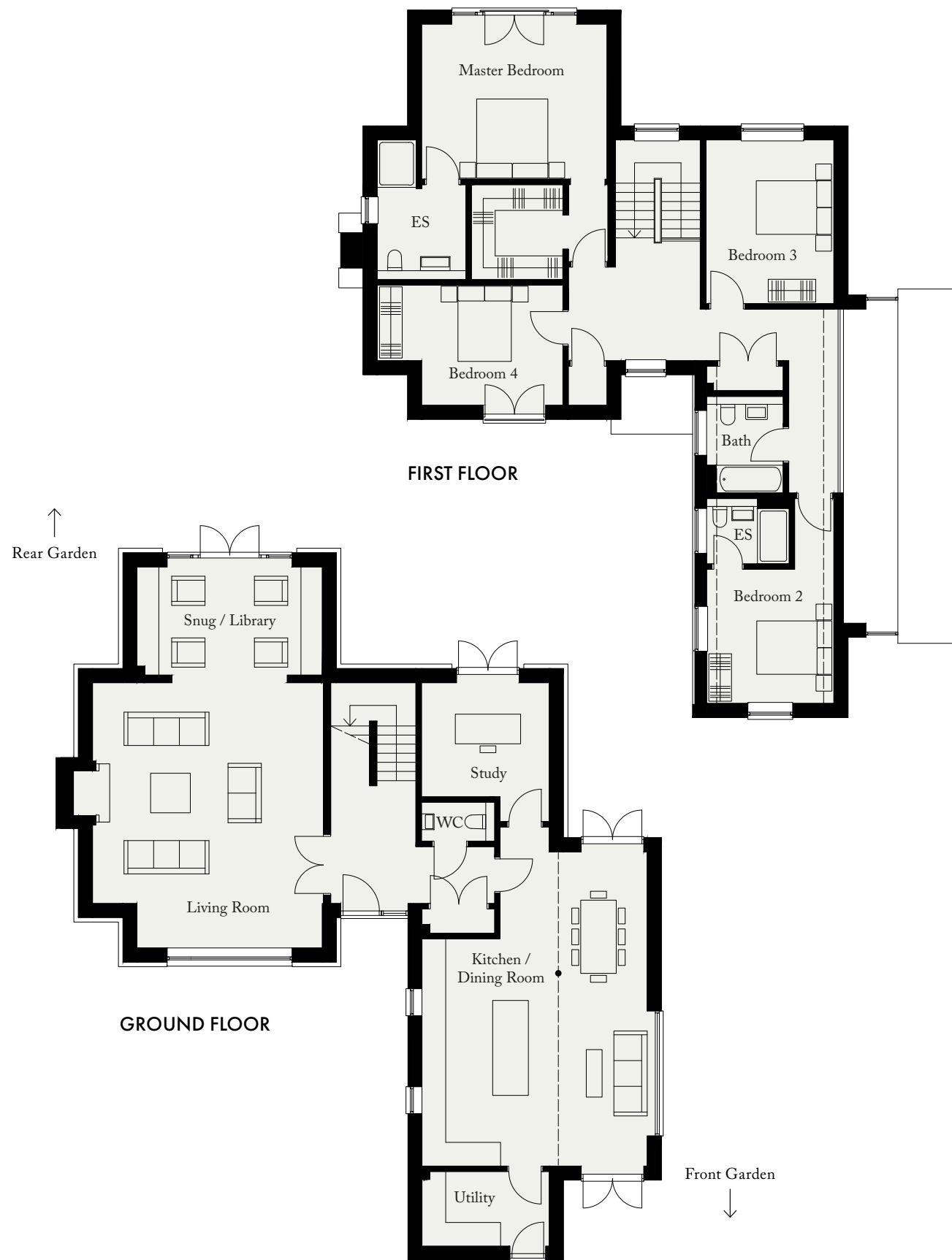
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Rear view of Grove House







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PLOT 9

LAUREL HOUSE

4 BEDROOMS  
2,583 SQ FT / 240 SQ M

This characterful home has a wonderful layout and wrap around garden offering a south facing space to relax as well as a rear garden to enjoy the unobstructed views of the open countryside. There are some lovely external features including antique brick work and natural timber cream painted cladding. Internally, there is a generous kitchen, dining, living space which will be great for entertaining family and friends with access to the rear and front gardens. This space also offers a dynamic steeped ceiling with views to the upstairs hallway landing. The master bedroom benefits from a walk-in wardrobe, en suite and views to the countryside. A private driveway and separate double garage provides plenty of storage and parking for at least 3 cars.

GROUND FLOOR

Utility	1.88 x 3.21 m
Study	3.51 x 3.23 m
Kitchen / Dining Room	8.56 x 5.69 m
Living Room	6.70 x 5.83 m
Snug / Library	2.73 x 4.68 m

FIRST FLOOR

Master Bedroom	6.00 x 4.68 m
Bedroom 2	5.17 x 3.21 m
Bedroom 3	4.13 x 3.23 m
Bedroom 4	3.03 x 4.69 m



Rear view of Laurel House







PLOT 10

# BIRCHWOOD HOUSE

4 BEDROOMS  
2,583 SQ FT / 240 SQ M

This characterful home has a wonderful layout and wrap around garden offering a south facing space to relax as well as a rear garden to enjoy the unobstructed views of the open countryside. There are some lovely external features including antique brick work and natural timber cladding painted charcoal black. Internally, there is a generous kitchen, dining, living space which will be great for entertaining family and friends with access to the rear and front gardens. This space also offers a dynamic steeped ceiling with views to the upstairs hallway landing. The master bedroom benefits from a walk-in wardrobe, en suite and views to the countryside. A private driveway and separate double garage provides plenty of storage and parking for at least 3 cars.

GROUND FLOOR

Utility	1.88 x 3.21 m
Study	3.51 x 3.24 m
Kitchen / Dining Room	8.56 x 5.69 m
Living Room	6.70 x 5.83 m
Snug / Library	2.73 x 4.72 m

FIRST FLOOR

Master Bedroom	6.09 x 4.68 m
Bedroom 2	5.17 x 3.21 m
Bedroom 3	4.13 x 3.23 m
Bedroom 4	3.03 x 4.69 m

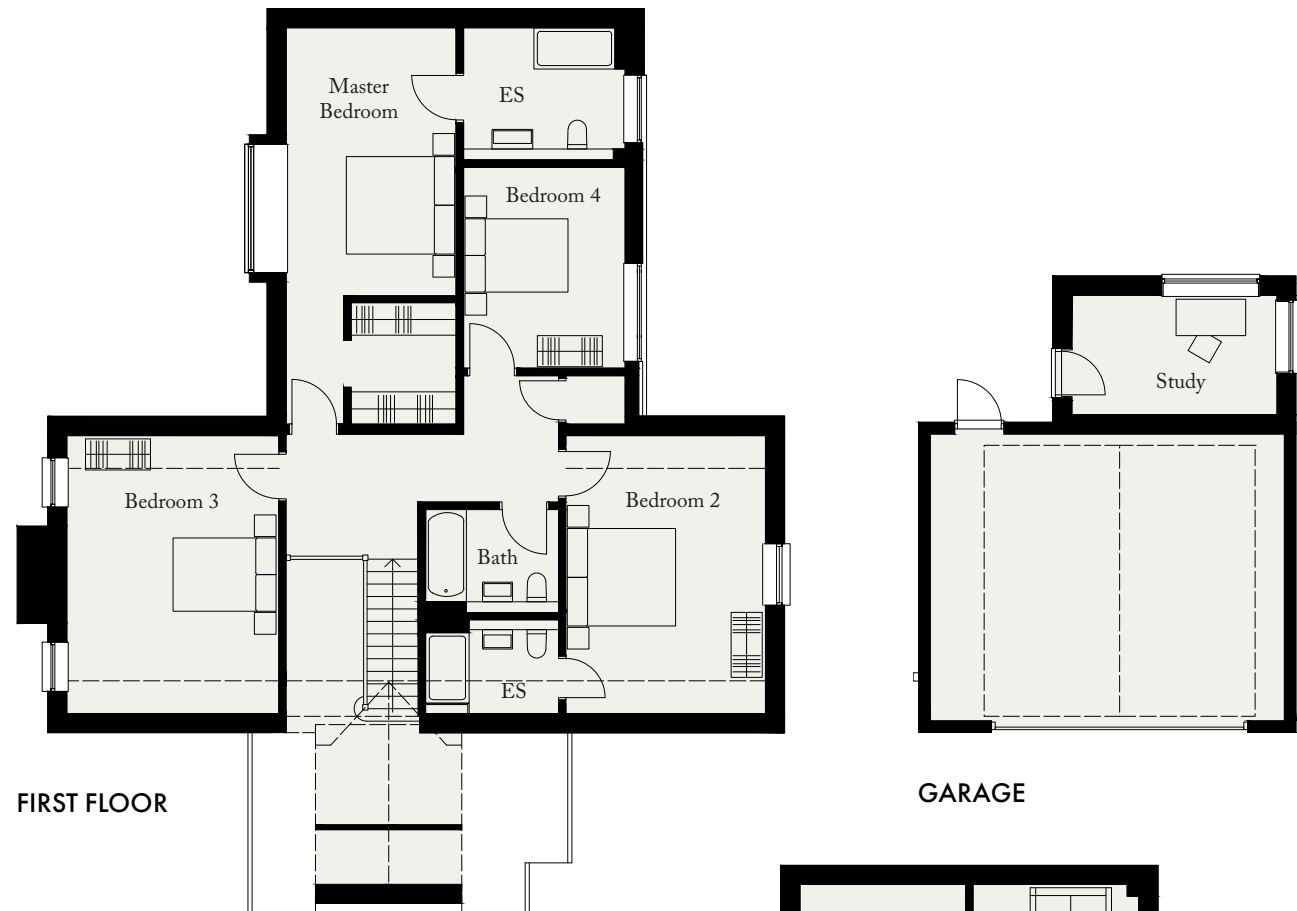


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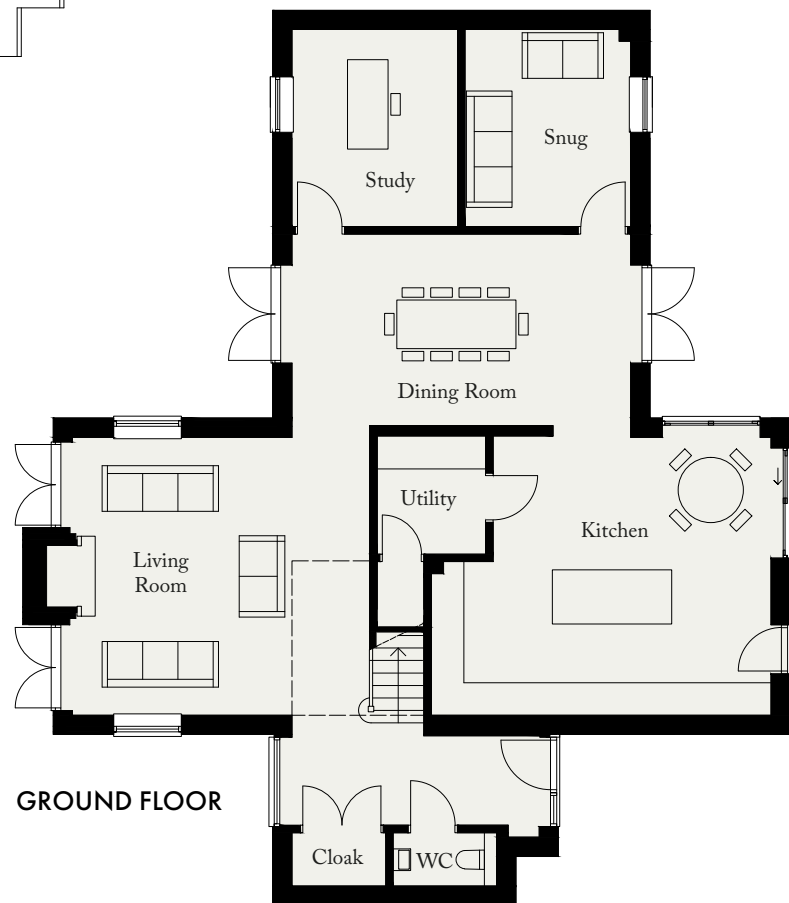






FIRST FLOOR

GARAGE



GROUND FLOOR



PLOT 11

# ASHDOWN HOUSE

4 BEDROOMS  
2,551 SQ FT / 237 SQ M

This is a unique home with wonderful external and internal features. As you enter the front door via a private path through the south facing garden, you are welcomed by stunning views of the open countryside through a large fixed window. As you leave the entry hall you are impressed by a double ceiling height void leading to the upper floor and a cosy lounge centred around a fire place with views and access to the rear garden. The generous dining room off the kitchen and lounge offers views and access to the rear and front gardens. The master bedroom benefits from a walk-in wardrobe, en suite and views to the countryside. The separate double garage also offers a connected office or studio space with views of the house and garden. The private driveway provides parking for 2-3 cars.

GROUND FLOOR

Utility	2.00 x 2.18 m
Kitchen	6.27 x 5.15 m
Dining Room	6.25 x 3.53 m
Living Room	5.48 x 5.13 m
Study	3.05 x 3.63 m
Snug	3.05 x 3.63 m

FIRST FLOOR

Master Bedroom	3.13 x 7.31 m
Bedroom 2	3.68 x 5.13 m
Bedroom 3	3.91 x 5.13 m
Bedroom 4	2.98 x 3.70 m

GARAGE

Study	3.78 x 2.20 m
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PLOT 12

# MULBERRY BARN

4 BEDROOMS  
2,314 SQ FT / 215 SQ M

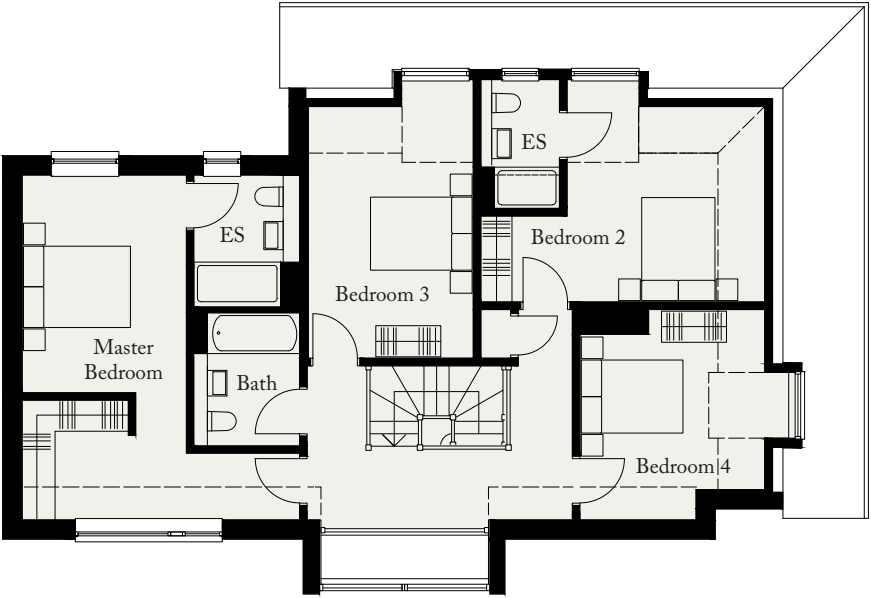
Designed in a contemporary barn style, this home has a lovely internal layout. As you enter the spacious entry hall you are impressed by the double ceiling height void with views to the second-floor landing and a central wrap-around staircase. There are sliding pocket doors which can separate or open-up the living room and dining spaces with views to the rear and side south facing garden. The home is clad with natural timber painted charcoal black and sitting on an antique brick plinth. The home has a double garage and driveway for 2 cars.

## GROUND FLOOR

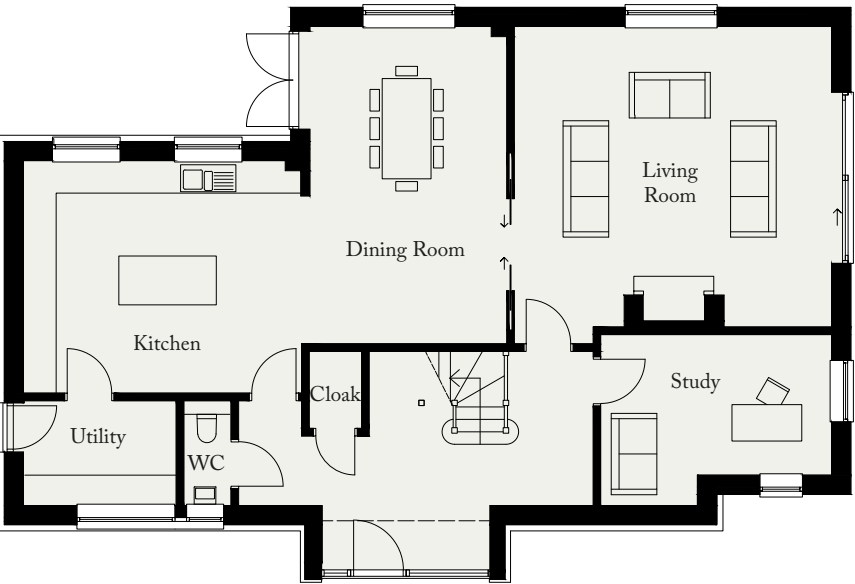
Utility	2.81 x 1.93 m
Kitchen	5.12 x 4.29 m
Dining Room	3.63 x 5.85 m
Living Room	5.85 x 5.54 m
Study	4.26 x 3.15 m

## FIRST FLOOR

Master Bedroom	5.12 x 6.22 m
Bedroom 2	5.23 x 3.60 m
Bedroom 3	3.04 x 4.64 m
Bedroom 4	3.40 x 3.88 m



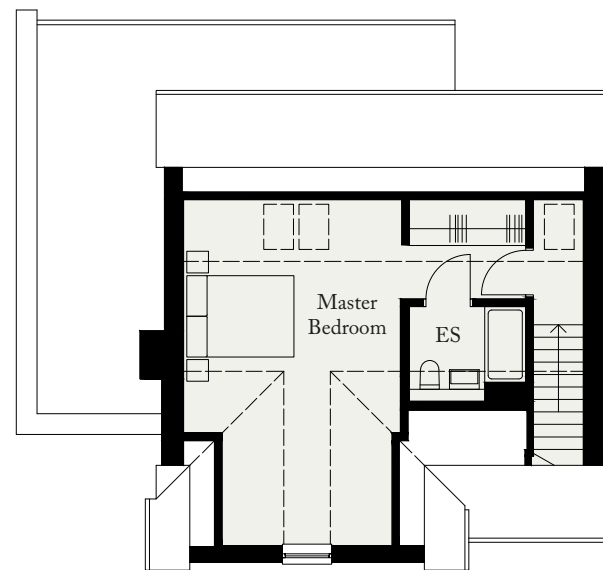
FIRST FLOOR



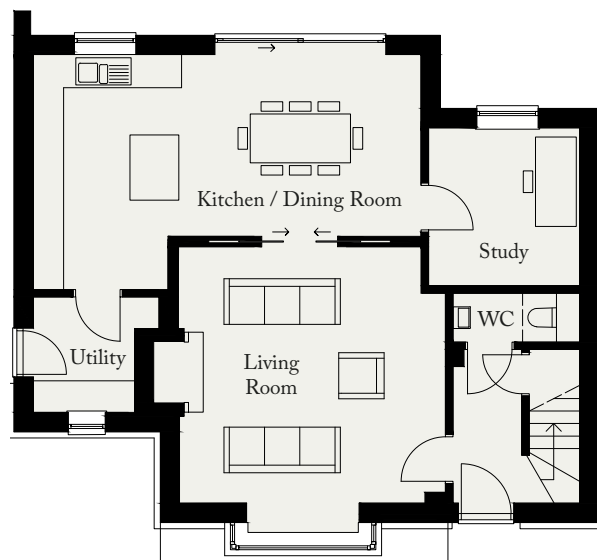
GROUND FLOOR

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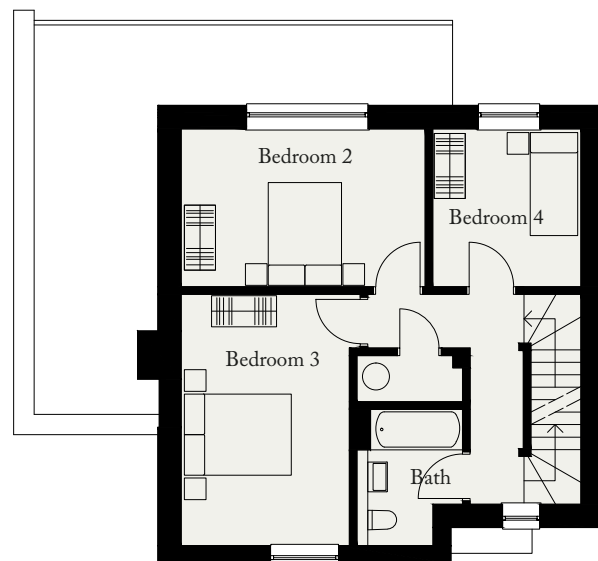




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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Plot 13 is to the left of the image.

PLOT 13

JASMINE HOUSE

4 BEDROOMS  
1,755 SQ FT / 163 SQ M

This is a charming house, offering the opportunity to open or close the sliding pocket doors between the lounge and dining space with views and access to the south facing garden. The lounge and upper bedrooms have lovely views of the communal green and countryside beyond. The lounge is centred around a fire place and a room from the dining space provides a snug or home-office. The home has a private driveway for 2 cars.

GROUND FLOOR

Utility	1.87 x 2.13 m
Kitchen / Dining Room	7.15 x 4.33 m
Living Room	4.90 x 4.73 m
Study	2.78 x 2.91 m

FIRST FLOOR

Bedroom 2	4.50 x 2.91 m
Bedroom 3	3.10 x 4.64 m
Bedroom 4	2.73 x 2.91 m

SECOND FLOOR

Master Bedroom	6.31 x 6.38 m
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Plot 14 is to the right of the image.

PLOT 14

BIRCH HOUSE

4 BEDROOMS  
1,485 SQ FT / 138 SQ M

Designed in a contemporary country style with natural timber cladding painted white and antique bricks, this home offers a cosy lounge centred around a fireplace with views to the communal green. The kitchen and dining nook offer views and access to the south facing garden. The home comes with a single car port and driveway for 2 cars.

GROUND FLOOR

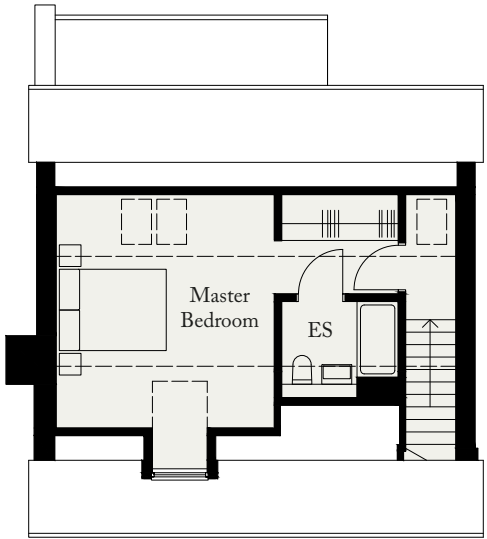
Kitchen	7.38 x 3.88 m
Living Room	4.60 x 4.25 m

FIRST FLOOR

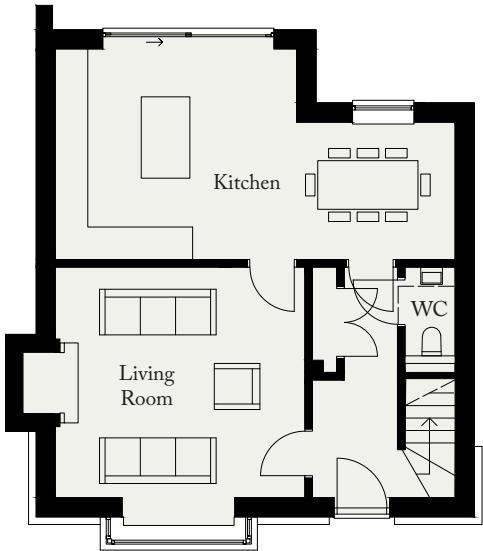
Bedroom 2	4.50 x 2.76 m
Bedroom 3	3.10 x 4.03 m
Bedroom 4	2.73 x 2.91 m

FIRST FLOOR

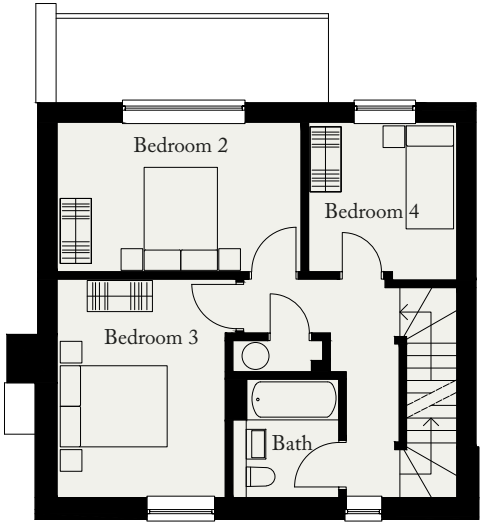
Master Bedroom	6.31 x 4.31 m
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SECOND FLOOR



GROUND FLOOR



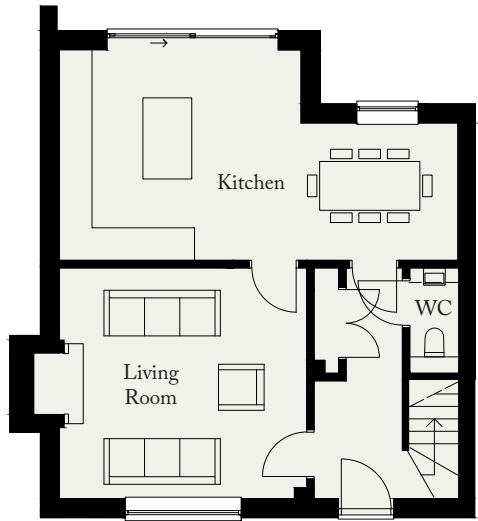
FIRST FLOOR

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.

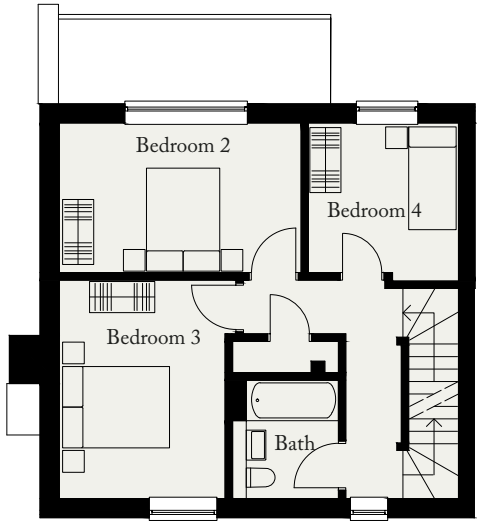




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Plot 15 is to the left of the image.

PLOT 15

PRIMROSE  
COTTAGE

4 BEDROOMS  
1,432 SQ FT / 133 SQ M

This quaint yet roomy cottage offers a south facing garden to the rear, views to the communal green and countryside beyond, a car port and driveway for 2 cars. The cosy lounge is centred around a fireplace and the master bedroom offers an en suite and wardrobe area.

GROUND FLOOR

Kitchen	7.35 x 3.88 m
Living Room	4.56 x 4.25 m

FIRST FLOOR

Bedroom 2	4.46 x 2.76 m
Bedroom 3	3.06 x 4.03 m
Bedroom 4	2.76 x 2.91 m

FIRST FLOOR

Master Bedroom	6.32 x 4.36 m
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Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.





Plot 16 is to the right of the image.

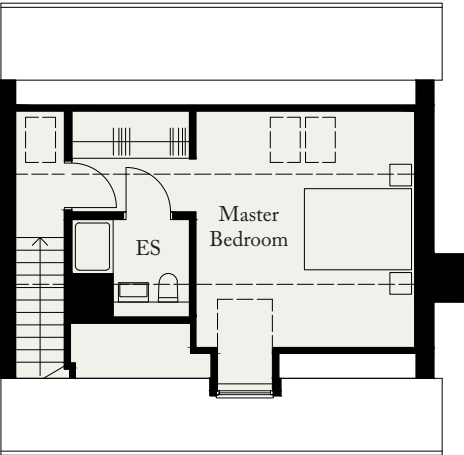
PLOT 16

CLEEVE  
COTTAGE

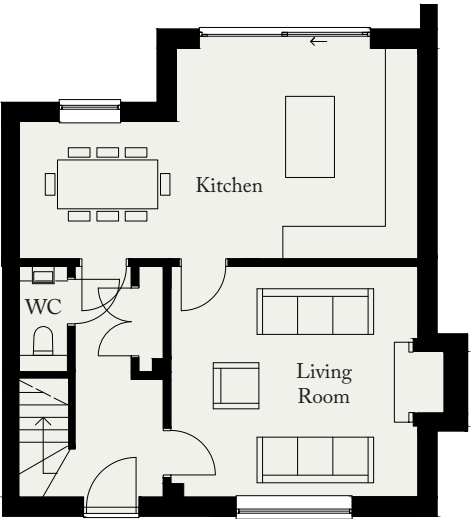
4 BEDROOMS  
1,432 SQ FT / 133 SQ M

This quaint yet roomy cottage offers a south facing garden to the rear, a car port and driveway for 2 cars. The cosy lounge is centred around a fireplace and the master bedroom offers an en suite and wardrobe area.

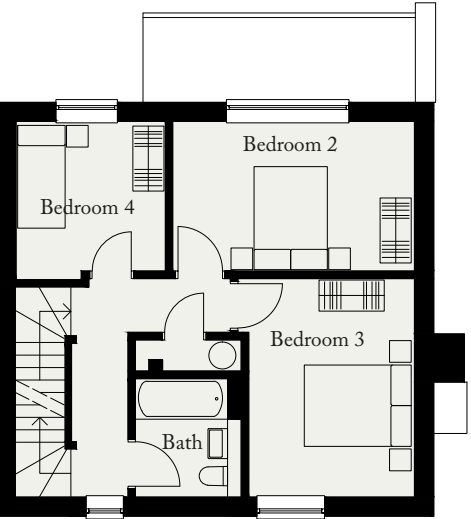
GROUND FLOOR	
Kitchen	7.35 x 3.88 m
Living Room	4.56 x 4.25 m
FIRST FLOOR	
Bedroom 2	4.46 x 2.76 m
Bedroom 3	3.06 x 4.03 m
Bedroom 4	2.75 x 2.91 m
FIRST FLOOR	
Master Bedroom	6.32 x 4.36 m



SECOND FLOOR



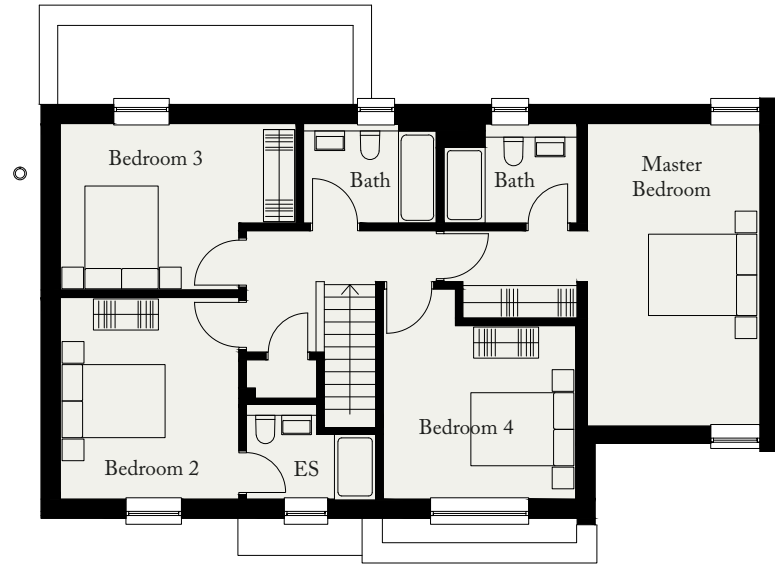
GROUND FLOOR



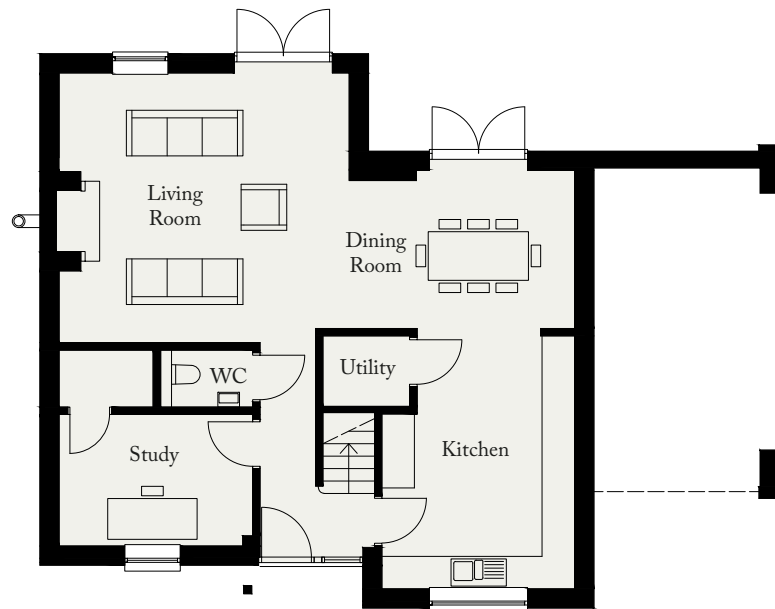
FIRST FLOOR

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.





FIRST FLOOR



GROUND FLOOR



PLOT 17

# LARKSPUR

4 BEDROOMS  
1,722 SQ FT / 160 SQ M

This home has an impressive appearance with vertically hung natural timber cladding painted charcoal black, antique bricks and a parking undercroft. As you open the front door you are welcomed by views through to the spacious south facing garden. The large kitchen with dual aspect views to the front and rear of the property leads on to a dining space, which then links around the corner to the cosy lounge centred around a fire place. The home offers private parking for 2 cars.

GROUND FLOOR

Utility	1.60 x 1.30 m
Kitchen	3.55 x 4.66 m
Dining Room	4.16 x 2.91 m
Living Room	5.35 x 4.97 m
Study	3.57 x 2.42 m

FIRST FLOOR

Master Bedroom	5.83 x 5.58 m
Bedroom 2	3.29 x 3.72 m
Bedroom 3	4.35 x 3.06 m
Bedroom 4	3.55 x 3.87 m

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.





Plot 18 is on the far left of the image.

PLOT 18

No.18

3 BEDROOMS  
1,001 SQ FT / 93 SQ M

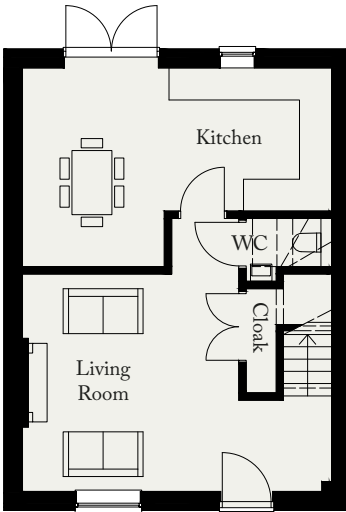
This cottage offers a cosy yet spacious home with a rear south facing garden. The living area is centred around a fireplace with a door leading to an open plan kitchen and dining area with further space for soft seating or a small office area. Patio doors allow easy access to the garden and plenty of natural light. The home is designed in a traditional style with antique brick work and traditional sash windows. Two private parking spaces are provided and are positioned a short walk from the front door.

GROUND FLOOR

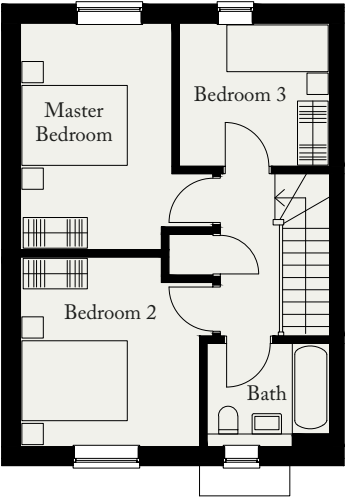
Kitchen	5.81 x 3.72 m
Living Room	5.81 x 4.12 m

FIRST FLOOR

Master Bedroom	3.60 x 4.24 m
Bedroom 2	3.60 x 3.55 m
Bedroom 3	2.81 x 2.68 m



GROUND FLOOR

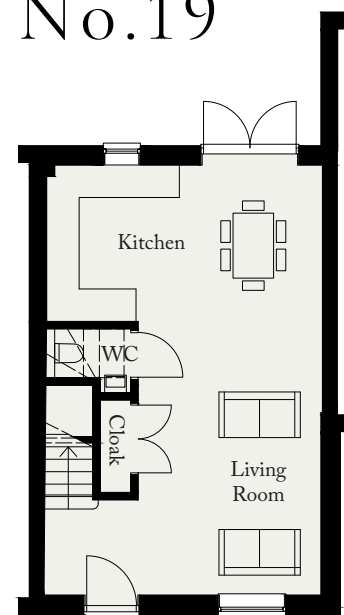


FIRST FLOOR

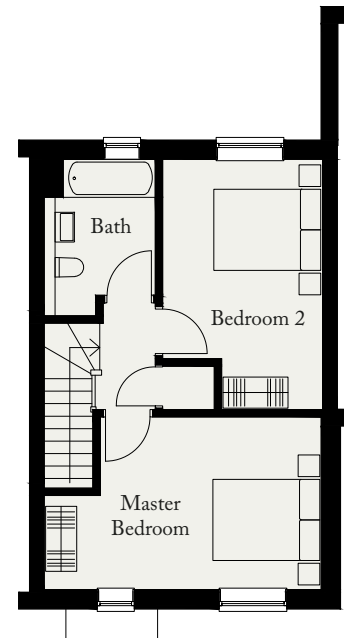
Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: Ensuite. Furniture and wardrobes shown are not included.



No.19



GROUND FLOOR

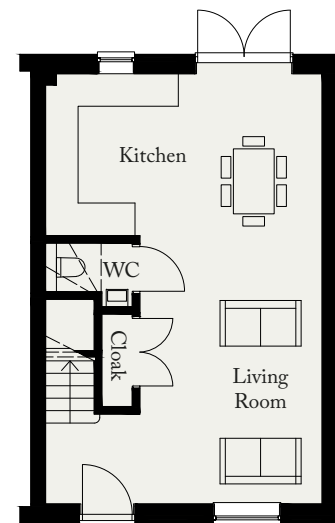


FIRST FLOOR

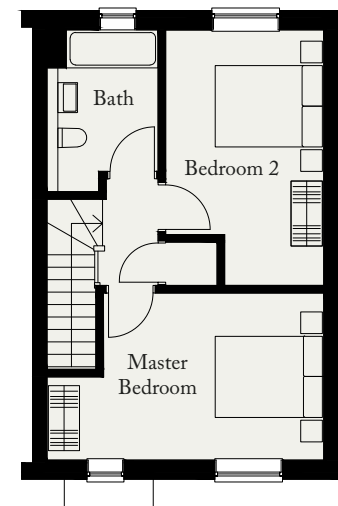


Plot 19 is the second house in from the left of the image. Plot 26 is on the far right of the image.

No.26



GROUND FLOOR



FIRST FLOOR

## AFFORDABLE "FIRST HOMES"

# No.19 & No.26

2 BEDROOMS  
872 SQ FT / 81 SQ M

These cottages offer a cosy yet spacious home with patio doors allowing easy access to the rear garden and plenty of natural light. The homes are designed in a traditional style with antique brick work and traditional sash windows. Two private parking spaces are provided for each home and are positioned a short walk from the front door.

Please note, these properties are affordable homes called a "First Home" and as such can only be sold to someone who hasn't purchased a property before and meets a list of other qualifying criteria. For more information please enquire with our sales manager.

## GROUND FLOOR

Kitchen	3.36 x 2.98 m
Living Room	5.10 x 4.95 m

## FIRST FLOOR

Master Bedroom	5.10 x 3.08 m
Bedroom 2	2.91 x 4.71 m





PLOT 27

# ARDINGLY HOUSE

4 BEDROOMS  
1,905 SQ FT / 177 SQ M

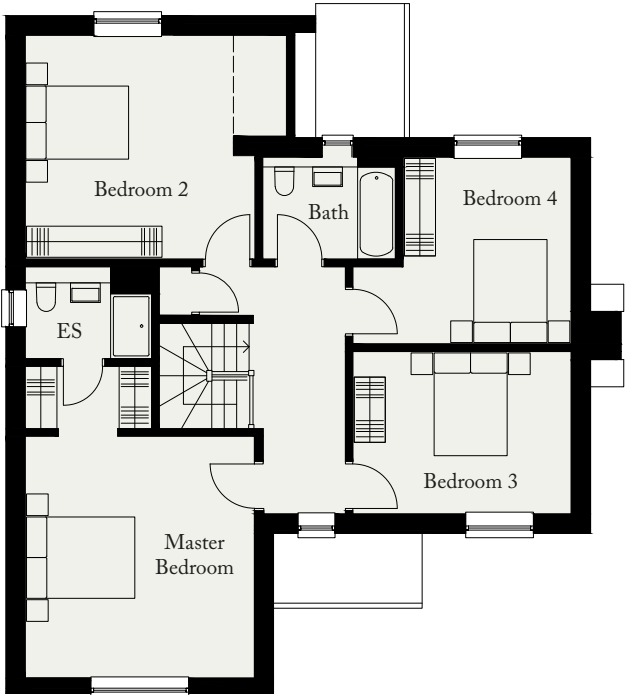
Set within the conservation area with views of characterful listed properties, the home has some charming traditional features, such as an antique brick plinth to the frontage, large bay windows and cream painted natural timber cladding. The home has a spacious internal layout with a lounge centred around a fire place with a connection to the kitchen/dining living space. The upstairs landing has a lovely feel with a window providing natural light and connects generous sized rooms. The private driveway provides parking for 2 cars and a turning area.

GROUND FLOOR

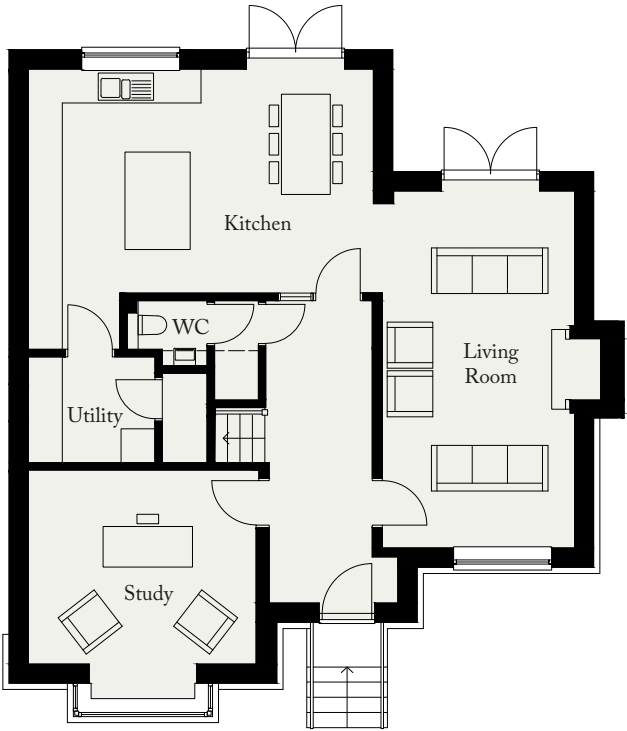
Utility	2.33 x 1.95 m
Kitchen	6.37 x 5.17 m
Living Room	3.54 x 6.59 m
Study	4.20 x 3.57 m

FIRST FLOOR

Master Bedroom	4.23 x 4.46 m
Bedroom 2	4.82 x 4.13 m
Bedroom 3	4.03 x 3.00 m
Bedroom 4	4.03 x 3.45 m



FIRST FLOOR



GROUND FLOOR

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: En-suite. Furniture and wardrobes shown are not included.









## QUALITY CONTROL

*Each home is individually quality checked throughout the construction process by our own construction management including independent Building Control and Structural Warranty surveyors. The homes are sold with a full 10 – year structural warranty.*



## SPECIFICATION

# BEAUTIFULLY CRAFTED LIVING

### EXTERIOR SPECIFICATION

- Fully landscaped front and rear gardens
- Close boarded and post and rail timber fencing
- Garden patios and external lighting
- Outside tap and electricity point
- Natural timber cladding
- Tumbled antique bricks
- Clay or slate style roof tiles
- Flush casement double glazed windows and doors
- Dusk till dawn bollard lighting
- Gravel or block paved driveways

### INTERIOR SPECIFICATION

- Enhanced floor to ceiling heights ranging from 2.4m – 3.5m
- FTTP (Fibre To The Premises)  
Broadband – fibre optic cable providing direct, high speed internet access
- Neff or Bosch appliances
- Dual ovens and microwave
- Integrated fridge freezer and dishwasher
- Air source heat pump powered central heating with underfloor heating to ground floor
- Unvented high-power hot water system
- LVT flooring to ground floor
- Designer sanitary ware including Chrome towel rails
- Matt white painted ceilings and walls
- Designed skirting and architraves with soft sheen white paint finish
- Painted or Oak style panelled doors with complimenting ironmongery. Check home specification for type

\*Roma Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.









BESPOKE

## PERSONALISE YOUR HOME

95% of our homes are sold off-plan prior to completion of construction. This allows our buyers to select colours and finishes as well as upgrades so that their home is tailored to their needs and taste before they've even moved in.

Items such as kitchen styles, appliances and worktops and bathroom tiling are some of the elements buyers can make changes and upgrades.

For a full schedule of our standard specification and the available upgrade options please speak to our dedicated Sales Manager.







*"Buying our new house from Roma Homes was a seamless process with excellent levels of service both before and after completion. And, most importantly, we have a lovely new home. Many thanks to everyone involved."*

GAVIN STEELE AND DAVID VEALE



*"Dealing with Roma Homes has been very pleasant and straightforward. During the sale process Roma were helpful and responsive, dealing with our queries promptly. The on-site team were most helpful in the final stages of the build and made us feel welcome in our new home. The inevitable snagging items have been amicably and professionally resolved."*

DESMOND AND TERRY CRAMPTON



A PURSUIT OF EXCELLENCE

## ROMA HOMES

We are proud to be designing and building new homes in the South-East of England. Every aspect of our process is tuned to create homes with character that complement their surroundings, improve local communities and enhance the enjoyment of daily life for our valued home buyers.

Since completing our first home in 2018, Roma Homes has continued to grow and we are proud to have a team of like-minded individuals who take pride in their work and are keen to create impressive developments that will stand the test of time.







## ENQUIRIES

FIND OUT MORE,  
VISIT THE SITE AND  
OUR SHOW HOME,  
RESERVE YOUR HOME

We have a dedicated in-house Sales Manager available to provide you with further information, assist with site visits and talk you through the process of reserving and personalising your new home. We look forward to the prospect of talking with you about Old Malthouse Green.

01303 847440  
[info@romahomes.co.uk](mailto:info@romahomes.co.uk)  
[romahomes.co.uk](http://romahomes.co.uk)

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78 Sandgate High Street  
Folkestone  
Kent CT20 3BX



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