



BY QUAYSIDE HOMES

SANDWICH - KENT

LUXURY RIVERBANK HOMES

HAVEN BANK is an outstanding collection of fifteen
stunning three and four bedroom homes in the thriving town
of Sandwich.

Each exclusive property boasts exquisite design features and superior quality.

The opportunity to enjoy a riverside setting in a spacious modern interior
is what makes these houses homes you'll want to live in for life.





HAVEN BANK

Finn's are delighted to launch the long anticipated phase of Willow Bank development by Quayside Homes. Haven Bank town houses command a wonderful riverside setting over three floors. Each home offers both garages and gardens, less than a ten minute walk from the town of Sandwich, Kent.

Sandwich not only provides good links by rail and car to London, Canterbury & neighbouring coastal towns but enjoys a location close to The English Channel with quick and easy access to France.

EXTERNAL FEATURES

Lighting to all external doors.
 External tap and waterproof power socket.
 Paving to patio, path to rear gate and bin storage.
 Rear garden laid to turf.

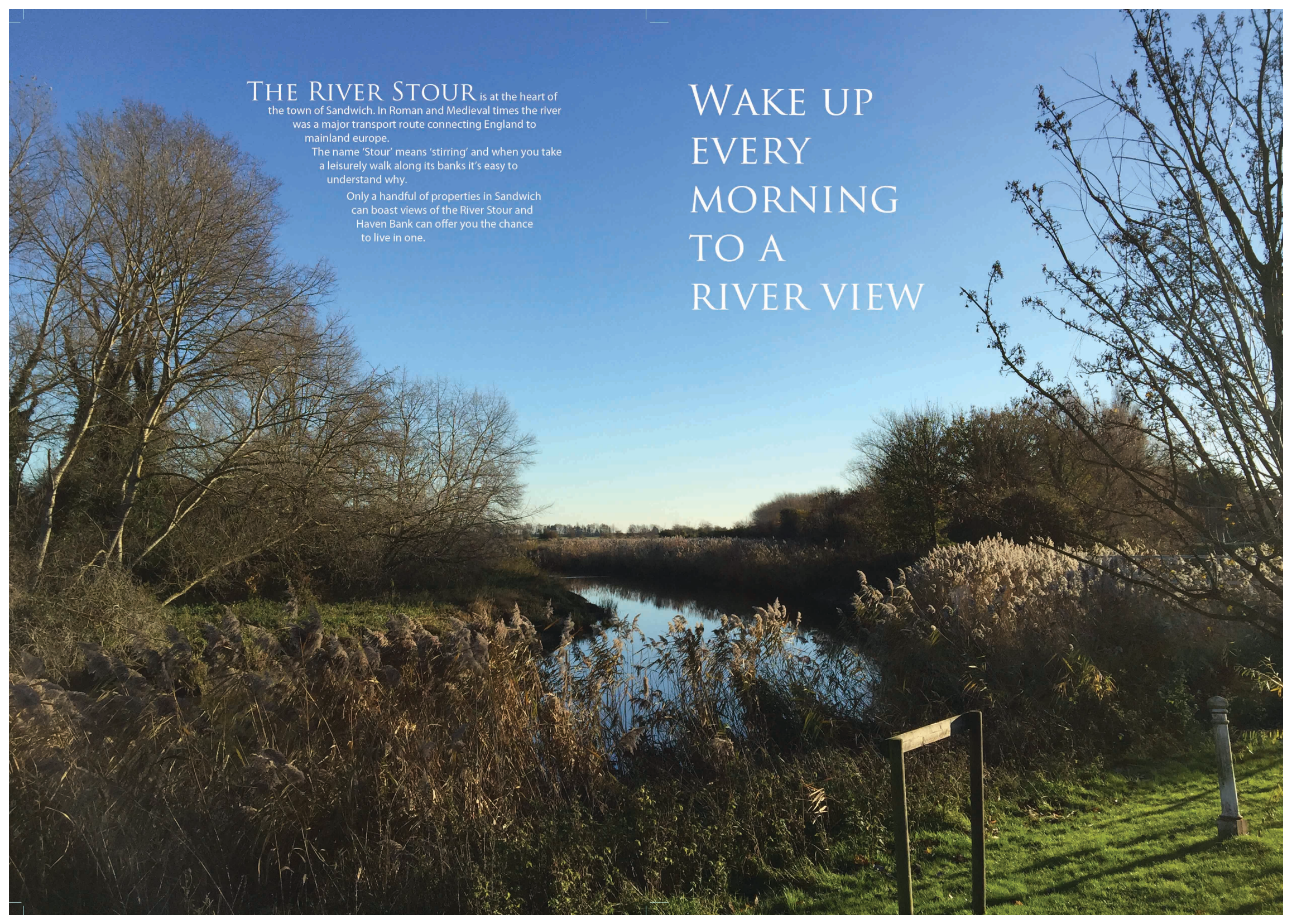
Homes 1,3 & 5 have an integral garage with electrically operated opening door, with power and light.
 Homes 7, 9, 11, 15, 17, 19 & 21 have a remote garage with manual opening door, with power and light.

THE RIVER STOUR is at the heart of the town of Sandwich. In Roman and Medieval times the river was a major transport route connecting England to mainland Europe.

The name 'Stour' means 'stirring' and when you take a leisurely walk along its banks it's easy to understand why.

Only a handful of properties in Sandwich can boast views of the River Stour and Haven Bank can offer you the chance to live in one.

WAKE UP
EVERY
MORNING
TO A
RIVER VIEW



HAVEN BANK sits overlooking the River Stour, a ten minute walk from, what is said to be, one of Britain's most well preserved medieval towns.

Sandwich town boasts every shop, facility and amenity needed to live a full life on your door step and with roads and train links to Canterbury, Ramsgate, Margate, Dover, Deal and London, venturing further afield is easy.

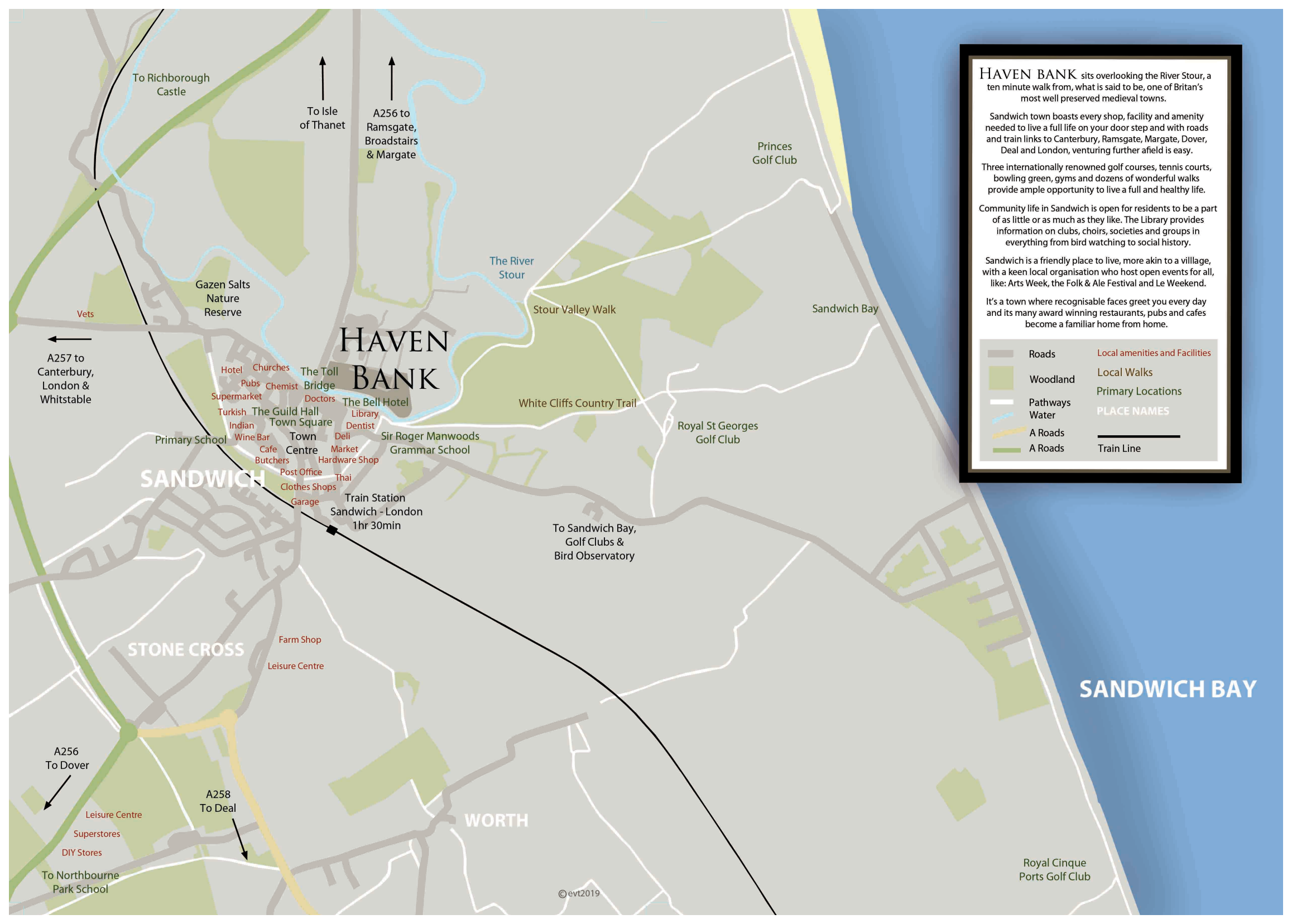
Three internationally renowned golf courses, tennis courts, bowling green, gyms and dozens of wonderful walks provide ample opportunity to live a full and healthy life.

Community life in Sandwich is open for residents to be a part of as little or as much as they like. The Library provides information on clubs, choirs, societies and groups in everything from bird watching to social history.

Sandwich is a friendly place to live, more akin to a village, with a keen local organisation who host open events for all, like: Arts Week, the Folk & Ale Festival and Le Weekend.

It's a town where recognisable faces greet you every day and its many award winning restaurants, pubs and cafes become a familiar home from home.

	Roads		Local amenities and Facilities
	Woodland		Local Walks
	Pathways		Primary Locations
	Water		PLACE NAMES
	A Roads		Train Line





SPECIFICATION

SPECIFICATION

CONSTRUCTION

- Foundations:
Piled to underlying chalk with reinforced concrete ground beams and cavity brick and blockwork to damp proof course level.
- Ground floor:
Beam and block ground floor construction, overlaid with floor insulation and screed. Walls to first floor are brick and blockwork, with thermally insulated plaster internally.
- First floor roof construction:
Insulated timber frame clad with either face brickwork or weatherboarding. Roof covering natural slate with leadwork valleys.
- Windows & bifold doors are aluminium double glazed. The windows on the south face of the house incorporate solar reducing glass.

KITCHEN

- Kitchen units & appliances to be selected by the purchaser from Roma Interiors.
- The standard kitchen, can be seen in the show house, No 1 Haven Bank. A value of £15,670 is included in the sale price for the fitting of a kitchen selected by the purchaser from the supplier.
- **Kitchen floor can be selected by the purchaser.**
An allowance of £20.00 per m² for the supply of tiles is included in the sale price.

BATHROOM, EN-SUITES & CLOAKROOM

- White suites from Ideal Standard with chrome fittings, including white vanity unit and heated mirror cabinet over basin, with integral shaver point and heated towel rail. All pipework is concealed.
- **Tiling for the walls and floor can be selected by the purchaser.**
An allowance of £20.00 per m² for the supply of the tiles is included in the sale price.

HEATING & HOT WATER

- Gas fired underfloor heating throughout, with smart heating controls.
- Hot water provided by a pressurised hot water cylinder.

ELECTRICAL & MULTI MEDIA

- White switch plates and sockets throughout.
- Recessed downlighters or pendants provided to all rooms.
- TV, telephone and data points provided to each room, with provision for Sky TV

EXTERNALLY

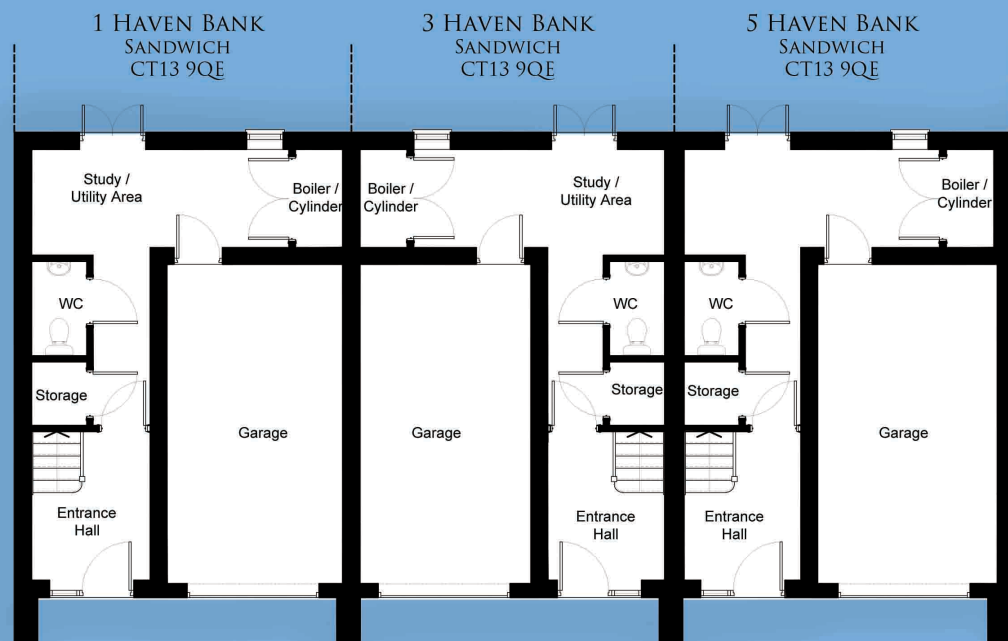
- Lighting to all external doors. External tap and waterproof power socket.
- Paving to patio, path to rear gate and bin storage. Rear garden laid to turf.
- Integral garage with electrically operated remote opening door with power and light.

GENERALLY

- The walls and ceilings will be finished with white emulsion.
- All woodwork including doors will be finished in gloss white. Polished chrome ironmongery throughout.
- **Floor finishes can be selected by the purchaser.**
An allowance of £20.00 per m² is included in the sale price.

VARIATIONS

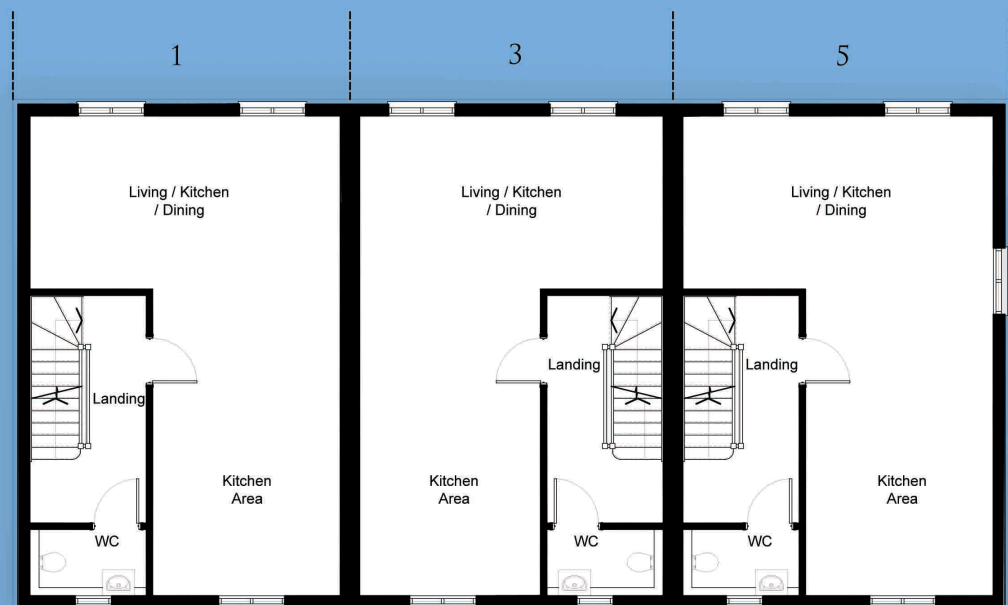
- Home Numbers 1, 3 & 5:
Three bedrooms
Integral garage with electrically operated remote opening door with power and light.
- Home Numbers 7, 9, 11, 15, 17, 19 & 21:
Four bedrooms
Remote garage with manual opening door with power and light.
An electrically operated door is available for an additional fee.



GROUND FLOOR



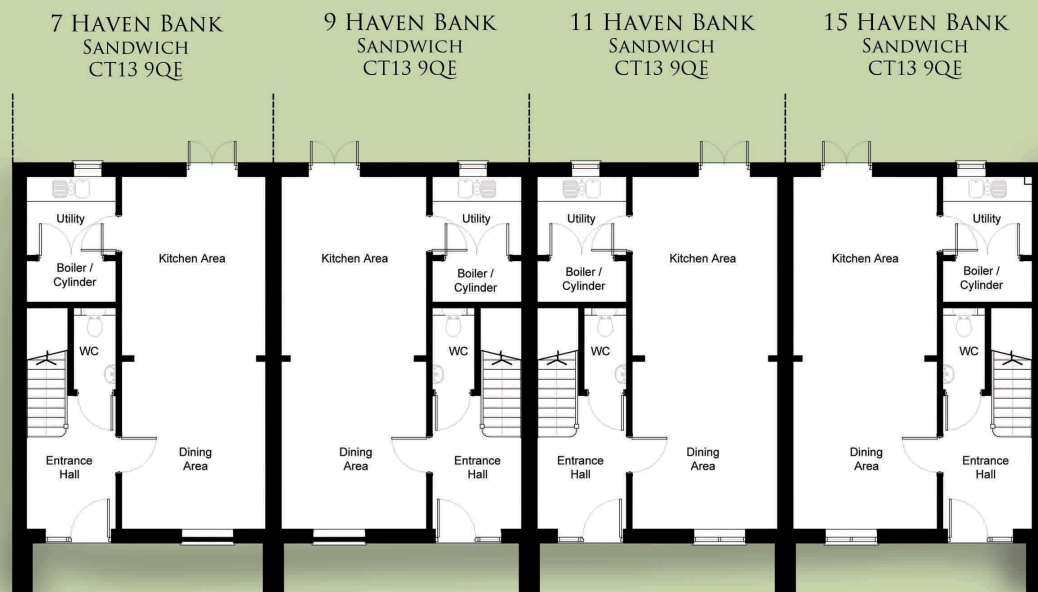
SECOND FLOOR



FIRST FLOOR

HOME NUMBERS 1, 3 AND 5 Includes integral garage

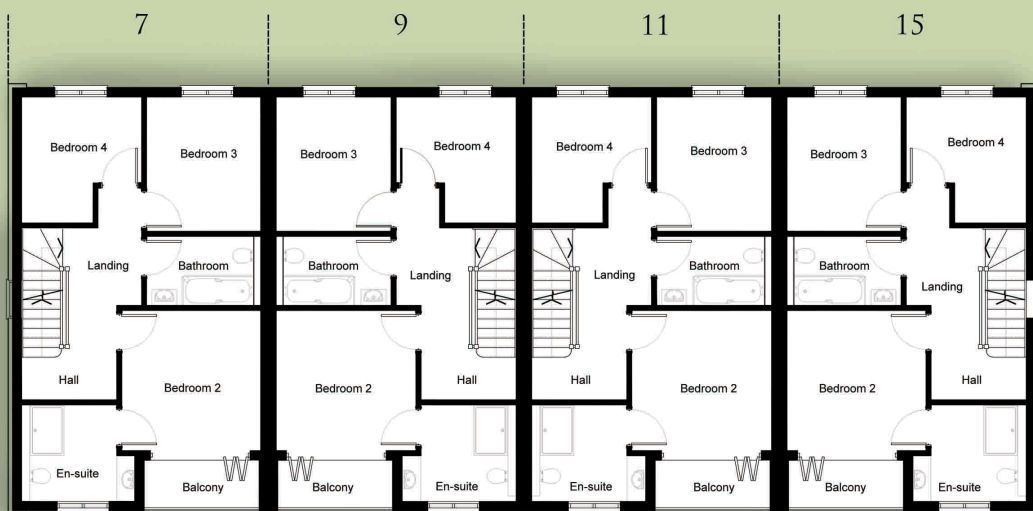
TOTAL INTERNAL FLOOR AREA:	1	3	5
GROUND FLOOR	47.87m ²	46.9m ²	48.13m ²
FIRST FLOOR	52.86m ²	51.69m ²	52.1m ²
SECOND FLOOR	52.86m ²	51.69m ²	52.1m ²
KITCHEN / DINING / LIVING	39.5m ²	38.34m ²	39.5m ²
BEDROOM 1	17.49m ²	17.12m ²	17.49m ²
BEDROOM 2	11.97m ²	11.49m ²	11.97m ²
BEDROOM 3	6.49m ²	6.49m ²	6.49m ²
GARDEN	54.07m ²	57.43m ²	57.76m ²



GROUND FLOOR



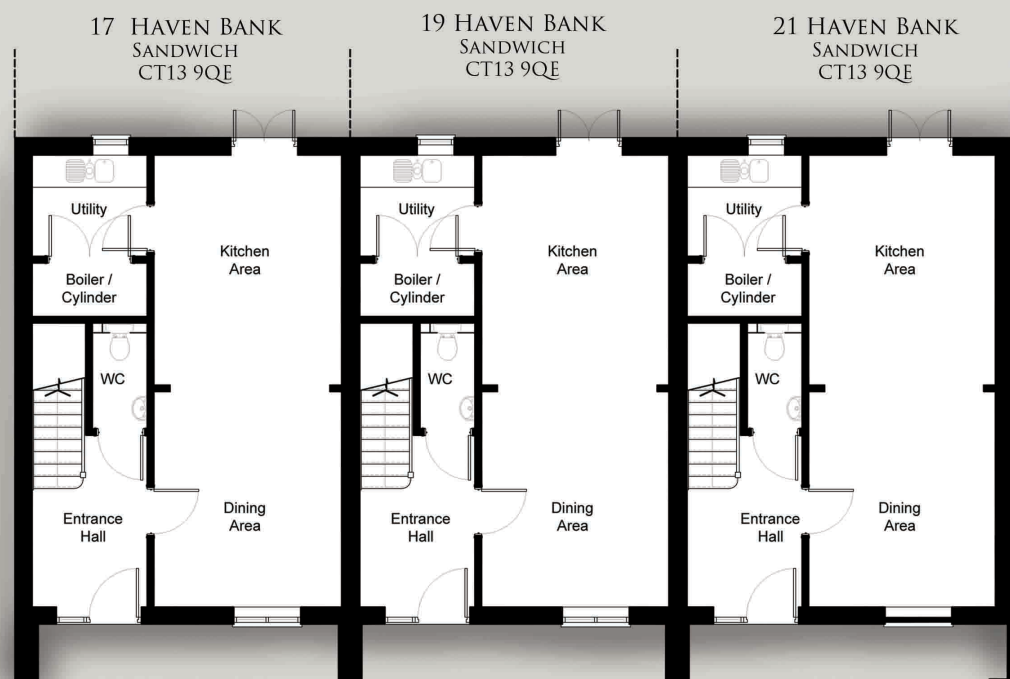
SECOND FLOOR



FIRST FLOOR

HOME NUMBERS 7, 9, 11 AND 15 Garage also included

TOTAL INTERNAL FLOOR AREA:	7	9	11	15
GROUND FLOOR	48.47m ²	48.74m ²	48.74m ²	48.47m ²
FIRST FLOOR	52.1m ²	52.31m ²	52.31m ²	52.1m ²
SECOND FLOOR	52.1m ²	52.31m ²	52.31m ²	52.1m ²
KITCHEN / DINING	29.24m ²	29.51m ²	29.51m ²	29.24m ²
LIVING	26.18m ²	26.3m ²	26.3m ²	26.18m ²
BEDROOM 1	15.59m ²	15.67m ²	15.67m ²	15.59m ²
BEDROOM 2	11.27m ²	11.34m ²	11.34m ²	11.27m ²
BEDROOM 3	8.86m ²	8.93m ²	8.93m ²	8.86m ²
BEDROOM 4	7.62m ²	7.62m ²	7.62m ²	7.62m ²
GARDEN	56.37m ²	55.24m ²	55.25m ²	61.36m ²



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

HOME NUMBERS 17, 19 AND 21 Garage also included

TOTAL INTERNAL FLOOR AREA:	17	19	21
GROUND FLOOR	48.9m ²	48.82m ²	48.74m ²
FIRST FLOOR	52.04m ²	51.92m ²	52.14m ²
SECOND FLOOR	52.04m ²	51.92m ²	52.14m ²
KITCHEN / DINING	29.67m ²	29.59m ²	29.51m ²
LIVING	26m ²	25.95m ²	26.1m ²
BEDROOM 1	15.65m ²	15.52m ²	15.65m ²
BEDROOM 2	11.31m ²	11.24m ²	11.31m ²
BEDROOM 3	8.96m ²	8.9m ²	8.96m ²
BEDROOM 4	7.62m ²	7.62m ²	7.62m ²
GARDEN	45.61m ²	54.37m ²	80.11m ²



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DISCOVER SANDWICH

The thriving market town of Sandwich is home to a range of independent shops and businesses. On King Street and around the town square you'll find a butchers, cafes, a french deli, restaurants, a wine bar, bike shop and a chemist as well as a busy library with information about the many services, groups, clubs and activities the town offers it's community. If you walk towards the quay along the river bank pathway, seal spotting tours may tempt you with a ride and if you wander on further you may pass the bowling green, tennis courts, allotments & Royal St Georges golf course before finally finding the sea.

If all that sounds like thirsty work, look no further than The Bell Hotel, The Crispin Inn or The Hop and Huffkin on your way back. All serve exceptional food and drink in welcoming surroundings and help make living in Sandwich a life lived to the full.



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GARAGE ALLOCATION

Each garage has its own electrical supply directly from the corresponding house.

HOMES 2, 4, 6, 8 & 10

Available for off-plan purchase. Anticipated completion Spring 2020.

RIVER
STOUR





IF YOU WOULD LIKE TO FIND OUT MORE
PLEASE CALL OR VISIT AND SPEAK TO:

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