



THE LAURELS

LITTLEBOURNE


LEATH PARK
DEVELOPMENTS



THE LAURELS LITTLEBOURNE

The Laurels is an exclusive development of eighty seven homes, set in the heart of the Kent countryside, a short distance from the historic Cathedral City of Canterbury and an easy commute to London.

Architect designed and finished to the highest quality throughout, all properties will benefit from having en-suite bathrooms, fully integrated kitchen appliances and a 12 month customer care warranty and LABC 10-year warranty.

The Laurels sits in the idyllic village of Littlebourne, surrounded by historic woodland and open farmland, with great local amenities.

This is an exciting opportunity to join a vibrant community, enjoy the country lifestyle, whilst remaining close to the modern world. If you want to have it all, then The Laurels is the perfect place for you.





You'll find a strong sense of community at the heart of Littlebourne village, which sits within a protected conservation area, has a well stocked shop and post office, a fantastic pub and restaurant, new doctors surgery and a Church of England Primary School.

There is a thriving village cricket team, which plays at the large Recreation Ground and Memorial Hall, where there is also an extensive children's play area and adult outdoor gym.

There is also the wonderful Grade 1 listed, St Vincent of Saragossa Church, boasting one of the finest collections of stained glass in the country.



WITH THE LOCAL TRAIN STATION JUST TWO MILES AWAY, THE LOCATION IS PERFECT FOR YOUR DAILY COMMUTE WHILST PROVIDING AN IDYLIC COUNTRYSIDE LIFESTYLE.

RURAL LIFESTYLE LIVING...



Littlebourne is a rural village on the A257 situated close to the historic Cathedral City of Canterbury, in the heart of the Kentish countryside.

Canterbury is only 4 miles away with a huge variety of shops, coffee houses and amenities in the extremely attractive Cathedral setting. Also providing quick access into London and several outstanding secondary schools.

The picturesque fishing town of Whitstable is a short drive away, where you can visit the seaside, enjoy fresh oysters or relax with a coffee in the harbour.

Or take the short bus ride to Sandwich, one of the best preserved medieval towns in England. With its ancient buildings, nature reserves, golf courses, delightful country pubs, cafés and restaurants.



...WITH GREAT CONNECTIONS



BY CAR



BY TRAIN OR BUS

BEKESBOURNE
TRAIN STATION

2.2
MILES

CANTERBURY

5.2
MILES

SANDWICH

9.4
MILES

WHITSTABLE

12
MILES

DOVER

17
MILES

ASHFORD
INTERNATIONAL

19
MILES

MAIDSTONE

33
MILES

LONDON
ST PANCRAS
INTERNATIONAL

65
MILES

LONDON
VICTORIA

65
MILES

5 MINS
BY TRAIN
12 MINS
BY BUS

30 MINS
BY BUS

40 MINS
BY BUS

55 MINS
BY BUS

55 MINS
BY BUS & TRAIN

1HR 50 MINS
BY BUS & TRAIN

55 MINS
BY TRAIN

1HR 40 MINS
BY TRAIN

The Laurels is located with great connections for accessing Kent, London and the South Coast all within easy reach.

BY ROAD

Littlebourne is located on the A257, which connects with the A2, giving quick access to the M2 & M20, which can take you north to the M25 and the Dartford Crossing, or south to Folkestone and the Channel Tunnel.

BY RAIL

Bekesbourne train station is only 2 miles away from The Laurels, offering direct services to London Victoria, with Canterbury only a 5 minute journey away.

BY BUS

Littlebourne is on the main bus route from Canterbury to the local rural area, such as Ickham, Wickhambreaux and Wingham. As well as historic Sandwich or the seaside town of Deal.

All distances are approximate. Source: Google Maps.

SPECIFICATION

Each new Leath Park Developments property has a 10 year LABC Guarantee Warranty.



KITCHEN

- Elegant Shaker style kitchen units in a range of colours come as standard with upgrade options available.
- All homes come with Bosch range cooker, single or double ovens.
- Laminate worktops to our three-bedroom homes and solid wood work surfaces to four and five bedroom homes. The option to upgrade to Corian or Quartz work-surfaces is available.
- All of our homes come with a range of appliances, including an integrated washing machine fridge/freezer and dishwasher.

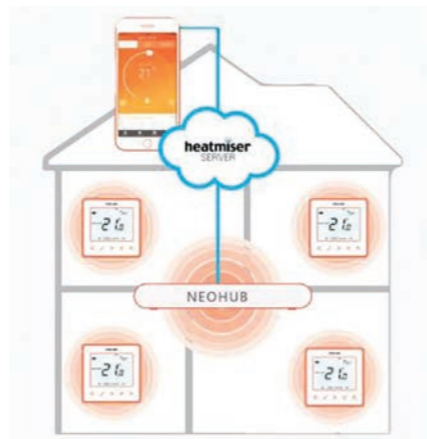
DOORS & INTERNAL JOINERY

- All internal doors are contemporary and painted white.
- White PVCu rear garden doors or bi-fold doors to rear gardens (as marked on plans).
- White PVCu sash windows to front elevations with all remaining windows being in a contemporary style.
- Velux windows to selected homes (as marked on plans).
- Deep moulded skirting and architraves to provide another level of refinement throughout.

FLOORING & FIREPLACES

Flooring available to purchase as an upgrade, options include:

- A choice of carpeting to lounge, dining room, and bedrooms, as well as staircases and landings.
- A choice of Karndean Flooring (or similar) to kitchen/diner, cloakroom and bathrooms.
- A high-quality log burner option is available on select homes.



BATHROOMS, EN-SUITES & CLOAKROOMS

- All bathrooms come fitted with Roca sanitary ware and are half tiled, with full tiling to the shower areas.
- Heated ladder towel rails. Ceramic wall and floor tiling come with all bathrooms and en-suites.
- Showers with Bristan recessed thermostatic shower valves with rain shower heads.



ELECTRICAL & COMMUNICATIONS

- Each plot will have fibre to the home installed. Ensuring the best possible broadband speeds (up to 360mbs).
- Cabling is provided to allow for the installation of a Sky Q dish or reconfiguration.
- White downlighters to kitchens, bathroom and en-suites.
- Dimmer switches to living room, principal bedroom and kitchens allowing you to control the level of lighting, can be provided as a customer extra.
- USB electrical ports included to the lounge, kitchen, and bedrooms.
- Electric vehicle circuits fitted as standard.

HEATING

- Energy efficient, gas-fired central heating and mains pressure hot and cold water services.
- Underfloor heating to the ground floor of all 4 and 5 bedroom homes.
- Smart heating controls.

EXTERNAL & SHARED AREAS

- Patios are provided to all rear gardens with grass seeded lawns.
- Exterior water point.
- Exterior power point offers the safe use of electrical equipment.
- All garages are fitted with electric vehicle enabled power points.

WARRANTY AND AFTERCARE

- We provide a comprehensive demonstration of your new home before you receive the keys.
- Jenner Construction provide a 12 month customer care warranty and LABC 10-year warranty offering you further peace of mind.





THE LAURELS

LITTLEBOURNE



SITE PLAN

The Holly
5 bedroom home
Plots: 36-38, 54, 55

The Lewis
4 bedroom home
Plots: 1, 44, 47, 52, 67,
71, 82 & 87

The Elisia
4 bedroom home
Plots: 26, 28, 29, 33-35,
39, 57, 58, 65, 66, 72-74

The Thomas
4 bedroom home
Plots: 2, 3, 21-25, 27,
30-32, 53, 59, 60, 85, 86

The Alfie
3 bedroom home
Plots: 4, 5, 45, 46, 56, 63,
64, 68-70, 83, 84

The Anthony
3 bedroom home
Plots: 75

The Avril
3 bedroom home
Plots: 6-8, 61, 62

Apartments
Plots: 76-81

Affordable
Plots: 9-11, 12-20

Shared Ownership
Plots: 40-43, 48-51

*** Show Homes**
Plots: 86 & 87

- Phase 1
- Phase 1a
- Phase 2
- Phase 3
- Phase 4
- Phase 5



THE HOLLY

5 BEDROOM HOME

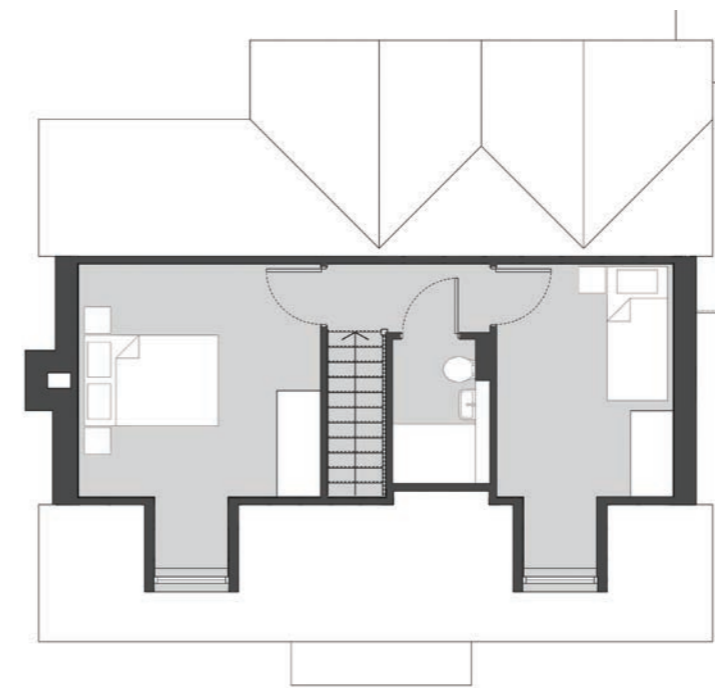
Plots 36-38, 54, 55

Total Area 159m² / 1709ft²

'The Holly' is a 5 bedroom Detached House, with double garage and garden. This outstanding property has a large, open plan, ground floor layout, with the kitchen/diner overlooking the rear garden with bi-fold doors. The kitchen is fully fitted with luxury appliances and a large breakfast island. The large living area spans front to rear, with a modern fireplace and bi-fold doors out to the substantial garden. On the first floor is the principal bedroom and a double bedroom, each with its own en-suite, a single bedroom and the main bathroom. The second floor has a double bedroom, a single bedroom and shower room.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.



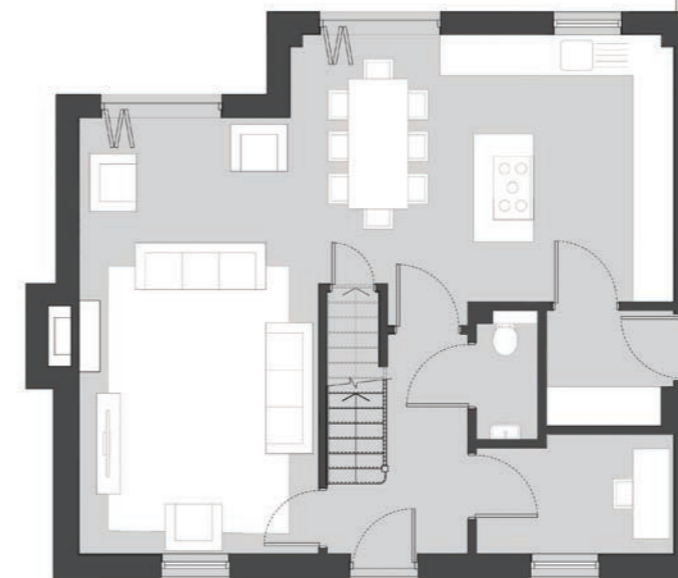
SECOND FLOOR

BEDROOM 4	3.60m x 3.46m	11.81ft x 11.35ft
BEDROOM 5	2.62m x 3.46m	8.59ft x 11.35ft
BATHROOM	1.45m x 2.14m	4.75ft x 7.02ft



FIRST FLOOR

PRINCIPAL BEDROOM	3.61m x 3.69m	11.84ft x 12.10ft
EN-SUITE	1.99m x 2.62m	6.52ft x 8.59ft
BEDROOM 2	3.62m x 4.00m	11.87ft x 13.12ft
EN-SUITE 2	2.98m x 1.29m	9.77ft x 4.23ft
BEDROOM 3	3.61m x 2.43m	11.84ft x 7.97ft
BATHROOM	2.98m x 2.23m	9.77ft x 7.31ft



GROUND FLOOR

LIVING ROOM	3.56m x 6.50m	11.67ft x 21.32ft
DINING ROOM	2.65m x 4.32m	8.69ft x 14.17ft
KITCHEN	3.05m x 3.97m	10ft x 13.02ft
STUDY	2.94m x 1.78m	9.64ft x 5.83ft
WC	0.91m x 1.91m	2.98ft x 6.26ft
UTILITY	1.92m x 1.75m	6.29ft x 5.74ft

THE LEWIS

4 BEDROOM HOME

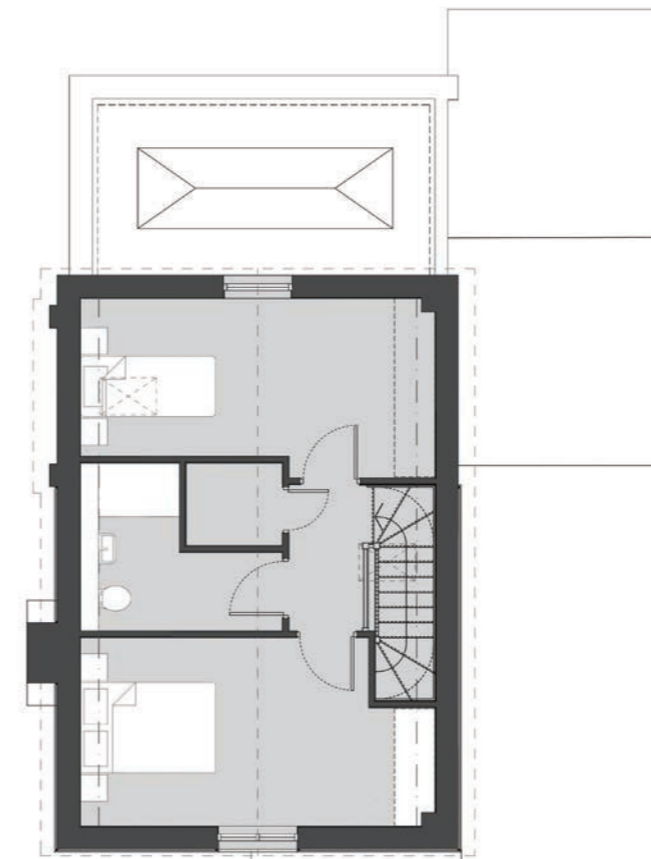
Plots 1, 44, 47, 52, 67, 71, 82 & 87

Total Area 132m² / 1423ft²

'The Lewis' is a 4 bedroom Detached Town House, with garage and garden. This stunning property is impressive with the bright spacious kitchen/diner overlooking the rear garden with French doors. The kitchen is fully fitted with luxury appliances and the breakfast bar is ideal for socialising. The separate living room at the front has natural light with the large window and gives a cosy feel with the modern fireplace. On the first floor are two large double bedrooms, a main bathroom and en-suite to principal bedroom. On the second floor is a double and single bedroom with shower room.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

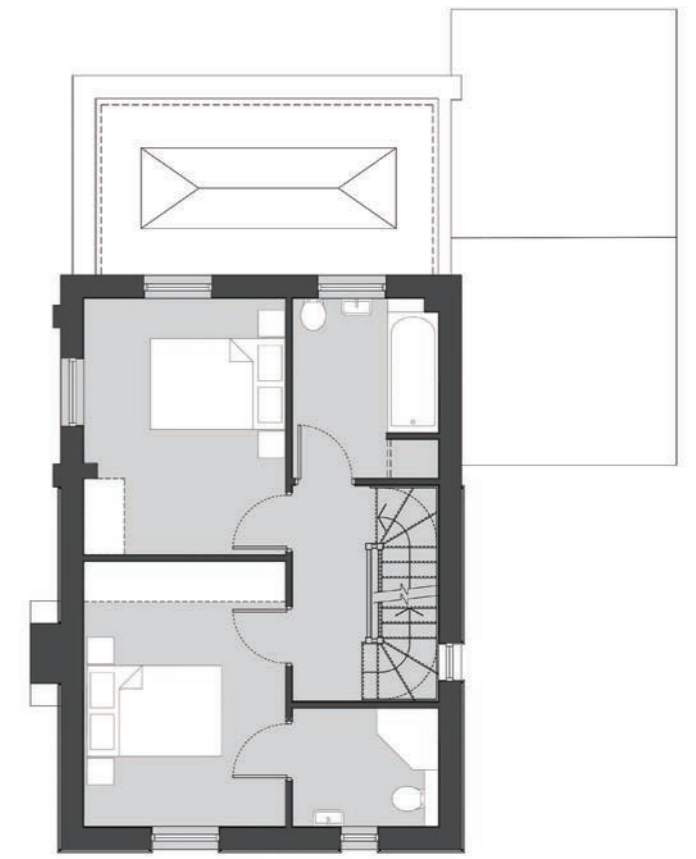


SECOND FLOOR

BEDROOM 3
5.26m x 2.80m 17.25ft x 9.18ft

BEDROOM 4
5.26m x 2.67m 17.25ft x 8.75ft

BATHROOM
2.99m x 2.50m 9.80ft x 8.20ft



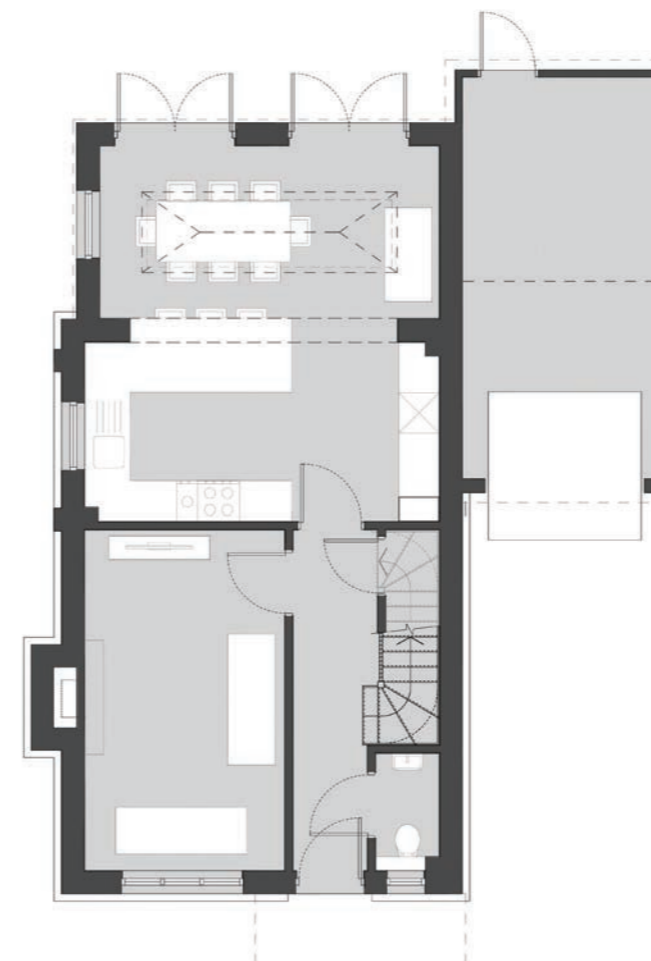
FIRST FLOOR

PRINCIPAL BEDROOM
2.99m x 3.94m 9.80ft x 12.92ft

EN-SUITE
2.16m x 1.75m 7.08ft x 5.74ft

BEDROOM 2
2.99m x 3.80m 9.80ft x 12.46ft

BATHROOM
2.16m x 2.67m 7.08ft x 8.75ft



GROUND FLOOR

LIVING ROOM
2.96m x 5.06m 9.71ft x 16.60ft

DINING ROOM
5.04m x 2.56m 11.05ft x 8.39ft

KITCHEN
5.26m x 2.65m 17.25ft x 8.69ft

WC
0.94m x 1.74m 3.08ft x 5.07ft

THE ELISIA

4 BEDROOM HOME

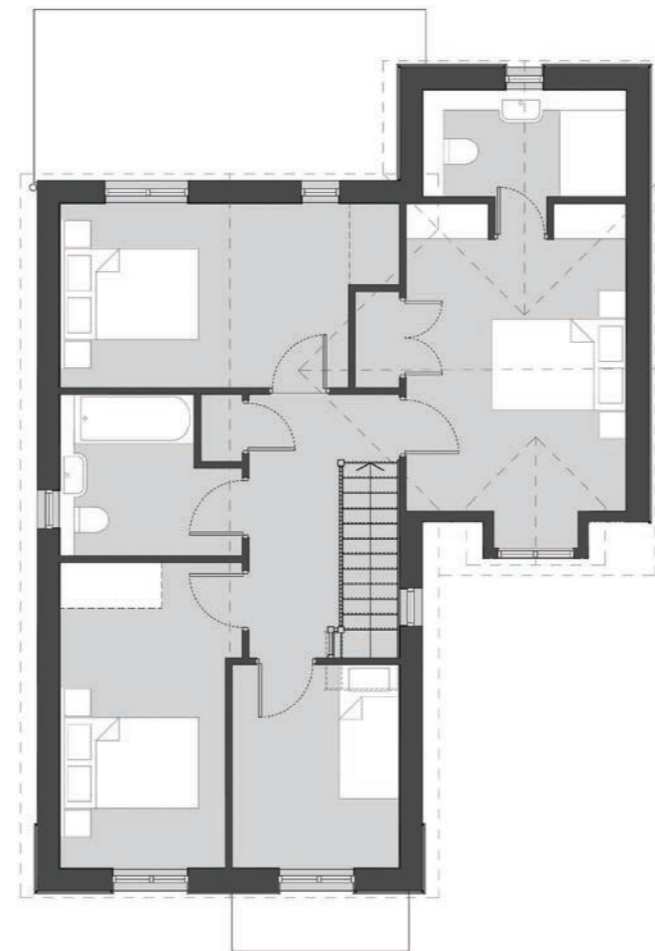
Plot 26, 28, 29, 33-35, 39, 57, 58, 65, 66, 72-74

Total Area 130m² / 1399ft²

'The Elisia' is a 4 bedroom Detached House, with garage and garden. Upon entering is a downstairs WC and storage cupboard. Through the hallway is a separate kitchen with fully fitted luxury appliances. To the rear of the property is a spacious open plan dining/living room. The living room has bi-fold doors onto the rear garden. On the first floor are three double bedrooms, a single bedroom and main bathroom. The principal bedroom has built-in wardrobes and shower en-suite.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

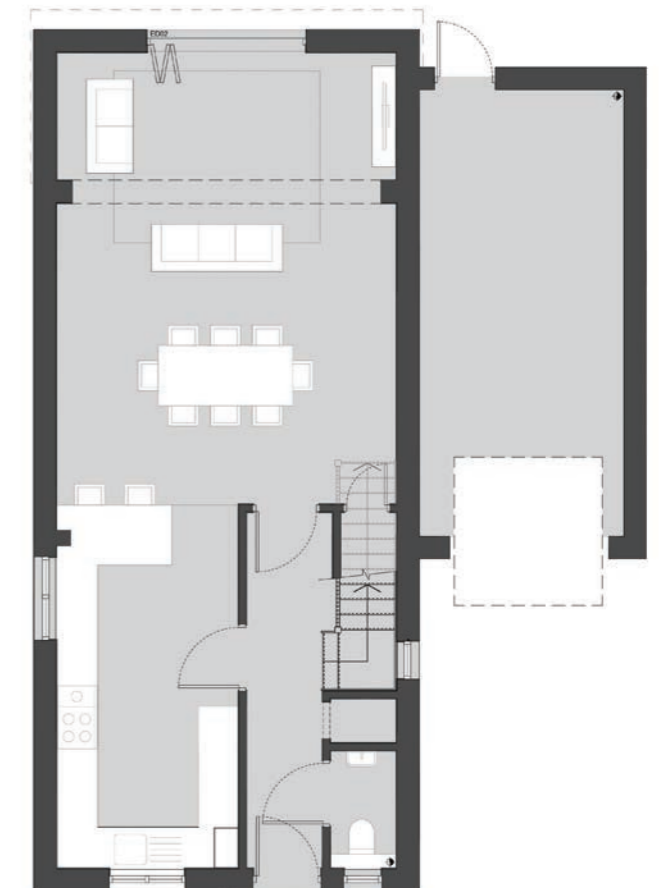


FIRST FLOOR

PRINCIPAL BEDROOM	3.27m x 4.57m	10.72ft x 14.99ft
EN-SUITE	3.02m x 1.58m	9.90ft x 5.18ft
BEDROOM 2	5.04m x 2.73m	16.53ft x 8.95ft
BEDROOM 3	2.70m x 4.54m	8.85ft x 14.89ft
BEDROOM 4	2.48m x 3.02m	8.13ft x 9.90ft
BATHROOM	2.70m x 2.39m	8.85ft x 7.84ft

GROUND FLOOR

LIVING / DINING ROOM	5.04m x 6.70m	16.53ft x 21.98ft
KITCHEN	2.69m x 5.42m	8.82ft x 17.78ft
WC	0.96m x 1.74m	3.14ft x 5.70ft



THE THOMAS

4 BEDROOM HOME

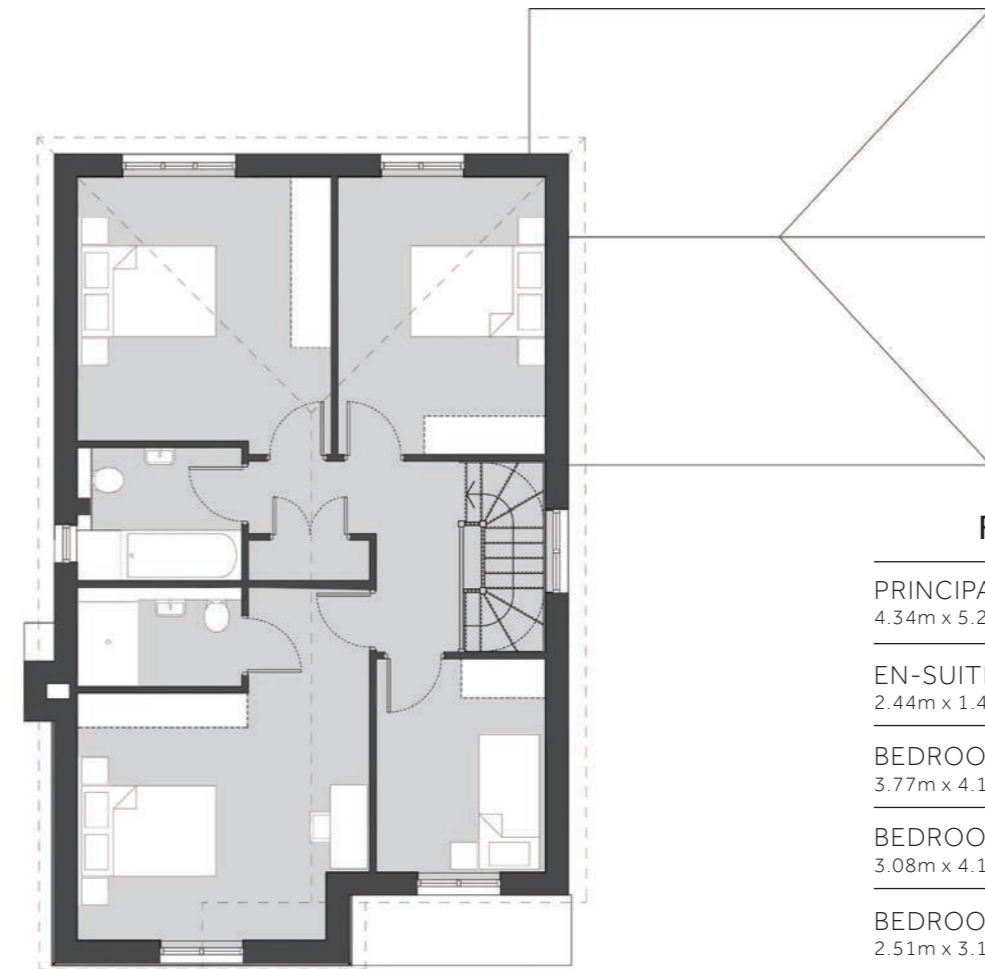
Plots 2, 3, 21-25, 27, 30-32, 53, 59, 60, 85, 86

Total Area 148m² / 1593ft²

'The Thomas' is a 4 bedroom Detached House, with double garage and garden. This property has a large living room with modern fireplace and French doors into the kitchen. The kitchen is fully fitted with luxury appliances, island breakfast bar and dining area with bi-fold doors to the rear garden. Upon entering is a downstairs WC and storage cupboard. On the first floor are three large double bedrooms, a single bedroom, principal bathroom and en-suite to principal bedroom.

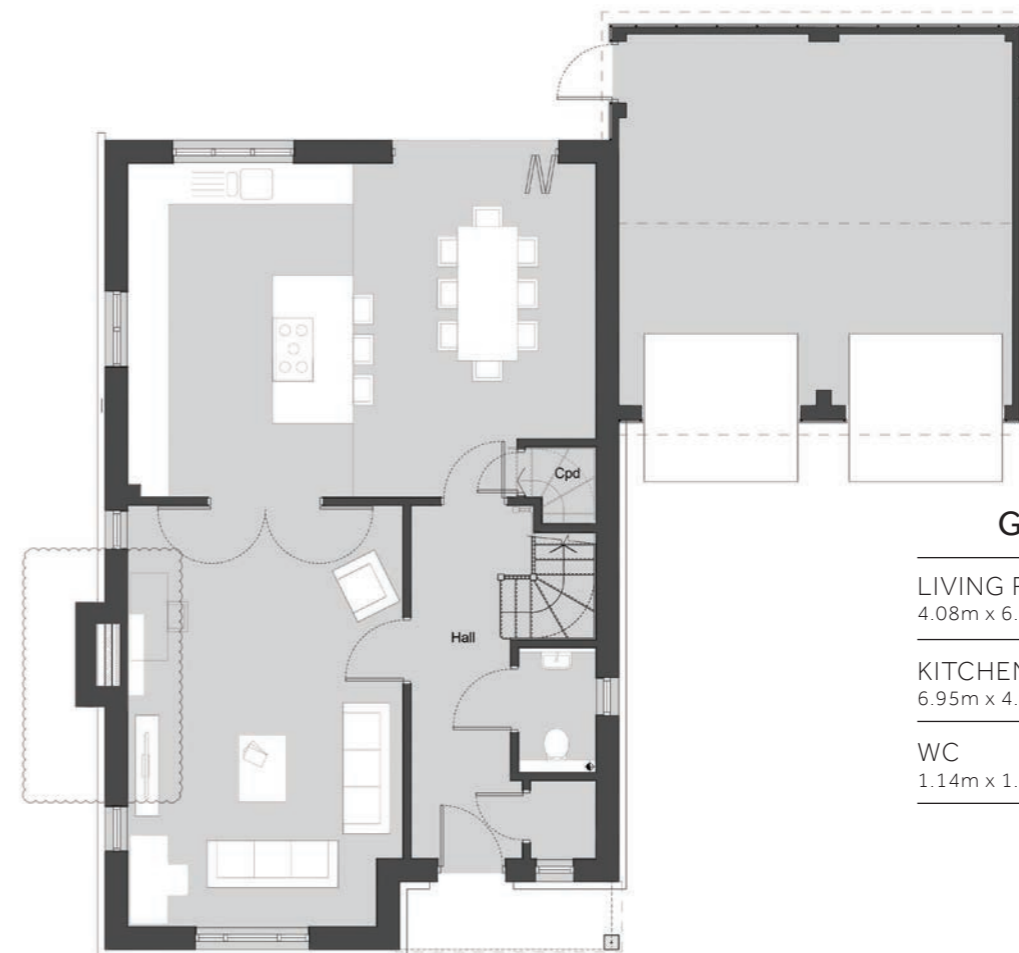


The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.



FIRST FLOOR

PRINCIPAL BEDROOM	4.34m x 5.24m	14.23ft x 17.19ft
EN-SUITE	2.44m x 1.47m	8.00ft x 4.82ft
BEDROOM 2	3.77m x 4.12m	12.36ft x 13.51ft
BEDROOM 3	3.08m x 4.12m	10.10ft x 13.51ft
BEDROOM 4	2.51m x 3.16m	8.23ft x 10.36ft
BATHROOM	2.44m x 1.96m	8.00ft x 6.43ft



GROUND FLOOR

LIVING ROOM	4.08m x 6.25m	13.38ft x 20.50ft
KITCHEN / DINING ROOM	6.95m x 4.95m	22.80ft x 16.24ft
WC	1.14m x 1.84m	3.74ft x 6.03ft

THE ALFIE

3 BEDROOM HOME

Plots 4, 5, 45, 46, 56, 63, 64, 68-70, 83, 84

Total Area 107m² / 1155ft²

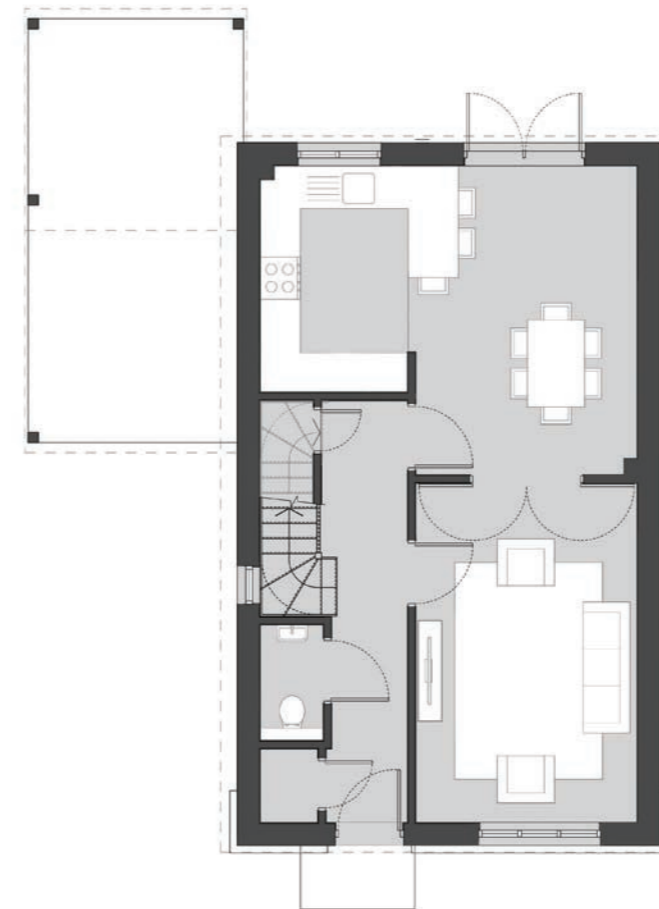
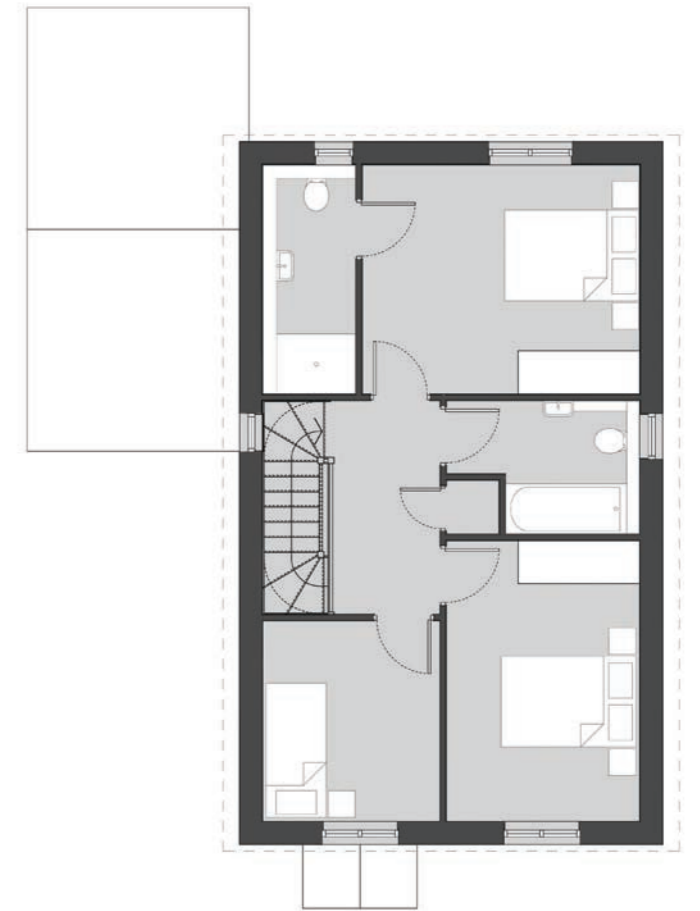
'The Alfie' is a 3 bedroom Detached House, with a car port and garden. This property has a large living room with French doors into the kitchen giving flexibility. To the rear of the property is a spacious open plan kitchen/dining room, fitted with luxury appliances, breakfast bar and dining area, with French doors to the rear garden. Upon entering is a downstairs WC and storage cupboard. On the first floor are two large double bedrooms and a single bedroom, principal bathroom and en-suite to principal bedroom.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

FIRST FLOOR

PRINCIPAL BEDROOM	4.12m x 3.40m	13.51ft x 11.15ft
EN-SUITE	1.38m x 3.40m	4.52ft x 11.15ft
BEDROOM 2	2.87m x 4.17m	9.12ft x 13.68ft
BEDROOM 3	2.63m x 2.98m	8.62ft x 9.77ft
BATHROOM	2.87m x 1.98m	9.41ft x 6.49ft



GROUND FLOOR

LIVING ROOM	3.29m x 5.04m	10.79ft x 16.53ft
KITCHEN / DINING ROOM	5.60m x 4.58m	18.37ft x 15.02ft
WC	0.93m x 1.71m	3.05ft x 5.61ft

THE ANTHONY

3 BEDROOM HOME

Plot 75

Total Area 107m² / 1155ft²

'The Anthony' is a 3 bedroom Detached House, with car port and garden.

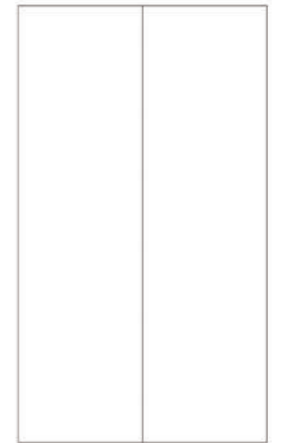
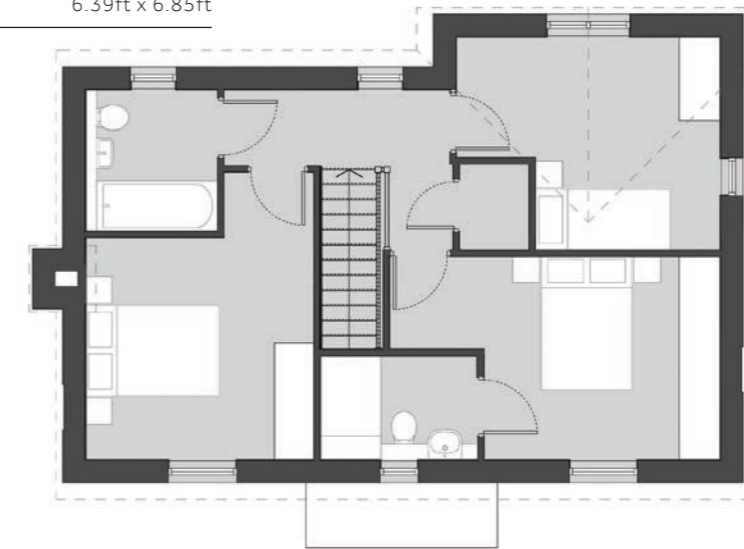
As you enter the property via the bright hallway into the large separate living room with bi-fold doors to the rear garden. The open plan kitchen is fully fitted with luxury appliances and overlooks the dining room with French doors to garden. On the first floor is the principal bedroom with en-suite, a double bedroom, a single bedroom and family bathroom.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

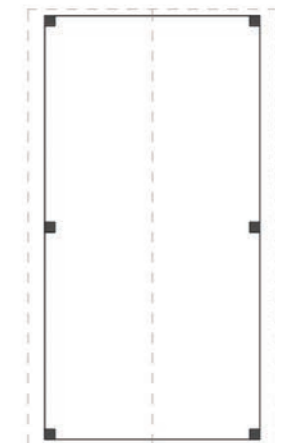
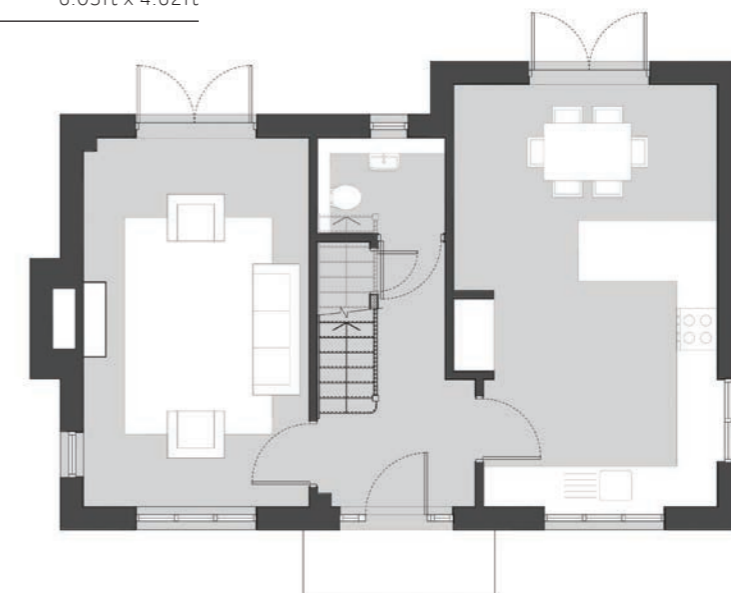
FIRST FLOOR

PRINCIPAL BEDROOM	
4.90m x 3.01m	16.07ft x 9.87ft
EN-SUITE	
2.32m x 1.53m	7.61ft x 5.01ft
BEDROOM 2	
3.38m x 4.27m	11.08ft x 14.00ft
BEDROOM 3	
3.91m x 3.15m	12.82ft x 10.33ft
BATHROOM	
1.95m x 2.09m	6.39ft x 6.85ft



GROUND FLOOR

LIVING ROOM	
3.35m x 5.49m	10.99ft x 18.01ft
DINING ROOM	
3.91m x 3.05m	12.82ft x 10.00ft
KITCHEN	
3.91m x 3.22m	12.82ft x 10.56ft
WC	
1.84m x 1.41m	6.03ft x 4.62ft



THE AVRIL

3 BEDROOM HOME

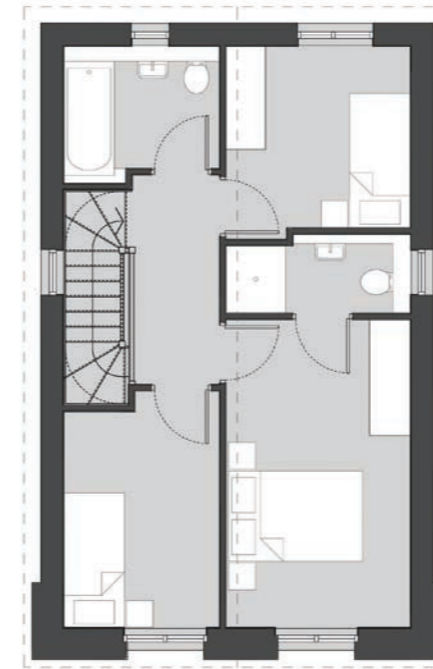
Plot 6-8, 61, 62

Total Area 87m² / 938ft²

'The Avril' is a 3 bedroom Semi-Detached House, with driveway for 2 cars and large garden. As you enter the property via the hall you have a downstairs WC and storage cupboard. At the end of the hall you enter the light and spacious open-plan kitchen/dining/living area. The kitchen is fully fitted with luxury appliances and the area has a natural light with windows on three sides. On the first floor are two large double bedrooms, a single bedroom and family bathroom. The principal bedroom is complete with an en-suite bathroom.



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FIRST FLOOR

PRINCIPAL BEDROOM	2.74m x 4.57m	8.98ft x 14.99ft
EN-SUITE	2.74m x 1.16m	8.98ft x 3.80ft
BEDROOM 2	2.74m x 2.86m	8.98ft x 9.38ft
BEDROOM 3	2.31m x 3.52m	7.57ft x 11.54ft
BATHROOM	2.31m x 2.03m	7.57ft x 6.66ft



GROUND FLOOR

LIVING / DINING ROOM	5.15m x 5.33m	16.89ft x 17.48ft
KITCHEN	2.69m x 3.31m	8.82ft x 10.85ft
WC	0.99m x 1.79m	3.24ft x 5.87ft



Leath Park are delighted to deliver this exclusive development in partnership with Moat Housing Group Ltd in the beautiful village of Littlebourne.

Leath Park Developments Ltd was established in 2015 and are a local privately owned company based in Whitstable.

The company was formed by the current directors of Folkestone based contractor Jenner Contractors to enter the private housing market.

Leath Park pride themselves in delivering a high quality product together with the experience of their sister company Jenner.



OPEN THE DOOR TO OWNING YOUR HOME

Help to Buy is a government scheme that lends you up to 20% of the cost of your newly built home.

You pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest.

You will not be charged interest on the 20% loan for the first five years of owning your home.

FINDING THE LAURELS

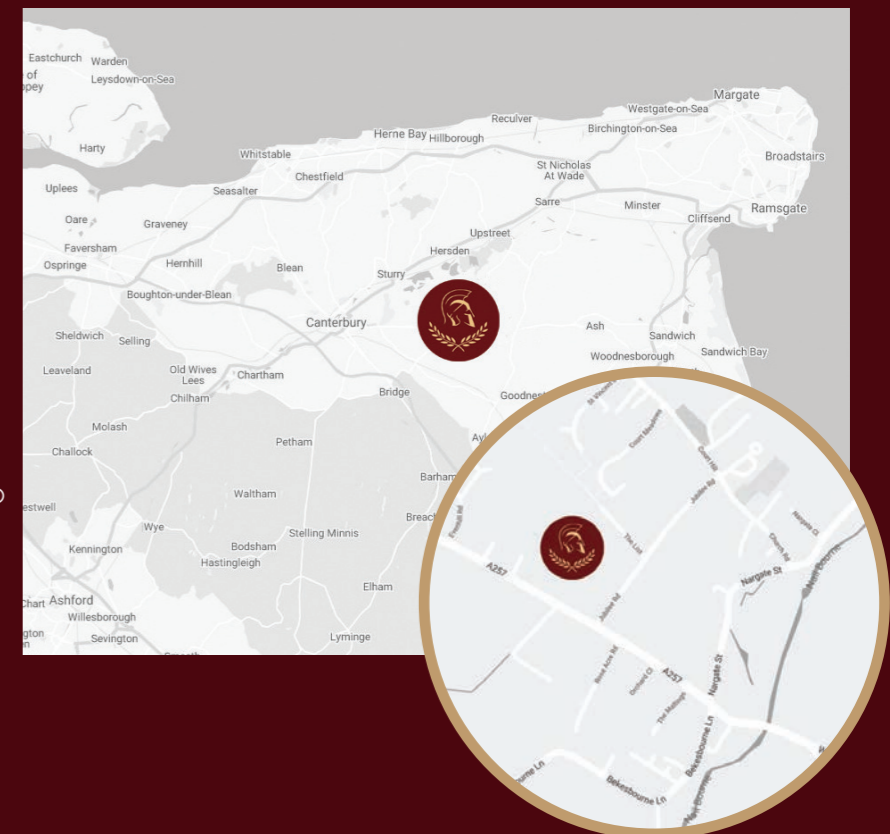
DIRECTIONS

From the M2 take exit 7 onto the A2 towards Dover.

Take the exit towards Bridge and turn left at the 'T' junction onto 'Bifrons Hill'.

Take the first exit at the roundabout onto 'Station Road' and continue onto 'Bekesbourne Lane' for 1.5 miles, before turning left onto Littlebourne High St (A257).

Follow the High Street towards Canterbury for 500m and 'The Laurels' will be on your right.



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Leath Park Developments Ltd
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THE LAURELS
LITTLEBOURNE

SALES AND MARKETING

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