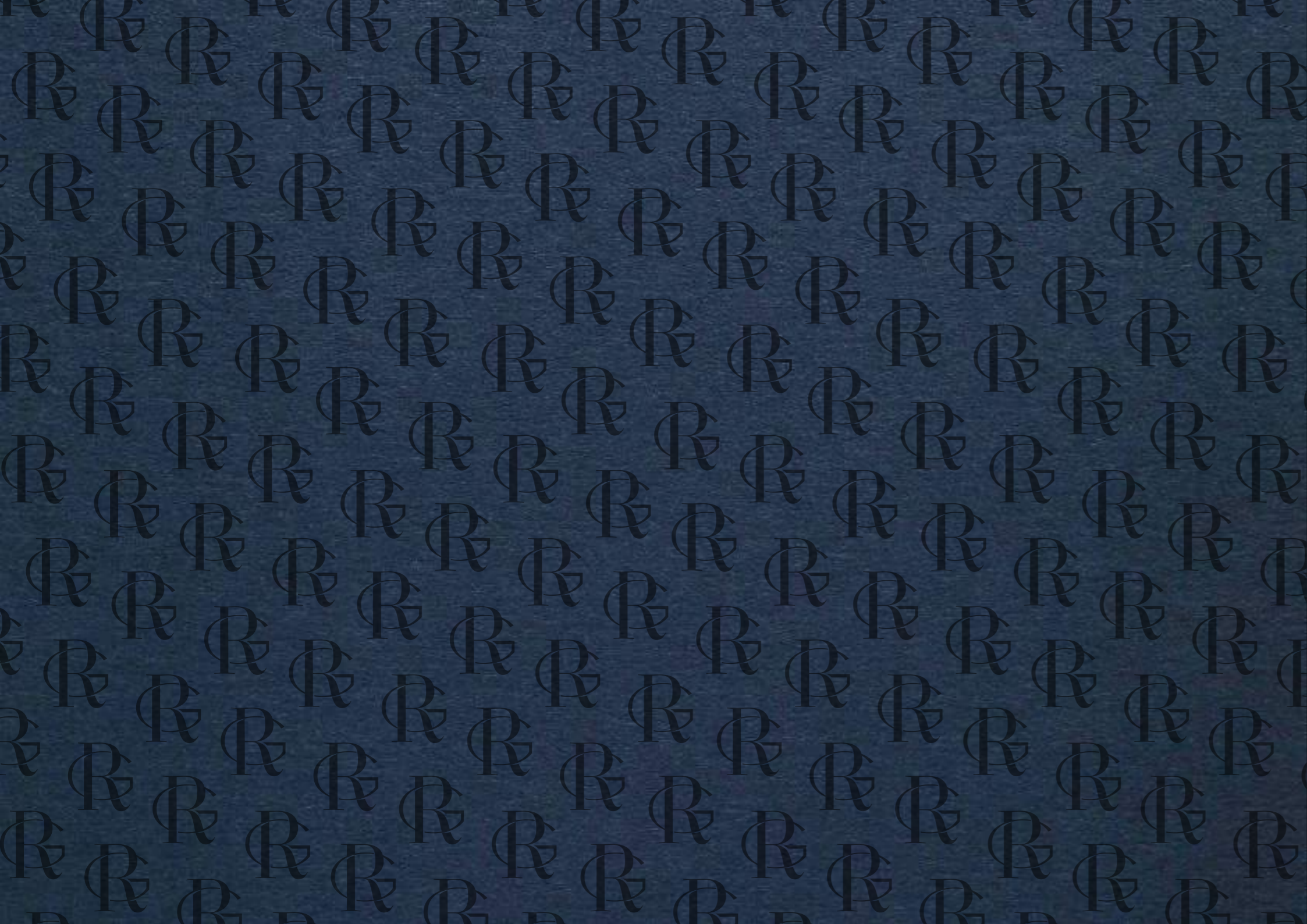




RADSTONE  
GATE

STELLING MINNIS



RADSTONE  
GATE

STELLING MINNIS

UNIQUE COUNTRY LIVING

An exclusive collection of luxury 3, 4 & 5 bedroom contemporary homes in the unspoilt village of Stelling Minnis, just south of Canterbury.

BUILT BY AWARD-WINNING LUXURY DEVELOPER PENTLAND HOMES



Computer generated image is indicative only. The Camellia (Plot 12), The Sunflower (Plot 11) and The Mallow (Plot 10) all shown.



# Pentland Homes

DISCOVER THE DIFFERENCE

Pentland Homes has a deserved reputation for constructing contemporary, high-quality homes in some of Kent's most desirable locations. With roots stretching back to the 1960s, the company has seen exceptional growth in the last few years as more and more of the county's residents discover the Pentland difference.

Pentland Homes is a private limited company and, unlike some of the national PLC housebuilders, we answer to our customers, not to shareholders. We are proud to be a Kent based business, passionate about building quality homes for the county and exceeding the standards of the Consumer Code for home builders.

We are committed to customer satisfaction, providing support at every step. It means that we can ensure choosing and buying your new Pentland home is problem free, and that your new home will give you everything you need to enjoy the very best of luxurious, contemporary living.

Photography depicts typical Pentland Homes interiors.



AN EXCLUSIVE DEVELOPMENT BY

  
**PENTLAND HOMES**  
est. 1960



Where people can live and grow together,  
enjoying the calm, green environment.

MANAGING DIRECTOR, PENTLAND HOMES



# Radstone Gate

## UNIQUE COUNTRY LIVING

With their rolling countryside made up of traditional small farms and woodlands, the Kentish downs are officially recognised as an Area of Outstanding Natural Beauty. At their very heart lies the unspoilt village of Stelling Minnis.

Historically, the old English word 'stelling' means a cattle shelter, while a minnis was an ancient common pasture tract.

Today, Stelling Minnis has retained its traditional village community, with its much-loved pub and a lively social scene with annual high spots that include a fête, Christmas fair and flower show.

The simple pleasures of Kentish living, plus all the features and comforts of a contemporary home await you at Radstone Gate.



# Your bright future

## IN THE MAKING

Radstone Gate is an exclusive development of 3, 4 and 5 bedroom homes, set on generous plots providing large gardens. All are built to a traditional style with the very best of Pentland craftsmanship – but with a contemporary twist to meet the needs of modern life.

Rooms are large and the specification is high. The latest technology and thermally efficient materials are incorporated to ensure that the homes are bright, welcoming and comfortable – and more economical to run, with reduced energy needs and CO<sub>2</sub> emissions. A home at Radstone Gate suits modern living and considers the environment.



High specification as standard, which helps to make the move to these dream homes a very pleasurable experience.

SALES AND MARKETING DIRECTOR, PENTLAND HOMES



Photography depicts typical Pentland Homes interiors.

# Distinguished surroundings

AT YOUR FINGERTIPS

At the heart of the sleepy village is a traditional village green, served by a post office and general store. There is the celebrated Rose and Crown with its traditional welcome, fine ales and food. There is the 800 year old Grade I listed St Mary's church, and Stelling Minnis Windmill, still in full working condition and with a fascinating museum.

Stelling Minnis Common beckons, with the enchantment of the natural world, the Kent heritage coast is just a short drive away – while London and Europe are both within easy reach.

For the discerning shopper, nearby Ashford designer outlet offers luxury brands at fantastic prices, while Canterbury offers a retail experience like no other. The medieval city centre bustles with famous name stores and exclusive boutiques, while the picturesque side streets are home to smaller specialist shops, pubs and restaurants. Explore and be enthralled by what you find.

- 1 Kent Heritage Coast
- 2 Canterbury Cathedral
- 3 Traditional Pub Dining at the Rose and Crown
- 4 Stelling Minnis Primary School
- 5 Enjoy the Open Countryside
- 6 Canterbury Westgate Towers
- 7 High Speed Rail Services
- 8 Shopping Experience in Canterbury
- 9 Kent Downs Area of Outstanding Natural Beauty





*A place without meaning  
is no place to be.*

WAYNE GERARD TROTMAN, ARTIST

## Seeds of contemplation

### THE PERFECT RURAL LOCATION

The Kent Downs offer some of the most enchanting landscapes of southern Britain with dramatic views to discover and enjoy, and richly varied wildlife to spot.

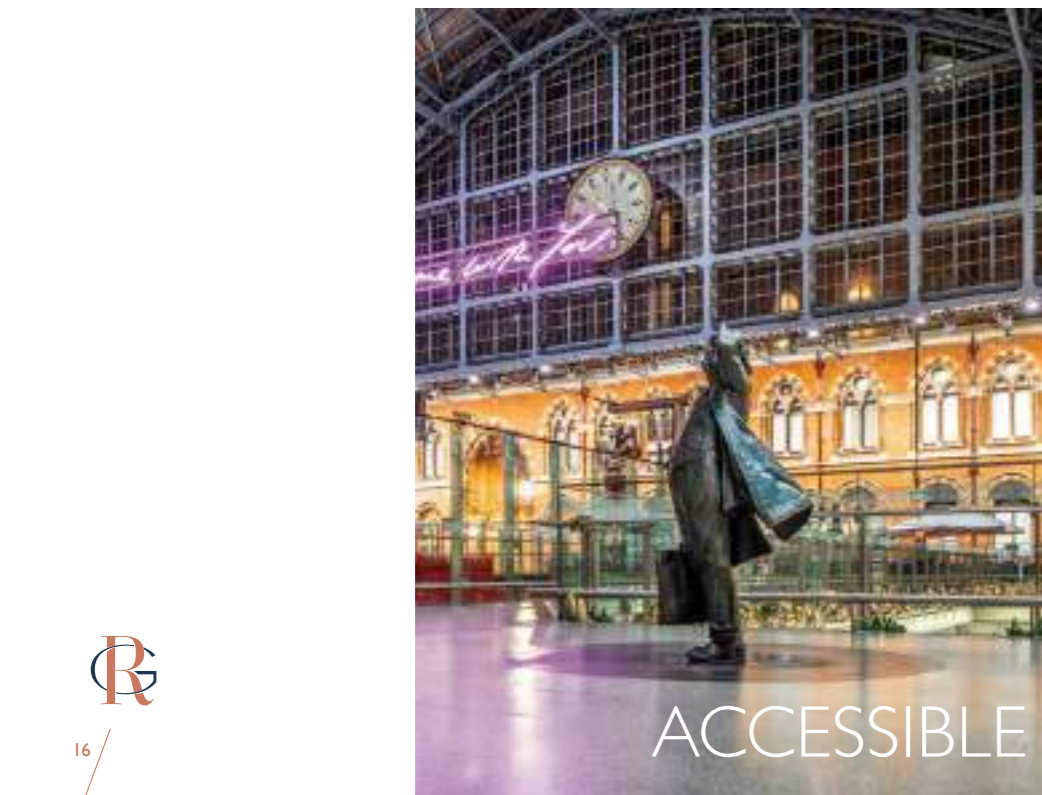
Pretty villages rich in architectural heritage dot open countryside, where farming continues as it has for generations. A wealth of ancient woodlands are separated by sparkling chalk streams and rivers, while ponds and marshes complete a varied landscape.

From the White Cliffs of Dover to tranquil meadows and from Sites of Special Scientific Interest to farmers' markets – there is something here for everyone.

Local ramblers meet regularly for walks from Stelling Minnis Common. For woodland walks, nearby Lyminge Forest, one of the largest areas of woodland in Kent, offers walking and cycling routes designed for seeing the carpets of bluebells which flower in the woodland in spring. Another local site, Wye National Nature Reserve, is one of the best places in the country to enjoy the outdoors and experience spectacular wildlife and breathtaking views.







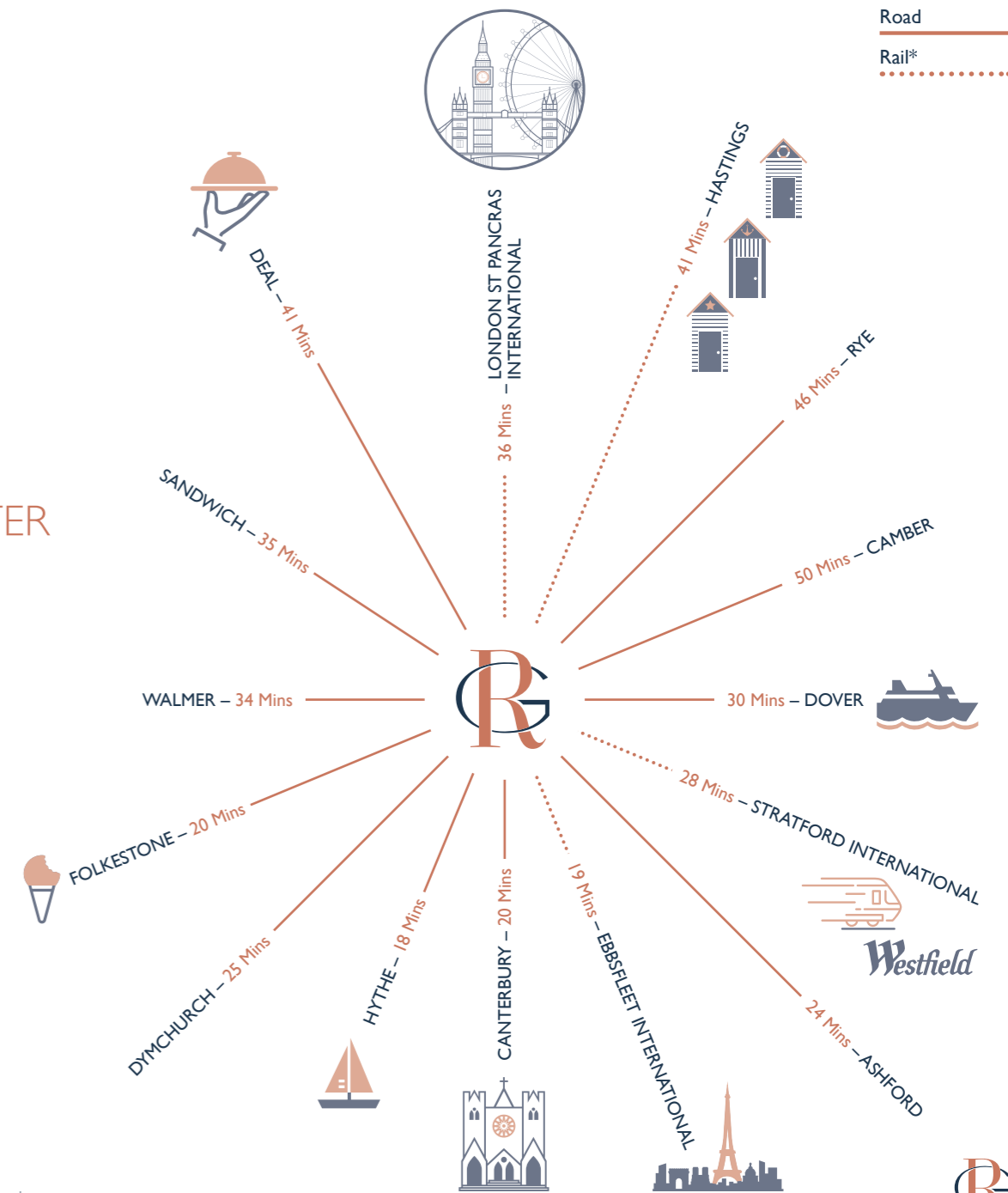
# Well connected

## THE WORLD IS YOUR OYSTER

At Radstone Gate, rural living combines with excellent connections to the rest of the world.

Just 20 minutes from Canterbury and Folkestone, and 24 minutes drive to Ashford – with fast and frequent train links to London termini. The High Speed 1 (HS1) rail takes just 36 minutes to London, making commuting simple, while continental Europe is also within reach: Paris can be reached in just 2 hours by Eurostar. Dover is half an hour away, while Gatwick and London City Airport are under 90 minutes away.

\*All rail journey times are from Ashford International and approximate. Source: Nationalrail.co.uk  
All road journey times are approximate. Source: Google.co.uk





# Live your life

## WHERE YOU WANT TO

A home at Radstone Gate offers much more than simply a rural idyll – it provides every facility for enjoying life to the full. There are sporting clubs, including some of the most challenging golf courses in the region. Canterbury and Ashford are both within easy reach for eating out, socialising, shopping, the arts and culture.



### CAFÉS, RESTAURANTS & PUBS

- 1 Rose and Crown, Stelling Minnis
- 2 Cosy Tea Rooms of Elham
- 3 The Wife of Bath Restaurant
- 4 The Compasses Inn, Crundale
- 5 Annapurna Nepalese
- 6 Il Posticino, Canterbury
- 7 Rocksalt, Folkestone
- 8 The Pig-at Bridge Place
- 9 ABode Canterbury
- 10 The Hop Pocket, Bossingham
- 11 Poppies Café at Thompson Nursery
- 12 Tadpole Tearoom
- 13 The George Inn, Stone Street



### SHOPPING

- 14 Whitefriars, Canterbury City Centre
- 15 Fenwick (Whitefriars), Canterbury
- 16 Ashford Designer Outlet
- 17 Bouverie Place Shopping Centre, Folkestone
- 18 St James Retail and Leisure Park, Dover
- 19 Lower Hardres Farm Shop



### FAMILY ENTERTAINMENT

- 20 Lower Leas Coastal Park, Folkestone
- 21 Romney, Hythe & Dymchurch Light Railway



### ARTS & CULTURE

- 22 Stelling Minnis Windmill & Museum
- 23 The Marlowe Theatre, Canterbury
- 24 Leas Cliff Hall, Folkestone
- 25 Canterbury Roman Museum
- 26 Canterbury Cathedral



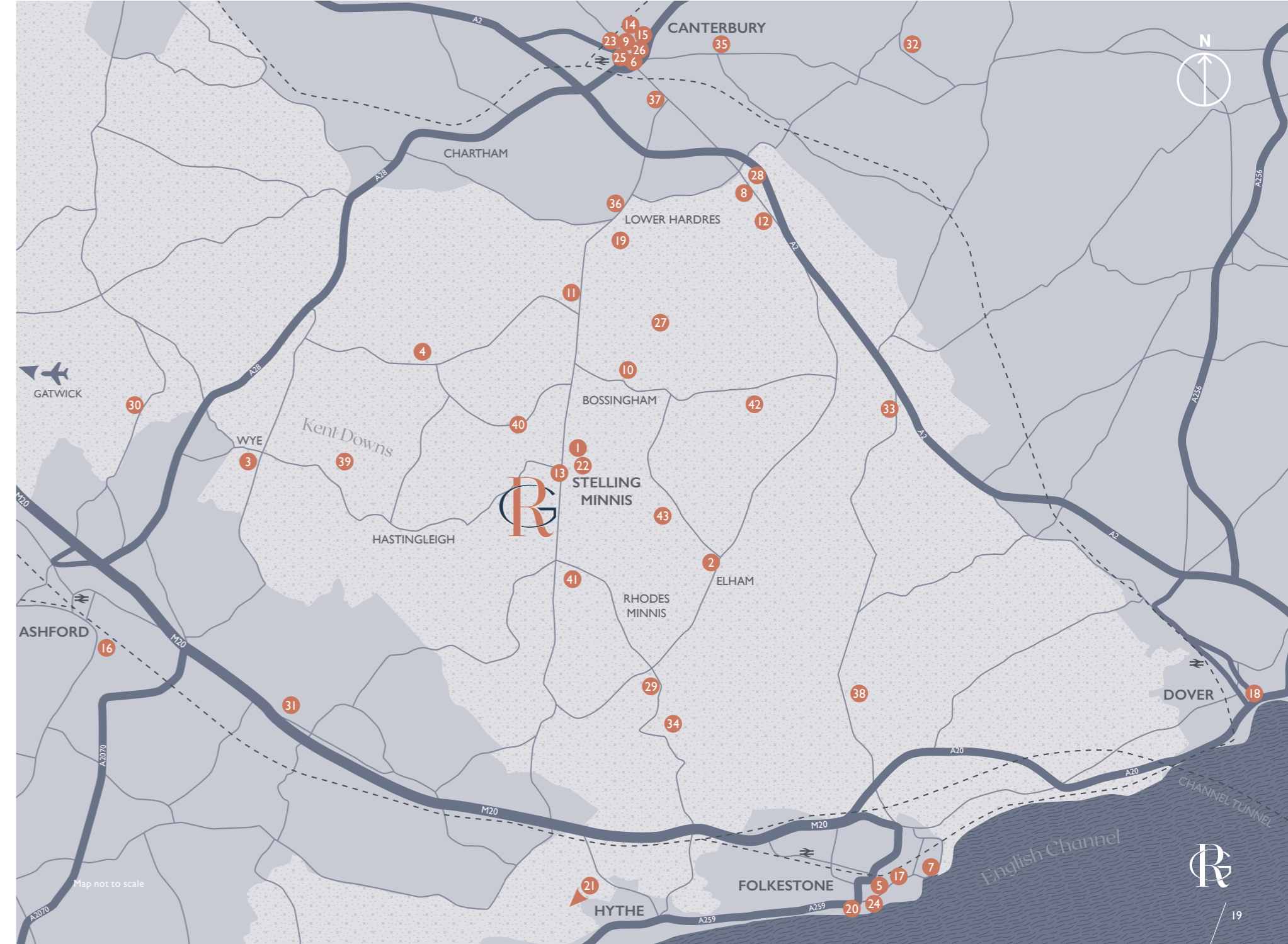
### SPORTS & WELL-BEING

- 27 Bursted Manor Riding Centre
- 28 Bridge Tennis Club
- 29 Lyminge Bowls Club
- 30 Eastwell Manor, Ashford
- 31 The Secret Retreat Day Spa
- 32 Tor Spa Retreat
- 33 Broome Park Golf Club
- 34 Etchinghill Golf Club
- 35 Canterbury Golf Club
- 36 The Barn Hair & Beauty
- 37 Canterbury Cricket Ground



### COUNTRY WALKS

- 38 Reinden Wood
- 39 Kent Downs
- 40 Yockletts Bank
- 41 West Wood, Lyminge Forest
- 42 Covert Wood
- 43 Park Gate Down



# A unique sense of style

COUNTRYSIDE LIVING AT ITS BEST

Pentland Homes is a traditional Kent developer, with a commitment to quality that is everywhere in the homes at Radstone Gate.

The exteriors reflect the local vernacular style, with brick, tile and timber, but sensitively updated for modern living with bright and spacious interiors, generous plots and landscaped front gardens and turf to rear gardens. The result is a unique design that stands apart from other new builds, creating a development that complements the village of Stelling Minnis, with impressive homes that are a source of pride and pleasure.

Superior homes, the perfect location, and easy connections with the rest of the world – truly, countryside living at its best.



# Smart thinking

## EDUCATION WITHIN EASY REACH

There are plenty of educational facilities on offer – for every age, aptitude and interest.

There are a number of top schools within close proximity of Radstone Gate, including Bodsham and Stowting Church of England Primary Schools, and Simon Langton Boys and Girls Grammar Schools at secondary level. For further and higher education, Canterbury College is one of the largest colleges in the South East, while Canterbury Christ Church University and the University of Kent are both under 10 miles away.



Education is the most powerful weapon which you can use to change the world.

NELSON MANDELA



### NURSERIES AND PRE-SCHOOLS

Stowting Montessori Nursery

(4 mins | 2.2 miles)

Bossingham Pre-School

(5 mins | 2.1 miles)

Elham Pre-School

(11 mins | 4.5 miles)

### PRIMARY SCHOOLS

Stelling Minnis C of E Primary School

(5 mins | 2.1 miles)

Bodsham C of E Primary School

(7 mins | 2.8 miles)

Stowting C of E Primary School

(7 mins | 3.3 miles)

Wincheap Foundation Primary School

(12 mins | 6.7 miles)

St. Nicholas School Canterbury

(14 mins | 7.6 miles)

The Orchard School

(15 mins | 7.9 miles)

St Thomas' Catholic Primary School

(18 mins | 8.1 miles)

St Peter's Methodist Primary School

(19 mins | 7.6 miles)

Kent College (Nursery And Primary)

(20 mins | 8.8 miles)

Adisham C of E Primary School

(21 mins | 11.3 miles)

St John's Church of England School

(22 mins | 8.7 miles)

The Canterbury Primary School

(22 mins | 8.3 miles)

Wickhambreaux C of E Primary School

(22 mins | 11.3 miles)

Blean Primary School

(23 mins | 9.9 miles)

Junior Kings School

(25 mins | 10.8 miles)

Sturry C of E School

(27 mins | 11.5 miles)

Whitstable And Seasalter

Endowed C of E School

(34 mins | 14.5 miles)

Westmeads Community Infant School

(36 mins | 14.8 miles)

### SECONDARY SCHOOLS

The Langton Grammar School for Boys

(9 mins | 6.2 miles)

Simon Langton Girls' Grammar School

(11 mins | 7 miles)

St Anselm's Catholic School, Canterbury

(13 mins | 7.2 miles)

Brockhill Park Performing Arts College

(13 mins | 7.7 miles)

St. Nicholas School Canterbury

(14 mins | 7.6 miles)

Barton Court Grammar School

(15 mins | 7.6 miles)

The Canterbury Academy

(21 mins | 8.1 miles)

The Archbishop's School

(22 mins | 9.3 miles)

The King's School

(22 mins | 8.7 miles)

St Edmund's School

(23 mins | 9.0 miles)

Kent College School

(24 mins | 9.1 miles)

### COLLEGES AND UNIVERSITIES

Canterbury College

(14 mins | 7.5 miles)

University for the Creative Arts, Canterbury Campus

(15 mins | 7.5 miles)

Canterbury Christ Church University

(16 mins | 7.8 miles)

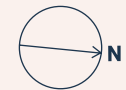
University of Kent, Canterbury Campus

(24 mins | 9.8 miles)

All road journey times and distances are approximate. Source: Google.co.uk



Photography depicts typical Pentland Homes interiors.



# Radstone Gate

SITE PLAN



Site plan not to scale

## The Houses

### The Primrose

PLOT 1, 16 & 21

3 bedroom detached homes  
1506 sq ft / Page 28

### The Clover

PLOT 2 & 3

3 bedroom semi-detached homes  
1076 sq ft / Page 30

### The Campion

PLOT 4

4 bedroom detached home  
1791 sq ft / Page 32

### The Sage

PLOT 5

4 bedroom detached home  
2005 sq ft / Page 34

### The Oxlip

PLOT 6

4 bedroom detached home  
2026 sq ft / Page 36

### The Teasel

PLOT 7

4 bedroom detached home  
1896 sq ft / Page 38

### The Bellflower

PLOT 8

4 bedroom detached home  
2048 sq ft / Page 40

### The Harebell

PLOT 9

4 bedroom detached home  
2222 sq ft / Page 42

### The Mallow

PLOT 10

4/5 bedroom detached home  
2904 sq ft / Page 44

### The Sunflower

PLOT 11

5 bedroom detached home  
3006 sq ft / Page 46

### The Camellia

PLOT 12

5/6 bedroom detached home  
3601 sq ft / Page 48

### The Magnolia

PLOT 13

4 bedroom detached home  
2111 sq ft / Page 50

### The Fuchsia

PLOT 14

5 bedroom detached home  
2433 sq ft / Page 52

### The Fern

PLOT 15

4 bedroom detached home  
2097 sq ft / Page 54

### The Marigold

PLOT 17

3 bedroom detached home  
1587 sq ft / Page 56

### The Thistle

PLOT 18

4 bedroom detached home  
1855 sq ft / Page 58

### The Dahlia

PLOT 19

4 bedroom detached home  
2145 sq ft / Page 60

### The Sorrel

PLOT 20

4 bedroom detached home  
1740 sq ft / Page 62

### Shared Ownership

PLOT 22-30

### Managed Biodiversity Protection Zone



Photography depicts typical Pentland Homes interiors.





# The Primrose

PLOT 1, 16\* & 21\*



Ground Floor

LOUNGE	5.86m x 3.75m / 19'2" x 12'3"
KITCHEN/DINER	5.19m x 4.25m / 17'2" x 13'9"
STUDY/DINING ROOM	3.71m x 3.14m / 12'1" x 10'3"



First Floor

MASTER BEDROOM	3.75m x 3.55m / 12'3" x 11'6"
BEDROOM 2	4.89m x 2.80m / 16'0" x 9'2"
BEDROOM 3	4.46m x 3.09m / 14'6" x 10'1"

Computer generated images are indicative only.

The Primrose 3 bedroom detached home 1506 sq ft

PLOT 1



PLOT 16



PLOT 21



\*Plots 16 & 21 are handed.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. S/W – Space for wardrobe. W – Wardrobe (only provided to Master Bedroom). C – Cupboard.





Computer generated image is indicative only.

The Clover 3 bedroom semi-detached homes 1076 sq ft

# The Clover

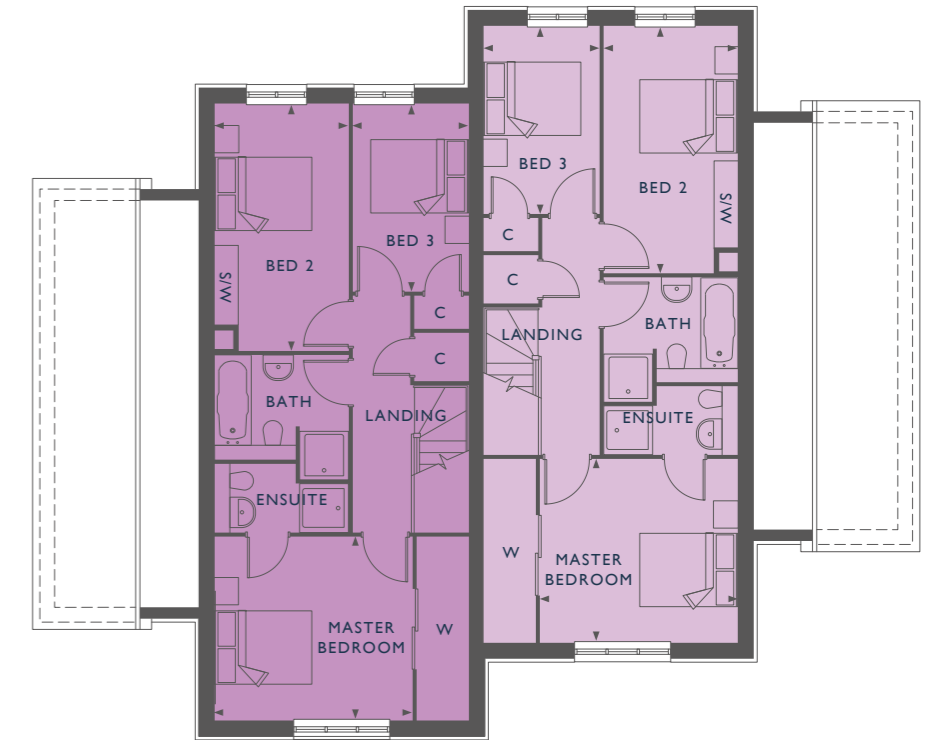
## PLOT 2 & 3

PLOT 3  PLOT 2



Ground Floor

LOUNGE/LIVING	7.02m x 4.73m / 23'0" x 15'6"
KITCHEN	2.39m x 3.65m / 7'10" x 12'0"
GARAGE	5.15m x 2.25m / 16'6" x 7'3"



First Floor

MASTER BEDROOM	3.69m x 3.37m / 12'1" x 11'1"
BEDROOM 2	4.60m x 2.43m / 15'1" x 8'0"
BEDROOM 3	3.49m x 2.19m / 11'5" x 7'2"

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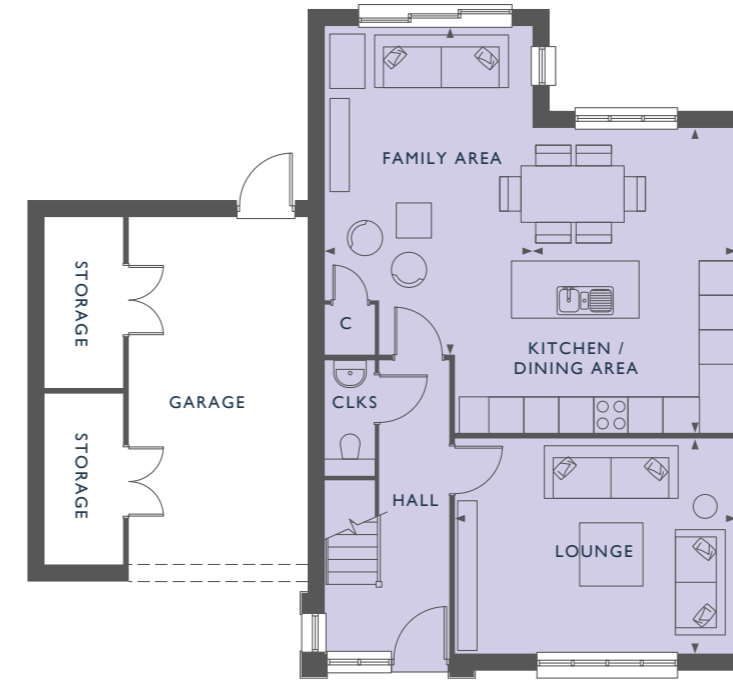


Computer generated image is indicative only.

The Champion 4 bedroom detached home 1791 sq ft

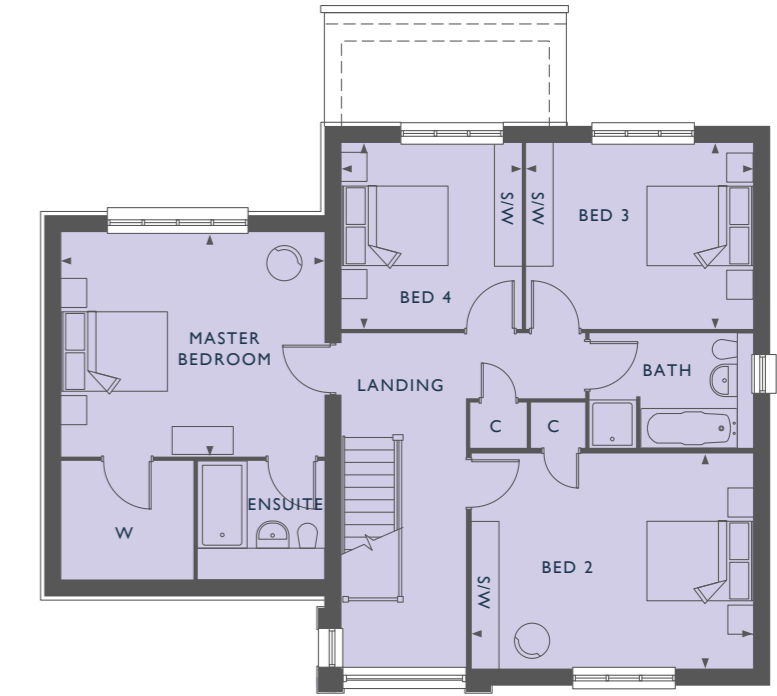
# The Champion

PLOT 4



Ground Floor

LOUNGE	4.92m x 3.75m / 16'1" x 12'3"
KITCHEN/DINING AREA	5.33m x 3.60m / 17'5" x 11'8"
FAMILY AREA	5.76m x 3.62m / 18'9" x 11'8"
GARAGE	6.51m x 3.14m / 21'4" x 10'3"



First Floor

MASTER BEDROOM	4.60m x 3.92m / 15'0" x 12'8"
BEDROOM 2	5.61m x 3.10m / 18'4" x 10'1"
BEDROOM 3	3.98m x 3.24m / 13'0" x 10'6"
BEDROOM 4	3.24m x 3.12m / 10'6" x 10'2"

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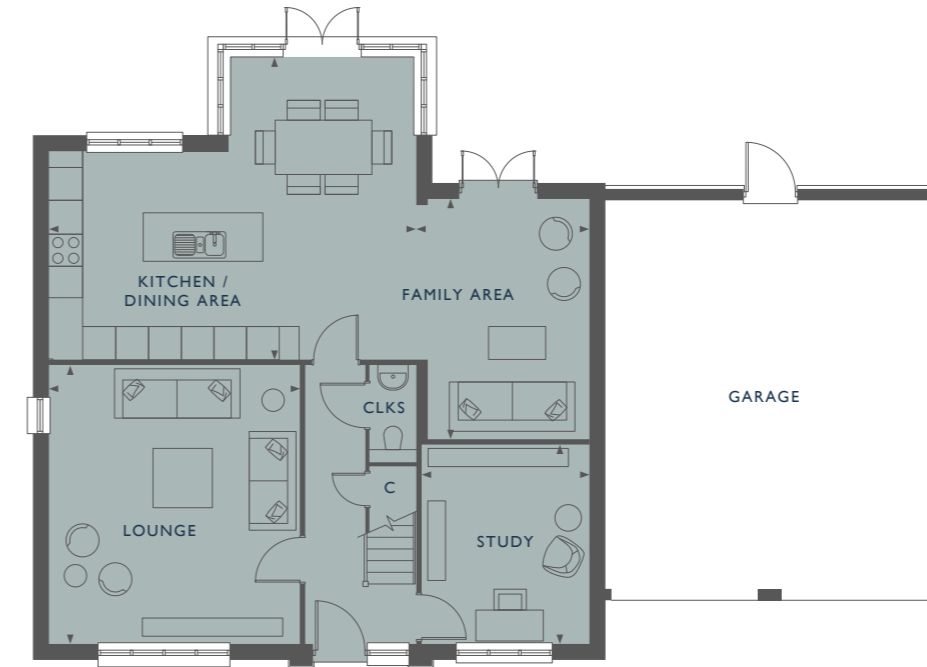


Computer generated image is indicative only.

The Sage 4 bedroom detached home 2005 sq ft

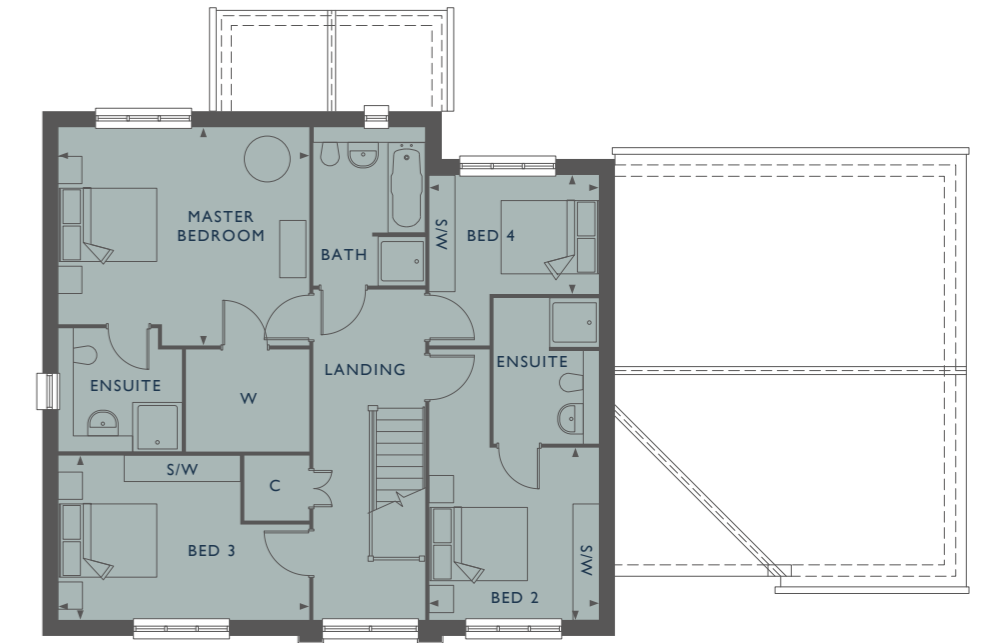
# The Sage

PLOT 5



## Ground Floor

LOUNGE	5.21m x 4.68m / 17'0" x 15'3"
KITCHEN/DINING AREA	7.11m x 5.73m / 23'3" x 18'8"
FAMILY AREA	4.48m x 3.02m / 14'7" x 9'9"
STUDY	3.71m x 3.11m / 12'1" x 10'2"
GARAGE	7.30m x 6.19m / 23'9" x 20'3"



## First Floor

MASTER BEDROOM	4.58m x 4.06m / 15'0" x 13'3"
BEDROOM 2	5.08m x 3.14m / 16'6" x 10'3"
BEDROOM 3	4.59m x 3.03m / 15'0" x 9'9"
BEDROOM 4	5.05m x 3.15m / 16'5" x 10'3"

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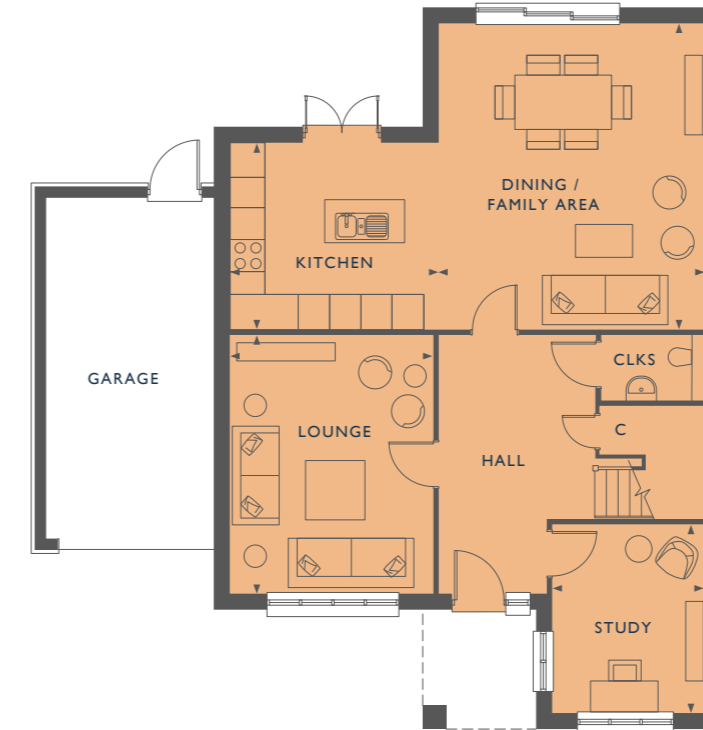


Computer generated image is indicative only.

The Oxlip 4 bedroom detached home 2026 sq ft

# The Oxlip

PLOT 6



Ground Floor

LOUNGE	4.82m x 3.78m / 15'8" x 12'4"
KITCHEN	3.93m x 3.47m / 12'9" x 11'4"
DINING/FAMILY AREA	5.72m x 4.96m / 18'7" x 16'3"
STUDY	3.39m x 2.82m / 11'1" x 9'2"
GARAGE	6.40m x 3.14m / 21'0" x 10'3"



First Floor

MASTER BEDROOM	4.97m x 4.03m / 16'3" x 13'2"
BEDROOM 2	4.73m x 2.91m / 15'5" x 9'5"
BEDROOM 3	4.95m x 3.42m / 16'2" x 11'2"
BEDROOM 4	3.81m x 2.48m / 12'5" x 8'1"

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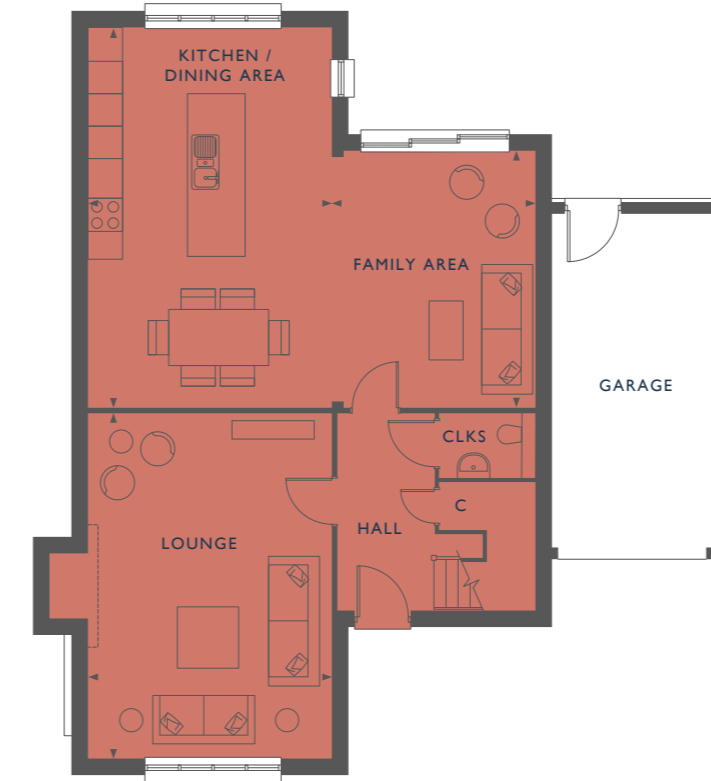


Computer generated image is indicative only.

The Teasel 4 bedroom detached home 1896 sq ft

# The Teasel

PLOT 7



## Ground Floor

LOUNGE	6.24m x 4.39m / 20'4" x 14'4"
KITCHEN/DINING AREA	6.88m x 4.39m / 22'6" x 14'4"
FAMILY AREA	4.63m x 3.71m / 15'2" x 12'2"
GARAGE	2.68m x 6.06m / 8'9" x 19'11"



## First Floor

MASTER BEDROOM	4.37m x 4.06m / 14'3" x 13'3"
BEDROOM 2	4.40m x 3.74m / 14'4" x 12'3"
BEDROOM 3	4.40m x 2.77m / 14'4" x 9'1"
BEDROOM 4	3.02m x 2.98m / 9'11" x 9'9"

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Computer generated image is indicative only.

The Bellflower 4 bedroom detached home 2048 sq ft

# The Bellflower

PLOT 8



Ground Floor

LOUNGE	3.84m x 7.44m / 12'7" x 24'5"
KITCHEN/DINING AREA	5.42m x 5.55m / 17'9" x 18'3"
FAMILY AREA	3.84m x 4.71m / 12'7" x 15'5"
UTILITY	1.65m x 1.97m / 5'5" x 6'5"



First Floor

MASTER BEDROOM	3.84m x 5.85m / 12'7" x 19'2"
BEDROOM 2	3.84m x 3.18m / 12'7" x 10'6"
BEDROOM 3	3.87m x 3.38m / 12'8" x 11'1"
BEDROOM 4	3.54m x 2.72m / 11'7" x 8'11"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. S/W – Space for wardrobe. W – Wardrobe (only provided to Master Bedroom). C – Cupboard.

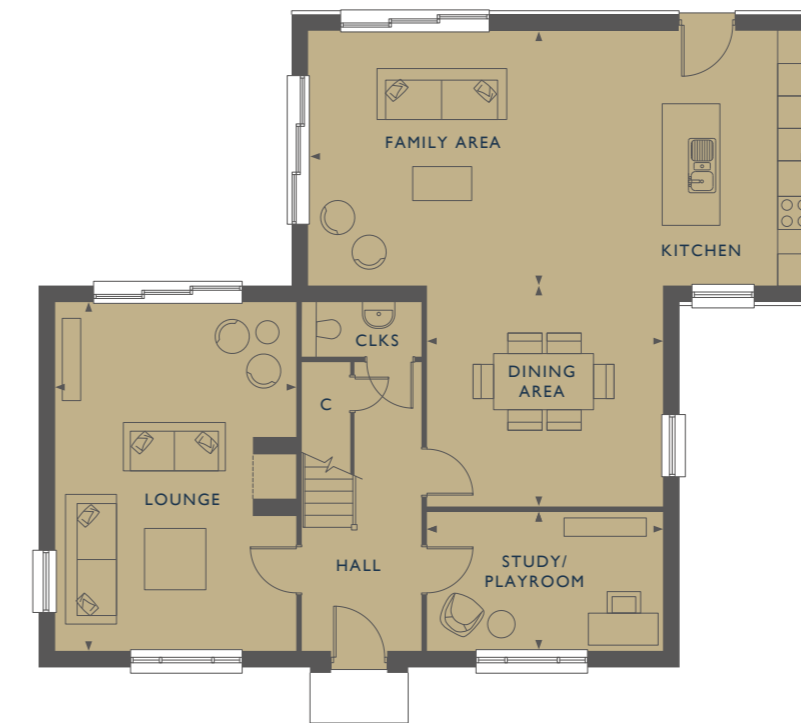


Computer generated image is indicative only.

The Harebell 4 bedroom detached home 2222 sq ft

# The Harebell

PLOT 9



Ground Floor

LOUNGE	4.35m x 6.32m / 14'3" x 20'9"
KITCHEN/FAMILY AREA	9.13m x 4.60m / 29'11" x 15'1"
DINING AREA	4.26m x 3.80m / 13'12" x 12'6"
STUDY/PLAYROOM	4.26m x 2.75m / 13'8" x 9'0"



First Floor

MASTER BEDROOM	5.34m x 4.60m / 17'6" x 15'1"
BEDROOM 2	4.38m x 2.96m / 14'4" x 9'9"
BEDROOM 3	4.26m x 2.74m / 14'0" x 9'0"
BEDROOM 4	4.38m x 2.10m / 14'4" x 6'11"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. S/W – Space for wardrobe. W – Wardrobe (only provided to Master Bedroom). C – Cupboard.



Computer generated image is indicative only.

The Mallow 4/5 bedroom detached home 2904 sq ft

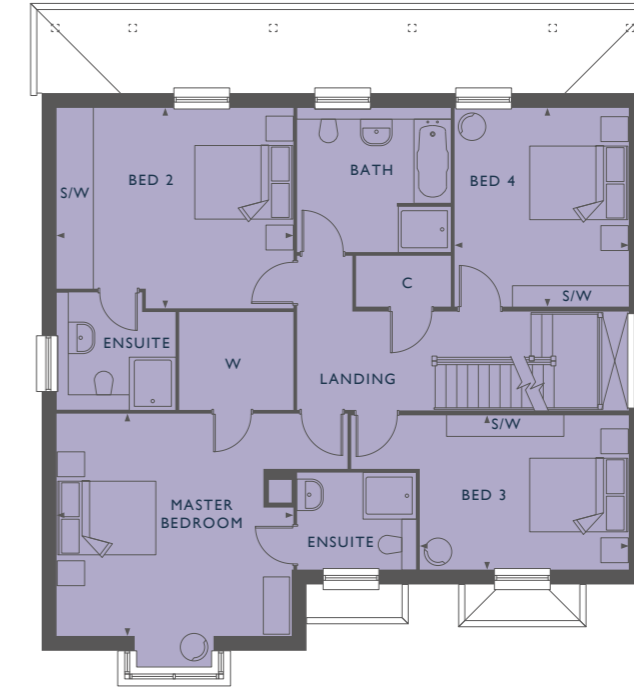
# The Mallow

PLOT 10



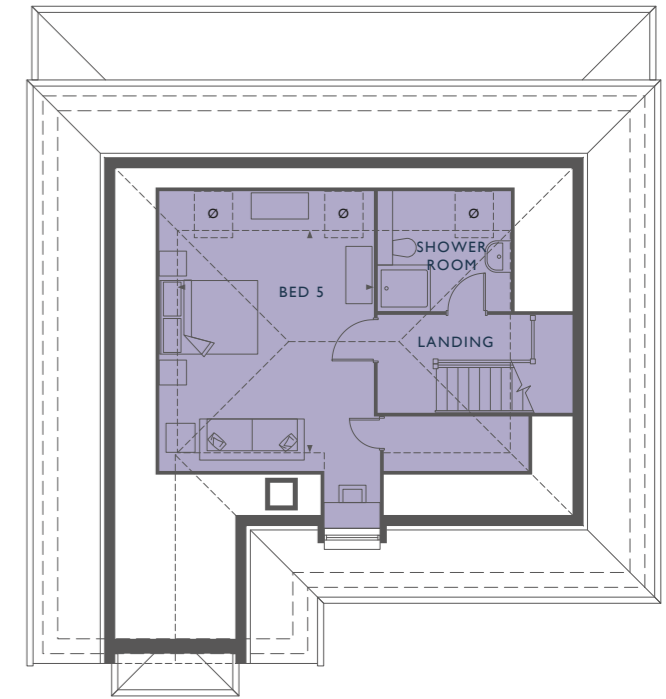
Ground Floor

LOUNGE	4.74m x 6.62m / 15'7" x 21'9"
KITCHEN/DINING AREA/ FAMILY AREA	11.60m x 3.94m / 38'1" x 12'11"
STUDY/PLAYROOM	3.77m x 3.04m / 12'4" x 10'0"



First Floor

MASTER BEDROOM	4.77m x 4.40m / 15'8" x 14'5"
BEDROOM 2	4.76m x 3.97m / 15'7" x 13'0"
BEDROOM 3	4.18m x 3.05m / 13'9" x 10'0"
BEDROOM 4	3.50m x 3.97m / 11'6" x 13'0"



Second Floor

BEDROOM 5	4.33m x 5.67m / 14'2" x 18'7"
-----------	-------------------------------

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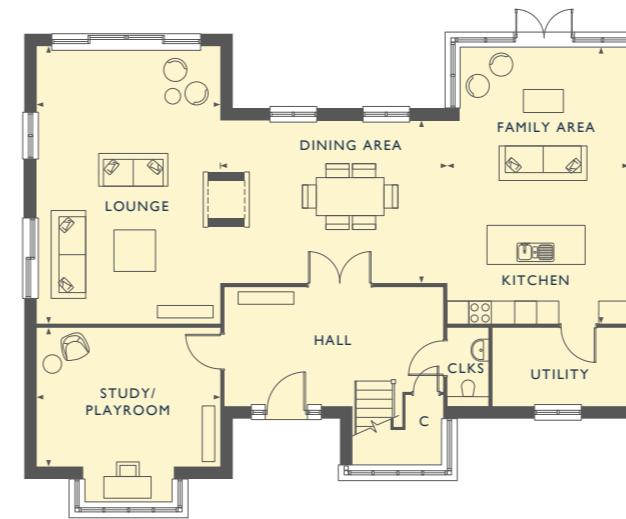


Computer generated image is indicative only.

The Sunflower 5 bedroom detached home 3006 sq ft

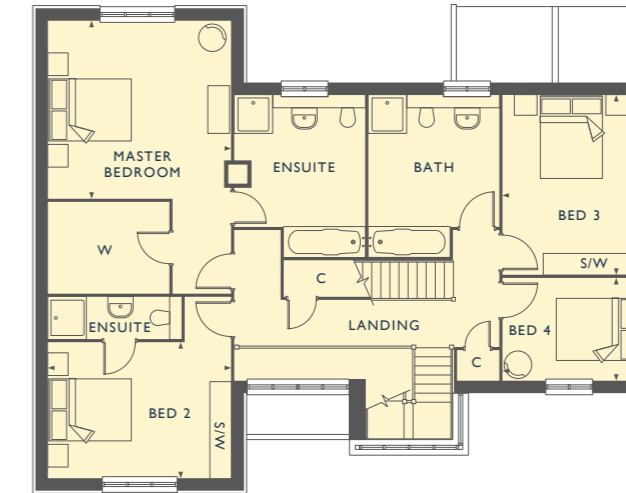
# The Sunflower

## PLOT 11



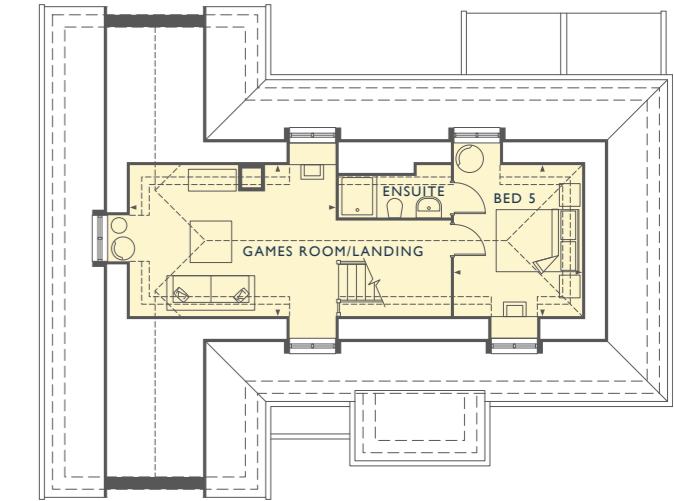
### Ground Floor

LOUNGE	4.40m x 6.69m / 14'5" x 21'11"
KITCHEN/FAMILY AREA	4.36m x 6.68m / 14'3" x 21'11"
DINING AREA	5.83m x 3.77m / 19'1" x 12'4"
STUDY/PLAYROOM	4.40m x 3.32m / 14'5" x 10'7"
UTILITY	3.29m x 1.86m / 10'10" x 6'1"



### First Floor

MASTER BEDROOM	4.40m x 4.25m / 14'5" x 13'11"
BEDROOM 2	4.40m x 3.22m / 14'5" x 10'7"
BEDROOM 3	3.27m x 4.32m / 10'9" x 14'2"
BEDROOM 4	3.29m x 2.43m / 10'10" x 8'0"



### Second Floor

BEDROOM 5	3.13m x 3.69m / 10'3" x 12'1"
GAMES ROOM/LANDING	3.69m x 5.04m / 12'1" x 16'6"

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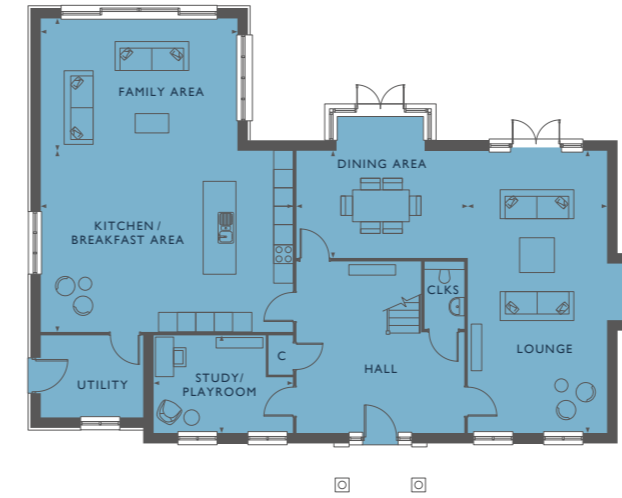


Computer-generated image is indicative only.

The Camellia 5/6 bedroom detached home 3601 sq ft

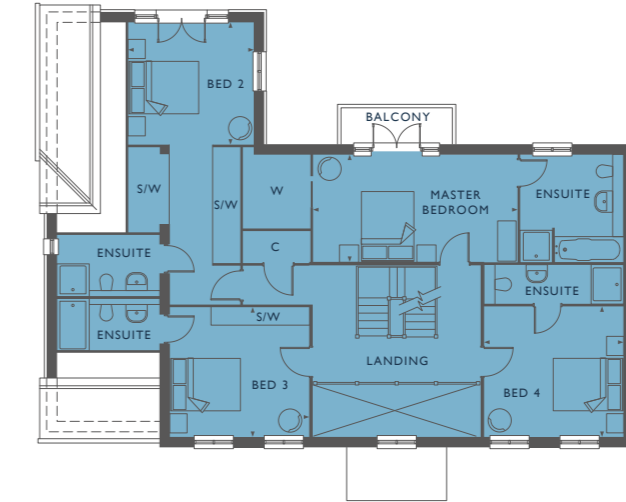
# The Camellia

PLOT 12



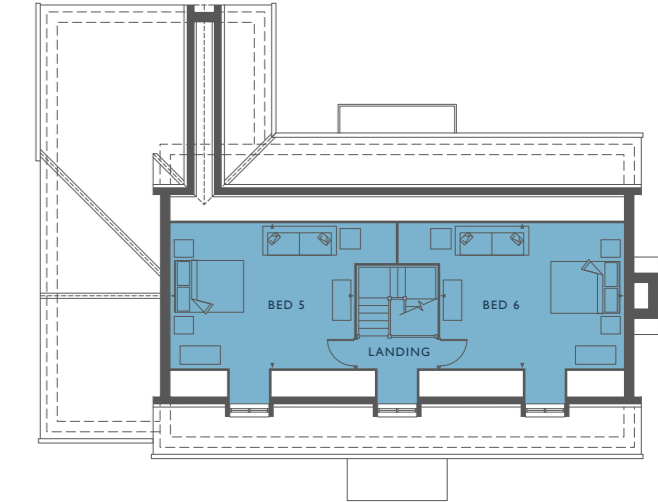
Ground Floor

LOUNGE	3.98m x 8.12m / 13'1" x 26'8"
KITCHEN/BREAKFAST	7.25m x 5.19m / 23'9" x 17'0"
FAMILY AREA	5.64m x 3.83m / 18'6" x 12'6"
DINING AREA	4.96m x 3.09m / 16'3" x 10'2"
STUDY/PLAYROOM	3.98m x 2.78m / 13'1" x 9'1"
UTILITY	2.96m x 2.37m / 9'8" x 7'9"



First Floor

MASTER BEDROOM	5.89m x 3.09m / 19'4" x 10'2"
BEDROOM 2	3.59m x 3.49m / 11'9" x 11'5"
BEDROOM 3	3.99m x 3.70m / 13'1" x 12'2"
BEDROOM 4	3.99m x 3.70m / 13'1" x 12'2"



Second Floor

BEDROOM 5	5.18m x 4.53m / 17'0" x 14'10"
BEDROOM 6	5.29m x 4.53m / 17'4" x 14'10"

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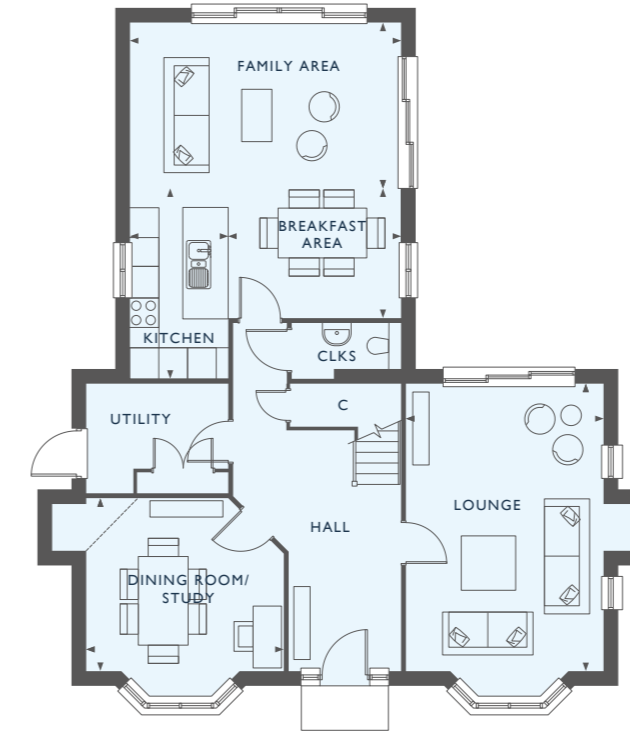


Computer generated image is indicative only.

The Magnolia 4 bedroom detached home 2111 sq ft

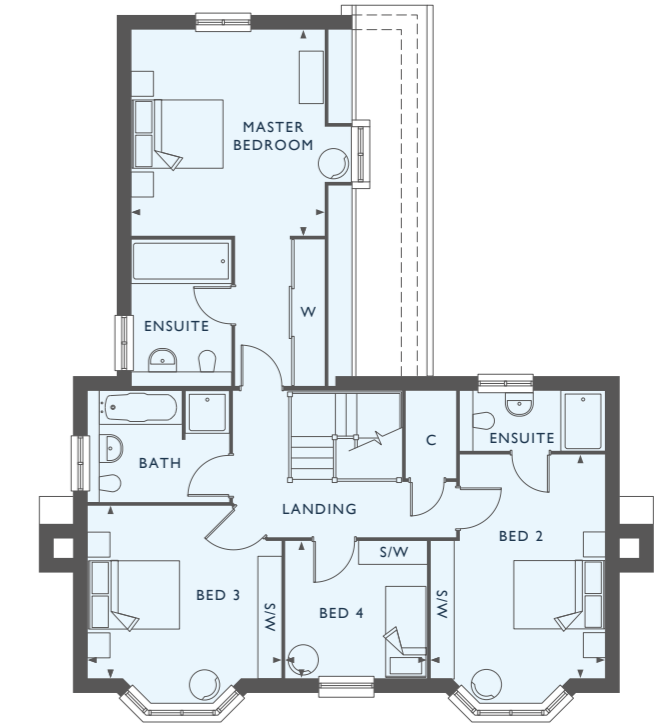
# The Magnolia

PLOT 13



Ground Floor

LOUNGE	4.11m x 5.87m / 13'6" x 19'3"
FAMILY AREA	5.52m x 3.38m / 18'1" x 11'1"
KITCHEN	2.39m x 3.89m / 7'10" x 12'9"
BREAKFAST AREA	3.13m x 2.67m / 10'3" x 8'9"
DINING ROOM/STUDY	4.02m x 3.51m / 13'3" x 11'6"
UTILITY	2.88m x 1.70m / 9'6" x 5'7"



First Floor

MASTER BEDROOM	3.94m x 4.16m / 13'0" x 13'8"
BEDROOM 2	3.52m x 4.55m / 11'7" x 14'11"
BEDROOM 3	3.92m x 3.51m / 12'10" x 11'6"
BEDROOM 4	2.87m x 2.79m / 9'5" x 9'2"

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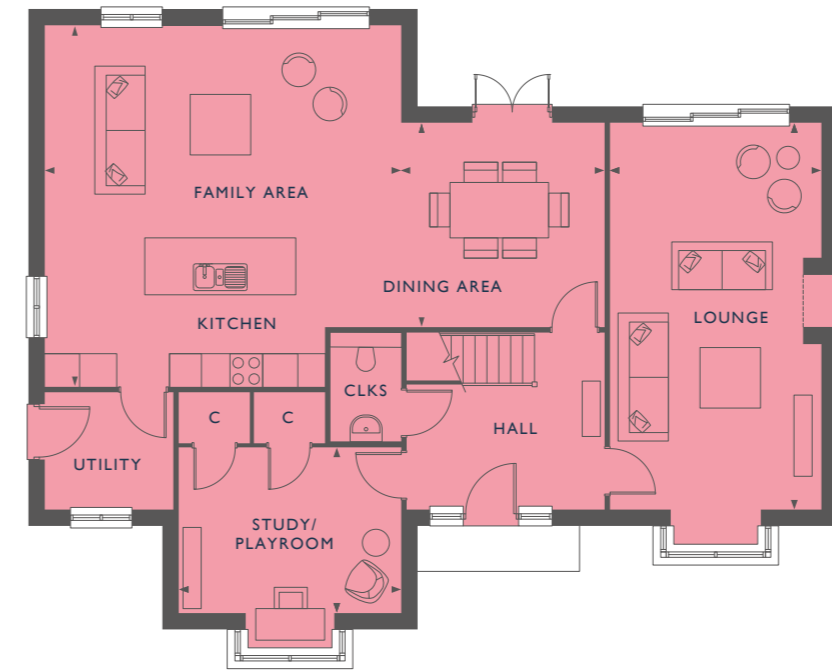


Computer generated image is indicative only.

The Fuchsia 5 bedroom detached home 2433 sq ft

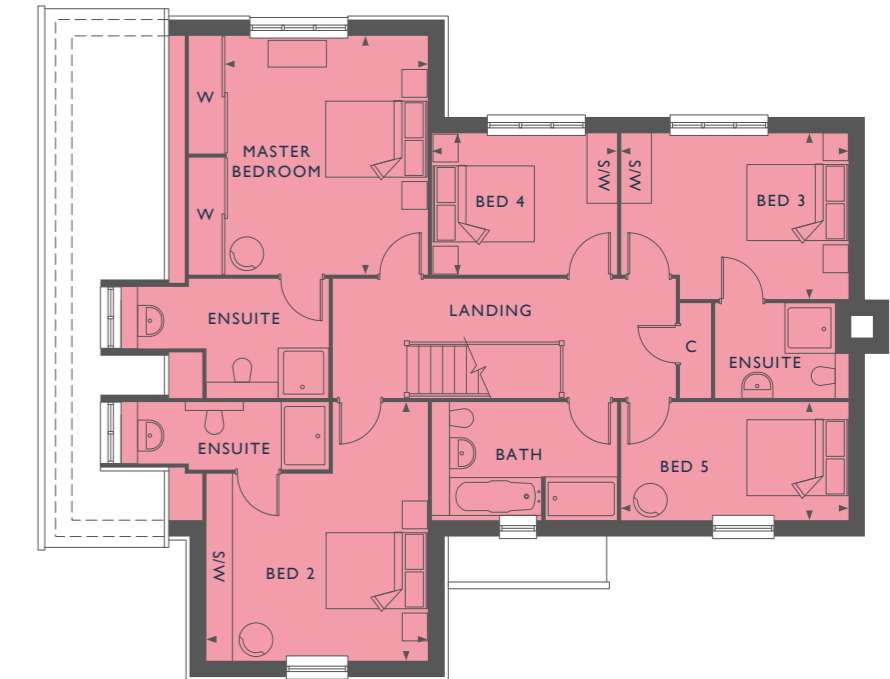
# The Fuchsia

PLOT 14



## Ground Floor

LOUNGE	3.86m x 7.10m / 12'8" x 23'4"
KITCHEN/FAMILY AREA	6.54m x 6.64m / 21'6" x 21'9"
DINING AREA	3.76m x 3.73m / 12'4" x 12'3"
STUDY/PLAYROOM	4.07m x 3.03m / 13'4" x 9'11"
UTILITY	2.36m x 2.11m / 7'9" x 6'11"



## First Floor

MASTER BEDROOM	3.68m x 4.31m / 21'1" x 14'2"
BEDROOM 2	4.07m x 3.41m / 13'4" x 11'2"
BEDROOM 3	4.15m x 3.01m / 13'7" x 9'11"
BEDROOM 4	3.56m x 2.51m / 11'8" x 8'3"
BEDROOM 5	4.14m x 2.11m / 13'7" x 6'11"

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Computer generated image is indicative only.

The Fern 4 bedroom detached home 2097 sq ft

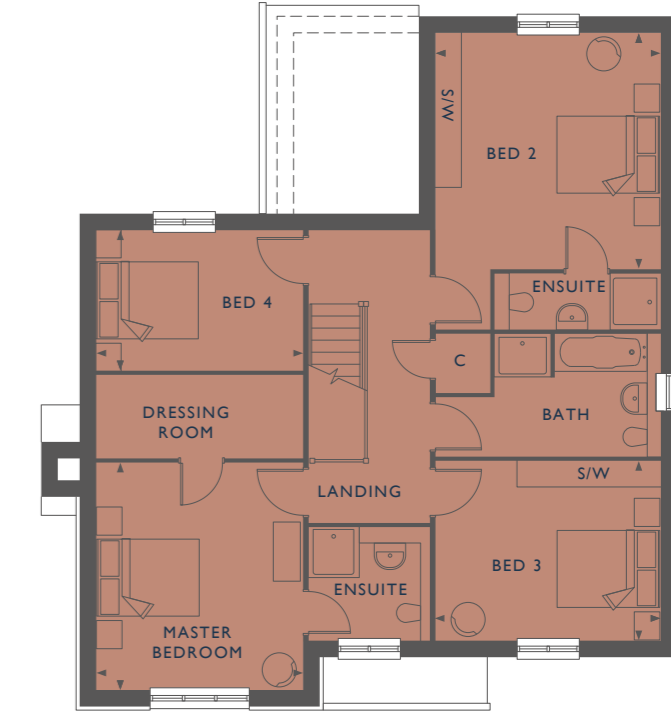
# The Fern

PLOT 15



Ground Floor

LOUNGE/DINING AREA	3.70m x 7.44m / 12'2" x 24'5"
KITCHEN	4.06m x 4.10m / 13'4" x 13'5"
FAMILY AREA	6.65m x 3.25m / 21'10" x 10'8"
BREAKFAST AREA	4.06m x 3.66m / 13'4" x 12'0"



First Floor

MASTER BEDROOM	3.73m x 4.11m / 12'3" x 13'6"
BEDROOM 2	4.07m x 4.25m / 13'4" x 13'11"
BEDROOM 3	4.05m x 3.22m / 13'3" x 10'7"
BEDROOM 4	3.73m x 2.52m / 12'3" x 8'3"

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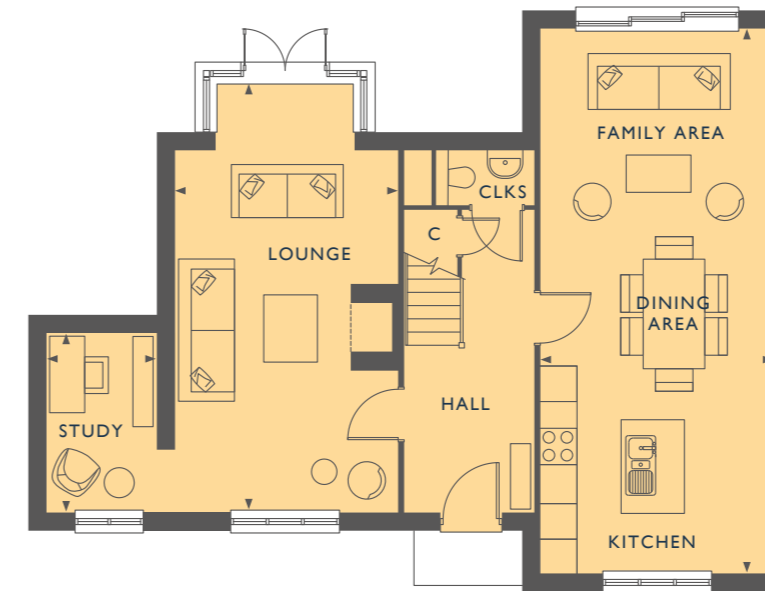


Computer generated image is indicative only.

The Marigold 3 bedroom detached home 1587 sq ft

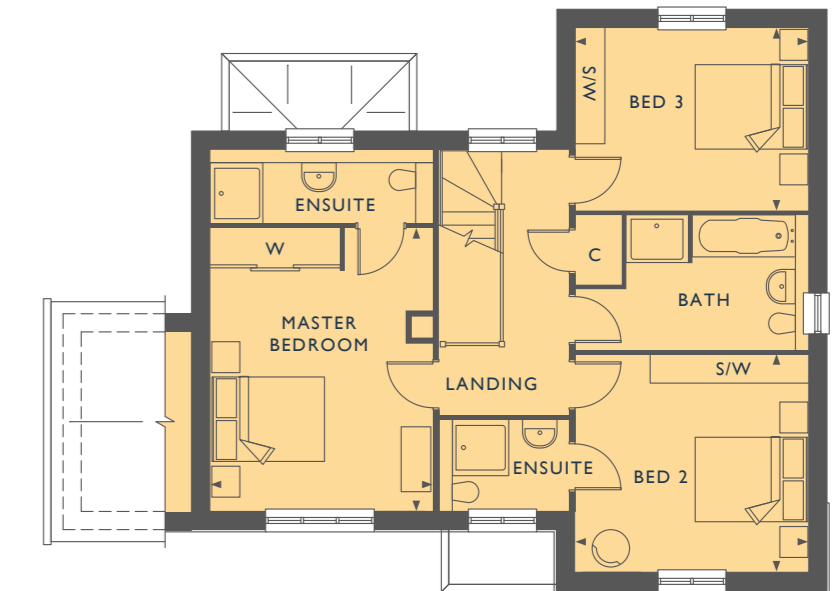
# The Marigold

PLOT 17



## Ground Floor

LOUNGE	3.66m x 7.20m / 12'1" x 23'7"
KITCHEN/DINING/FAMILY AREA	3.84m x 9.02m / 12'7" x 29'7"
STUDY	1.79m x 2.94m / 5'10" x 9'8"



## First Floor

MASTER BEDROOM	3.70m x 3.98m / 12'2" x 13'1"
BEDROOM 2	3.84m x 3.58m / 12'8" x 11'9"
BEDROOM 3	3.84m x 2.97m / 12'8" x 9'9"

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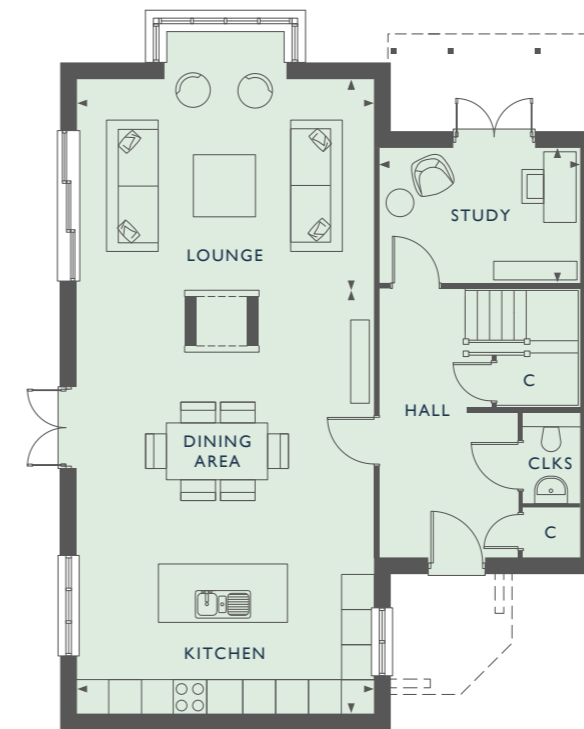


Computer generated image is indicative only.

The Thistle 4 bedroom detached home 1855 sq ft

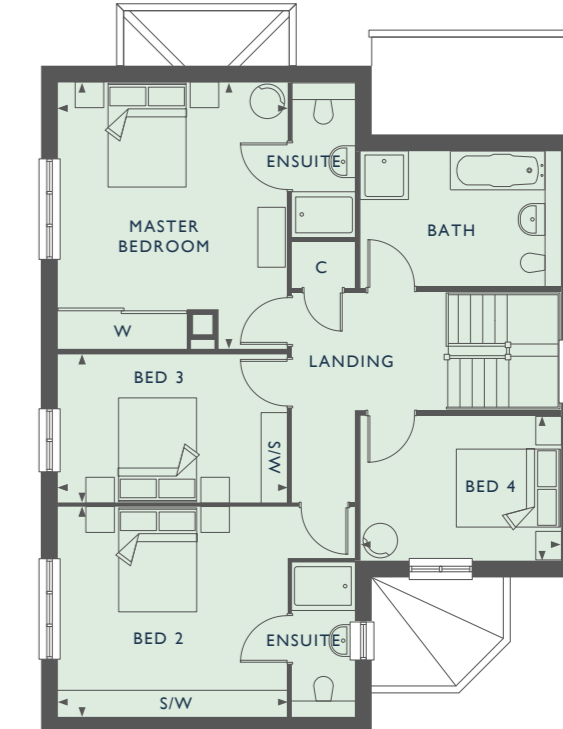
# The Thistle

PLOT 18



Ground Floor

LOUNGE	5.30m x 3.89m / 17'5" x 12'9"
KITCHEN/DINING AREA	5.30m x 6.62m / 17'5" x 21'9"
STUDY	3.57m x 2.39m / 11'9" x 7'10"



First Floor

MASTER BEDROOM	4.09m x 4.02m / 13'5" x 13'3"
BEDROOM 2	4.09m x 3.74m / 13'5" x 12'3"
BEDROOM 3	4.09m x 2.61m / 13'5" x 8'6"
BEDROOM 4	3.60m x 2.49m / 11'10" x 8'2"

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Computer generated image is indicative only.

The Dahlia 4 bedroom detached home 2145 sq ft

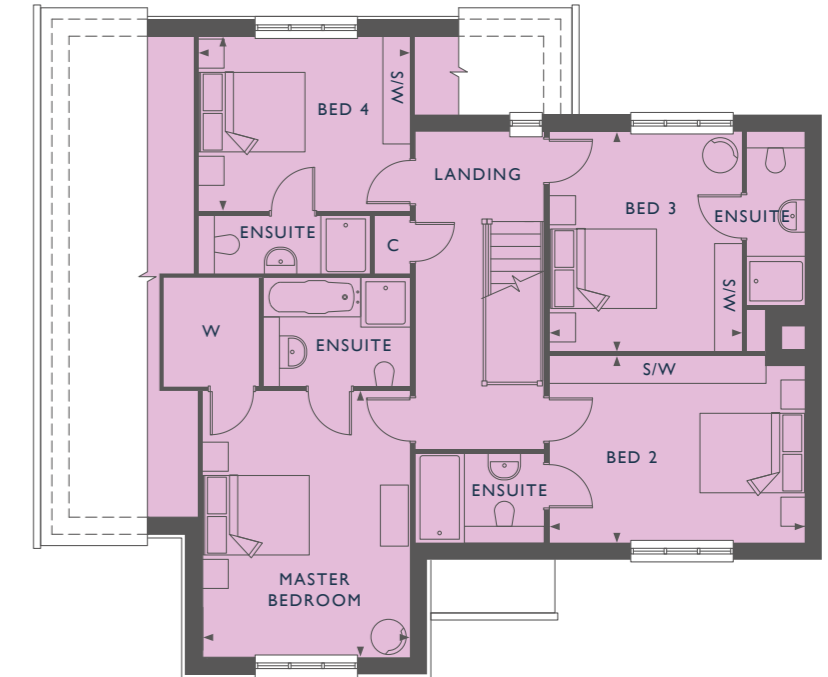
# The Dahlia

PLOT 19



## Ground Floor

LOUNGE	4.47m x 7.22m / 14'8" x 23'8"
KITCHEN/BREAKFAST AREA	5.70m x 5.43m / 18'8" x 17'10"
FAMILY AREA	2.64m x 3.79m / 8'8" x 12'6"
STUDY/DINING ROOM	3.62m x 3.21m / 11'11" x 10'6"
UTILITY	2.22m x 2.87m / 7'3" x 9'5"



## First Floor

MASTER BEDROOM	3.62m x 4.66m / 11'6" x 15'3"
BEDROOM 2	4.49m x 3.25m / 14'9" x 10'8"
BEDROOM 3	3.36m x 3.85m / 11'0" x 12'8"
BEDROOM 4	3.70m x 3.03m / 12'2" x 9'11"

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Computer generated image is indicative only.

The Sorrel 4 bedroom detached home 1740 sq ft

# The Sorrel

PLOT 20



Ground Floor

LOUNGE	3.66m x 5.41m / 12'0" x 17'9"
KITCHEN	4.02m x 3.82m / 13'2" x 12'6"
FAMILY/DINING AREA	5.19m x 3.11m / 17'0" x 10'2"
STUDY	2.71m x 3.00m / 8'11" x 9'10"
UTILITY	3.23m x 1.62m / 10'7" x 5'4"



First Floor

MASTER BEDROOM	3.34m x 4.76m / 10'11" x 15'7"
BEDROOM 2	4.07m x 3.13m / 13'4" x 10'3"
BEDROOM 3	2.89m x 3.14m / 9'6" x 10'4"
BEDROOM 4	3.07m x 3.01m / 10'1" x 9'10"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. S/W – Space for wardrobe. W – Wardrobe (only provided to Master Bedroom). C – Cupboard.

# Your own place

## HOUSE SPECIFICATION

A home in the perfect location must have the perfect specification for its interior. Appliances must be superior, with the best of modern technology. Finishes must be elegant and durable as well as attractive. Above all there must be style, a combination of practicality and elegance that is hard to define but easy to recognise.

At Radstone Gate, the specification is high, and the appeal is timeless.



The home should be the treasure chest of living.

LE CORBUSIER, ARCHITECT







### KITCHENS

- Individually designed kitchens with quartz worktop, soft close doors and drawers
- Kitchen units from a selected range
- Neff stainless steel 2 x oven, 5 burner gas hob and extractor (standard on all detached homes)
- Neff stainless steel single oven, 4 burner gas hob and extractor (standard on all other homes)
- Neff integrated fridge freezer and dishwasher
- Integrated washing machine to kitchen (not included if space available in utility area)
- 1.5 Silgranit bowl, sink and drainer with mixer tap
- Ceramic flooring to kitchen and utility area
- Kitchen upgrade options available\* (subject to kitchen layout)

### BATHROOMS, CLOAKROOMS AND ENSUITES

- Contemporary white sanitaryware
- Chrome tap mixer
- Thermostatic chrome shower
- Mirrors fitted over vanity unit where possible (please see plans for details)
- Chrome heated towel rails to bathroom and ensuite
- Ceramic floor tiling
- Half height ceramic wall tiling to bathroom and ensuite wet walls, full height tiling to shower areas
- Shaver point to bathroom and ensuite(s)
- Dual flush WC with concealed cistern, soft close seat and cover

### HEATING

- Gas fired central heating and hot water system
- Underfloor heating to ground floor
- Stelrad compact style radiators
- Thermostatically controlled radiator valves to all radiators

### DECORATIVE FINISHES

- White painted skirting boards and architraves
- White matt emulsion to walls
- White satinwood finish to skirting boards and architraves
- Smooth ceilings painted white

### ELECTRICS AND LIGHTING

- Double socket with USB points (to selected rooms only)
- A mixture of LED downlights and pendant lights
- LED outdoor lighting to front door with PIR
- Intruder alarm
- TV and BT points to various rooms (check with Sales Executive)
- Chrome sockets and switches upgrade options available\*





#### GENERAL

- Double glazed windows
- Oak balustrading to stairs
- Vertical 5 panel oak doors with choice of door furniture (ground floor only)
- Vertical 5 panel white moulded doors with choice of door furniture (upper floors)
- Built-in wardrobes with sliding doors to master bedroom include internal shelves and hanging rail
- Slatted blinds to windows on front elevation

#### EXTERNALS & GARAGES

- Quorndon buff paving
- Turf to rear garden
- Timber close boarded fencing
- Power and lighting to garages (standard if within curtilage of plot)\*
- Outside tap
- External sockets

#### SECURITY & PEACE OF MIND

- Multipoint locking to external door
- Burglar alarm included as standard
- Smoke and heat detectors
- 2 year Pentland Homes Customer Care Warranty
- 10 year NHBC warranty

Photography depicts typical Pentland Homes interiors. \*Subject to stage of build



To plant a garden is to believe in tomorrow.

AUDREY HEPBURN



Photography depicts a typical Pentland Homes exterior.



Photography depicts typical Pentland Homes interiors.

# Pentland Homes

EXCEPTIONAL PLACES TO LIVE

We're committed to creating neighbourhoods that are real communities and developments that are sustainable. We ensure that they are eco-friendly, with features like dual flush, water efficient appliances and recycling bins, together with high standards of energy efficiency and insulation.

We ensure that our developments support and enhance biodiversity and the local wildlife.

We also ensure quality, with a 10 year NHBC guarantee, and our own 2 year warranty.

A Pentland home is a home that lasts – a home that future generations can grow in. Once you've experienced the Pentland difference, you won't want to live anywhere else.

Photography depicts typical Pentland Homes interiors.





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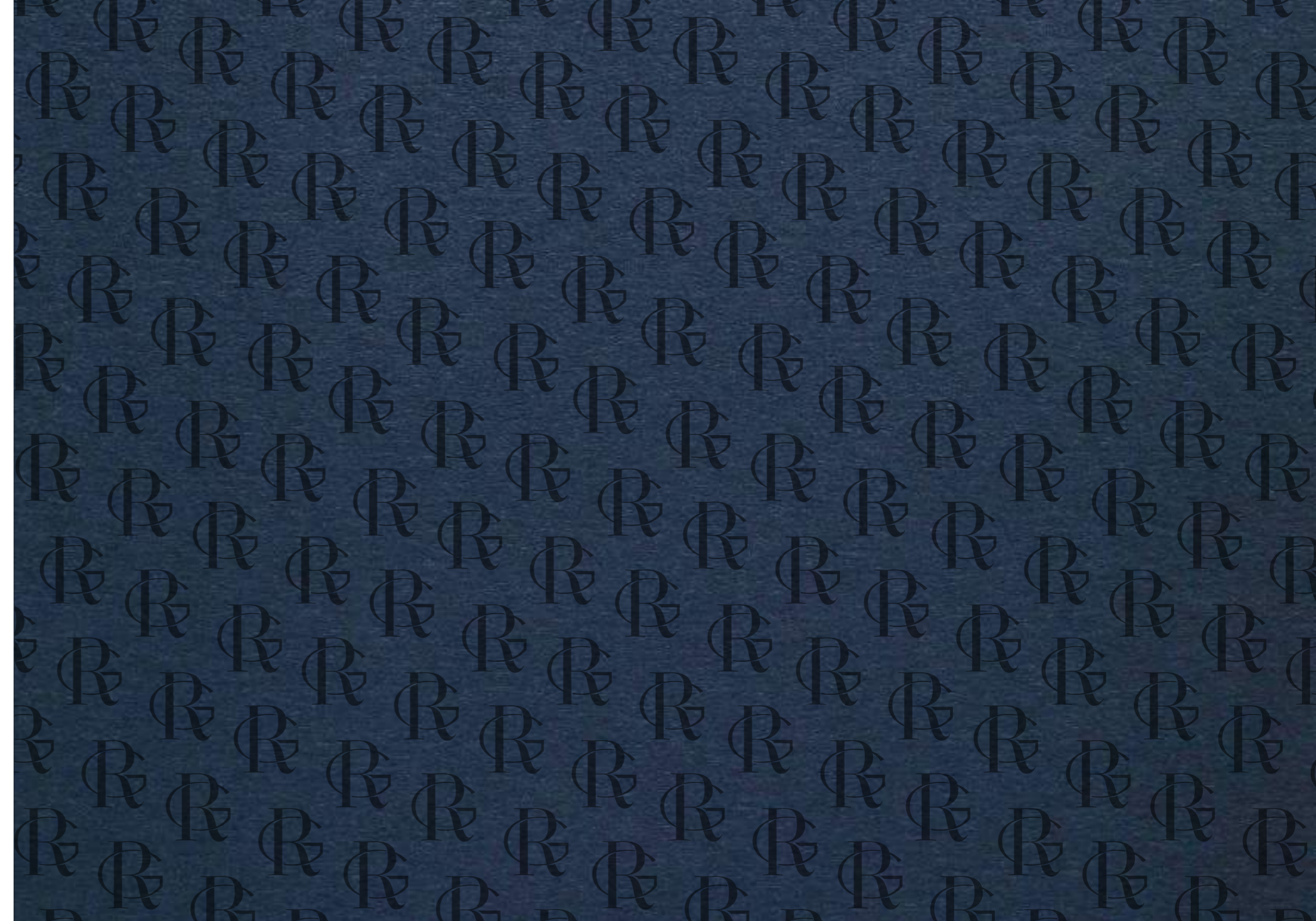
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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