



WELLINGTON GARDENS

CROSS ROAD, WALMER, KENT, CT14 9LB





WELCOME TO WELLINGTON GARDENS

A charming collection of 2, 3 and 4 bedroom homes set on
Cross Road in Walmer, adjoining the quintessential seaside town of Deal.

Become part of a warm and welcoming community.





LOCATION

The attractive seaside town of Walmer with its pretty pebble beach adjoins the larger town of Deal, sharing many of its amenities.

It is part of 'White Cliffs Country' and lies nine miles north of Dover and six miles south-east of the vibrant medieval town of Sandwich.

Walmer is part of the Cinque Ports, built by Henry VIII to defend England's southern shores. Its castle and glorious formal gardens are an attraction for visitors. It became the official residence of the Lord Warden of the Cinque Ports, among them the Queen Mother and the Duke of Wellington who lived there for 23 years and died there in 1852.

Adjacent to the castle lies the old Walmer Aerodrome which became an important wartime strategic location.

Less than a mile from Wellington Gardens, Walmer railway station offers services to many destinations including Ashford 'International' while access to the Continent via the Channel Tunnel or ferry is close by.

Championship golf courses can also be found along this stretch of coast.





A GOOD NEIGHBOUR

Deal includes three unique character areas.

The award winning High Street offers quaint pubs, chic cafés and many specialist outlets as well as familiar names. The Conservation area is recognised by its handsome Georgian houses set in twisting lanes, together with the Astor Theatre and Georgian Town Hall. Then there's the seafront and pier area, with its pleasant vistas and landmarks such as the Time Ball Tower Museum and Deal Castle.

Betteshanger Country Park, just outside the town, is a popular outdoor venue, while Tides Leisure Centre, Deal's indoor tropical lagoon, has something for everyone, including a health and fitness suite and sauna for adults.



IDEALLY LOCATED



- St Mary's Catholic Primary** 10 minutes. 0.5 mile
- The Beacon Walmer** 14 minutes. 0.7 mile
- The Downs C of E Primary** 18 minutes. 1.0 mile



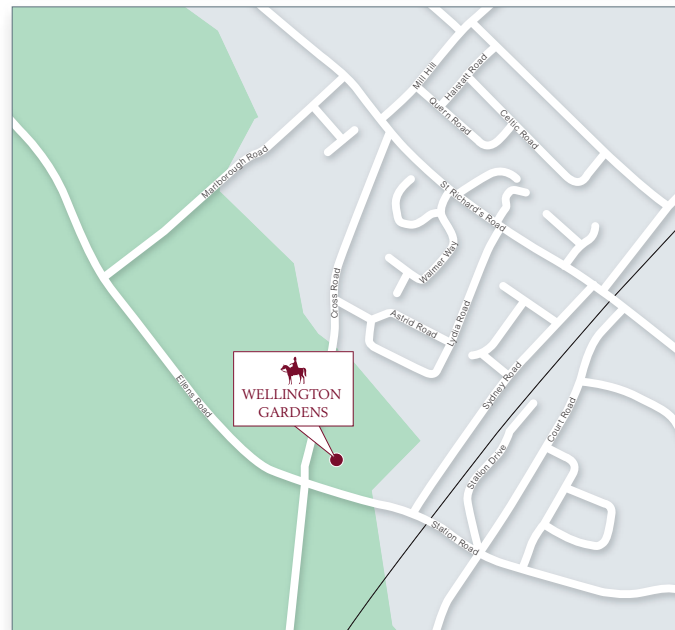
- The Beacon Walmer** 4 minutes. 0.8 mile
- The Downs C of E Primary** 5 minutes. 1.0 mile
- Goodwin Academy** 6 minutes. 1.1 miles



- Walmer Railway Station** 2 minutes. 0.4 mile
- Tides Leisure Centre** 5 minutes. 1.4 miles
- Deal Town Centre** 8 minutes. 2.4 miles
- Betteshanger Country Park** 9 minutes. 3.4 miles
- A2 Junction** 10 minutes. 5.3 miles
- Sandwich Technology school** 12 minutes. 5.7 miles
- Dover Town Centre** 15 minutes. 7.2 miles
- Canterbury Town Centre** 35 minutes. 21.4 miles







- Walmer to Dover Priory** 14 minutes
- Walmer to Ashford** 42 minutes
- Walmer to Stratford** 1 hour 14 minutes
- Walmer to London St Pancras** 1 hour 22 minutes







SITE PLAN






4 BEDROOM HOMES

-  The Maxwell
1558 sq.ft. / 1568 sq.ft.
-  The Fernwood
1349 sq.ft.
-  The Bromstone
1343 sq.ft. / 1353 sq.ft.
-  The Witham
1200 sq.ft. / 1209 sq.ft.

3 BEDROOM HOMES

-  The Carmack
1135 sq.ft.
-  The Bellingham
1042 sq.ft.
-  The Dendy
982 sq.ft. / 992 sq.ft.
-  The Deene
891 sq.ft.
-  The Usher
800 sq.ft.

2 BEDROOM HOMES

-  The Wilton
643 sq.ft.
-  Affordable housing
-  Area to be maintained by the management company
-  Floor mounted EV charger
-  Wall mounted EV charger
- RCP** Refuse collection point
- CP** Carport
- RS** Refuse Store
- CS** Cycle Store



Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.

Plot 96 illustrated



THE MAXWELL

An impressive family 4 bedroom home featuring
3 reception rooms and four piece family bathroom

DETACHED

PLOTS 51, 60 & 96 (type R)

 **BEDROOMS** 4

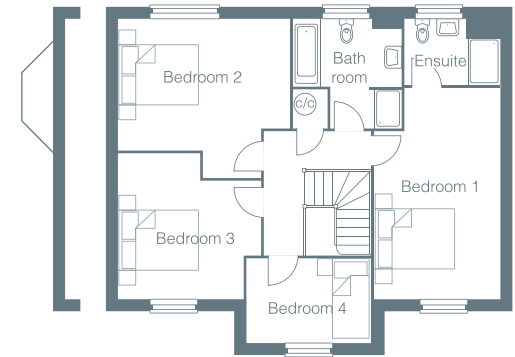
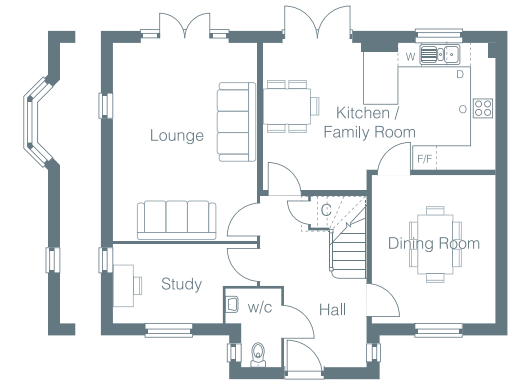
 **RECEPTIONS** 3

 **BATHROOMS** 2

FLOOR AREAS

1558 ft.² / 144.8 m² ex. bay

1568 ft.² / 145.6 m² inc. bay



Plots 60 & 96 are handed.

Plot 51 includes a bay window to the lounge as shown.

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	12'0" x 16'4"	(3650 x 4983mm)
Kitchen/Family Room	19'4" x 12'2"	(5890 x 3717mm)
Dining Room	10'3" x 12'4"	(3113 x 3750mm)
Study	12'3" x 6'6"	(3727 x 1970mm)

FIRST FLOOR

Bedroom 1	10'6" x 17'7"	(3190 x 5362mm)
Bedroom 2	14'4" x 13'3"	(4370 x 4034mm)
Bedroom 3	11'11" x 12'1"	(3629 x 3696mm)
Bedroom 4	10'5" x 7'1"	(3165 x 2157mm)

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Plot 94 illustrated



THE FERNWOOD

A dual aspect 4 bedroom home with open planned kitchen/dining, family room and impressive 21ft. lounge with bay

DETACHED

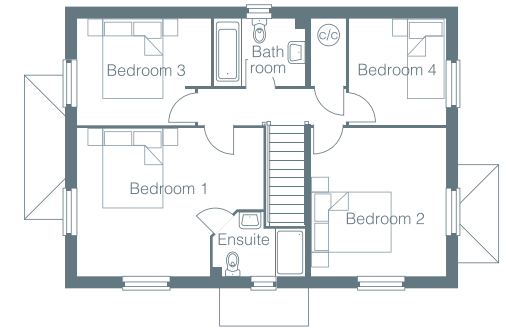
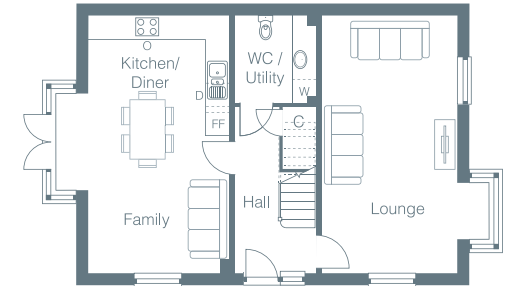
PLOTS 44, 53, 67 & 94 (type X)

 **BEDROOMS** 4

 **RECEPTIONS** 1

 **BATHROOMS** 2

FLOOR AREA
1349 ft.² / 125.3 m²



Plots 44 & 53 are handed.

D: Integrated dishwasher FF: Integrated fridge/freezer W: Freestanding washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	11'3" x 21'5"	(3425 x 6540mm)
Kitchen/Diner Family Room	11'9" x 21'5"	(3578 x 6540mm)

FIRST FLOOR

Bedroom 1	15'6" x 12'4"	(4717 x 3768mm)
Bedroom 2	11'3" x 12'4"	(3425 x 3768mm)
Bedroom 3	11'2" x 8'10"	(3400 x 2700mm)
Bedroom 4	8'0" x 8'10"	(2451 x 2700mm)

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Plot 95 illustrated



THE BROMSTONE

A double-fronted 4 bedroom family home offering a 16ft. kitchen/breakfast area, lounge to rear, separate dining room and ensuite to bedroom 1

DETACHED

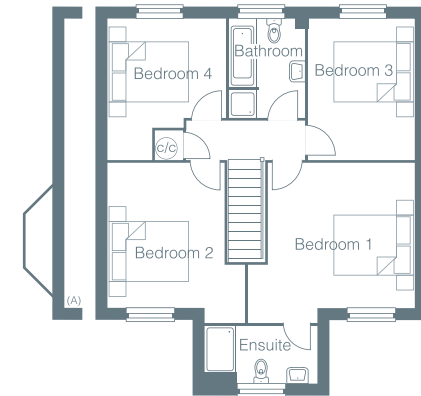
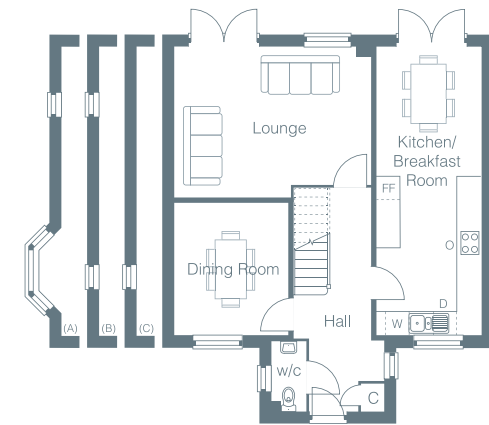
PLOTS 4, 14, 39, 40, 43, 52, 59, 63, 64, 66 & 95 (type N)

 **BEDROOMS** 4

 **RECEPTIONS** 2

 **BATHROOMS** 2

FLOOR AREAS
1343 ft.² / 124.8 m² ex. bay
1353 ft.² / 125.7 m² inc. bay



Plots 40, 52, 59 & 66 are handed. Plots 39, 40 & 59 include a bay window to the dining room as shown plus an additional window to the lounge (A). Plots 52 & 95 include additional windows as shown (B). Plot 63 include additional windows as shown (C)

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
 O: Integrated built under double electric oven

GROUND FLOOR

Lounge	16'4" x 12'6"	(4978 x 3813mm)
Kitchen/Breakfast Room	8'8" x 24'0"	(2650 x 7328mm)
Dining Room	9'5" x 11'0"	(2873 x 3365mm)

FIRST FLOOR

Bedroom 1	13'11" x 12'1"	(4239 x 3677mm)
Bedroom 2	11'4" x 12'1"	(3466 x 3677mm)
Bedroom 3	8'10" x 11'9"	(2693 x 3578mm)
Bedroom 4	9'10" x 11'9"	(2990 x 3578mm)

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Plot 61 illustrated



THE WITHAM

An attractive 4 bedroom home featuring a spacious kitchen/diner to rear, large lounge area and ensuite to bedroom 1

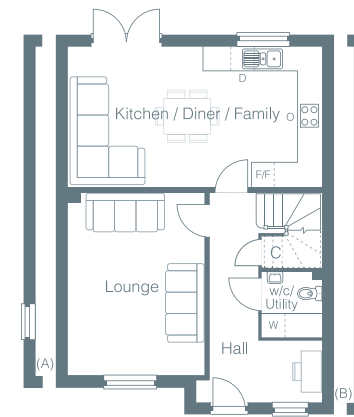
DETACHED

PLOTS 3, 5, 6, 61, 62, 65, 90 & 97 (type T)

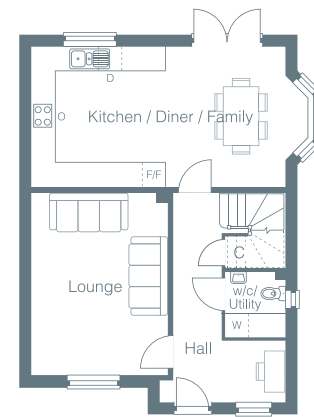
	BEDROOMS	4
	RECEPTIONS	1
	BATHROOMS	2

FLOOR AREAS

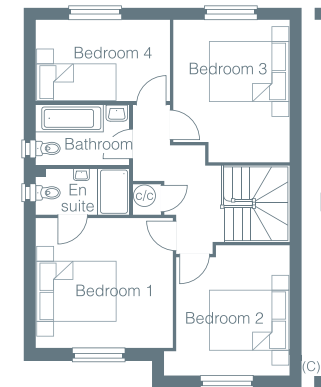
1200 ft.² / 111.5 m² ex. bay
1209 ft.² / 112.4 m² inc. bay



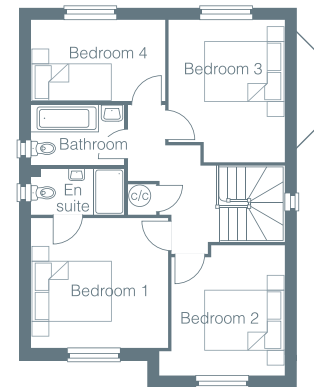
Plots 3, 6, 61, 62, 65, 90 & 97 only



Plot 5 only



Plots 6, 62 & 90 are handed.



Plots 65 & 90 include an additional window as shown (A). Plots 6, 61, 62, 90 & 97 include an additional window as shown (B). Plots 90 & 97 include an additional window as shown (C).

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
 O: Integrated built under double electric oven

GROUND FLOOR

Lounge	11'4" x 15'3"	(3450 x 4655mm)
Kitchen/Diner/Family	21'1" x 11'7"	(6428 x 3535mm)
Kitchen/Diner/Family (Plot 5)	22'10" x 11'7"	(6962 x 3535mm)

FIRST FLOOR

Bedroom 1	11'5" x 10'10"	(3479 x 3315mm)
Bedroom 2	10'5" x 10'10"	(3165 x 3301mm)
Bedroom 3	9'8" x 11'10"	(2948 x 3610mm)
Bedroom 4	11'2" x 6'10"	(3407 x 2071mm)

Plots 54 & 55 illustrated



THE CARMACK

A spacious 3 double bedroom family home with principal bedroom suite, kitchen/diner and separate lounge.

SEMI-DETACHED

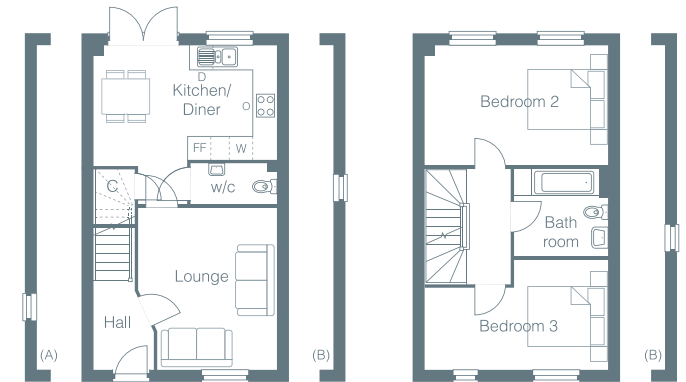
PLOTS 1, 2, 15, 16, 37, 38, 41, 42, 54, 55, 56, 57, 69 & 70 (type L)

 **BEDROOMS** 3

 **RECEPTIONS** 1

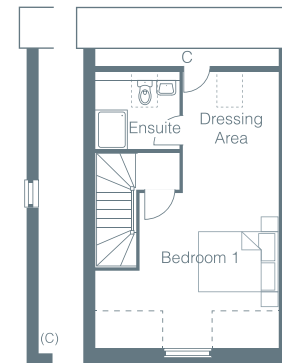
 **BATHROOMS** 2

FLOOR AREA
1135 ft.² / 105.4 m²



Ground Floor

First Floor



Second Floor

Plots 1, 16, 37, 38, 54, 56 & 69 are handed.

Plots 15, 16, 37, 42, 69 & 70 include an additional window as shown (A).

Plots 1, 2, 38, 41, 54, 55, 56 & 57 include additional windows as shown (B).

Plots 15, 16, 42 & 69 include an additional window as shown (C).

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	11'7" x 13'7"	(3527 x 4128mm)
Kitchen/Diner	15'2" x 10'0"	(4628 x 3051mm)

FIRST & SECOND FLOORS

Bedroom 1*	15'2" x 13'4"	(4628 x 4069mm)
Dressing Area	8'0" x 6'7"	(2442 x 2016mm)
Bedroom 2	15'2" x 10'0"	(4628 x 3051mm)
Bedroom 3	15'2" x 9'2"	(4628 x 2798mm)

*Dimension to 1500mm headroom

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Plot 80 illustrated



THE BELLINGHAM

A dual aspect 3 bedroom detached home with kitchen/diner, 18ft. lounge, ensuite to principal bedroom and allocated parking

DETACHED

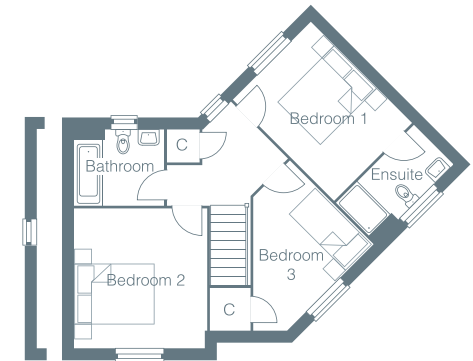
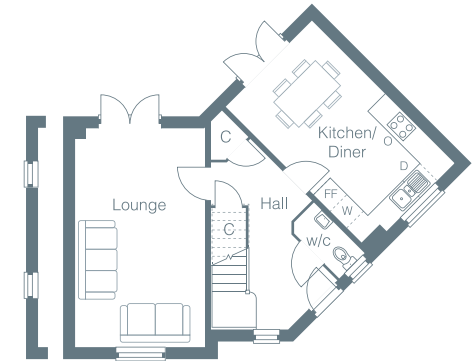
PLOTS 78 & 80 (type D)

 **BEDROOMS 3**

 **RECEPTIONS 1**

 **BATHROOMS 2**

FLOOR AREA
1042 ft.² / 96.8 m²



Plot 80 is handed.

Plot 80 includes windows to lounge and bedroom 2 as shown.

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	10'9" x 18'2"	(3278 x 5528mm)
Kitchen/Diner	10'1" x 16'8"	(3069 x 5078mm)

FIRST FLOOR

Bedroom 1	9'2" x 11'10"	(2784 x 3604mm)
Bedroom 2	11'0" x 11'7"	(3355 x 3540mm)
Bedroom 3	10'2" x 9'10"	(3096 x 2995mm)

Plot 98 illustrated



THE DENDY

A contemporary 3 bedroom home offering kitchen/diner, generous 17ft. lounge and principle bedroom with ensuite.

DETACHED / SEMI-DETACHED

PLOTS 7, 45, 46, 58, 68, 89, 93 & 98 (type A)

 **BEDROOMS** 3

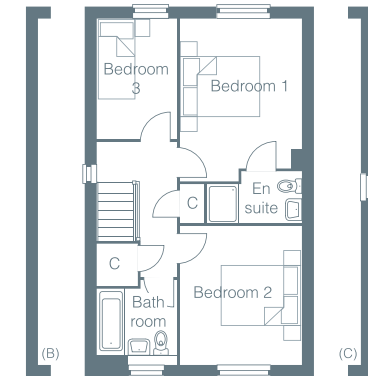
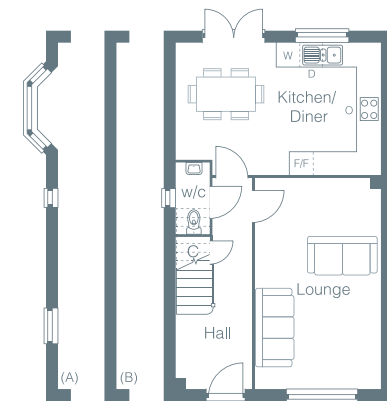
 **RECEPTIONS** 1

 **BATHROOMS** 2

FLOOR AREAS

982 ft.² / 91.2 m² ex. bay

992 ft.² / 92.1 m² inc. bay



Plots 7, 45 & 58 are handed.

Plots 7 & 58 include a bay window to the kitchen/diner and additional windows as shown (A).

Plots 45 & 46 do not include windows to the w/c and landing as shown (B).

Plots 7, 45, 46, 58 & 93 include a window to the ensuite as shown (C).

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine

O: Integrated built under double electric oven

GROUND FLOOR

Lounge	10'6" x 17'7"	(3191 x 5365mm)
Kitchen/Diner	17'0" x 11'0"	(5190 x 3353mm)

FIRST FLOOR

Bedroom 1	10'2" x 13'7"	(3095 x 4131mm)
Bedroom 2	10'2" x 11'6"	(3095 x 3514mm)
Bedroom 3	6'8" x 10'0"	(2023 x 3056mm)

Plot 77 illustrated



THE DEENE

An attractive 3 bedroom detached home featuring a kitchen/dining room and a spacious lounge with views over the garden

DETACHED

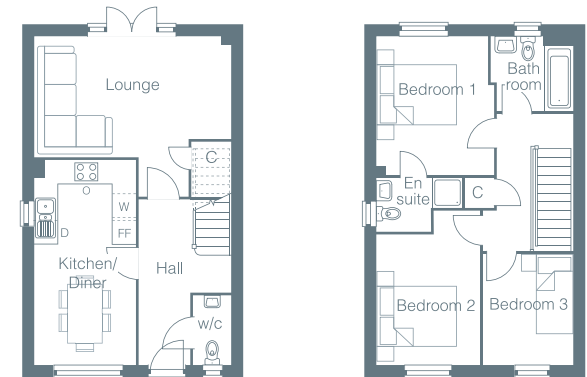
PLOTS 77 & 79 (type F)

 **BEDROOMS 3**

 **RECEPTIONS 1**

 **BATHROOMS 2**

FLOOR AREA
891 ft.² / 82.8 m²



D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	16'3" x 10'1"	(4965 x 3061mm)
Kitchen/Diner	8'5" x 17'1"	(2568 x 5206mm)

FIRST FLOOR

Bedroom 1	9'3" x 11'6"	(2823 x 3514mm)
Bedroom 2	8'7" x 12'10"	(2616 x 3921mm)
Bedroom 3	7'6" x 9'2"	(2276 x 2806mm)

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Plots 91 & 92 illustrated



THE USHER

A quintessential 3 bedroom family home featuring a kitchen/diner, a spacious lounge, and either a carport or designated parking

SEMI-DETACHED

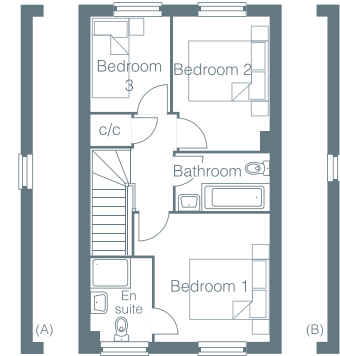
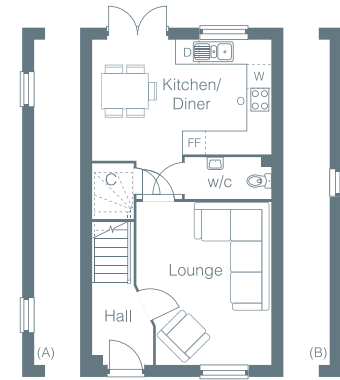
PLOTS 73, 74, 75, 76, 91 & 92 (type C)

 **BEDROOMS** 3

 **RECEPTIONS** 1

 **BATHROOMS** 2

FLOOR AREA
800 ft.² / 74.3 m²



Plots 73, 75, 76 & 91 are handed.

Plots 73 & 74 include additional windows as shown (A).

Plots 76, 91 & 92 include additional windows as shown (B).

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine
O: Integrated built under double electric oven

GROUND FLOOR

Lounge	11'2" x 13'7"	(3415 x 4133mm)
Kitchen/Diner	14'10" x 10'0"	(4515 x 3051mm)

FIRST FLOOR

Bedroom 1	9'6" x 10'7"	(2902 x 3227mm)
Bedroom 2	8'0" x 11'1"	(2441 x 3386mm)
Bedroom 3	6'7" x 7'11"	(2001 x 2406mm)

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Plots 8 & 9 illustrated



THE WILTON

A charming 2 bedroom home offering lounge/diner,
with open planned kitchen to the front.

SEMI-DETACHED

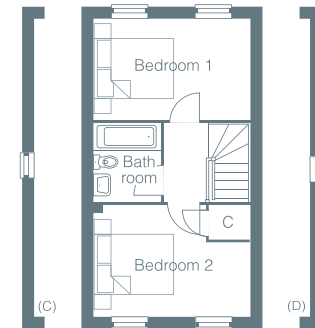
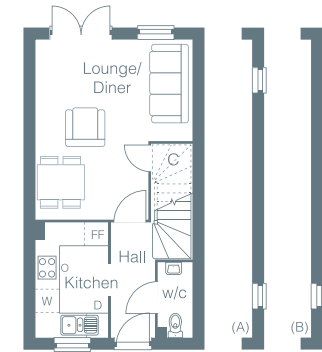
PLOTS 8, 9, 17, 18, 19, 20, 21, 22, 71, 72, 99 & 100 (type B)

 **BEDROOMS** 2

 **RECEPTIONS** 1

 **BATHROOMS** 1

FLOOR AREA
643 ft.² / 59.7 m²



Plots 17, 19, 21 & 99 are handed.

Plot 71 includes additional windows as shown (A).

Plots 9, 17, 18, 19, 20, 21, 22, 99 & 100 include an additional window as shown (B).

Plots 8 & 72 include an additional window as shown (C).

Plots 9, 17, 22, 71, 99 & 100 include an additional window as shown (D).

D: Integrated dishwasher FF: Integrated fridge/freezer W: Integrated washing machine

O: Integrated built under double electric oven

GROUND FLOOR

Lounge/Diner	13'0" x 15'0"	(3953 x 4571mm)
Kitchen	6'0" x 9'7"	(1833 x 2909mm)

FIRST FLOOR

Bedroom 1	13'0" x 8'5"	(3953 x 2571mm)
Bedroom 2	13'0" x 9'3"	(3953 x 2821mm)

ENERGY EFFICIENT HOMES









In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills.



This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices.

We meticulously contemplate the design of our homes, ensuring they are energy efficient, leaving you to enjoy the benefits without having to put in the effort yourself.

What you get with an Abbey New Home:

-  Enhanced insulation
-  Solar panels
-  A-rated boilers
-  Low-flow taps and dual-flash toilets, helping reduce water usage
-  High EPC rated homes, meaning lower energy consumption
-  LED/low energy lighting
-  Full-cavity wall insulation
-  The latest energy efficient appliances

You'll see up to 63% improvement in heat loss in your Abbey New Home as well as reduced running costs.

Please ask the Sales Representative for further details.





SAVE THOUSANDS WITH THE ABBEY SAVING SOLUTION



The **Abbey Saving Solution** is an exclusive scheme introducing money saving ideas to our customers. Offers and incentives can vary, and you can tailor them to best suit your needs when purchasing your new home.

Key incentives include, but are not limited to:

- ▲ Stamp Duty contributions
- ▲ Mortgage contributions
- ▲ Deposit contributions
- ▲ Legal fee and estate-agent contributions
- ▲ Money towards flooring and turf
- ▲ Assisted Move Scheme

This scheme is subject to conditions. Please ask the Sales Representative for further details and eligibility.

SPECIFICATION

General

- GRP grained effect front entrance door painted white with chrome ironmongery and obscure glass.
- Power and light to all garages with up and over door.
- Cycle storage box to the rear garden of plots 1, 2, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 37, 42, 45, 46, 54, 55, 56, 57, 58, 61, 62, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 89, 91, 92, 93, 99 & 100.
- White two panelled internal doors with chrome ironmongery.
- White emulsion to walls. Smooth ceilings throughout.
- All woodwork to be an acrylic white finish.
- Gas fired central heating.
- Pressurised water system.
- White PVC-u double-glazed windows and French doors where applicable.
- Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated.
- External water tap.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property).
- Party fencing 1.8m high close boarded panels.
- Traditional Brick & Block Construction

Kitchen and appliances

- Choice of contemporary soft close kitchen units with laminate work surfaces and matching upstands.
- Four-ring gas hob with stainless steel splashback, extractor hood, integrated electric double oven, dishwasher, fridge/freezer and washing machine.

Included as standard in your new home.

- Integrated washing machine to The Witham located in the W/C/utility.
- Freestanding washing machine to The Fernwood located in the W/C/utility.
- Recessed chrome downlighters to The Maxwell, Fernwood, Bromstone and Witham.

Cloakrooms, bathrooms and ensuites

- Roca white sanitaryware with chrome fittings and Porcelanosa ceramic wall tiles.
- Recessed chrome downlighters, towel rail and shaver point to bathrooms and ensuites.

Electrical

- Mains operated smoke detectors and carbon monoxide detector.
- Telephone and television socket to living room and principle bedroom plus additional rooms as detailed on the floor plan layouts.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Globe style light fitted to all external entrance doors.
- Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.
- Un-switched fused spur to be provided for future installation of an alarm.
- Photovoltaic panels to all properties.
- Electric vehicle charging point to all properties.

Customer Care

- 10 year N.H.B.C. warranty including two years Abbey Homes Customer Care.





BEAUTIFUL HOMES, ATTRACTIVELY PRICED

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic. For three generations, the sales sign in front of our developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'. As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible, of your future home and we would like to point out the following:-whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Please note that interior images shown in this particular brochure are indicative only and have been taken from other Abbey New Homes interiors. The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations. Thank you for taking the time to read about our development, Wellington Gardens. Please speak with our sales representatives who will be happy to provide further information and help you choose a house of which to be proud.



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Protection for new-build home buyers