



GRASMERE GARDENS

CHESTFIELD - WHITSTABLE

Welcome to
Grasmere Gardens.
Our homes and their
beautiful setting reflect the
attractive character of Chestfield
village. We've created a unique
community nestled in stunning
landscaped areas and open
spaces to bring you closer to
nature and enhance your
life every day.



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WELCOME TO A



MODERN VISION



DESIGNED WITH THE OUTSIDE IN MIND

Enjoy a healthy and active lifestyle at Grasmere Gardens with its landscaped streets, car free areas and open spaces.



DISCOVER an enviable lifestyle surrounded by a lush landscape of woodland and countryside, just minutes from the sea. Here you'll have room to breathe and space to grow in a contemporary community close to the charming and historic village of Chestfield. These stunning 2, 3, 4 and 5 bedroom country homes have been designed to let the light flood in and to make the most of their delightful setting. Outside, impressive landscaping includes ponds, a precious haven for wildlife, areas of lush grass and an abundance of trees. Picture yourself enjoying an impromptu picnic by the lake when you're working from home or on the way back from picking up the youngsters from school.

The tranquil, walkable neighbourhoods we have designed mean you'll want to get outside at any time of day to exercise, energise or relax. Grasmere Gardens is criss-crossed with paths and areas to cycle, making it the perfect place to leave the car and take to two wheels. From the moment you enter The Gateway to this exciting new community you'll want to live a greener way of life.

With so much space, whatever your stage of life you'll love spending time outside.

Imagine a childhood where nature is your playground and every morning brings new opportunities for fun and endless adventures.





Inspired by nature, our architects, designers and planners shared a remarkable vision to create a lasting legacy and a unique place: Grasmere Gardens. Here, generations will live together in beautiful neighbourhoods which offer a rare quality of life.

FLEXIBILITY FOR TODAY'S LIFESTYLES



In a world where the way we want to live is constantly changing, our architect-designed homes and well thought-out room layouts deliver both practicality and style.



Style is key whichever home design you choose. Our homes all feature light and airy rooms and the clever design details that make life easy.



We don't believe in one size fits all. Our choice of house styles offer something for everyone, so you're bound to find the perfect home.

OUR HOMES are thoughtfully designed to suit modern flexible lifestyles, however you love to live your life. The contemporary room layouts and creative designs maximise space and light, so you'll feel relaxed and comfortable whether you are working from home, entertaining friends or having a quiet night in.



Each home looks just as good on the outside, with a remarkable selection of house types to choose from. Warm coloured bricks, clay tiles and weatherboarding building materials to reflect the local area and create an elegant style, blending the best of modern and traditional. Perfectly proportioned clusters of homes are complemented by the sweeping areas of verdant landscaping.

To complete the picture, every house has a private garden, perfect for barbecues, relaxing in the sun and family fun.





GRASMERE GARDENS

CHESTFIELD - WHITSTABLE

A carefully planned, connected community adjacent to ancient woodland and the village of Chestfield. Groups of homes in a variety of styles and finishes nestle in the landscaping. A local business park, together with neighbouring towns and cities, could offer employment opportunities for those who don't use the good rail and road links to commute further afield.

Tankerton Beach

Whitstable and Tankerton Hospital

Sainsbury's

Whitstable Rugby Football Club

Chestfield and Swalecliffe Train Station

Chestfield Cricket Club

Indicative overview of site.

THE BIGGER PICTURE

Experience the best of town and country living in the peaceful Kent countryside, close to everything you need.

GRASMERE GARDENS offers an idyllic way of life and is ideally located within walking distance of Chestfield's facilities including supermarkets, schools and a doctor's surgery. The public transport network from Chestfield to local villages and further afield is good. Chestfield and Swalecliffe railway station is half a mile away and from here trains run to London Victoria in around 90 minutes. The proximity of the A299 provides good links to London. The thriving towns of Whitstable and Herne Bay are nearby and the bustling cathedral city of Canterbury, with more shops, restaurants and entertainment, is just six miles away.

AT ONE WITH NATURE

In the heart of the Kent countryside with protected landscapes close by, you're perfectly placed to enjoy ancient woodlands, cycle lanes and country walks.



YOU'LL BE SPOILED for choice for an inspiring day out, with the Kent Downs Area of Outstanding Natural Beauty just minutes away. You will never tire of exploring the towns, villages and open space of this nationally important park on foot, by cycle, car or on horseback. Cycling fans will also love the 7.5 mile car-free Crab and Winkle Way, which runs from Canterbury to Whitstable on the coast. Minutes from home, Blean Woods National Nature Reserve is 11 square miles of ancient woodland, offering endless possibilities for exercise and fun. There is also a RSPB reserve to explore.



For an adrenalin-filled adventure, try the high ropes at Go Ape, Leeds Castle. Described as the loveliest castle in the world, this historic venue at Maidstone is also home to exciting events and attractions.

GET TO KNOW YOUR SURROUNDINGS

And breathe. Take a moment each day to admire the natural world and feel refreshed and invigorated.

THE WETLANDS, woods and grassy landscaping at Grasmere Gardens doesn't just look good, throughout the year it provides a haven for fascinating wildflowers, insects, bees and birds. Explore a myriad of habitats close to home, or delight in the nearby countryside and coast.

When you want to get even closer to nature, why not grow your own fruit and vegetables in your garden or on an allotment? Allotment spaces are part of the landscaping at Grasmere Gardens and there are more in the village.



bullrushes



thrushes



sip leaves



furst plants



ferns



duck leaves





KENT CHARM

At Whitstable there is The Playhouse Theatre, an arts centre and cinema and don't miss the popular seafood market in the working harbour. There are plenty of beaches within easy reach, including Tankerton Beach, popular with windsurfers, rock poolers and walkers alike.



Set halfway between the lively coastal towns of Whitstable and Herne Bay and close to Canterbury, Chestfield is perfectly placed for impressive restaurants, quaint shops, friendly golf clubs, charming villages and lovely beaches. Glorious Kent has so much to offer that it is easy to make the most of your leisure time.



EXPLORE THE COBBLED STREETS OF CANTERBURY

Canterbury has a choice of shopping areas; try Whitefriars for High Street fashion or visit The King's Mile or Westgate for independent shops and boutiques.



A SCHOOL RUN THAT'S A WALK IN THE PARK

Forget the stress of traffic queues at the school gate twice a day and take the greener option of walking or cycling from your home. With several schools within walking distance and a network of local paths, this is a school run in a class of its own.



GRASMERE GARDENS is perfect for family life, with homes to suit everyone, a village setting and schools, nurseries and pre-schools nearby. Local schools include Swalecliffe Community Primary School, rated Good by Ofsted in 2018 and Whitstable Junior School, which was Good in 2019.

The Whitstable School caters for senior pupils and has a sixth form. Kent has grammar schools and a good choice of independent schools, including those based in Canterbury which is 24 minutes' drive away. This renowned educational hub is also home to a campus of The University of Kent and a further education college, Canterbury Adult Education Centre.

When school's out, youngsters can meet classmates and work on their homework outside, visit one of the play areas, or simply burn off excess energy in the park.





Map not to scale and is indicative only.



COASTAL LIVING WITH CONNECTIONS

Grasmere Gardens is perfectly placed to explore both locally by foot or further afield by car or train. With good road and rail links, it makes it easy to travel for work or leisure. Chestfield & Swalecliffe Station is just a 13 minute walk away and from here you can catch a direct train to London Victoria. Alternatively, you can reach London St Pancras International in just 1hr 22 minutes from nearby Herne Bay.



From Grasmere Gardens

	Supermarket	Whitstable Rugby Football Club	Chestfield & Swalecliffe Train Station (CSW)	Chestfield Golf Club	The Whistable School	Whitstable Beach Front	Canterbury	Sittingbourne	Ashford
	0.1 mile	0.1 mile	0.7 miles	1.0 mile	1.5 miles	2.4 miles	6.6 miles	17.8 miles	22.4 miles
	1 min	1 min	3 mins	4 mins	5 mins	9 mins	18 mins	32 mins	38 mins
	3 mins	3 mins	13 mins	19 mins	31 mins	45 mins			

Travel times are approximate. Source: Google maps and trainline.com.



A CHARMING LOCATION WITH HOMES OF CHARACTER

Grasmere Gardens, a development of high quality 2, 3, 4 and 5 bedroom homes.

Beautifully designed and rich in character, this initial phase at Grasmere Gardens is the start of a thriving community of energy efficient homes. Each home is filled with light and benefits from flexible, open-plan living spaces which lend themselves both to entertaining and relaxing. Excellence is standard and there are touches of luxury throughout, making Grasmere Gardens somewhere you'll be proud to call home. And for extra peace of mind, each home will also come with a 10-year NHBC guarantee.



Phase 1

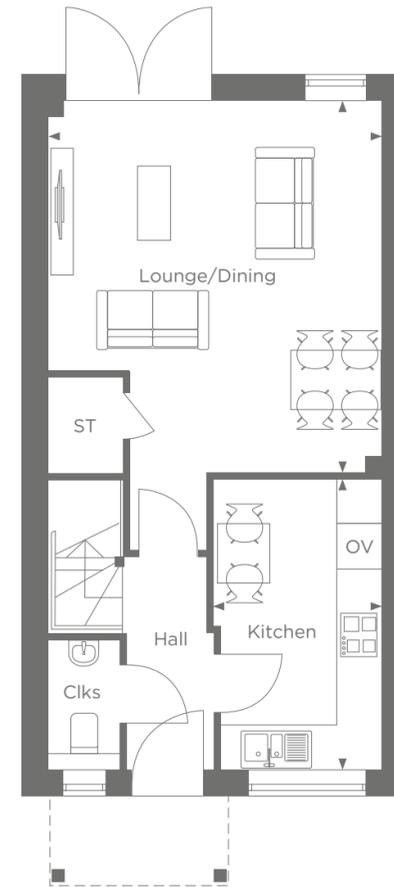
- ASTER**
2 bedroom home
- BANEBERRY**
2 bedroom home
- TANSY**
3 bedroom home
- LOTUS**
3 bedroom home
- DAISY**
3 bedroom home
- LAUREL**
4 bedroom home
- PEONY**
5 bedroom home
- LOBELLA**
5 bedroom home
- AFFORDABLE HOMES**
- STREET LIGHTING**

Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



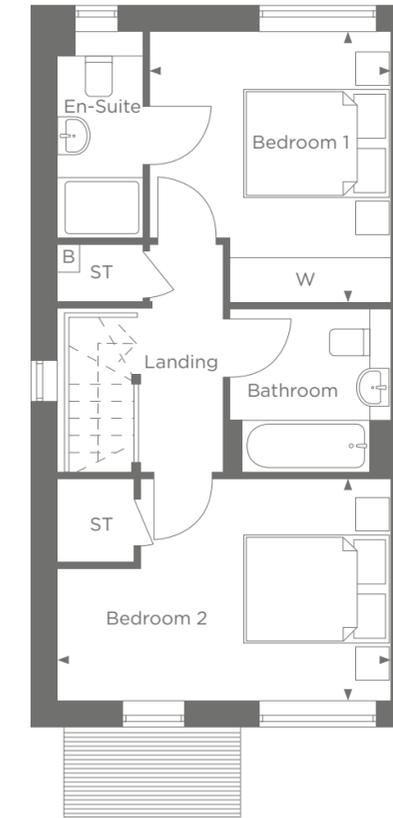


CGI indicative only.



Ground Floor

Kitchen	3.90m x 2.25m	12'7" x 7'3"
Lounge/Dining	4.97m x 4.46m	16'3" x 14'3"



First Floor

Bedroom 1	3.62m x 3.26m	11'8" x 10'6"
Bedroom 2	4.46m x 2.95m	14'6" x 9'6"



THE ASTER

Plots 3, 17, 20, 22, 35, 45, 49, 51, 72, 74, 78, 87, 89, 92, 94, 101, 103, 107 & 109

A beautiful semi-detached home boasting two double bedrooms, en-suite and comfortable living space with separate kitchen and lounge/dining area.

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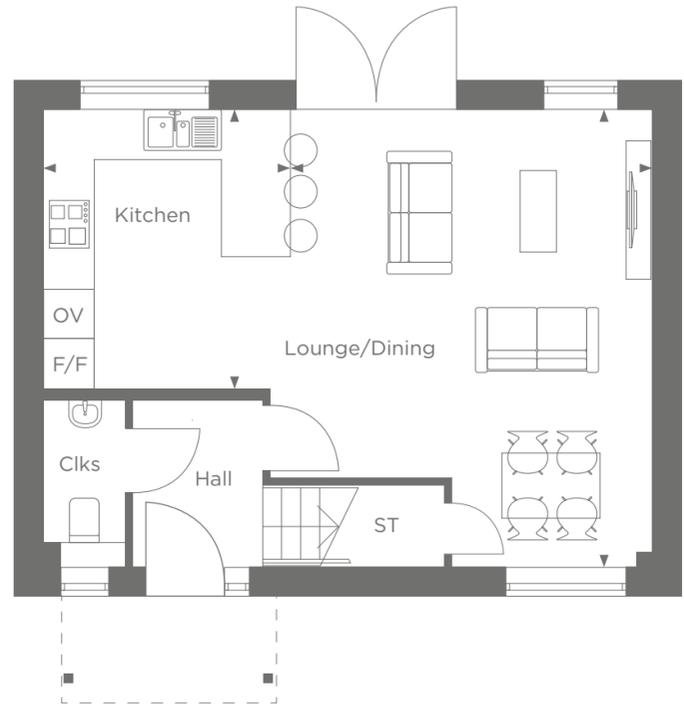


THE BANEBERRY

Plots 16, 21, 34, 44, 50, 73, 77, 88, 93, 102 & 108

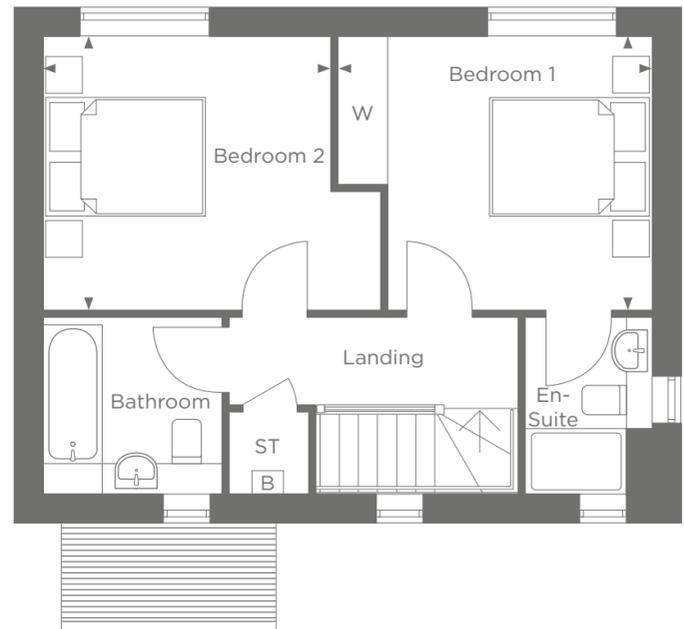
A contemporary two bedroom property with flexible open plan ground floor living and French doors leading to the rear garden.

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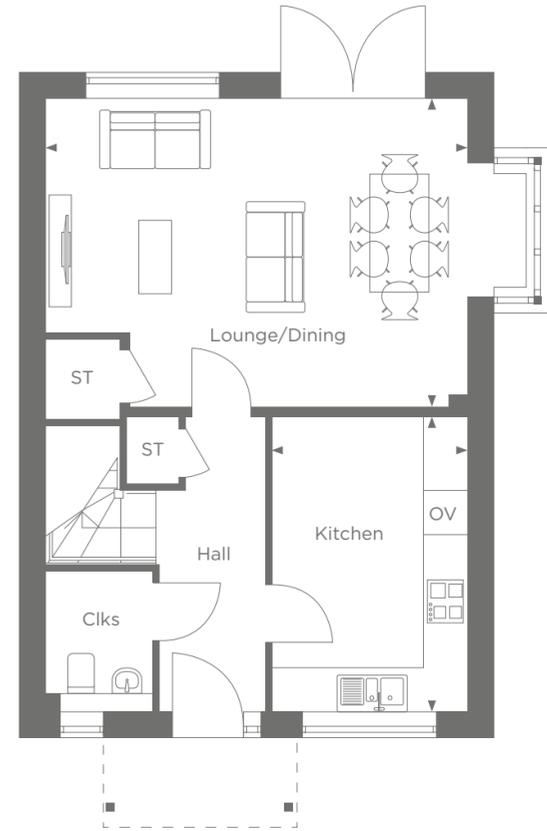
Ground Floor

Kitchen	3.39m x 2.73m	11'1" x 8'9"
Lounge/Dining	5.64m x 4.68m	18'6" x 15'4"



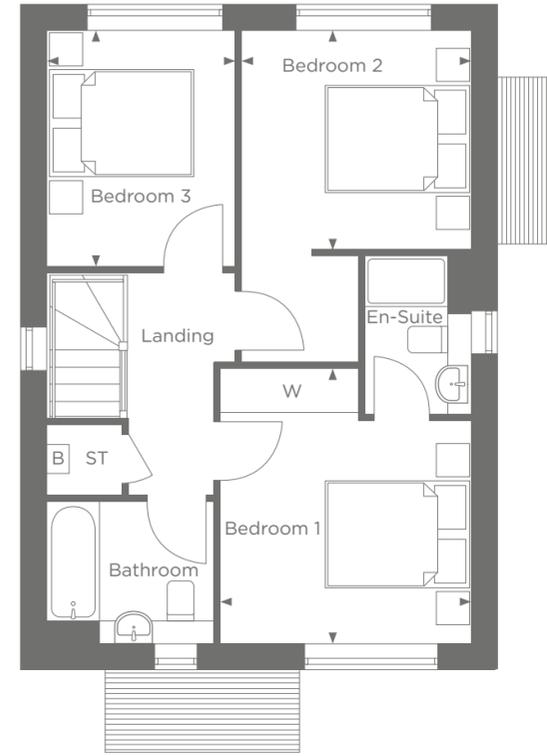
First Floor

Bedroom 1	3.80m x 3.35m	12'4" x 10'9"
Bedroom 2	4.08m x 3.35m	13'5" x 11'0"



Ground Floor

Kitchen	3.98m x 2.60m	13'0" x 8'5"
Lounge/Dining	5.69m x 4.16m	18'6" x 13'6"



First Floor

Bedroom 1	3.71m x 3.36m	12'1" x 11'0"
Bedroom 2	3.08m x 2.96m	10'1" x 9'7"
Bedroom 3	3.19m x 2.53m	10'4" x 8'3"



THE TANSY

Plots 15, 33, 43, 47, 76, 105, 123 & 140

A warming three bedroom home with a light-filled lounge/dining area with French doors leading to the rear garden.

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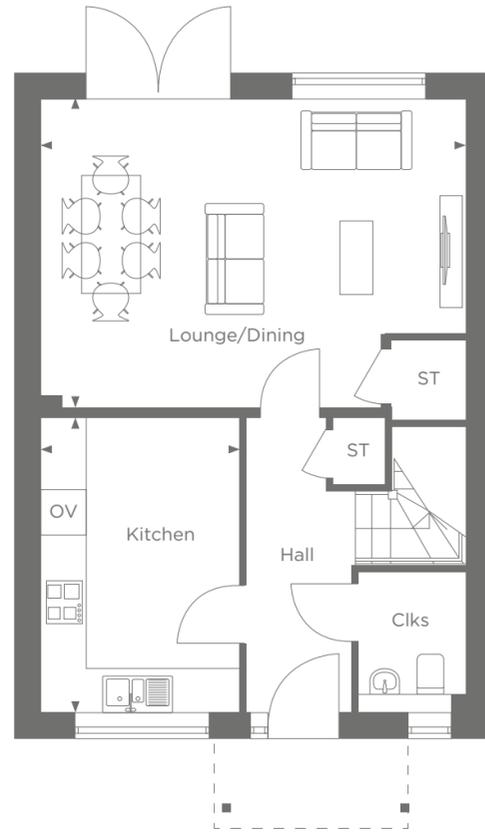


THE DAISY

Plots 2, 4, 5, 7, 12, 13, 19, 25, 26, 37, 38, 40, 41, 48, 71, 80, 81, 83, 84, 86, 91, 96, 97, 98, 99, 100, 106, 111, 112, 114, 115, 124, 125, 138 & 139

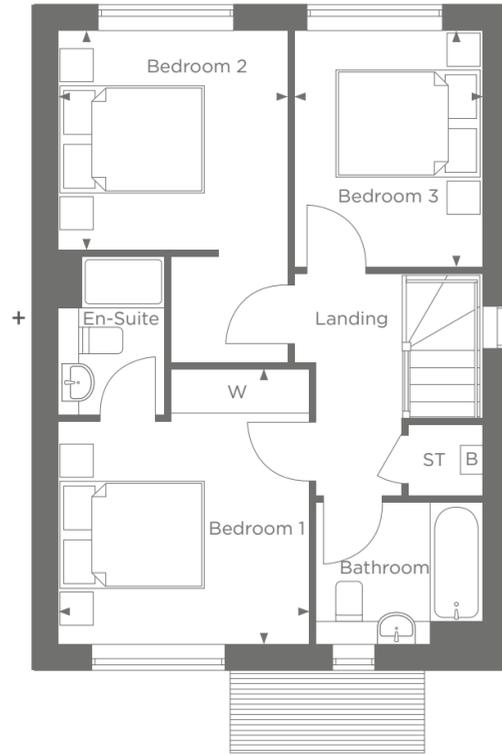
A striking semi-detached family home with three spacious bedrooms, en-suite and open plan lounge/dining area.

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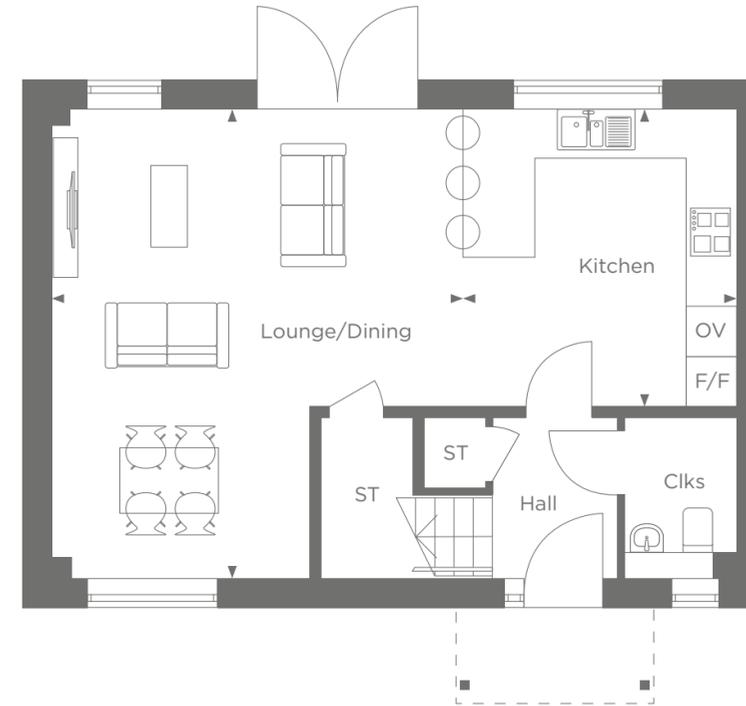
Ground Floor

Kitchen	3.99m x 2.64m	13'1" x 8'8"
Lounge/Dining	5.70m x 4.16m	18'7" x 13'6"



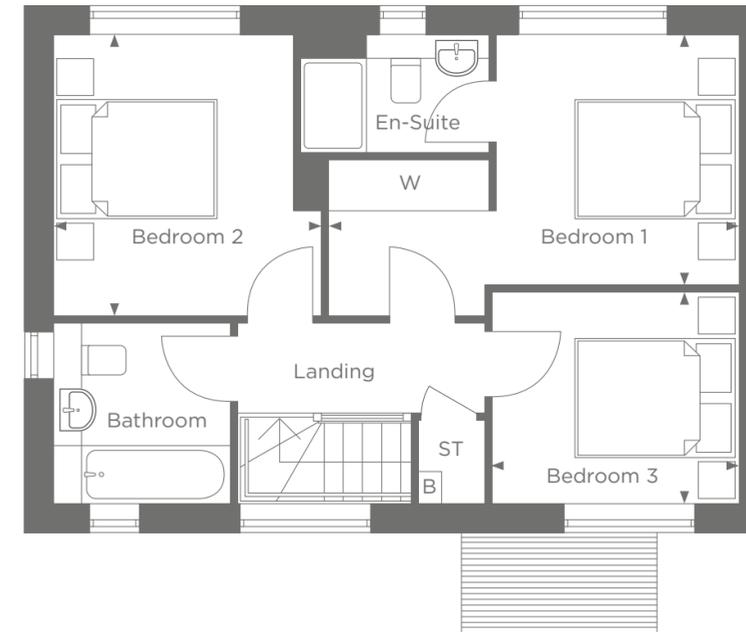
First Floor

Bedroom 1	3.71m x 3.36m	12'1" x 11'0"
Bedroom 2	3.08m x 2.90m	10'1" x 9'5"
Bedroom 3	2.53m x 3.19m	8'3" x 10'5"



Ground Floor

Kitchen	3.61m x 3.30m	11'8" x 10'8"
Lounge/Dining	5.70m x 4.98m	18'7" x 16'3"



First Floor

Bedroom 1	4.98m x 3.03m	16'3" x 9'9"
Bedroom 2	3.42m x 3.21m	11'2" x 10'5"
Bedroom 3	3.01m x 2.57m	9'8" x 8'4"



THE LOTUS

Plot 6

A contemporary semi-detached three bedroom home featuring an impressive open plan kitchen/lounge/dining area and en-suite to master bedroom.

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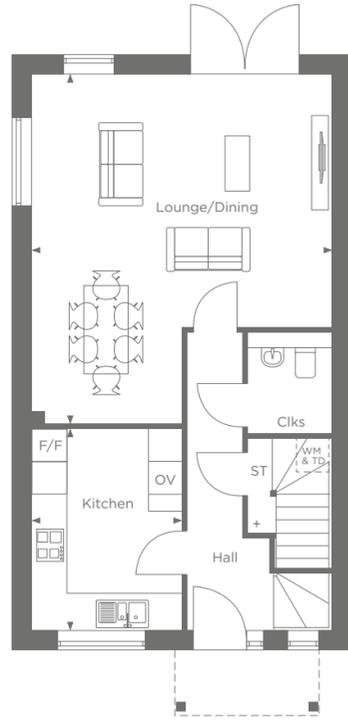


THE LAUREL

Plots 11, 14, 18, 23, 24, 36, 39, 42, 46, 52, 75, 79, 82, 85, 90, 95, 104, 110, 113 & 116

A striking three storey property with four size-able bedrooms, optional study/fifth bedroom, separate kitchen and open plan lounge/dining area with French doors leading to the rear garden.

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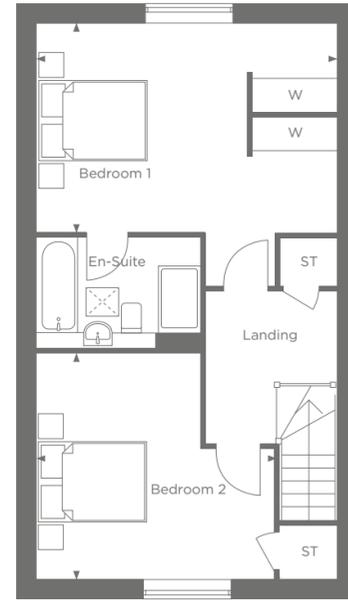
Ground Floor

Kitchen	3.62m x 2.68m	11'8" x 8'7"
Lounge/Dining	6.28m x 5.36m	20'6" x 17'5"
+ Provision for washer/dryer in hall store		



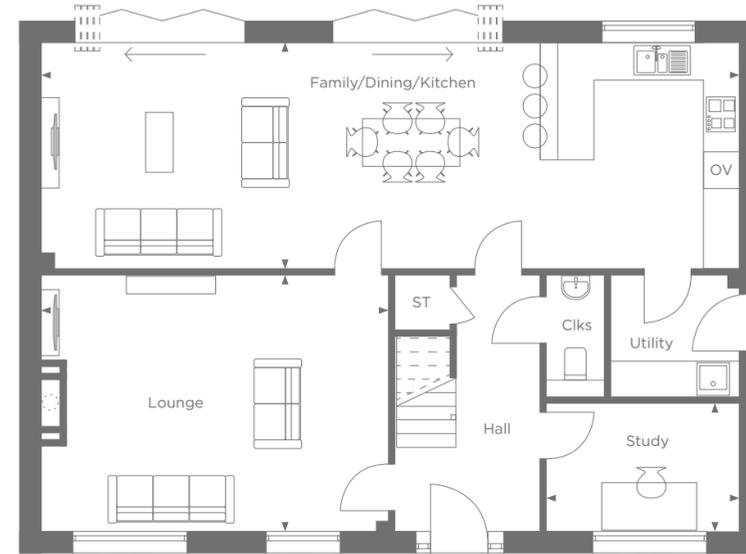
First Floor

Bedroom 3	4.18m x 2.60m	13'7" x 8'5"
Bedroom 4	3.36m x 2.99m	11'0" x 9'8"
Bedroom 5/Study	4.18m x 2.63m	13'7" x 8'6"



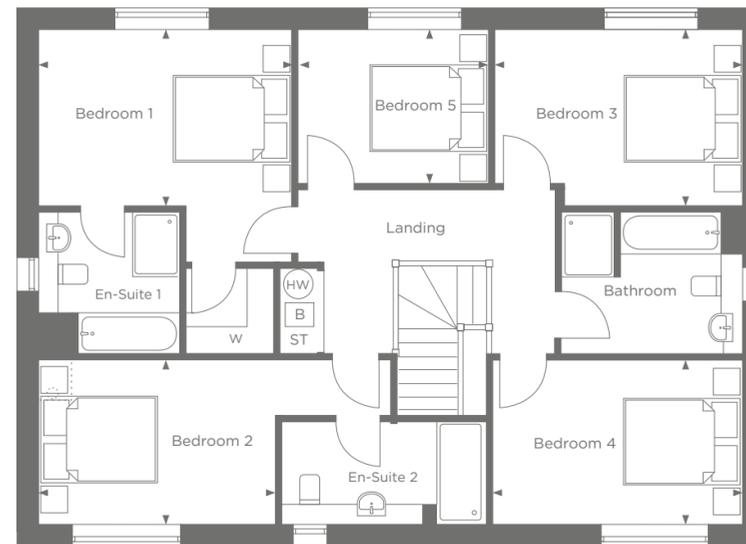
Second Floor

Bedroom 1	5.36m x 3.75m	17'5" x 12'3"
Bedroom 2	4.26m x 4.00m	13'9" x 13'1"



Ground Floor

Family/Dining/Kitchen	11.77m x 3.83m	38'6" x 12'5"
Living	5.85m x 4.32m	19'1" x 13'8"
Study	3.27m x 2.21m	10'9" x 7'3"



First Floor

Bedroom 1	4.23m x 2.95m	13'8" x 9'6"
Bedroom 2	3.96m x 2.74m	12'9" x 8'9"
Bedroom 3	4.14m x 2.95m	13'5" x 9'6"
Bedroom 4	4.20m x 2.75m	13'7" x 9'0"
Bedroom 5	3.20m x 2.58m	10'4" x 8'4"



THE LOBELIA

Plots 1 & 9

An extraordinary contemporary property featuring five spacious bedrooms, separate living and impressive open plan kitchen/lounge/dining area.

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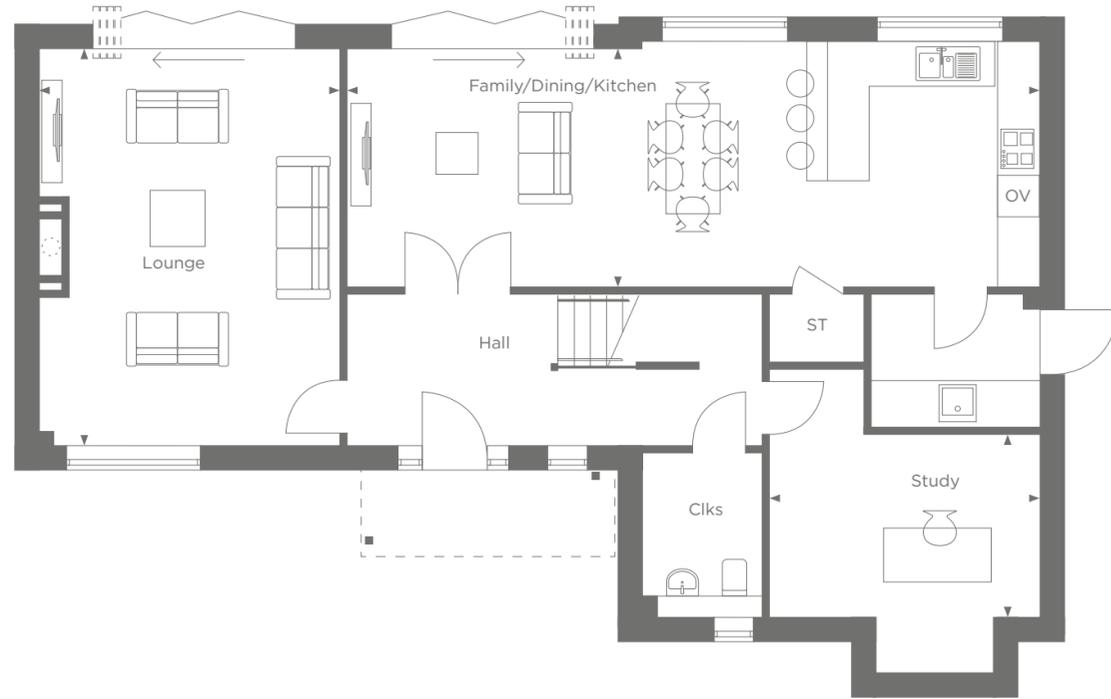


THE PEONY

Plots 8 & 10

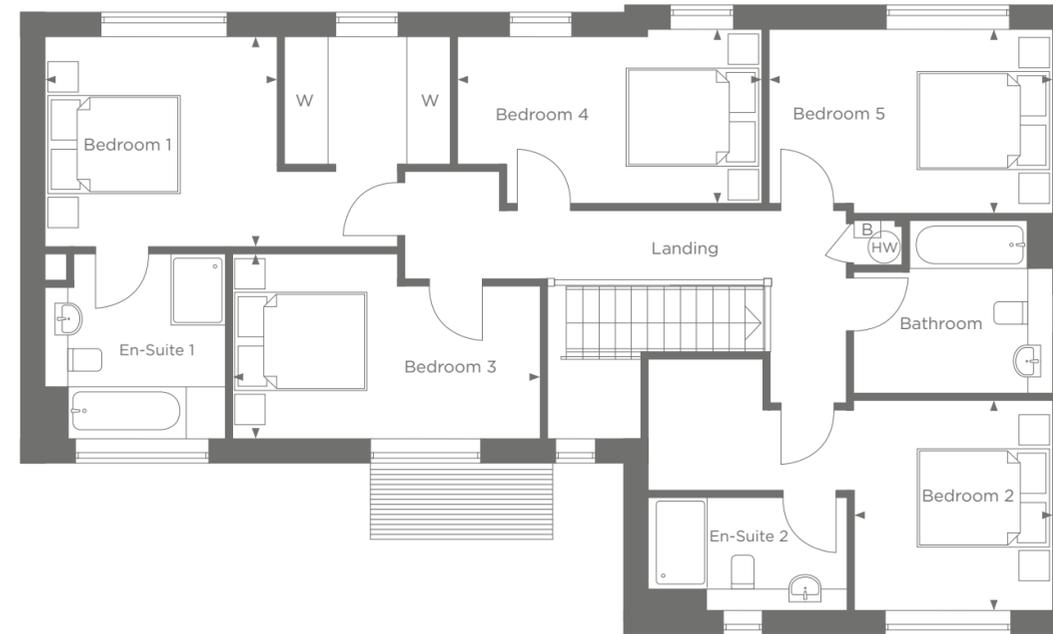
An impressive detached five bedroom home that features two en-suites, a separate study and spacious kitchen/dining/living area with bi-folds to the rear garden.

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Ground Floor

Family/Dining/ Kitchen	9.97m x 3.45m	32'9" x 11'4"
Lounge	5.75m x 4.34m	18'10" x 14'3"
Study	3.86m x 2.51m	12'6" x 8'2"



First Floor

Bedroom 1	3.29m x 2.99m	10'7" x 9'8"
Bedroom 2	3.16m x 2.81m	10'3" x 9'5"
Bedroom 3	4.64m x 2.62m	15'2" x 8'5"
Bedroom 4	4.36m x 2.48m	15'8" x 8'1"
Bedroom 5	4.01m x 2.80m	13'1" x 9'1"





ATTENTION TO DETAIL

AT KITEWOOD we believe our desirable, high quality homes deserve the highest specification inside and out. From stunning branded integrated appliances and sleek cupboards in the kitchen, to stylish chrome fittings in the bathroom, you'll be impressed by the specification of your new home. Our experts have carefully designed the room layouts which are then complemented by the superior quality of the fixtures, fittings and finish.

Excellence is standard and there are touches of luxury throughout, making your Kitewood house somewhere you'll be proud to call home.



INTERIORS DESIGNED FOR LIFE



Go greener at Grasmere Gardens

Consciously designed with sustainability at its heart, at Grasmere Gardens you will find all you need to embrace a greener lifestyle. Built to high energy performance standards, all properties will achieve an A or B rating. From bike storage to electric vehicle charging points, reducing your carbon footprint has never been more convenient. Your new home will also prove to be highly energy efficient,



utilising features such as low energy USB sockets in principal rooms and LED lighting. And as part of Kitewood commitment to creating more sustainable efficient homes, most of the properties feature PV panels to convert solar energy into electricity.

INTERNALLY

- High performance double glazed UPVC windows and external doors
- White paint finish to all walls and ceilings
- White satinwood finish to all woodwork
- Carpet to reception rooms, stairs, landing and bedrooms
- Floor tiles to kitchen and to hallway with matwell
- Gas central heating throughout*
- Wardrobe to master bedroom
- USB, TV and phone sockets to key rooms
- Chrome ironmongery throughout
- Mains operated smoke detectors

KITCHENS

- Bespoke design fully fitted kitchen
- Electric induction hob and oven**
- Integral cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Under unit lighting
- Low voltage recessed downlighters

BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary style sanitaryware and dual flush WC's
- Chrome fittings
- Heated ladder style towel rail to bathrooms and en-suite
- Radiators to cloakrooms
- Wall and floor tiling to bathrooms and en-suite
- Floor tiling and glass splashback to cloakrooms
- Low voltage recessed downlighters

EXTERNALLY

- Fencing, turf and patio to rear gardens
- External lighting to front and rear doors
- Car parking to all properties, some with car port also
- Bike storage to all homes
- Electric car charging point to all homes
- 10 year NHBC warranty
- All homes have a predicted EPC rating of A or B
- PV Panels***



*Subject to change. Kitewood reserves the right to make changes as required.
 **80cm induction hob to 4 and 5 bedroom homes.
 ***Excluding The Aster.

KITEWOOD

DEVELOPING MORE THAN JUST
HOMES



Grasmere Gardens is one of the latest prestigious residential projects from Kitewood, a privately owned property development and investment company, with an enviable track record of almost 30 years of excellence.



**Distinctive and desirable homes
in select locations are the hallmark
of Kitewood's residential arm.**



www.kitewood.co.uk
7 Dacre Street | London | SW1H 0DJ

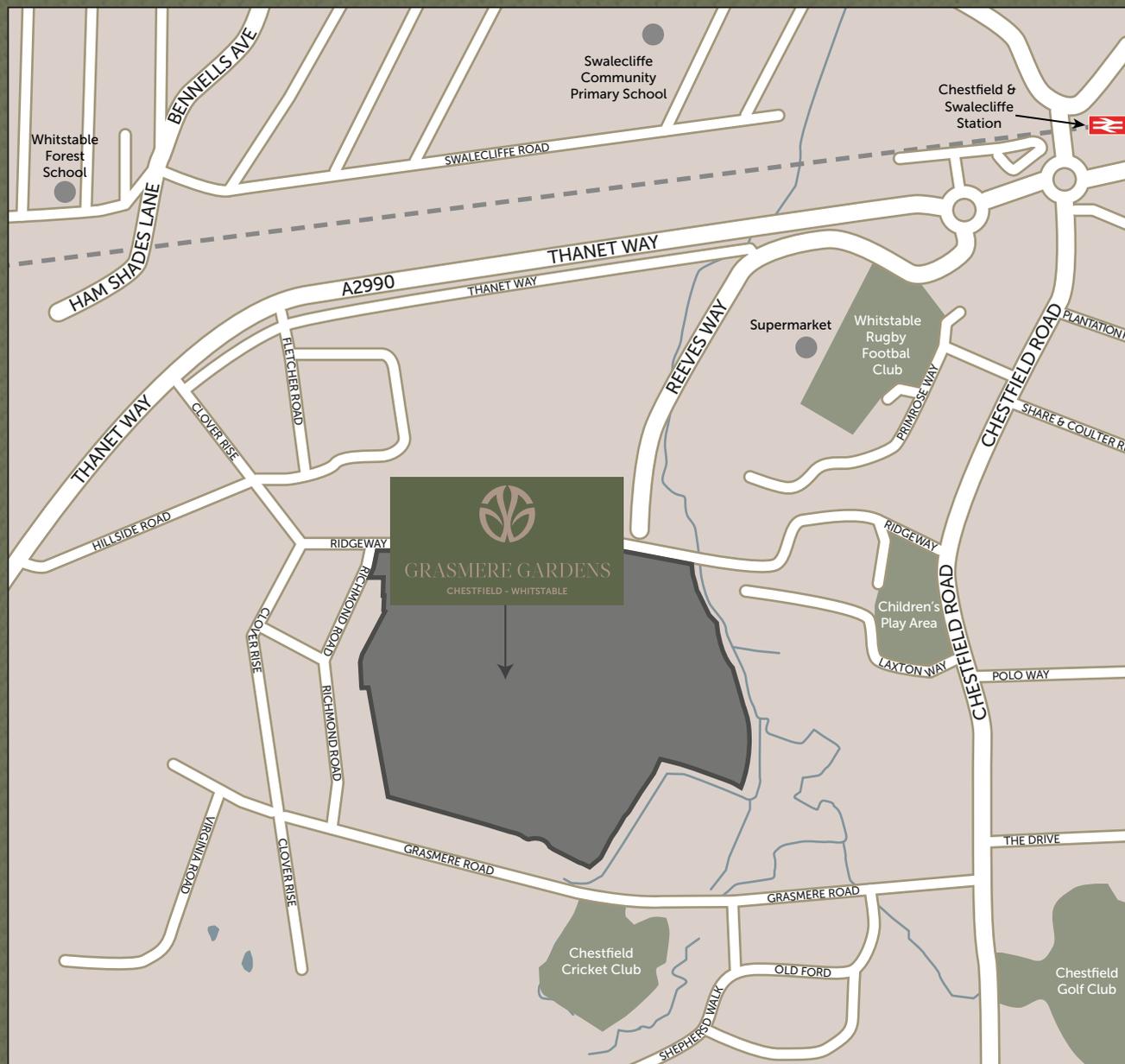
Kitewood's expertise extends across several sectors, including carefully considered commercial developments such as the one adjacent to Grasmere Gardens.

FOUNDED IN 1993 and based in the City, Kitewood creates distinctive schemes in London and the South East and has a reputation for delivering residential developments for the private and affordable sectors.

These schemes range from traditional housing to high rise inner city urban development projects. Through its astute acquisition programme the company has established a pipeline of significant and exciting projects throughout its area of operation.

Kitewood is also highly respected for its mixed use and standalone commercial developments and partnership working. Its portfolio of both residential and commercial properties is increasing, strengthening the company's Investment/Asset Management arm.





GRASMERE GARDENS

CHESTFIELD - WHITSTABLE

HOW TO FIND US

GRASMERE GARDENS, REEVES WAY,
CHESTFIELD, WHITSTABLE

SAT NAV POSTCODE: CT5 3QZ

FOR MORE INFORMATION, PLEASE CONTACT
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A development by

KITEWOOD

www.kitewood.co.uk

Selling agents

Wards
Land & New Homes

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