



# SHOLDEN PASTURES

SANDWICH ROAD, SHOLDEN, KENT, CT14 0AD



# WELCOME TO SHOLDEN PASTURES

A collection of 29 charming 2, 3 and 4 bedroom homes set on  
Sandwich Road, less than two miles from the quintessential seaside town of Deal.

Become part of a warm and welcoming community.





## LOCATION

The pretty seaside town of 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. There's also the seafront and pier area, with its pleasant vistas and landmarks such as the Time Ball Tower Museum and Deal Castle.

The French coastline is only 25 miles away and is visible on clear days from the seafront.

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. Championship golf courses are found along this stretch of coast.



## NEIGHBOURING HERITAGE

Deal is part of 'White Cliffs Country' and neighbours Cinque ports of Dover, Sandwich and Ramsgate, ports established by Edward the Confessor for defence purposes. Sholden Pastures lies on the Sandwich Road giving access to this vibrant medieval town in less than 10 minutes.

Deal station offers rail services to many destinations including Ashford 'International' while access to the Continent via the Channel Tunnel or ferry is close by.

## IDEALLY LOCATED



- Sholden C of E Primary School** 3 minutes. 0.2 mile
- Hornbeam Primary School** 11 minutes. 0.5 mile
- Walden House Primary School** 15 minutes. 0.7 mile



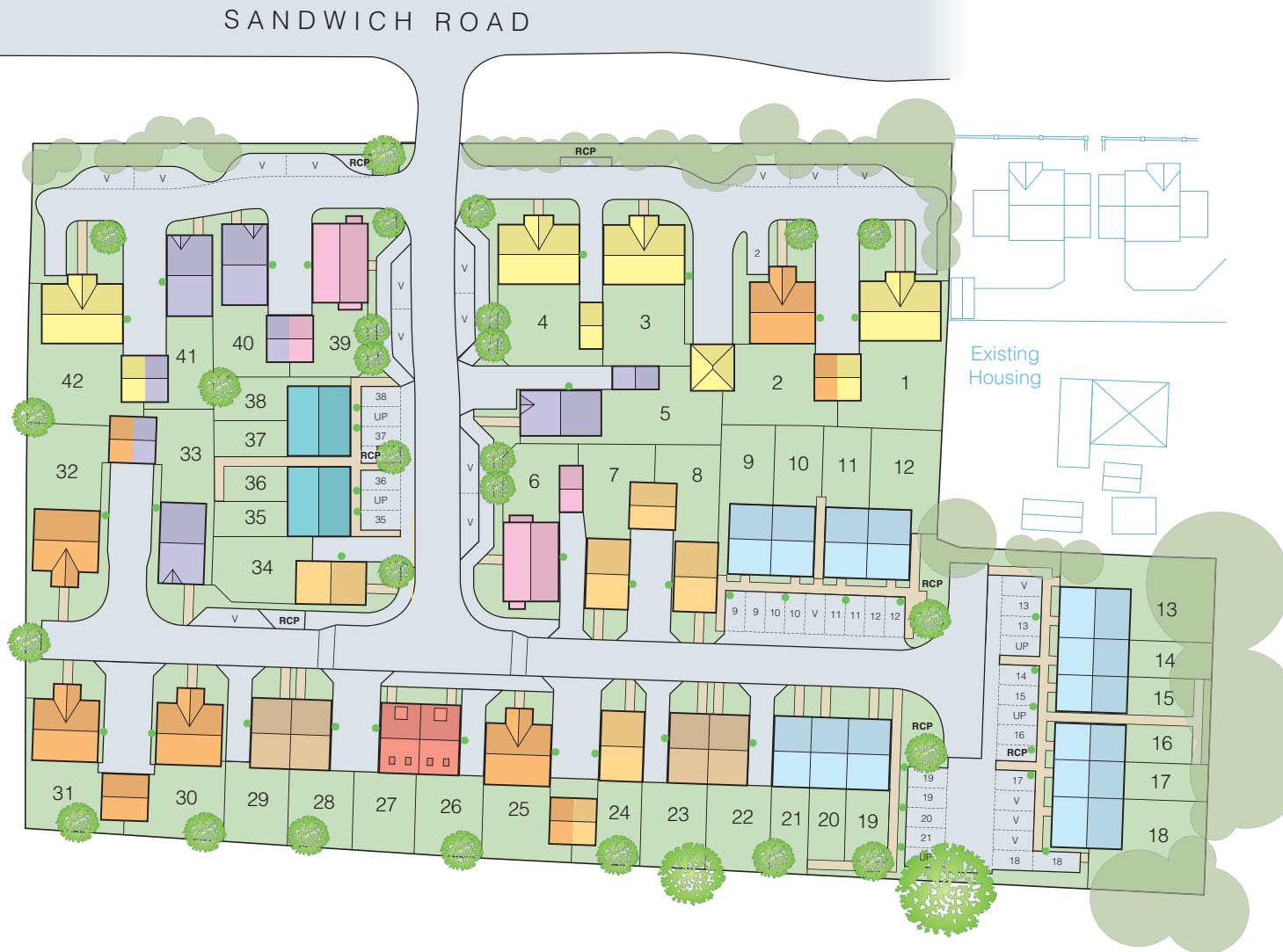
- Goodwin Academy** 7 minutes. 1.2 miles
- The Beacon Walmer** 9 minutes. 1.9 miles



- Betteshanger Country Park** 3 minutes. 1.3 miles
  - Tides Leisure Centre** 4 minutes. 1.3 miles
  - Deal Railway Station** 5 minutes. 1.6 miles
  - Supermarkets** 5 minutes. 1.6 miles
  - Deal Town Centre** 6 minutes. 1.9 miles
  - Sandwich Technology school** 7 minutes. 3.9 miles
  - A2 Junction** 14 minutes. 7.2 miles
  - Dover Town Centre** 19 minutes. 9 miles
  - Canterbury Town Centre** 30 minutes. 17.1 miles
- Deal to Dover Priory** 17 minutes
- Deal to Ashford** 44 minutes
- Deal to Stratford** 1 hour 16 minutes
- Deal to London St Pancras** 1 hour 23 minutes






# SITE PLAN







## 4 BEDROOM HOMES

-  The Maxwell  
1540 sq.ft.
-  The Fernwood  
1346 sq.ft.
-  The Bromstone  
1326 sq.ft.
-  The Oxford  
1090 sq.ft.

## 3 BEDROOM HOMES

-  The Carmack  
1132 sq.ft.
-  The Deene  
890 sq.ft.
-  The Usher  
810 sq.ft.

## 2 BEDROOM HOMES

-  The Wilton  
640 sq.ft.
-  Affordable housing
-  Area to be maintained by the management company
- RCP** Refuse collection point
-  Electric vehicle charging point

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 1 illustrated



## THE MAXWELL

An impressive family home with 3 reception  
rooms, study and garage

**DETACHED**

**PLOTS** 1, 3, 4, & 42 (type R)

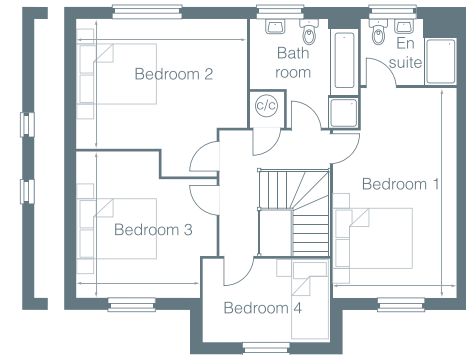
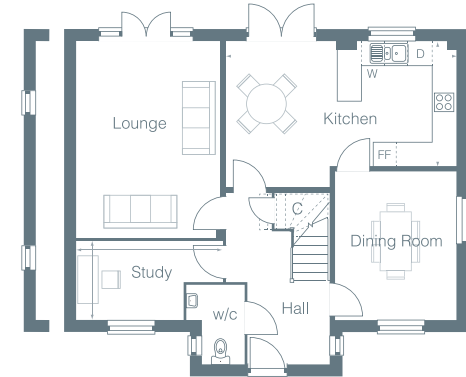
 **BEDROOMS** 4

 **RECEPTIONS** 3

 **BATHROOMS** 2

**FLOOR AREA**

**1540 ft.<sup>2</sup> / 143.0 m<sup>2</sup>**



Plot 3 is handed.

Plots 4 & 42 include additional windows as shown.

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

### GROUND FLOOR

Lounge 11'11" x 16'4" (3650 x 4983mm)

Kitchen 19'1" x 12'1" (5831 x 3691mm)

Dining Room 10'0" x 12'3" (3055 x 3750mm)

Study 12'2" x 6'6" (3725 x 1989mm)

### FIRST FLOOR

Bedroom 1 17'5" x 10'3" (5309 x 3130mm)

Bedroom 2 14'1" x 10'3" (4313 x 3278mm)

Bedroom 3 11'7" x 12'1" (3549 x 3694mm)

Bedroom 4 10'6" x 6'10" (3216 x 2103mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.



Plot 6 illustrated



## THE FERNWOOD

A dual aspect 4 bedroom home with  
large kitchen/dining area and garage

**DETACHED**

**PLOTS 6 & 39 (type X)**

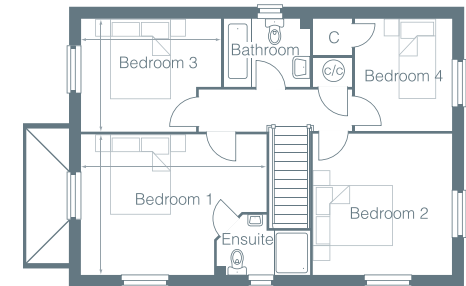
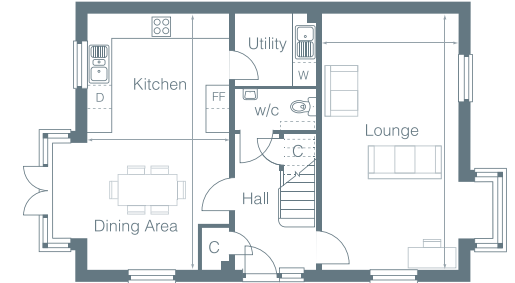
 **BEDROOMS 4**

 **RECEPTIONS 2**

 **BATHROOMS 2**

**FLOOR AREA**

**1346 ft.<sup>2</sup> / 125.08 m<sup>2</sup>**



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

### GROUND FLOOR

Lounge 11'3" x 21'3" (3450 x 6478mm)  
Kitchen/Dining Area 11'9" x 21'3" (3593 x 6478mm)

### FIRST FLOOR

Bedroom 1 15'5" x 11'8" (4706 x 3563mm)  
Bedroom 2 11'5" x 11'8" (3500 x 3563mm)  
Bedroom 3 11'7" x 9'3" (3543 x 2841mm)  
Bedroom 4 8'0" x 9'3" (2450 x 2841mm)

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Plots 30 & 31 illustrated



## THE BROMSTONE

A double fronted 4 bedroom home with large kitchen/dining area, family room and garage

**DETACHED**

**PLOTS 2, 25, 30, 31 & 32 (type N)**



BEDROOMS 4



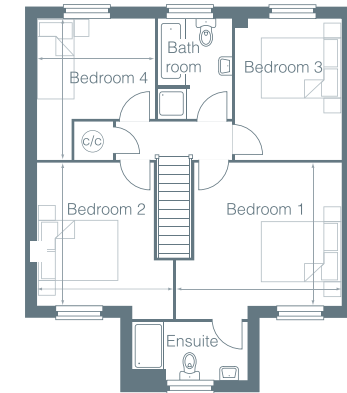
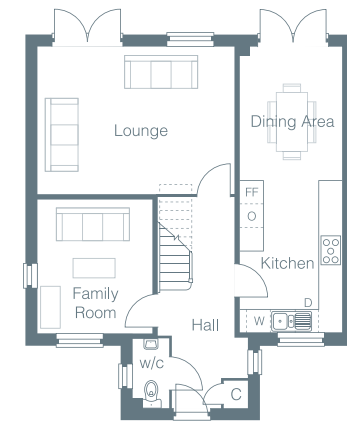
RECEPTIONS 3



BATHROOMS 2

FLOOR AREA

**1326 ft.<sup>2</sup> / 123.18 m<sup>2</sup>**



Plots 30 & 32 are handed.

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

### GROUND FLOOR

Lounge 16'3" x 12'3" (4975 x 3750mm)  
 Kitchen/Dining Area 8'6" x 23'10" (2602 x 7262mm)  
 Family Room 9'5" x 11'0" (2870 x 3362mm)

### FIRST FLOOR

Bedroom 1 13'9" x 11'10" (4210 x 3613mm)  
 Bedroom 2 11'3" x 11'10" (3443 x 3613mm)  
 Bedroom 3 8'10" x 11'8" (2713 x 3575mm)  
 Bedroom 4 9'8" x 11'8" (2963 x 3575mm)

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## THE OXFORD

An attractive 4 bedroom home with kitchen/dining area,  
separate lounge and garage

**DETACHED**

**PLOTS 5, 33, 40 & 41 (type G)**

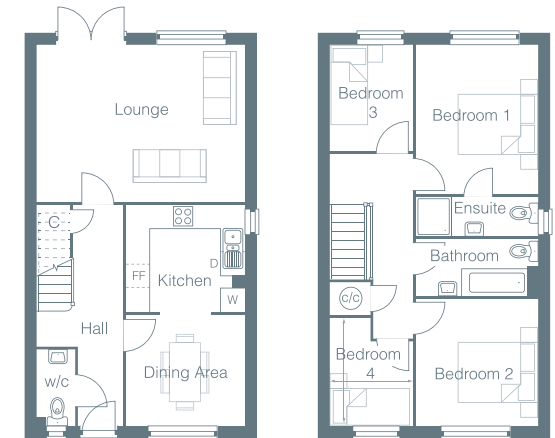
 **BEDROOMS 4**

 **RECEPTIONS 2**

 **BATHROOMS 2**

**FLOOR AREA**

**1090 ft.<sup>2</sup> / 101.30 m<sup>2</sup>**



Plots 5, 33 & 40 are handed.

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

### GROUND FLOOR

Lounge 17'2" x 12'9" (5250 x 3904mm)

Kitchen/Dining Area 9'9" x 18'4" (2989 x 5604mm)

### FIRST FLOOR

Bedroom 1 10'1" x 12'4" (3088 x 3773mm)

Bedroom 2 10'1" x 10'6" (3088 x 3203mm)

Bedroom 3 6'10" x 8'9" (2088 x 2673mm)

Bedroom 4 6'10" x 8'10" (2088 x 2713mm)



## THE CARMACK

A practical 3 bedroom home with master bedroom suite, kitchen/diner, separate lounge and parking

**SEMI-DETACHED**

**PLOTS 26 & 27 (type L)**



**BEDROOMS 3**



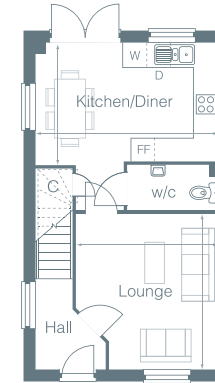
**RECEPTIONS 2**



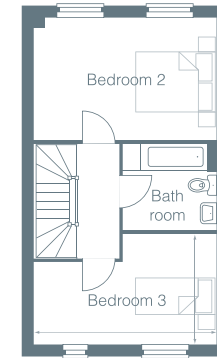
**BATHROOMS 2**

**FLOOR AREA**

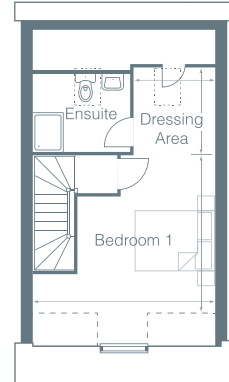
**1132 ft.<sup>2</sup> / 105.0 m<sup>2</sup>**



Ground Floor



First Floor



Second Floor

Plot 27 is handed.

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

### GROUND FLOOR

Lounge 11'9" x 12'11" (3593 x 3947mm)

Kitchen/Diner 15'1" x 10'1" (4600 x 3092mm)

### FIRST & SECOND FLOORS

Bedroom 1\* 15'1" x 13'2" (4600 x 4015mm)

Dressing Area 6'9" x 6'9" (2065 x 2076mm)

Bedroom 2 15'1" x 10'1" (4600 x 3092mm)

Bedroom 3 15'1" x 9'2" (4600 x 2805mm)

\*Dimension to 1500mm headroom

Plots 7 & 8 illustrated



## THE DEENE

A stunning 3 bedroom home with kitchen/diner, separate lounge and garage or parking

**DETACHED**

**PLOTS 7, 8, 24 & 34 (type F)**

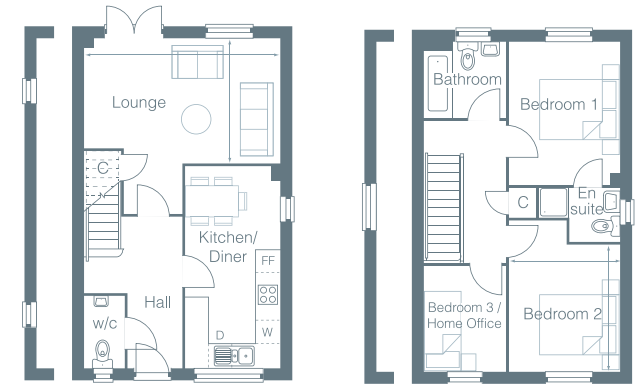
 **BEDROOMS 3**

 **RECEPTIONS 2**

 **BATHROOMS 2**

**FLOOR AREA**

**890 ft.<sup>2</sup> / 82.66 m<sup>2</sup>**



Plot 8 is handed.

Plot 34 includes additional windows as shown.

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

### GROUND FLOOR

Lounge 16'3" x 10'4" (4950 x 3163mm)

Kitchen/Diner 7'10" x 16'9" (2400 x 5113mm)

### FIRST FLOOR

Bedroom 1 9'2" x 11'10" (2813 x 3613mm)

Bedroom 2 9'2" x 10'6" (2813 x 3213mm)

Bedroom 3/Home Office 6'9" x 8'8" (2063 x 2663mm)

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## THE USHER

A charming 3 bedroom home with kitchen/diner, separate lounge and parking

**SEMI-DETACHED**

**PLOTS** 22, 23, 28 & 29 (type C)



BEDROOMS **3**



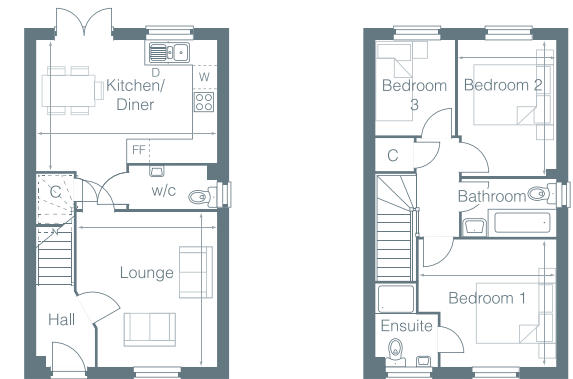
RECEPTIONS **2**



BATHROOMS **2**

FLOOR AREA

**810 ft.<sup>2</sup> / 75.24 m<sup>2</sup>**



Plots 22 & 28 are handed.

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

### GROUND FLOOR

Lounge 11'7" x 12'10" (3541 x 3914mm)

Kitchen/Diner 14'11" x 10'10" (4548 x 3301mm)

### FIRST FLOOR

Bedroom 1 11'4" x 10'7" (3463 x 3223mm)

Bedroom 2 8'1" x 11'3" (2480 x 3426mm)

Bedroom 3 6'6" x 7'10" (1993 x 2403mm)

Plots 35 to 38 illustrated



## THE WILTON

A functional 2 bedroom home with lounge/diner, kitchen and parking

**SEMI-DETACHED**

**PLOTS** 35, 36, 37 & 38 (type B)

 **BEDROOMS** 2

 **RECEPTIONS** 1

 **BATHROOMS** 1

**FLOOR AREA**

**640 ft.<sup>2</sup> / 59.42 m<sup>2</sup>**



Plots 36 & 38 are handed.

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

### **GROUND FLOOR**

Lounge/Dining Area 12'11" x 15'0" (3950 x 4583mm)

Kitchen 6'0" x 9'4" (1827 x 2863mm)

### **FIRST FLOOR**

Bedroom 1 12'11" x 8'4" (3950 x 2538mm)

Bedroom 2 12'11" x 9'2" (3950 x 2813mm)

## SELL YOUR PROPERTY SEAMLESSLY

Our **Assisted Move** scheme will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



- Simply choose your Abbey New Home.
- We will organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for four weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!** Just ask our Sales Executive to arrange a valuation. Terms and conditions apply.  
Please ask for further details.

Our **Part Exchange** service, allows you a hassle-free, guaranteed sale and the opportunity to move into your brand-new home as quickly as possible, completely **FEE-FREE**.



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Terms and conditions apply.  
Please ask for further details.





# 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.
- White two panelled internal doors with chrome ironmongery.
- White emulsion to walls.
- All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- 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.

## Kitchen and appliances

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

- Integrated washing machine.
- Freestanding washing machine.
- Recessed chrome downlighters.

## 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 all bedrooms 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.
- Electric vehicle charging point.

## Customer Care

- 10 year N.H.B.C. warranty.
- 2 years Abbey Homes warranty.





## BEAUTIFUL HOMES, ATTRACTIVELY PRICED

Abbey New Homes principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes 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 taken from other Abbey Developments 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, 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.



Sholden Pastures, Sandwich Road, Sholden, Kent, CT14 0AD

A development by **Abbey Developments Limited**

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[abbeynewhomes.co.uk](http://abbeynewhomes.co.uk)

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