

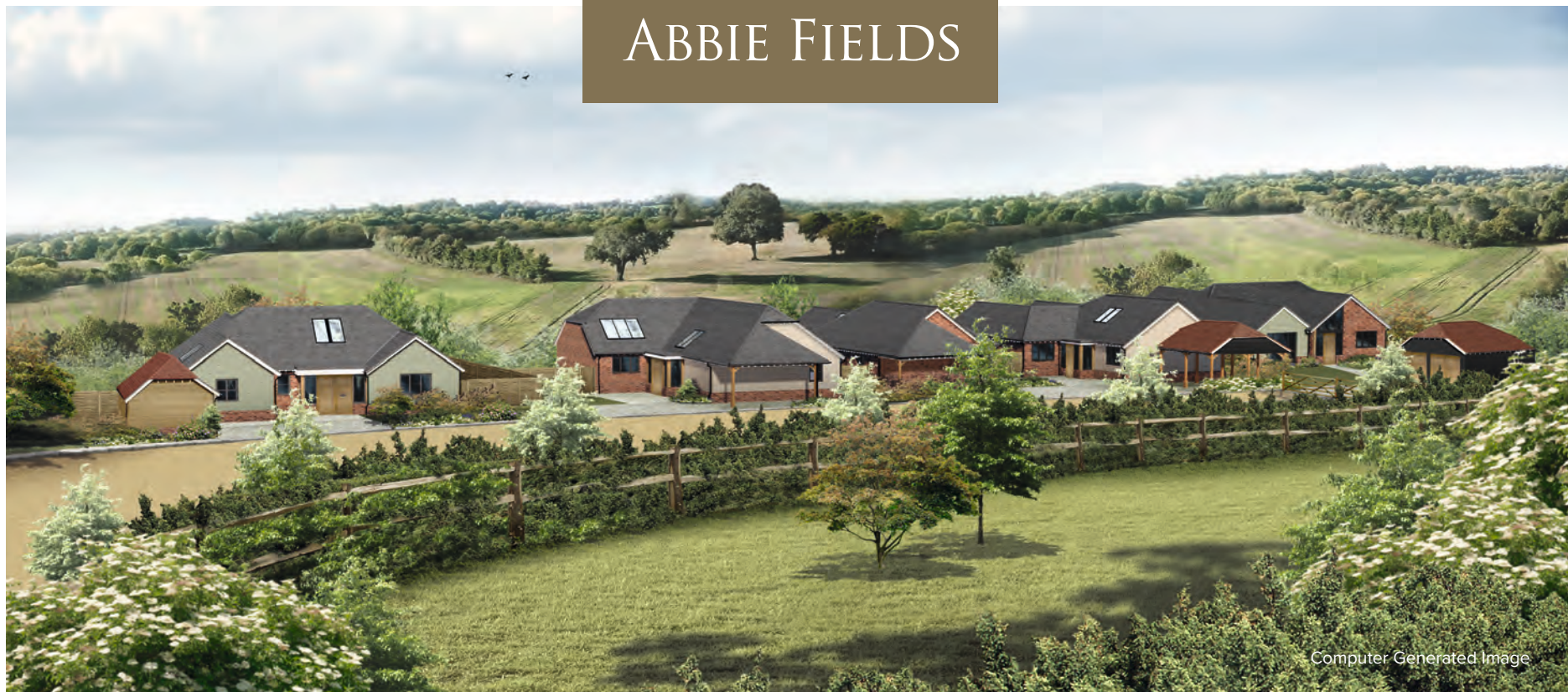


ABBIE FIELDS

LEES ROAD * BRABOURNE LEES * ASHFORD * TN25 6QB



ABBIE FIELDS



Computer Generated Image

Abbie Fields is an exclusive collection of just 5 rarely available three bedroom detached bungalows on a private gated development backing onto allotments and open fields.

Set in the village of Brabourne Lees, the location offers the best of both worlds with countryside close at hand, yet easy access to a wide range of shopping, entertainment and leisure facilities, plus excellent transport links to London, the rest of the South East and the Continent.



ON YOUR DOORSTEP

Brabourne Lees is a desirable, tranquil village with a strong community spirit. Your day-to-day shopping needs are catered for by the Spar convenience store, which also has a post office. There are a couple of local pubs for a relaxing drink or an informal meal and the village hall is a hub of social activity, including dance and singing classes, whist drives, karate and yoga. Neighbouring Smeth is home to a doctors surgery and St. Mary the Virgin Church.





THE WIDER AREA

Less than six miles away is Ashford, one of the fastest growing towns in the South East of England, boasting a thriving business district. It's a shopper's paradise, with a huge array of big-name stores housed in the easily accessible County Square shopping centre, as well as a traditional street market. You can stock up on food and household items in a choice of supermarkets, while the McArthur Glen Designer Outlet offers great deals on fashion brands.

For dining out, there's everything from Michelin-starred restaurants to wine bars, tea rooms and artisan coffee shops. Macknade Fine Foods has a food hall and cafe,

and The Curious Brewery boasts a bar, restaurant and tours. The Secret Garden in nearby Mersham serves seasonal British cuisine with views over a Victorian walled garden.

Head out into the countryside and seek out a destination in historic or scenic surroundings. Within easy reach are Tenterden, which is set in the heart of Kent's wine-making area and picturesque Canterbury. Both have plenty of places to enjoy good food and drink. There's also a good choice of entertainment in Ashford and the surrounding area, including cinema, theatre, music, children's shows and comedy.



ABBIE FIELDS



RELAXATION & EDUCATION

Fancy a work-out, a swim or a game of tennis? Just pop into Ashford, where you'll find a good range of facilities for all kinds of sports and activities, including a Bannatyne Health Club and Spa. Champneys at Eastwell manor is also close by. Golfers are well catered for, with several courses to choose from in the local area, including Ashford and Chart Hills.

For a day out, you can explore the glorious landscapes of the Kent Downs and the High Weald, with their signature rolling hills, hop farms, orchards and vineyards stretching as far as the eye can see. Alternatively, make a trip to the seaside. The coastal resorts of Folkestone, Hythe, Dymchurch and Whitstable are just a short drive away.

Brabourne Lees has its own primary school and there are alternatives in neighbouring Smeeth and in Mersham, less than three miles away. As for secondary education, this part of Kent offers a wide choice of state and independent schools for all ages, including the Norton Knatchbull School, Highworth School in Ashford, the private Ashford School and Canterbury's renowned Kings School. For higher education, the University of Kent's Canterbury campus is just over 16 miles away.

THE DEVELOPMENT



Site plan is for illustrative purposes only and may be changed due to existing building constraints.



ABBIE FIELDS

THE WILLOW



Computer Generated Image



Plot 1

3 bedroom bungalow

Living/Dining & Kitchen	9.5m x 6.37m	(31'2" x 20'11")
Utility	1.9m x 4.4m	(6'3" x 14'5")
Bathroom	2.75m x 3.8m	(9'0" x 12'5")
Master Bedroom	4.4m x 4.3m	(14'5" x 14'1")
En Suite	2.5m x 2.9m	(8'2" x 9'6")
Bedroom 2	4.5m x 3.5m	(14'9" x 11'6")
Bedroom 3	3.85m x 4.3m	(12'8" x 14'1")

TOTAL AREA 175 sq.m. 1884 sq.ft.

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



ABBIE FIELDS

THE ASH



Computer Generated Image



All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



Computer Generated Image

Plot 2

3 bedroom bungalow

Living/Dining & Kitchen	7.7m x 6.95m	(25'3" x 22'10")
Utility	1.95m x 3.2m	(6'5" x 10'6")
Bathroom	3.0m x 3.2m	(9'10" x 10'6")
Master Bedroom	4.95m x 4.65m	(16'3" x 15'3")
En Suite	2.5m x 3.2m	(8'2" x 10'6")
Bedroom 2	4.6m x 3.85m	(15'1" x 12'8")
Bedroom 3	4.5m x 3.35m	(14'9" x 11'0")

TOTAL AREA 163 sq.m. 1754 sq.ft.



ABBIE FIELDS

THE HAWTHORN



Computer Generated Image



All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



Plot 3

3 bedroom bungalow

Living/Dining & Kitchen	9.44m x 5.8m	(31'10" x 19'0")
Utility	1.9m x 2.8m	(6'3" x 9'2")
Bathroom	4.4m x 2.6m	(14'5" x 8'6")
Master Bedroom	4.6m x 4.8m	(15'1" x 15'9")
En Suite	2.3m x 3.35m	(7'7" x 11'0")
Bedroom 2	3.9m x 4.25m	(12'10" x 13'11")
Bedroom 3	3.7m x 3.35m	(12'2" x 11'0")

TOTAL AREA 157 sq.m. 1695 sq.ft.



ABBIE FIELDS

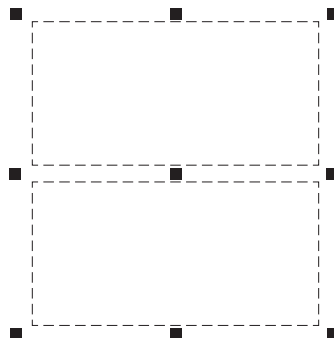
THE BEECH



Computer Generated Image



All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



Plot 4

3 bedroom bungalow

Living/Dining & Kitchen	9.44m x 5.8m	(31'10" x 19'0")
Utility	1.9m x 2.8m	(6'3" x 9'2")
Bathroom	4.4m x 2.6m	(14'5" x 8'6")
Master Bedroom	4.6m x 4.8m	(15'1" x 15'9")
En Suite	2.3m x 3.35m	(7'7" x 11'0")
Bedroom 2	3.9m x 4.25m	(12'10" x 13'11")
Bedroom 3	3.7m x 3.35m	(12'2" x 11'0")

TOTAL AREA 157 sq.m. 1695 sq.ft.



ABBIE FIELDS

THE MAPLE



Computer Generated Image



Plot 5

3 bedroom bungalow

Living/Dining & Kitchen	8.25m x 8.65m	(27'0" x 28'5")
Utility	2.55m x 2.2m	(8'4" x 7'3")
Bathroom	2.65m x 3.1m	(8'8" x 10'2")
Master Bedroom	4.75m x 4.5m	(15'7" x 14'9")
En Suite	2.5m x 3.1m	(8'3" x 10'2")
Bedroom 2	4.95m x 4.05m	(16'3" x 13'3")
Bedroom 3	4.95m x 3.05m	(16'3" x 10'0")

TOTAL AREA 172.5 sq.m. 1857 sq.ft.

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



ABBIE FIELDS

DESIGN FEATURES & SPECIFICATION

General

- Plastered smooth ceilings throughout
- Solid plastered walls
- Where applicable 150mm decorative concave coving
- Oak veneered internal doors
- Ironmongery: brushed satin nickel effect - lever and back rose - bathrooms lockable
- Built-in wardrobes to master bedroom and bedroom 2
- Integrated blinds to bi-fold doors
- Mains drainage

Kitchens

- Select choice of Danmar Handmade kitchens bespoke to Piper Homes
- Islands with breakfast bar
- Concealed LED Light strips above and below wall mounted units
- Choice of Blue Pearl granite or quartz worktops complete with up stands
- Bora induction hob
- 1 x Siemens single oven and 1 x Siemens single oven/ microwave
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Caple wine cooler
- Quooker Fusion hot and cold tap

Wet Rooms & Bathrooms

- White Villeroy & Bosch suites & Hansgrohe taps & showers
- Air jet pressure controlled spa baths
- Under sink vanity units to bathrooms
- PIR low level lighting
- Linear drainage channel to wet rooms
- Chrome heated towel rail
- Illuminated mirror cabinets
- Thermostatically controlled showers with pre-set temperature

Flooring & Tiling

- Full height wall tiling to principle walls and tiled floors in bathrooms/ wet rooms from our pre-selected range
- Principle hall, living, dining (patio off dining) and kitchen areas to receive floor tiling from our pre-selected range
- Carpets to all bedrooms from our pre-selected range

Heating & Hot Water

- Gas fired Worcester Bosch combi boiler
- Underfloor heating & heated chrome ladder towel rails
- Individual LED room temperature control
- Outside hot & cold water tap
- Feature recessed 'Live Flame' gas fires

Security

- Fully fitted intruder alarm
- Security window and doors
- Automated entrance access gates with intercom & remote opening

Electrical

- BT/ USB points to master bedroom, lounge and a BT intake to hall
- Ultrafast fibre internet, delivering speeds of up to 1Gbps. Subject to connection and subscription charges
- TV points to master bedroom, bedroom 2, bedroom 3 and living area
- Sky booster box
- White LED down lighters to kitchens and bathrooms (where not vaulted)
- PIR soft low level lighting to bathrooms/ wet rooms
- Pop up power supply (3 socket) and USB to islands
- Electric shaver points to bathroom and en-suite
- Automated lighting to built in cupboards

- Lighting to loft space switched from room
- Waterproof outdoor power points to main patio and within garages/car ports
- Switched PIR lanterns to front door, and garages/car ports
- LED Uplighters to bi-folding patio doors set within the patio
- LED low level lighting provided for driveway areas
- Access road lighting
- Electric car charging points

Painting and Decorating

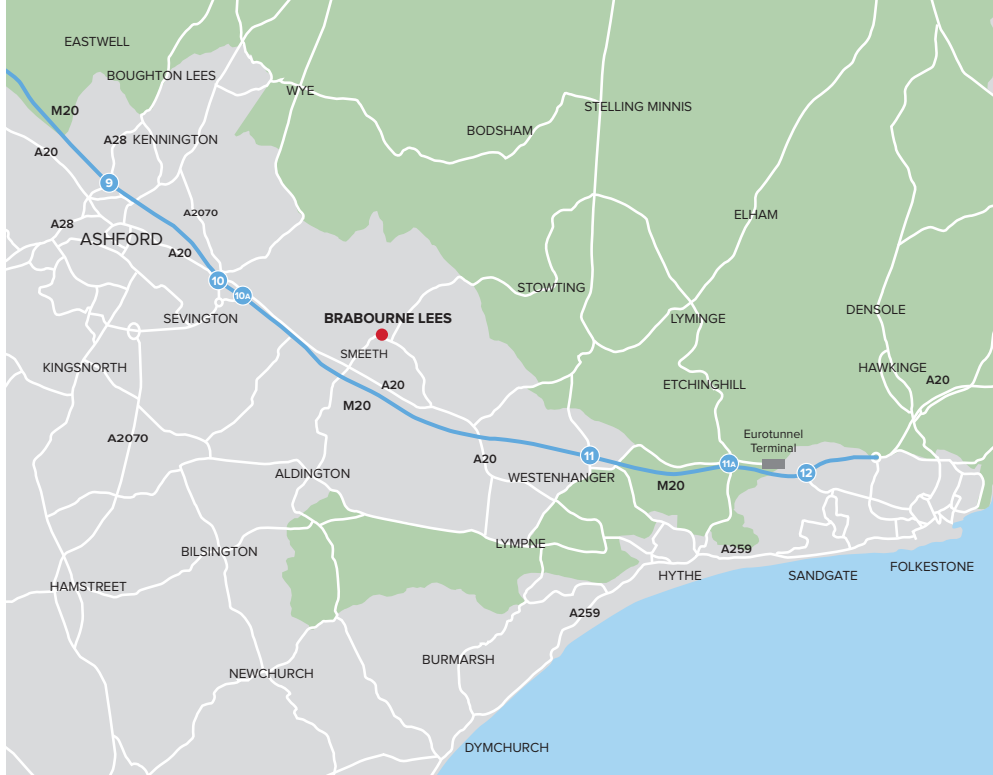
- Internal walls and ceilings to receive white emulsion
- Skirtings, architraves and window boards white satin finish
- Internal exposed roof timbers are Green Oak - plot 1 only

Extras

- Extras packages are available subject to build stage. Please ask a sales advisor for more information

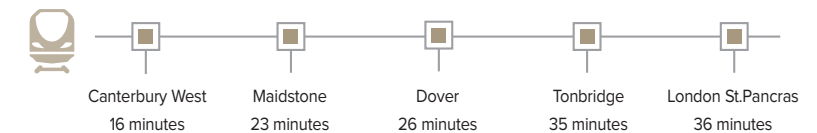
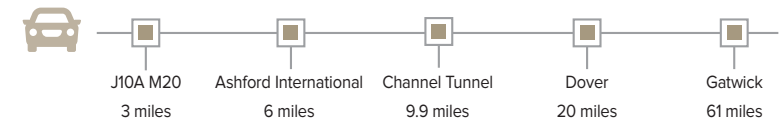
All communal areas will be maintained by a residents owned management company in which an annual fee will be agreed between the residents. Please speak to a sales adviser for more information.

Disclaimer: Please note that Piper Homes South East Ltd reserve the right to change the specification or amend the build without prior notice. This brochure has been produced for your guidance only and whilst every care has been taken its accuracy cannot be guaranteed.



TRAVEL CONNECTIONS

It's less than six miles from Brabourne Lees to Ashford International, which offers regular high-speed train services to London St Pancras (with a journey time of around 36 minutes), as well as Eurostar services to the Continent and direct trains to Dover Priory. As for road travel, the nearby M20 links Folkestone and the Channel Tunnel with the M25 (for Gatwick Airport and the Dartford Crossing) and central London. There are also bus services from Brabourne Lees to Ashford, Hythe, Folkestone, Tenterden, Canterbury and Maidstone.



Rail timings direct from Ashford International. Timings are approximate - Source: Google Maps and Network Rail




ABBIE FIELDS

Contact our joint selling agents to make an appointment to view



01622 691911

www.rpclandandnewhomes.co.uk



01303 812515

www.stevenjmooreestateagents.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. The finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisors for further details.