

# Jemmett Meadow

An exclusive development of seven modern homes

## Description

Jemmett Meadow is an exclusive development of 7 beautifully designed homes, traditionally built by the well-respected NHBC regional award-winning developer, Forest Homes (Kent) Ltd. The development comprises of 3 three-bedroom detached bungalows and 4 four-bedroom detached houses with stunning views across open fields and countryside.

The development has been sympathetically designed to reflect the rural character of Mersham and has two garden pond areas, which have been created to encourage the growth of wild plants and provide a wildlife habitat. Bird and bat boxes will be discretely located around the site to provide nesting and roosting opportunities to encourage biodiversity. Each of the properties has been designed in a traditional style using materials that can be typically found in Kentish villages. These include traditional red brick and tile hanging elevations with plain clay tiled roofs. Each home has been designed to create a light and spacious interior with bi-fold doors enabling the inside living space to be opened-up to the rear garden. The front gardens are landscaped, and the rear gardens are laid to lawn with paved patios and paths. The bungalows will each have a single garage, with the four-bedroom properties having either a single or double garage with ample off road parking.

Some of the properties have the benefit of a separate study and all properties benefit from the latest high speed fibre internet connections.



# Location

Jemmett Meadow is an exclusive development of 7 traditionally built, modern homes which are surrounded by beautiful farmland on the edge of the village of Mersham. This charming rural village is in the heart of the Kent countryside approximately three miles east of Ashford. Mersham has a primary school, a junior play park, a village hall and a church. Mersham also has the Farriers Arms, which is a popular community-owned country pub and restaurant, complete with its own microbrewery, riverside meadow, and function space. These all provide a real sense of community for the village, which is surrounded by some outstanding countryside, bordering the unique and peaceful landscape of Romney Marsh offering excellent walking and cycling. It is within easy driving distance of the Kent coast and Dymchurch, well known for its glorious sandy beaches, and the famous Romney Hythe and Dymchurch miniature railway.

Nearby Ashford (three miles away) is a vibrant town, with its mainline station and high-speed service to St Pancras, London just 40 minutes away by rail; it is perfect for commuting and day trips to the city. In Ashford you can experience shopping at the Designer Outlet, which is the best place to find all your favourite brands. The Stour Centre has a full range of leisure facilities, including three pools, a gym, sports hall, café and creche facilities. Ashford also offers a range of attractions and entertainment facilities including ultra-modern cinemas, a state-of-the-art gym, ten pin bowling, and a good choice of cafés, bars and restaurants.

Ashford has two Grammar Schools, and along with the cathedral city of Canterbury (17 miles away), locally there is an excellent choice of educational amenities, including well-regarded private schools and three universities.

The cosmopolitan city of Canterbury has a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafés, international restaurants and the popular Marlowe Theatre.



# Plot One

## Main Bungalow internal area

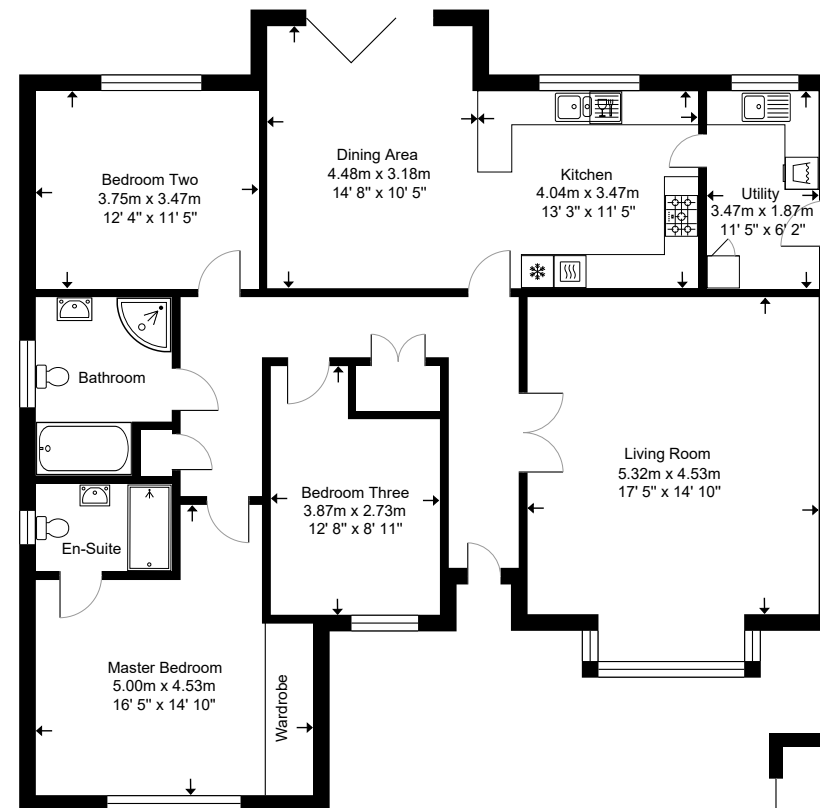
1450 Sq Ft/ 135 Sq M

## Garage

218 Sq Ft/ 20 Sq M



Traditionally designed detached bungalow with 3 double bedrooms, an en-suite shower room to the principal bedroom, living room, utility room, with kitchen/breakfast room opening up onto a south west facing rear garden. There is a detached single garage and two parking spaces. The bungalow is built in a stock brick with an attractive plinth and dental feature, with tile hanging to the gables, under a plain clay tile roof.



Plot 1 Floor Plan

Plot 1 Garage

Garage  
5.67m x 3.57m  
18' 7" x 11' 9"

The position & size of doors, windows, appliances and other features are approximate only.  
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# Plot Two

## Main Bungalow internal area

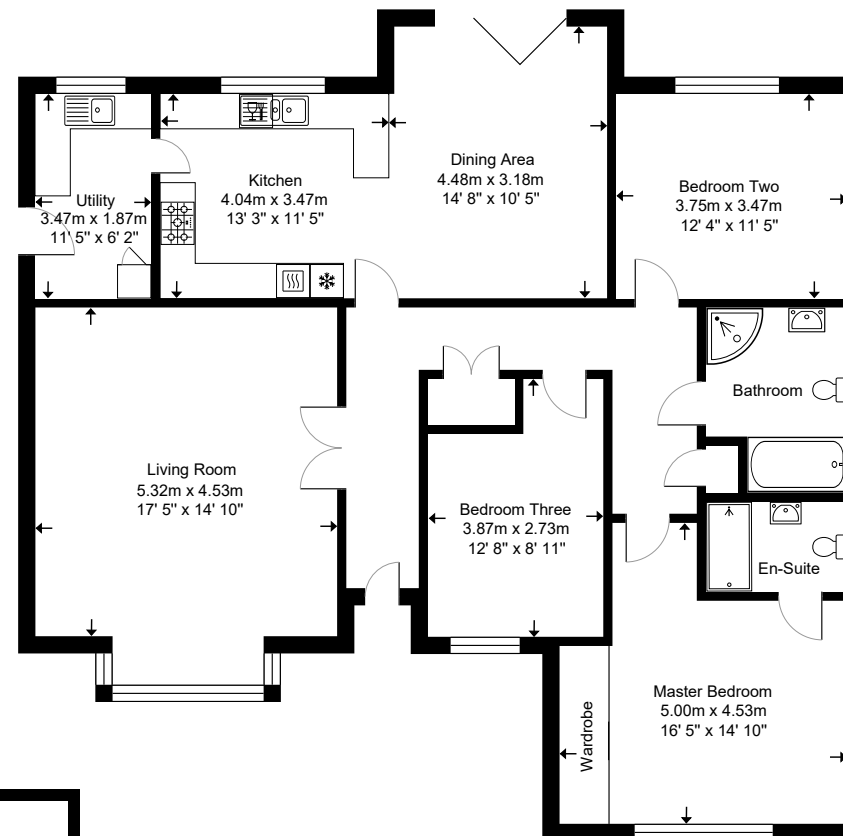
1450 Sq Ft/ 135 Sq M

## Garage

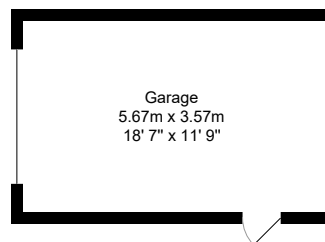
218 Sq Ft/ 20 Sq M



Traditionally designed detached bungalow with 3 double bedrooms, an en-suite shower room to the principal bedroom, living room, utility room, with kitchen/breakfast room opening up onto a south west facing rear garden. There is a detached single garage and two parking spaces. The bungalow is built in a stock brick with an attractive plinth and dental feature, with tile hanging to the gables, under a plain clay tile roof.



## Plot 2 Garage



Plot 2 Floor Plan

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# Plot Three

## Main Bungalow internal area

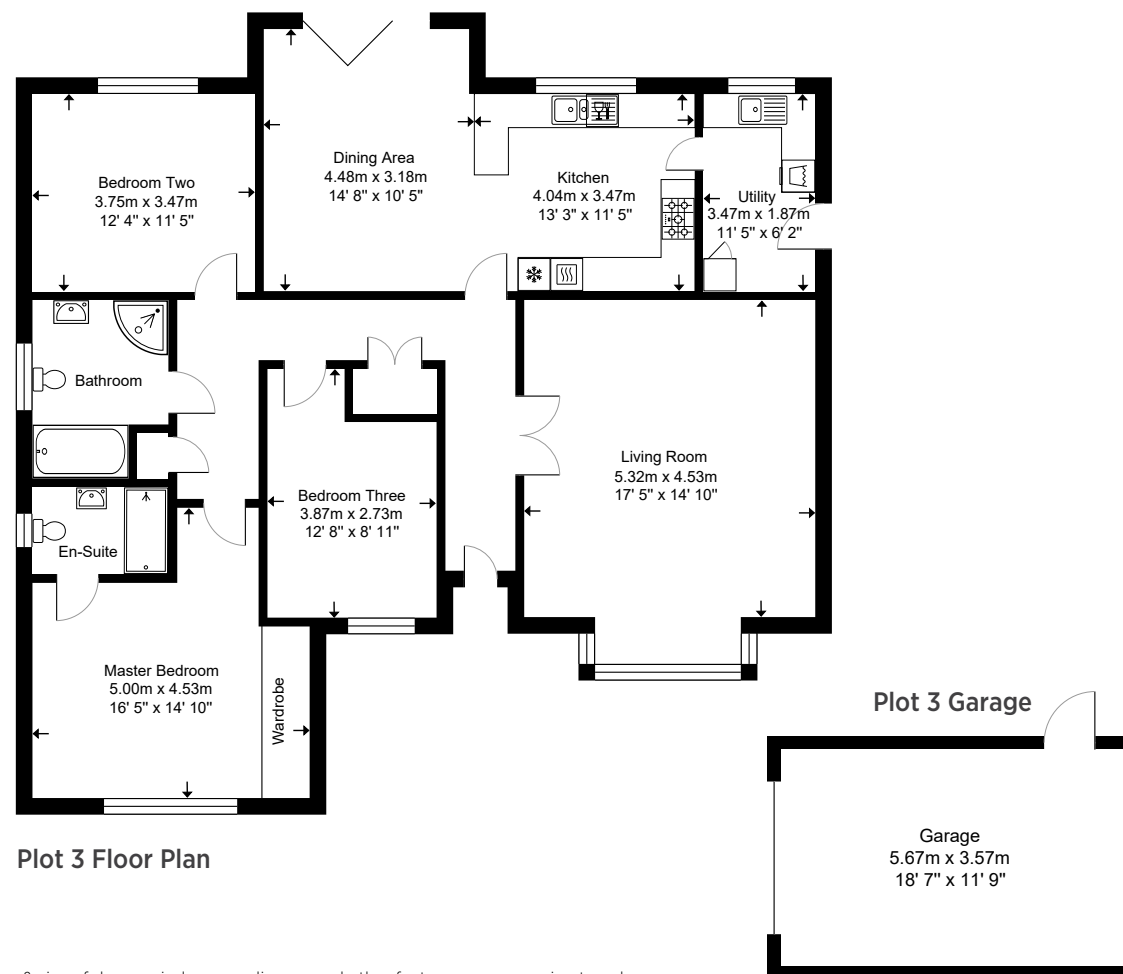
1450 Sq Ft/ 135 Sq M

## Garage

218 Sq Ft/ 20 Sq M



Traditionally designed detached bungalow with 3 double bedrooms, an en-suite shower room to the principal bedroom, living room, utility room, with kitchen/breakfast room opening up onto a south east facing rear garden. There is a detached single garage and two parking spaces. The bungalow is built in a stock brick with an attractive plinth and dental feature, with tile hanging to the gables, under a plain clay tile roof.



The position & size of doors, windows, appliances and other features are approximate only.  
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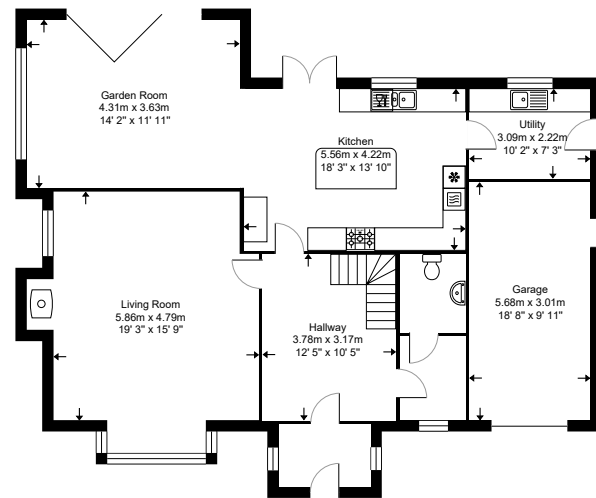
# Plot Four

Main House internal area  
2010 Sq Ft/196 Sq M

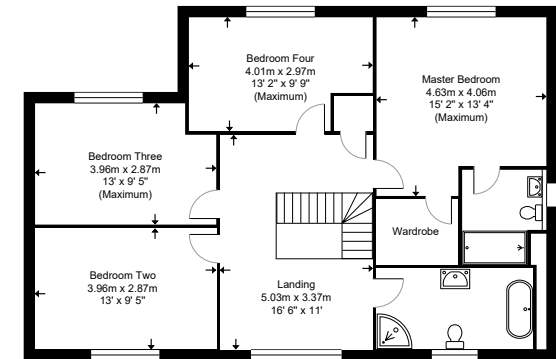
Garage  
193 Sq Ft/18 Sq M



A lovely detached family house with 4 double bedrooms, an en-suite shower room to the principal bedroom, a separate utility room and bi-fold doors in the garden room, opening up onto a west facing rear garden with stunning views across the open countryside. It has an integral garage and 3 parking spaces and is built in a stock brick with an attractive plinth and dental feature with tile hanging to the first floor under a plain clay tile roof.



Plot 4 Ground Floor Plan



Plot 4 First Floor Plan

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# Plot Five

## Main House internal area

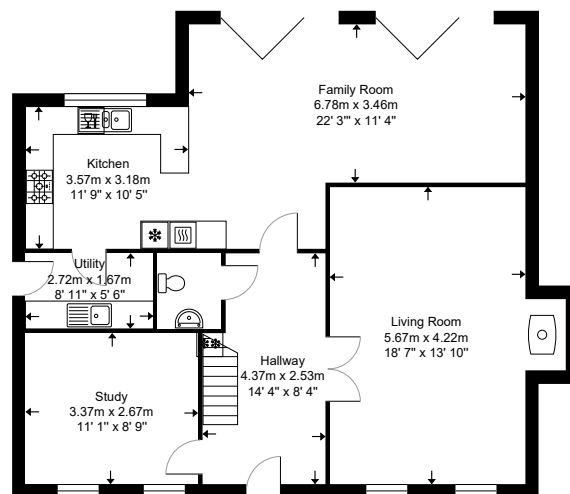
1870 Sq Ft/173 Sq M

## Garage/Car Port

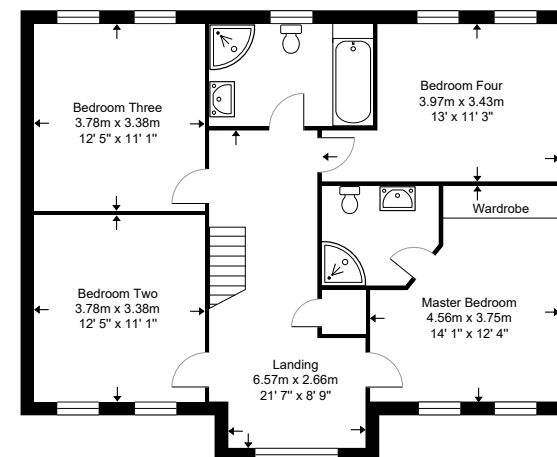
344 Sq Ft/32 Sq M



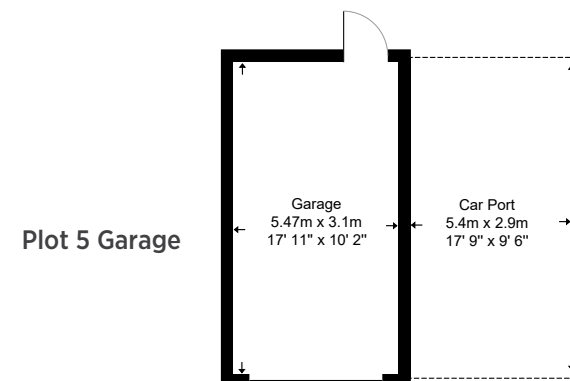
Traditionally designed detached family house with sliding sash windows, 4 double bedrooms, an en-suite shower room to the principal bedroom, separate study and utility room, with bi-fold doors in the dining/family room opening up onto a west facing rear garden with stunning views across the open countryside. It has a detached single garage and single car barn with 2 parking spaces. It is built in a stock brick with an attractive plinth and dental feature with tile hanging to the front protrusion, under a plain clay tile roof.



Plot 5 Ground Floor Plan



Plot 5 First Floor Plan



Plot 5 Garage

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# Plot Six

## Main House internal area

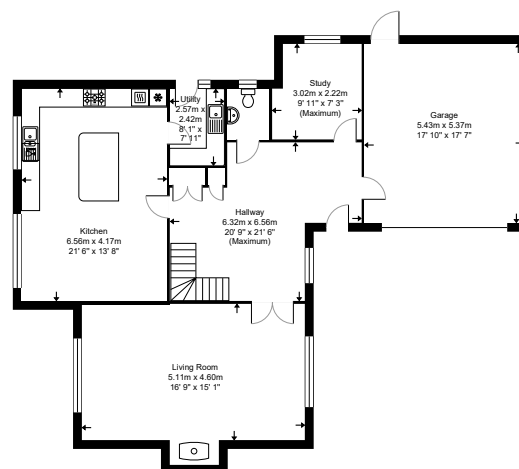
2360 Sq Ft/219 Sq M

## Garage

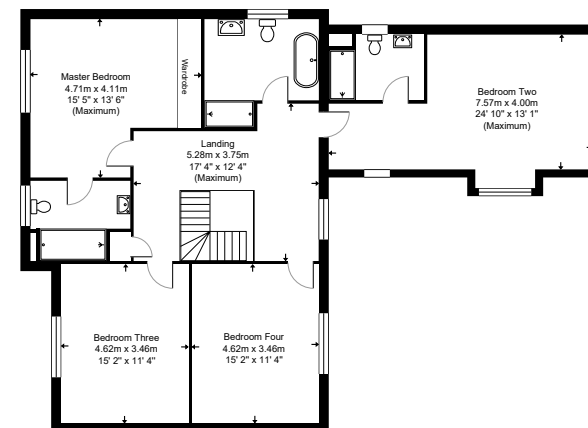
322 Sq Ft/30 Sq M



A spacious detached family house on a corner plot with 4 double bedrooms, en-suite shower rooms to the principal and second bedroom, separate study and utility room with bi-fold doors in the living room and kitchen/dining/family room opening up onto a west facing rear garden with stunning views across the open countryside. It has an integral double garage and driveway incorporating 3 parking spaces. It is built in a stock brick with an attractive plinth and dental feature with tiling hanging to the first floor front elevation, under a plain clay tile roof.



Plot 6 Ground Floor Plan



Plot 6 First Floor Plan

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# Specification

## Kitchens

- Individually designed high specification kitchen furniture with soft close doors and drawers
- LED feature strip lighting to underside of wall cabinets
- Colour coded inset sink with chrome mixer taps
- Neff built-in oven
- Neff microwave combi oven
- Neff touch control induction hob
- Built in extractor hood with LED lights
- Neff fully integrated fridge/freezer
- Neff fully integrated dishwasher
- Stone worktops with upstands and splashback behind hob
- Polished chrome electric points
- Porcelain floor tiling

## Utility Room

- Individually designed high specification furniture with soft close doors and drawers
- Stainless steel inset sink with chrome mixer taps
- Spaces for washing machine & tumble dryer
- Laminate worktops with upstands
- Polished chrome electric points
- Porcelain floor tiling

## Bathrooms

- Contemporary vanity unit with white washbasin and polished chrome mixer tap
- Contemporary white rimless WC with concealed cistern and soft close seat and cover
- Mirror with integrated light
- Shaver point
- Contemporary white bath with polished chrome bath/shower mixer tap
- Chrome/glass cubicle with overhead polished chrome pressure rain shower
- Polished chrome electric heated towel ladder radiators – independently heated for summer use
- Porcelain wall tiles to selected areas
- LV vinyl flooring

## En Suite(s)

- Contemporary vanity unit with white washbasin and polished chrome mixer tap
- Contemporary white rimless WC with concealed cistern and soft close seat and cover
- Mirror with integrated light
- Shaver point
- Chrome/glass cubicle with overhead polished chrome pressure rain shower
- Polished chrome electric heated towel ladder radiators – independently heated for summer use
- Porcelain wall tiles to selected areas
- LV vinyl flooring



Plots 1, 2 & 3 Kitchen



Plot 4 Kitchen



Plot 5 Kitchen

# Specification

## Heating and Hot Water

- Air Source Heat Pump central heating and hot water system with a central programmer
- Underfloor heating to ground floor
- Vita Deco radiators with individual thermostatic controls to first floor rooms to the houses
- Heatmiser Smartstats
- Solid fuel wood burning stove, stone surround with granite hearth, to the houses
- Wall mounted electric fireplace to all bungalows
- Mechanical extract fans with dehumidistats to all bathrooms/en-suites

## Electrical and Lighting Installations

- Each property features a comprehensive electrical system including low-energy LED recessed downlights and low-energy pendant lights (where applicable)
- USB socket to most rooms
- Generous supply of socket outlets throughout
- Lighting to main storage cupboards
- External lighting around the house to patios and pathways

## Home Entertainment and Communications

- Fibre-optic cables to each home deliver superfast internet connection with CAT5 ethernet sockets in selected rooms providing a comprehensive multimedia system for smart television systems (Sky Q, Virgin TV V6, etc.), gaming and more.
- Telephone points to selected rooms.

## Interior Finishes

- Walk-in/Built-in wardrobe to principle bedrooms
- Oak veneer panelled internal doors with polished chrome door furniture
- Painted ceilings in white emulsion throughout
- Painted walls in coloured emulsion throughout
- White painted cornice (where applicable)
- White painted skirtings and architraves
- Contemporary white painted staircase with oak handrail and newel caps to the houses
- Loft access with pull down ladder and loft light
- Luxury carpet to lounge, stairs, landing and all bedrooms to the houses, in a number of colour options as standard
- Luxury carpet to lounge and all bedrooms to the bungalows, in a number of colour options as standard
- Laminate flooring to hallway and study (where applicable)
- Porcelain floor tiles to kitchen/dining/family room, garden room, utility room and WC (where applicable)

## External Finishes

- Composite front door with doorbell
- White uPVC double glazed windows and doors (where applicable)
- Aluminium bi-fold doors
- Roof lantern to garden room (where applicable)
- Black uPVC cast effect rainwater goods
- External tap
- External power point to patio
- Outside lights

## Garages

- Car charging point
- Internal lighting and double power point
- GRP electrically operated up and over door
- uPVC personnel door

## Insulation

- Excellent levels of insulation provided to reduce utility bills
- Properties are air pressure tightness tested and certified

## Refuse & Cycle Storage

- Paved area for bin storage in rear garden
- Wall mounted bicycle rack in garages

## 10 Year Warranty

- 10 year insurance-backed warranty under the NHBC Buildmark Warranty Scheme



Plots 6 Kitchen

## Smith Woolley

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