



MEADOW
VIEW

ST.MARGARET'S AT CLIFFE

THE AREA

A CHARMING SEASIDE VILLAGE STEEPED IN HISTORY

Situated between Deal and Dover, St. Margaret's at Cliffe is a charming village that benefits from the pleasure of the countryside, sea views and village life but with easy access to local towns, the continent and London. It boasts pubs and restaurants, a post office, village hall, playing field, shop, bed and breakfasts and hotels. Sporting facilities are available at the nearby St. Margaret's Resort and there are a large number of supermarkets within a five mile radius.

The village has an "Outstanding" Ofsted rated primary school as do the nearby villages of Kingsdown and Ringwould. There is also the St. Margaret's at Cliffe Nursery and After School Club. There are several secondary schools nearby,

including Duke of York's Royal Military School, with a "Good" Ofsted rating, approximately 2 miles away. Both Dover Grammar Schools for Girls and Boys hold "Outstanding" and "Good" Ofsted ratings respectively.

Hospitals in the area include the Buckland, Dover; William Harvey, Ashford; Queen Elizabeth Queen Mother, Margate and Kent & Canterbury, Canterbury – all offering A&E services as well as a wide range of outpatient and inpatient services.

The picturesque location has drawn several well-known people to build holiday homes at St. Margaret's, including actor Peter Ustinov who

was stationed in the village in World War II.

At the other end of the beach two cottages were once owned by Noël Coward, one of which was rented by Ian Fleming.

The nearest railway station is Martin Mill (1.5 miles) linking you to Deal (6.5 miles) - with its stunning seafront, shops, pubs and restaurants - and Dover (4.5 miles). St. Pancras is just over an hour's commute on the HS1 (High Speed 1) while Folkestone is 30 minutes by rail with links to Ashford International. You can travel to the continent by car with the Channel Tunnel Terminal only 23 minutes from Meadow View or pick up the Eurostar from Ashford. There are regular bus services throughout the area.





The beach at St. Margaret's is the closest point to France and where Channel swimmers begin their marathon 21-mile swim.



THE DEVELOPMENT

MEADOW VIEW

An exciting new development in St. Margaret's at Cliffe

Murston is excited to offer you the opportunity to purchase a craftsman built house on an exclusive new development comprising of just six homes with three and four bedroom detached and semi-detached properties.

PLOT 1: CORNFLOWER

Four bedrooms, detached with garage plus two parking spaces

PLOT 2: POPPY

Four bedrooms, detached with garage plus two parking spaces

PLOT 3: DAISY

Four bedrooms, semi-detached with car barn plus one parking space

PLOT 4: CLOVER

Three bedrooms, semi-detached with two parking spaces

PLOT 5: MARIGOLD

Four bedrooms, detached with car barn plus one parking space

PLOT 6: MEADOWSWEET

Four bedrooms, detached with car barn plus one parking space

PLOT 1

CORNFLOWER

*Four bedrooms, detached with garage
plus two parking spaces*

TOTAL FLOOR AREA

153m² / 1,574ft²



GROUND FLOOR

Kitchen/Breakfast

4.23m x 6.31m (max)
13ft 10in x 20ft 8in

Utility

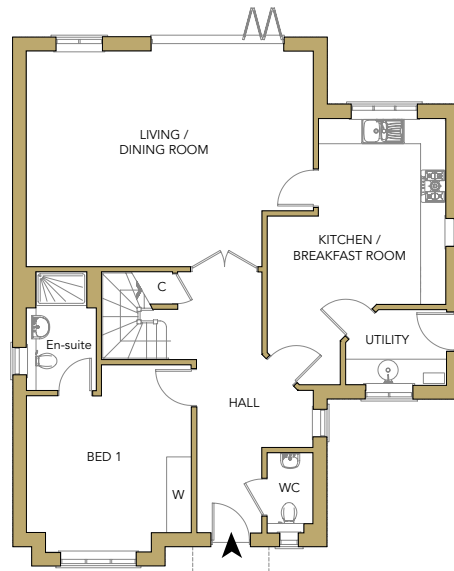
2.40m x 1.78m
7ft 10in x 5ft 10in

Living/Dining

6.78m x 5.10m (max)
22ft 3in x 16ft 8in

Bed 1

3.90m x 4.43m (max)
12ft 9in x 14ft 6in



FIRST FLOOR

Bed 2

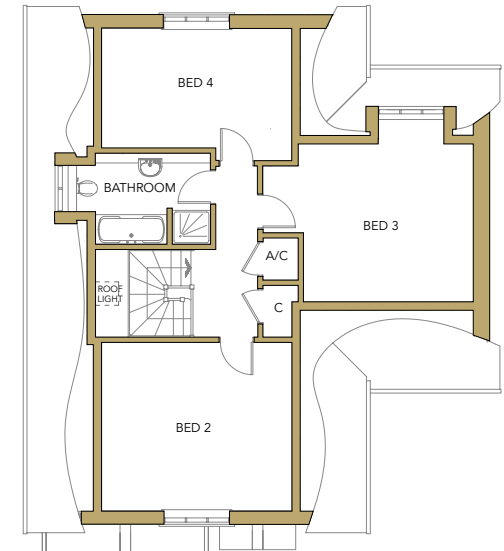
4.49m x 3.98m
14ft 9in x 13ft 0in

Bed 3

4.98m x 4.32m (max)
16ft 4in x 14ft 2in

Bed 4

4.49m x 3.13m (max)
14ft 9in x 10ft 3in





PLOT 2

POPPY

*Four bedrooms, detached with garage
plus two parking spaces*

TOTAL FLOOR AREA

149m² / 1,595ft²

GROUND FLOOR

Kitchen/Dining

4.84m x 4.03m
15ft 10in x 13ft 3in

Utility

2.10m x 2.14m
6ft 11in x 7ft 0in

Living

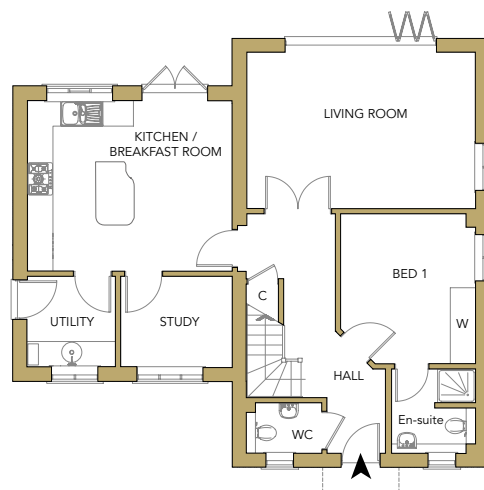
5.43m x 3.70m
17ft 9in x 12ft 1in

Study

2.64m x 2.16m
8ft 8in x 7ft 1in

Bed 1

3.19m x 3.55m
10ft 6in x 11ft 8in



FIRST FLOOR

Bed 2

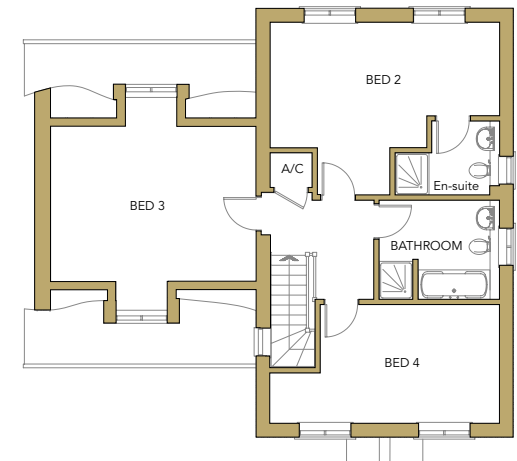
5.43m x 2.97m (max)
17ft 9in x 9ft 9in

Bed 3

4.85m x 5.06m (max)
15ft 11in x 16ft 7in

Bed 4

5.43m x 2.81m (max)
17ft 9in x 9ft 2in



PLOT 3

DAISY

*Four bedrooms, semi-detached with
car barn plus one parking space*

TOTAL FLOOR AREA

155m² / 1,665ft²



GROUND FLOOR

Kitchen / Breakfast

5.86m x 4.34m (max)

19ft 2in x 14ft 3in

Utility

2.10m x 1.78m

6ft 10in x 5ft 10in

Living/Dining

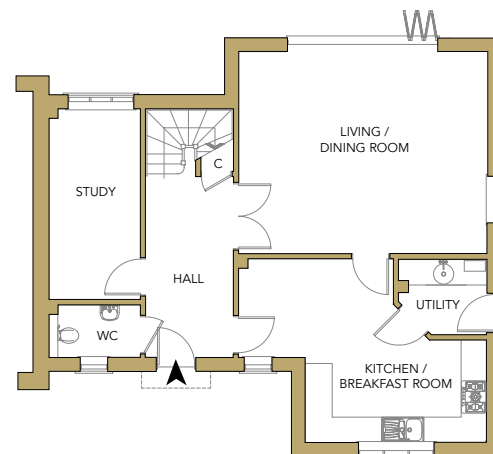
5.88m x 4.77m

19ft 3in x 15ft 8in

Study

2.16m x 4.51m

7ft 1in x 14ft 10in



FIRST FLOOR

Bed 1

4.30m x 3.50m (max)

14ft 1in x 11ft 6in

Bed 2

3.10m x 3.99m

10ft 2in x 13ft 1in

Bed 3

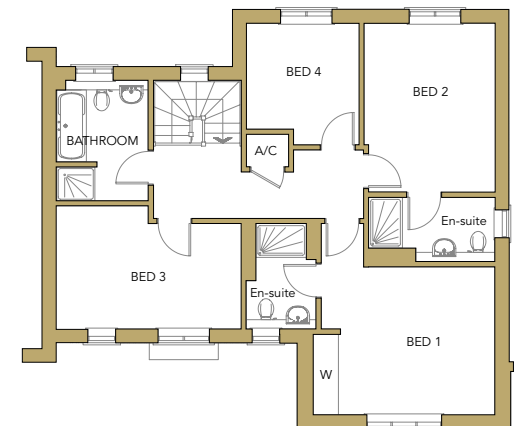
4.36m x 2.91m (max)

14ft 3in x 9ft 7in

Bed 4

2.66m x 2.87m

8ft 9in x 9ft 5in





PLOT 4

CLOVER

*Three bedrooms, semi-detached
with two parking spaces*

TOTAL FLOOR AREA

137m² / 1,474ft²

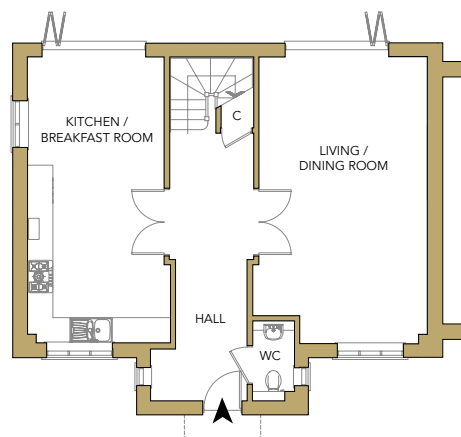
GROUND FLOOR

Kitchen / Breakfast

3.23m x 6.76m
10ft 7in x 22ft 2in

Living/Dining

3.98m x 6.78m (max)
13ft 1in x 22ft 3in



FIRST FLOOR

Bed 1

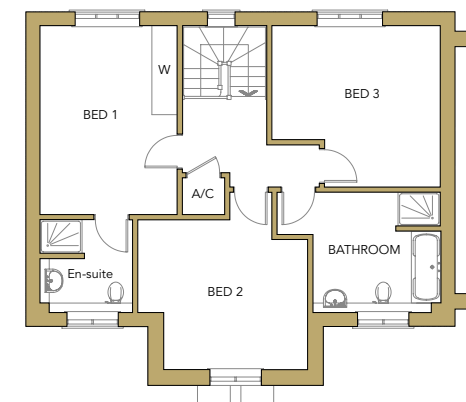
3.25m x 4.46m
10ft 8in x 14ft 7in

Bed 2

4.01m x 3.55m (max)
13ft 2in x 11ft 7in

Bed 3

3.98m x 3.81m (max)
13ft 0in x 12ft 6in



PLOT 5

MARIGOLD

*Four bedrooms, detached with car barn
plus one parking space*

TOTAL FLOOR AREA

149m² / 1,595ft²



GROUND FLOOR

Kitchen / Breakfast

3.99m x 6.31 (max)
13ft 1in x 20ft 8in

Utility

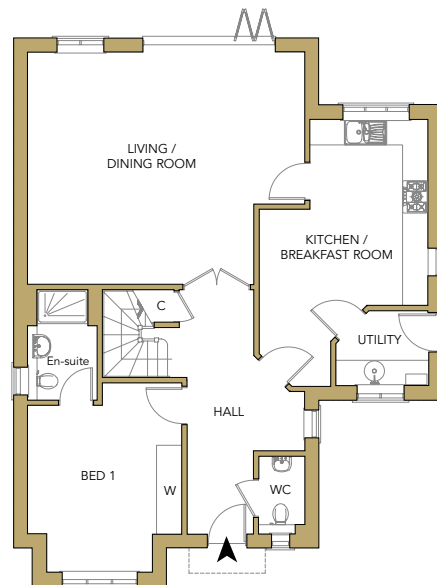
2.20m x 1.78m
7ft 2in x 6ft 0in

Living/Dining

6.55m x 5.50m (max)
21ft 6in x 18ft 0in

Bed 1

3.65m x 4.48m (max)
11ft 11in x 14ft 8in



FIRST FLOOR

Bed 2

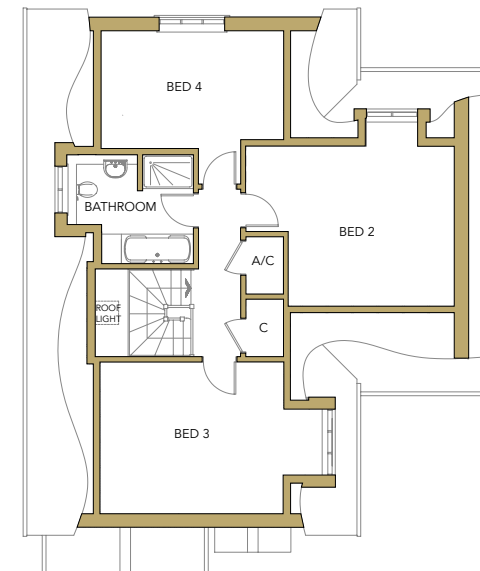
4.93m x 4.32m (max)
16ft 2in x 14ft 2in

Bed 3

5.22m x 3.58m (max)
17ft 1in x 11ft 9in

Bed 4

4.27m x 2.78m (max)
14ft 0in x 9ft 1in





PLOT 6

MEADOWSWEET

*Four bedrooms, detached with car barn
plus one parking space*

TOTAL FLOOR AREA

148m² / 1,591ft²

GROUND FLOOR

Kitchen / Breakfast

3.99m x 4.37m
13ft 1in x 14ft 4in

Utility

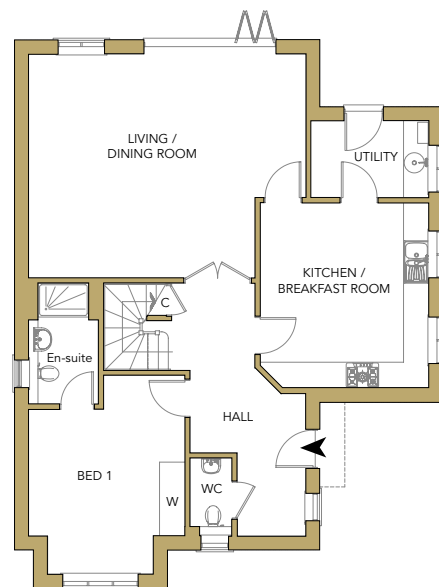
2.77m x 1.82m
9ft 1in x 5ft 11in

Living/Dining

6.55m x 5.30m (max)
21ft 6in x 17ft 4in

Bed 1

3.70m x 4.69m (max)
12ft 1in x 15ft 4in



FIRST FLOOR

Bed 2

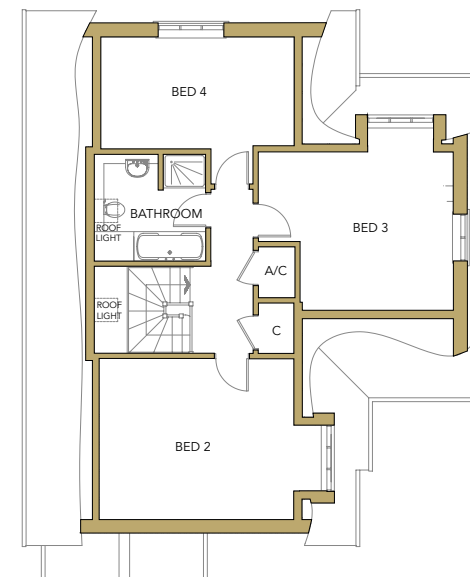
5.22m x 3.79m (max)
17ft 1in x 12ft 5in

Bed 3

4.63m x 4.32m (max)
15ft 2in x 14ft 2in

Bed 4

4.57m x 2.65m (max)
14ft 11in x 8ft 8in



SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA ●
INCLUDED AS STANDARD ●

Ground Floor		Kitchen only - exclusively designed fully fitted		Bathroom & En-suite	
Under floor heating	●	Integrated fridge freezer 70/30	●	Stylish sanitary ware in white	●
Ceramic oak effect tiling to hallway	●	Integrated 12 place dishwasher	●	Separate shower cubicles	●
Natural oak flooring*	●	Cooker hood	●	A wide choice of ceramic wall and floor tiles*	●
Recessed front door mat*	●	2 no Neff Single Circotherm oven	●	A wide choice of ceramic wall tiles to full height*	●
		Neff combi oven (oven with microwave)*	●	Mirror	●
		Neff 5 burner gas hob	●	Automatic ventilator	●
Living Room		Neff Induction hob*	●	Shaver point	●
Media Plate providing Television Socket & BT Point	●	Upgrade on appliances*	●	Large rainwater shower head	●
Media cabling ready to receive TV aerial and satellite dish	●	Carbon Monoxide sensor (next to boiler)	●	Vanity unit	●
		1 1/2 bowl sil granite sink and taps	●	Wall cabinet	●
Kitchen & Utility Room (where applicable)		Cloakroom		Wall mounted toilets with concealed cisterns	●
A wide choice of cabinet doors, worktops and splashbacks*	●	Mirror	●	Feature recessed downlights	●
Under cupboard feature lighting	●	Stylish sanitary ware in white	●	Heated towel rails	●
Feature recessed downlights	●	Vanity unit	●	Toilet roll holder	●
Silestone / Quartz worktop*	●	Feature recessed downlights	●	Towel ring	●
1 bowl stainless steel sink and taps - utility room (round)	●	Ceramic tiled splashback	●	Bedrooms	
Integrated appliance doors for non standard appliances*	●	Toilet roll holder	●	BT point - master bedroom	●
A wide range of ceramic floor tiling*	●	Towel ring	●	Television socket - master bedroom and bedroom 2	●
Space for washing machine & tumble dryer - (washing machine only in Plot 4)	●			Fitted wardrobe - master bedroom	●
				Drawer packs for wardrobe	●
				Additional fitted wardrobes	●

SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA 
INCLUDED AS STANDARD 

Loft / Roof Space

- Loft light
- Power points
- Loft Ladder
- 400mm mineral wool insulation quilt to loft

Throughout Property

USB powerpoints (selected rooms)	●
A generous provision of power points and lights are provided throughout	●
Water softener	●
Carpets from selected range	●
Smooth plastered walls and ceilings	●
Moulded skirtings and architraves	●
White painted ceilings	●
Walls painted in neutral tones emulsion	●
Feature staircase	●
Feature doors through the properties with satin chrome furniture	●
Coving in principal rooms	●
Internal woodwork is painted	●
Gas fired approved central heating system to include: Gas fired boiler, slim line convector radiators – 1st floor	●
Programmable hot water and central heating control	●

- Heatmiser NeoHub remote heating control system with App for Smartphone
- Thermostatic heating control radiator valves
- Alarm system
- Additional TV, power points, BT points etc*
- Dimmer switches*
- Smoke detectors on all floors
- High SAP rating achieved (thermally efficient)
- Windows and external doors all double glazed
- All mains services available: gas, telephone, electricity and mains drainage

Garage - Plots 1 & 2

- Power points ●
- Lighting ●
- Electrical operated up and over door ●

Outside

External door locks to British Standard and secured by Design Standard	●
Patio area	●
Extended patio area	●
Turf to rear garden	●
Tap*	●
Power points	●
Secure boundaries with restricted access to the rear gardens	●
External security lighting at the front and rear of the property	●
Front garden fully landscaped and planted with a variety of shrubs	●



Dependant upon stage of construction*

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract. Management charges will apply to all plots through a Management Company. Please ask for further details.

All properties are sold with a 10 year NHBC Warranty.

FURTHER INFORMATION



Murston

Murston Construction formed in 1995 and is renowned for being a specialist housing developer. We have enjoyed substantial growth since our formation and have achieved a sound reputation for quality, reliability and attention to detail.

We have been fortunate to be involved with architects and planners who have shown imagination and skill in design and conception of our housing, enabling us to construct superb quality homes with fine materials and therefore aesthetically pleasing.

From the humble beginnings of our first project, the conversion of a Georgian Baptist Chapel, to multiple outstanding developments of luxury homes throughout Kent.

Our main attributes have been our attention to detail and after sales service, always striving to improve every area of finish for customer satisfaction.



Backed by
HM Government

Help to Buy

Thanks to the Help to Buy Equity Loan Scheme you can buy one of these properties with as little as 5% deposit, 75% mortgage and 20% Government loan.

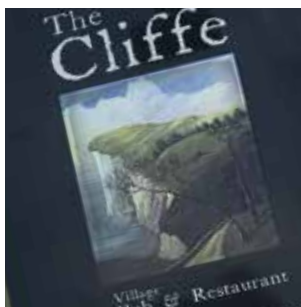
For more details call: 03333 214044, email helptobuyeastandsoutheast@bpha.org.uk or visit www.helptobuyeastandsoutheast.uk.com





LOCATION MAP

ST. MARGARET'S AT CLIFFE, KENT, CT15 6JJ



MEADOW VIEW



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