



BUCKLAND VALE



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# WELCOME TO BUCKLAND VALE

Welcome to Buckland Vale where memories last a lifetime.



Introducing this fantastic new development of houses in the heart of Dover. This elegant new development comprises of 81 stylish two and three-bedroom houses. Situated in one of Dover's most iconic locations, the homes at Buckland Vale have been carefully designed to not only complement their surroundings, but with high specifications throughout to suit modern lifestyles.

Buckland Vale is just minutes from the vibrant town centre of Dover, with amenities, ranging from Dover Priory Train Station and Dover Beach, to schools including Dover Grammar School for Boys. Enjoy a home that features a contemporary designed kitchen, high specification AEG integrated appliances, luxury bathrooms, ensuites and W/Cs, all complete with ROCA sanitaryware and chrome fittings. Externally, each home enjoys an attractive front garden and turfed grass, with a patio area to the rear garden. The homes at Buckland Vale are ideal for relaxing or entertaining family and friends, making it the perfect place to call your sanctuary.



# FOR LOVERS OF THE GREAT OUTDOORS

**Located in the heart of Dover, enjoy all of the amenities associated with this superb town centre.**



Discover an enviable active lifestyle and make the most of your precious leisure time enjoying the best of the countryside and coast. Buckland Vale is on the edge of the magnificent Kent Downs Area of Outstanding Beauty, renowned for its breathtaking landscape including quaint villages, ancient woodlands and rolling hills. Whether you want to exercise or relax, you can explore miles of open spaces on foot, by bike or from your car.

When you want a breath of sea air, the majestic Kent coast offers endless possibilities. Wander along Hythe's pebble beach, sample the traditional seaside at Folkestone or follow a footpath along the rugged chalk coastline and admire the famous White Cliffs. Dover Marina is a popular spot to enjoy a coffee and watch the world sail by, or you can take to the water at Dover's Sea Sports Centre.

There are plenty of parks and recreation grounds, including Elms Vale which has children's play equipment. If you prefer more organised exercise, there is a leisure centre and swimming pool around two miles away.

All your essential amenities are at hand, including several schools. Buckland Vale is within walking distance of the bustling centre of Dover, with its restaurants, bars, pubs and shops. The new St James Retail and Leisure Park has shops, cafés, an M&S Foodhall and a Cineworld cinema. For your weekly shop, there is a choice of supermarkets close to home and there is also a colourful market. Eating out is a delight, especially if you want to sample the local fish and seafood.





## CONVENIENT CONNECTIONS

Buckland Vale is ideally located for those putting a premium on travel links.



The road network is easy to access. The A20 & A2 provide connections to North Thanet and further south to Folkestone, as well as links to the M20 and beyond to the M25.



When you want to travel for work or leisure, you'll love the excellent travel links on offer thanks to Buckland Vale's superb location. Your new home is just 2.3 miles from Dover Priory Station, a swift 9-minute car journey. From here you can be in London St Pancras in just over an hour.

For commuters; trains to Ashford International take 30 minutes and conveniently run to London Bridge and London Victoria. For international travel, you can connect to Eurostar services, and East Coast Ferries offer an alternative for crossing the Channel.

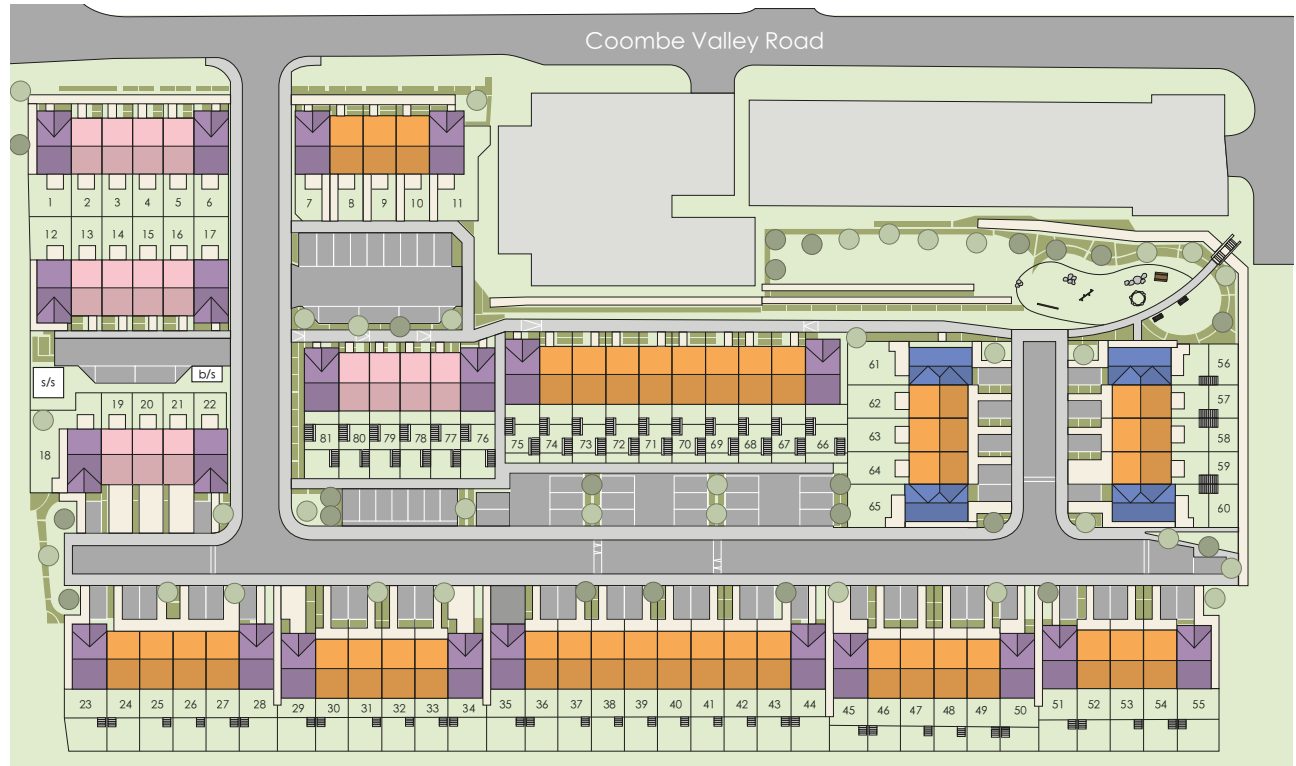
# CAREFULLY CONSIDERED






All of the homes at Buckland Vale have been carefully designed to complement their existing surroundings.





# BUCKLAND VALE SITE MAP



- |                                                                                     |                                     |                                                                                       |                                        |
|-------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------|
|  | <b>The Astley</b><br>2 bedroom home |  | <b>The Cambridge</b><br>3 bedroom home |
|  | <b>The Harrow</b><br>3 bedroom home |  | <b>The Oxford</b><br>3 bedroom home    |
|  | Steps to gardens upper level        |                                                                                       |                                        |

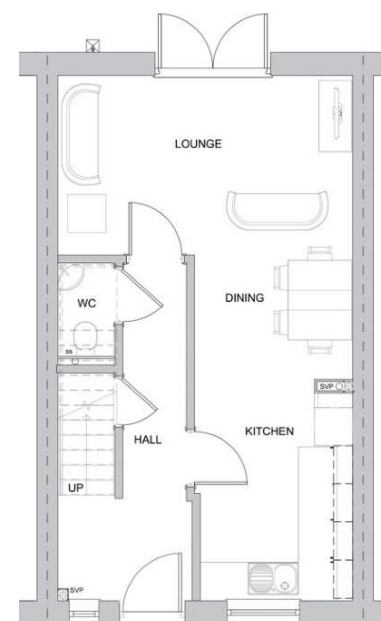
Computer generated images, floor plans, configurations and development layouts are included for guidance only.

External finishes, landscaping and levels will vary. Please speak to Sales Consultant and refer to drawings in sales offices.



# THE HARROW

A stunning 3-bedroom terraced house which features a spacious open plan kitchen/dining and living area to the ground floor. Upstairs the main bedroom is complemented by an ensuite. The two other bedrooms, ample storage, a stylish family bathroom and W/C complete the home. This house has a garden to the rear of the property and comes with allocated parking.



GROUND FLOOR



FIRST FLOOR

Lounge 15'2" x 9'4" 4.64m x 2.86m

Kitchen/Diner 8'2" x 17'7" 2.50m x 5.42m

Bedroom 1 8'6" x 10'0" 2.62m x 3.05m

Ensuite 4'4" x 4'2" 1.34m x 1.30m

Bedroom 2 6'1" x 9'5" 1.87m x 2.90m

Bedroom 3 6'3" x 9'4" 1.92m x 2.86m

Bathroom 6'8" x 5'8" 2.06m x 1.77m

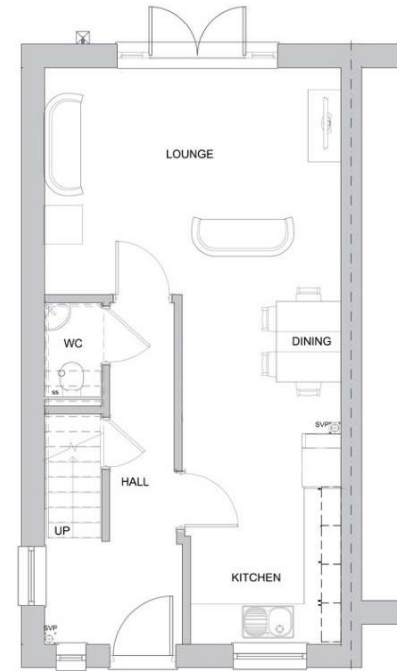
Total Area 823 sq.ft 76.5 sq.m

Denotes points between which measurements are given. Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet, appliance sizes or items of furniture. Furniture layouts are indicative only. CGI indicative only.



# THE CAMBRIDGE

A stylish 3-bedroom end terraced house comprising of a spacious open plan kitchen/dining and lounge area, a master bedroom with a chic ensuite, a double bedroom and a single bedroom which could be used as a home office, a luxury family bathroom and separate W/C and ample storage. This home benefits from a garden to the rear of the property and allocated parking.



GROUND FLOOR



FIRST FLOOR

Lounge 15'0" x 11'6" 4.57m x 3.53m

Kitchen/Diner 7'7" x 17'8" 2.35m x 5.43m

Bedroom 1 8'5" x 12'1" 2.58m x 3.70m

Ensuite 4'3" x 7'1" 1.32m x 2.16m

Bedroom 2 8'0" x 9'5" 2.45m x 2.91m

Bedroom 3 6'2" x 11'6" 1.90m x 3.53m

Bathroom 6'6" x 5'9" 2.02m x 1.79m

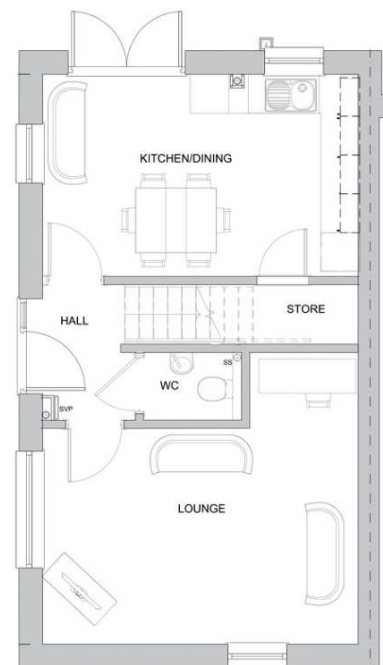
Total Area 882 sq.ft 82.0 sq.m

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# THE OXFORD

A wonderful 3-bedroom end of terrace house which includes a contemporary kitchen/diner with double doors leading to a landscaped rear garden. The separate lounge and cloakroom complete the ground floor. Upstairs you will find, a master bedroom with a luxury ensuite, a double bedroom and a single bedroom which could also be used as a home office, a stylish family bathroom, W/C and ample storage. This house comes with allocated parking.



GROUND FLOOR



FIRST FLOOR

Lounge 16'1" x 11'2" 4.91m x 3.41m

Kitchen/Diner 16'1" x 10'8" 4.91m x 3.29m

Bedroom 1 10'0" x 11'3" 2.78m x 3.45m

Ensuite 5'1" x 6'8" 1.55m x 2.07m

Bedroom 2 9'3" x 10'6" 2.86m x 3.22m

Bedroom 3 6'7" x 11'3" 2.03m x 3.45m

Bathroom 6'4" x 6'7" 1.96m x 2.05m

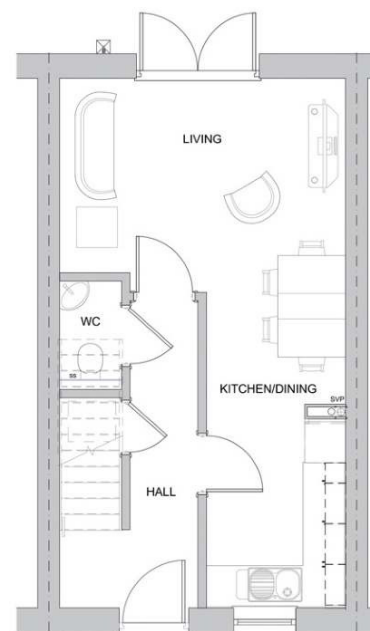
Total Area 928 sq.ft 86.2 sq.m

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# THE ASTLEY

A luxurious 2-bedroom terraced house which includes a large kitchen/dining room with double doors leading out to the garden, a lounge area with space for home working, a double bedroom and single bedroom, a contemporary family bathroom, a W/C and ample storage throughout. This home has a garden to the rear of the property and comes with allocated parking.



GROUND FLOOR



FIRST FLOOR

Lounge 13'9" x 16'4" 4.24m x 4.99m

Kitchen/Diner 7'5" x 8'7" 2.28m x 2.65m

Bedroom 1 13'9" x 8'7" 4.24m x 2.65m

Bedroom 2 13'9" x 9'7" 4.24m x 2.96m

Bathroom 6'7" x 7'0" 2.05m x 2.15m

Total Area 706 sq.ft 65.6 sq.m

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# ATTENTION TO DETAIL

The specification at Buckland Vale has been carefully planned for contemporary living with modern conveniences to suit modern lifestyles.



## Kitchens

Our kitchens have been professionally designed and incorporate the following high quality features and appliances:

- AEG single built under oven
- AEG ceramic hob
- AEG tower fridge/freezer
- Integrated AEG dishwasher
- Fully integrated AEG washing machine
- Brushed stainless steel chimney extractor
- High Gloss “J” handle kitchen units
- Soft close doors and drawers
- Post formed worktops with Mitred joints as necessary with upstand at wall junction
- 1 or 1 ½ sink with a stainless steel finish and Mono black taps
- Glass splashback behind hob
- No wall tiling to kitchen

## Bathrooms and cloakrooms

- ROCA wash hand basin with one tap with pedestal
- ROCA close coupled WC with push button flush
- ROCA acrylic bath with ROCA Superthick panel
- Bathroom taps to be Bristan PISA taps
- Mira shower with glass shower screen
- 600×300 ceramic wall tiles

## Ensuite

- ROCA wash hand basin with one tap with pedestal
- ROCA close coupled WC with push button flush
- Bathroom taps to be Bristan PISA taps
- Mira shower with glass shower screen
- 600×300 ceramic wall tiles

## Cloakroom

- ROCA wall hung hand basin
- ROCA close coupled WC with push button flush
- Bristan PISA taps
- Tiled splash back, 1 tile above basin (600x300mm ceramic tile)

## Flooring

- Selected choice of carpets and vinyl flooring (subject to build stage)

## Decoration to walls and ceilings

- RAL Colour 9010 Pure White

## Exterior

- Roof tiles to be Marley modern interlocking concrete roof tiles
- Weinerberger Bronsgronen bricks
- Webber Monocouche render in chalk

## Joinery and windows

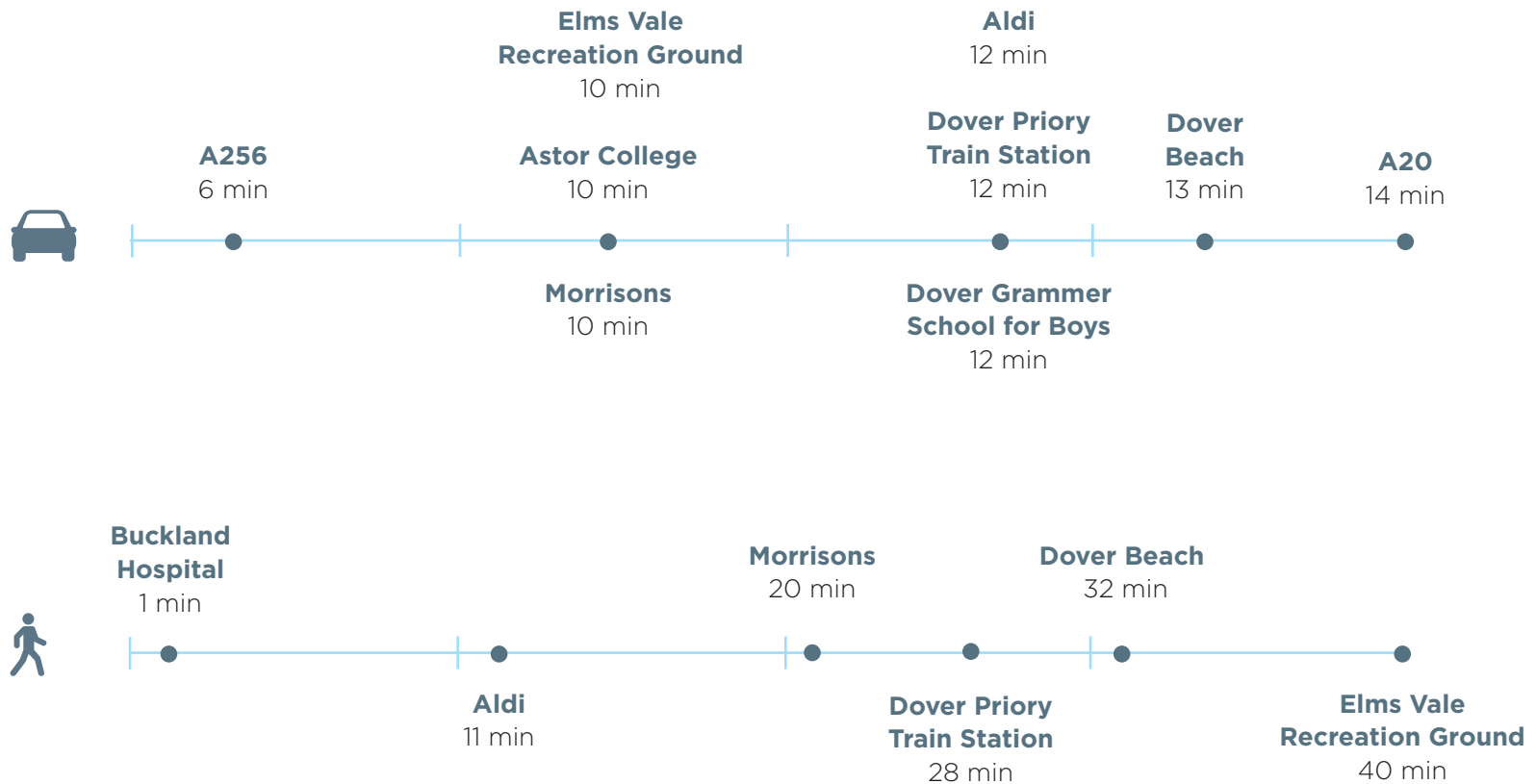
- Composite front doors with chrome ironmongery including door numbers
- Grey/White UPVC patio doors with white lever handles
- Pre-finished oak internal hardwood doors with brushed satin level furniture
- Satinwood painted white finish and flat door blanks to cupboard doors
- Grey/White UPVC with heretically sealed, argon filled double glazed units and white handles
- All internal woodwork bull nose or pencil profile and finished in satin white
- Skirting and architrave to be primed MDF moulding, Satinwood painted white finish





# ON YOUR DOORSTEP

From the leafy green surroundings of Elms Vale Recreation Ground, to an exciting day enjoying Dover Beach, at Buckland Vale you are perfectly placed to live a desirable lifestyle.



Buckland Vale, Coombe Valley Road, CT17 OHD



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

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**CHESTNUT ESTATES**

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel."