



St Margaret's Place

BETHERSDEN, KENT





WELCOME TO

St Margaret's Place

If you're looking to achieve the joy of a quintessential village lifestyle, but want the benefits of a new home, St Margaret's Place is for you. This exclusive collection of just seventeen 2, 3, 4 & 5 bedroom properties next to a pretty pond is located in the village of Bethersden, with each home offering a large garden, garages and off-road parking. Brought to the market by Clarus Homes, the housebuilder has created a harmony of contemporary and classic architecture, resulting in homes of distinction.

IDEALLY LOCATED

Beautiful Bethersden

Centrally located, St Margaret's Place holds an unrivalled position in Bethersden, a rural village within the rolling countryside of the Weald of Kent. Here you'll find traditional oast houses scattering the skyline and converted farm buildings reflective of the area's past, as well as those all-important countryside views.

Bethersden has a village shop with post office, an award winning traditional butcher, a playschool and primary school, a village hall with regular and wide-ranging activities, and a pretty church – all within walking distance of St Margaret's Place. Two pubs serve the village; The Bull Inn is a historic pub dating back to 1645 and has the beams to prove it, or The George is a cosy pub offering local beers and a friendly atmosphere. Despite its small size, the community of Bethersden is vibrant, with a number of leisure activities available, from tennis and cricket to Scouts and Guides.





WINDMILL RESTAURANT
1830



OSPREY
LONDON



BOSTON
TOWN

LINKS



IDEALLY LOCATED

Into The Action

Residents will enjoy a calm pace of life in Bethersden, yet when you want things to pick up, be it a spot of shopping or a trip abroad, you are moments from the large town of Ashford, just 6 miles to the east and accessible in under 15 minutes by road. Here there is a world of opportunity, with superb shopping at McArthur Glen Designer Outlet, and schooling including

Ashford Prep School, judged excellent/outstanding in all areas of their ISI report, with a substantial record of co-curricular activities. Travellers will benefit from an international train service taking you to London St Pancras in just 38 minutes, or to Europe in a little over an hour.

The perks don't stop here, as the villages surrounding Bethersden are equally as appealing and accessible, so whether it's yoga and a massage at Green Farm in Shadoxhurst, there will be no shortage of fun days out from St Margaret's Place. Only 6 miles away lies the historic Cinque Port town of Tenterden, situated on the outskirts of The Weald overlooking the River Rother, you'll find yourself lost in its enchanting history and local activities. Tenterden offers a diverse collection of activities such as exploring the vineyards of Chapel Down, the Kent and East Sussex Steam Railway, Rare Breeds Centre, gardens, churches and museums.

After a day of exploring you can fill your appetite with a variety of independent cafés and restaurants, including the Michelin-starred The West House with Rooms nearby in Biddenden.





Clarus Homes was founded in 2006 with one aim, to provide the highest quality bespoke homes, built to an unrivalled standard of workmanship, blending traditional methods with modern materials at an affordable price.

Drawing upon a combined experience in the house building industry of over 100 years the management team at Clarus Homes take a very 'hands on' approach. Each development is entirely project managed and every detail monitored by them to ensure that they achieve an end product to be proud of which stands us apart from the national house builders to offer a concierge style home buying service.

We construct superb properties of all sizes from contemporary homes aimed at the first time buyer to magnificent family homes all in outstanding locations. With an emphasis on quality and an eye for detail we are proud of every home we build and have created a premium brand based upon reputation.

Rarely building the same house twice with a focus upon design to provide integrated properties within the local environment we use sustainable materials, local suppliers and local tradesman and thus we truly are a local house builder.

From reservation through completion and the warranty period our clients have one point of contact to enable a seamless sales and after sales service. When reserving off plan, we provide a full bespoke service where our clients can really personalise their new home to suit their own lifestyle.

Our homes are built to the highest levels of energy efficiency, not only saving the customer money in terms of energy costs but also doing our bit for the wider environment as a whole.

Using the highest quality materials we provide a home which comes with 'luxury as standard'. All our homes come with choice of floor finishes, kitchen furniture and worktops, bathroom tiling and fittings and landscaped gardens.

We have already built a reputation of quality and we guarantee all of our clients a first class home buying experience.

SITE PLAN

The Homes



- PLOT 1
- PLOTS 2 & 16
- PLOT 3
- PLOT 4
- PLOT 5
- PLOT 6
- PLOTS 7 & 8
- PLOT 9
- PLOT 17

AFFORDABLE HOMES 10 - 15

SITE PLAN

The Homes

An eye-catching range of homes, St Margaret's Place strikes the fine balance between old and new, employing traditional weatherboard cladding contrasting with the abundance of full height, double glazed windows to create a striking façade. This collection contains an exciting range of styles, each with their own features, from the grand porches to the angular roofs.







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PLOT 1 ST MARGARET'S PLACE

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA	10.54m x 3.15m	34' 7" x 10' 4"
LOUNGE	4.03m x 4.09m [†]	13' 3" x 13' 5"†
SITTING	4.02m x 4.09m [†]	13' 2" x 13' 5"†

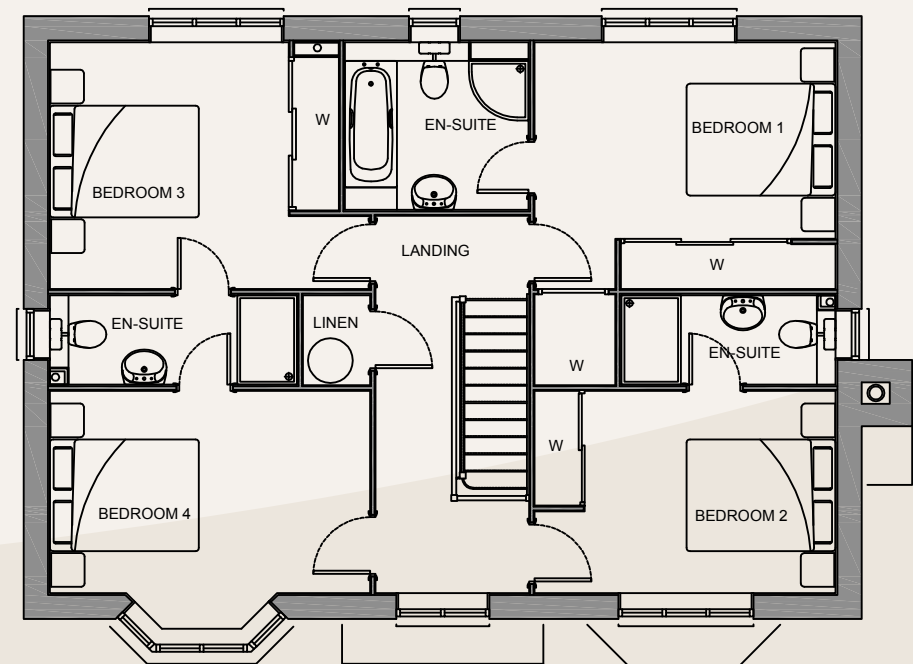
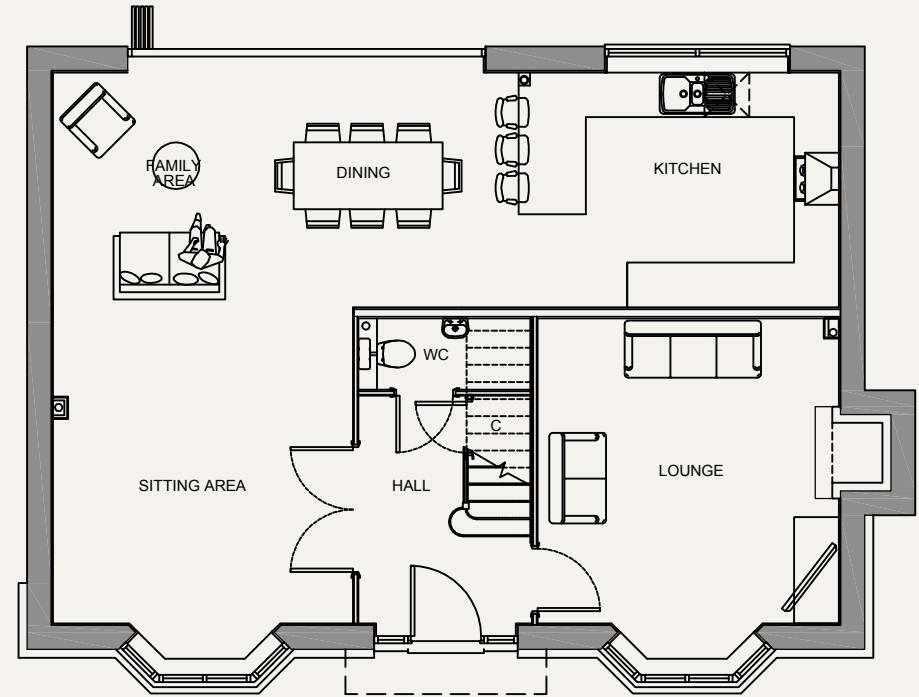
[†]into bay

FIRST FLOOR

BEDROOM 1	4.03m x 3.31m*	13' 3" x 10' 10"
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m* x 3.31m	12' 9" x 10' 10"
BEDROOM 4	4.29m x 3.19m [†]	14' 1" x 10' 6"†

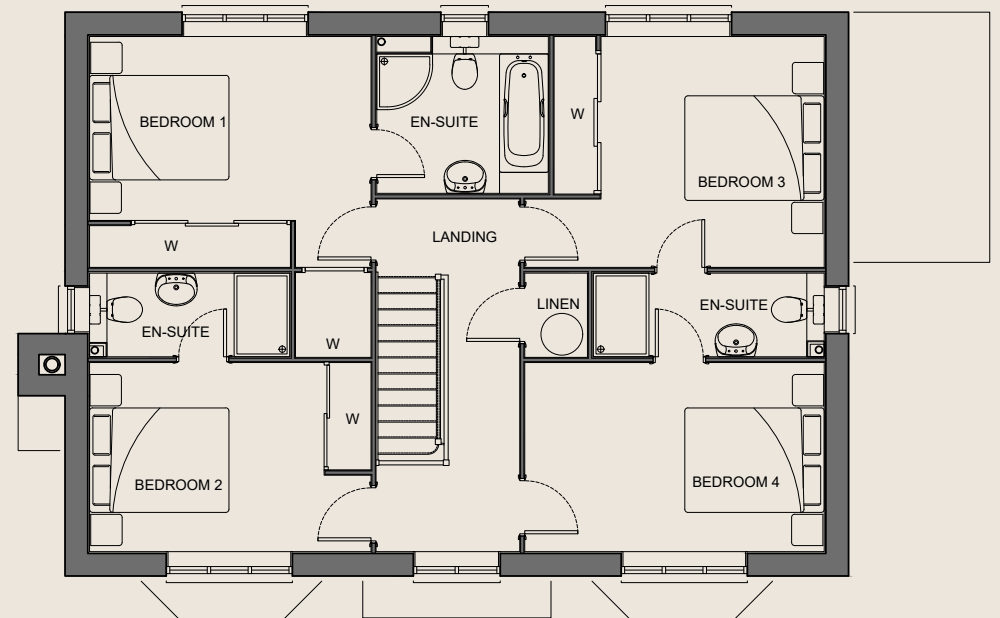
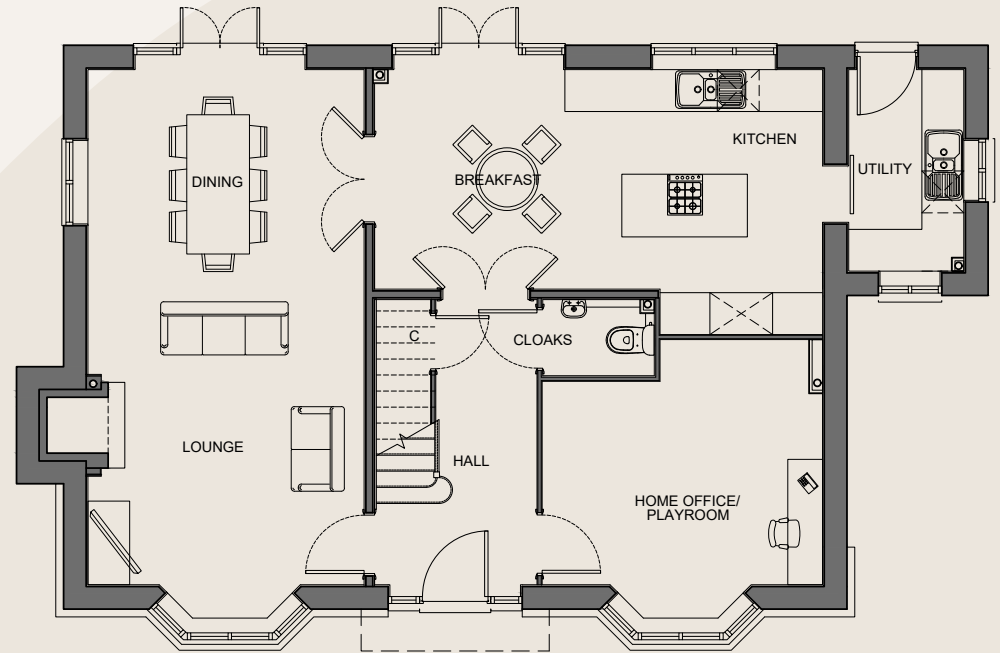
* into wardrobe † into bay

TOTAL FLOOR AREA 170.8M² / 1838 FT²





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PLOTS 2 & 16 ST MARGARET'S PLACE

GROUND FLOOR

LOUNGE/DINING	7.86m [†] x 3.96m	25' 10" [†] x 13' 0"
BREAKFAST AREA	2.73m x 3.15m	9' 0" x 10' 4"
KITCHEN	3.69m x 3.8m ^{**}	12' 2" x 12' 6" ^{**}
HOME OFFICE/PLAYROOM	4.02m x 3.99m [†]	13' 2" x 13' 1" [†]

[†]into bay ^{**}maximum

FIRST FLOOR

BEDROOM 1	4.03m x 3.31m [*]	13' 3" x 10' 10" ^{**}
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m [*] x 3.31m	12' 9" ^{**} x 10' 10"
BEDROOM 4	4.29m x 2.71m	14' 1" x 8' 11"

^{*} into wardrobe

TOTAL FLOOR AREA 175.8M² / 1892 FT²



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PLOT 3 ST MARGARET'S PLACE

GROUND FLOOR

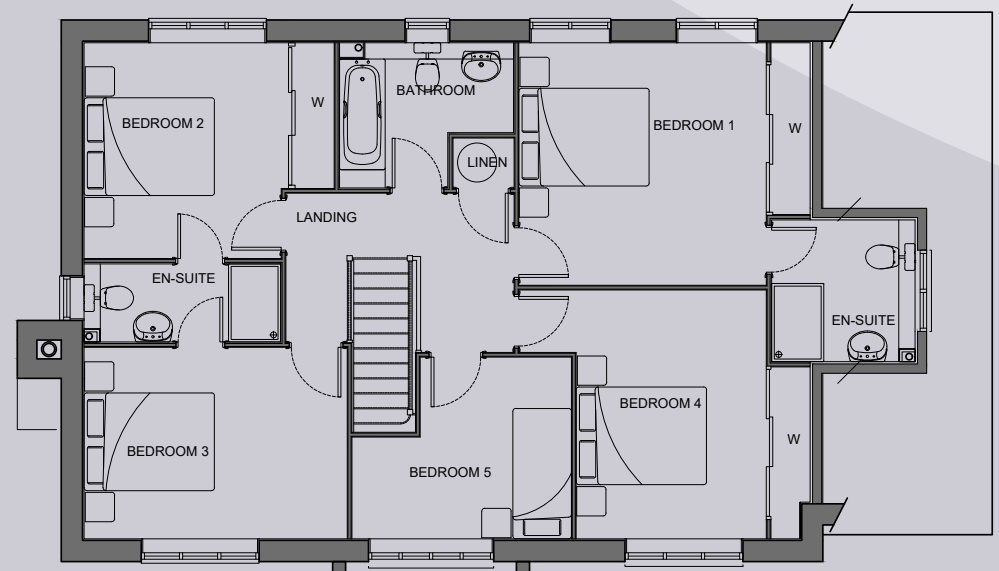
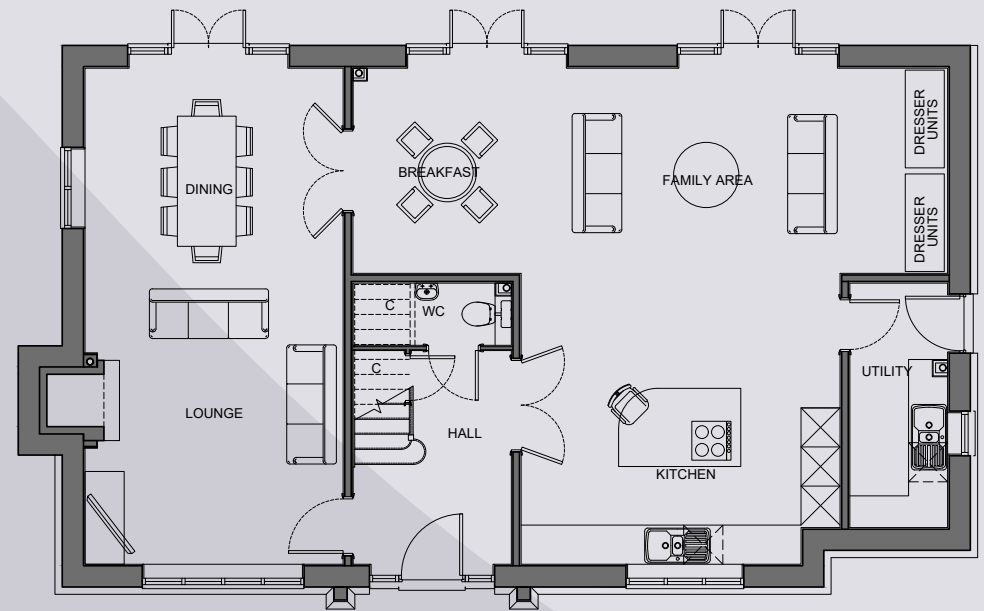
LOUNGE/DINING	7.61m x 3.96m	25' 0" x 13' 0"
BREAKFAST/FAMILY AREA	9.12m x 3.15m	29' 11" x 10' 4"
KITCHEN	4.89m x 4.46m	16' 1" x 14' 8"

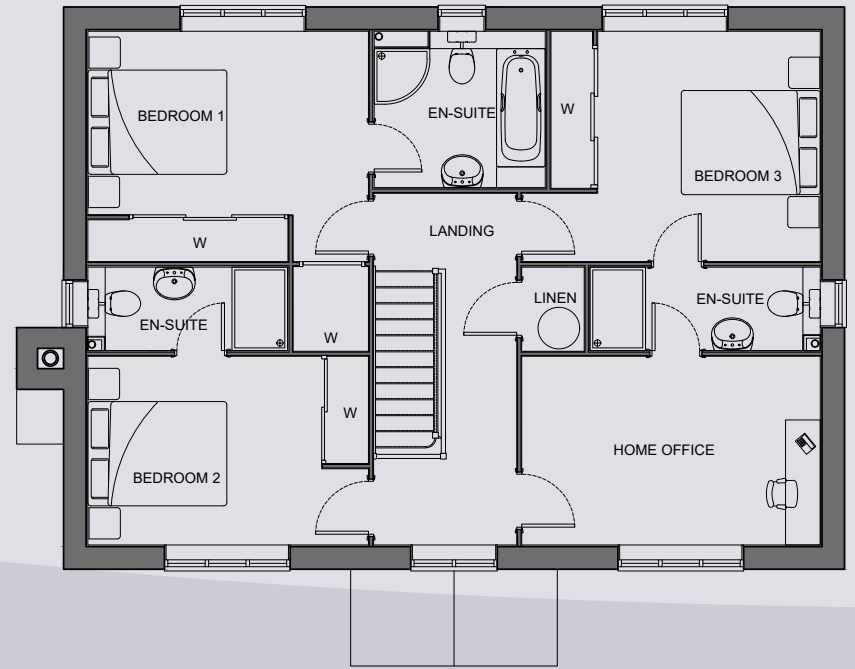
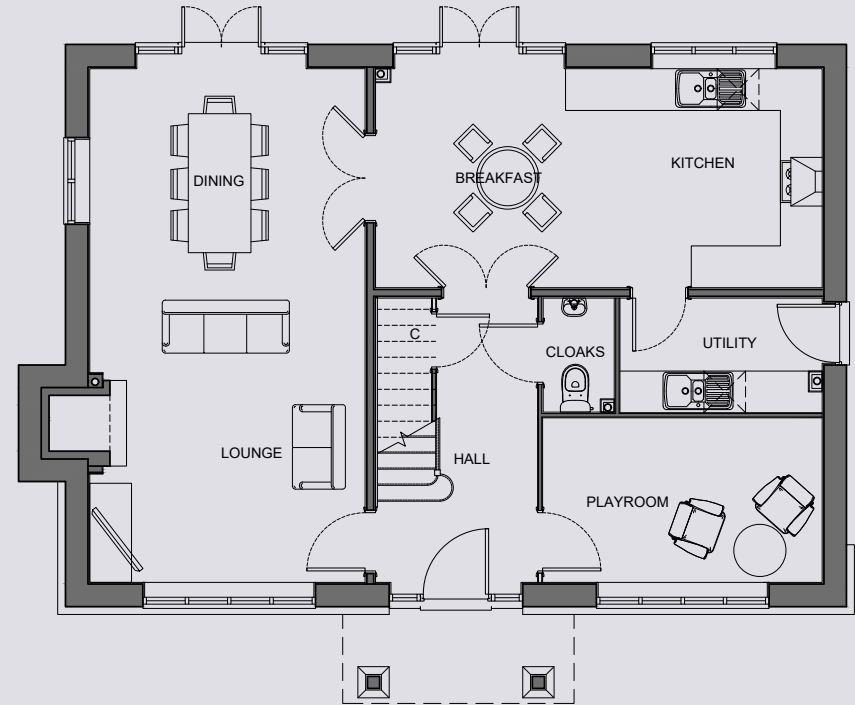
FIRST FLOOR

BEDROOM 1	4.47m* x 3.72m	14' 8" x 12' 3"
BEDROOM 2	3.87m* x 3.31m	12' 9" x 10' 10"
BEDROOM 3	4.03m x 2.93m	13' 3" x 9' 8"
BEDROOM 4	3.59m* x 3.82m	11' 9" x 12' 6"
BEDROOM 5	3.36m x 2.78m	11' 1" x 9' 2"

* into wardrobe

TOTAL FLOOR AREA: 203.7M² / 2192FT²





PLOT 4 ST MARGARET'S PLACE

GROUND FLOOR

LOUNGE/DINING	7.39m x 3.96m	24' 3" x 13' 0"
BREAKFAST AREA	2.73m x 3.15m	9' 0" x 10' 4"
KITCHEN	3.69m x 3.15m**	12' 2" x 10' 4"***
PLAYROOM	4.02m x 2.36m	13' 2" x 7' 9"

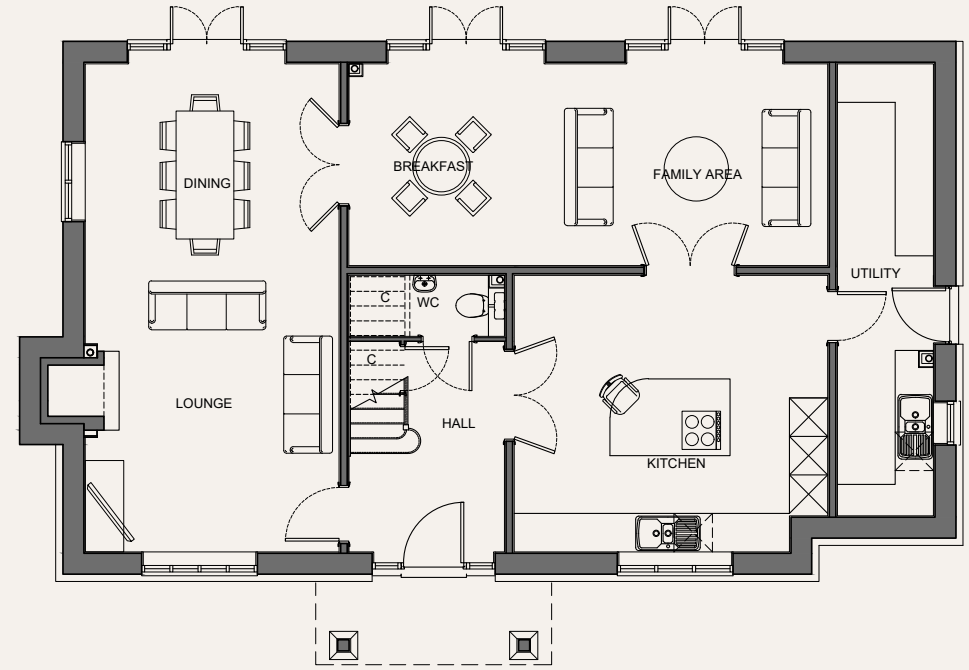
** maximum

FIRST FLOOR

BEDROOM 1	4.03m x 3.31m*	13' 3" x 10' 10"
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m* x 3.31m	12' 9" x 10' 10"
HOME OFFICE	4.29m x 2.71m	14' 1" x 8' 11"

* into wardrobe

TOTAL: 167.6M² / 1804FT²



PLOT 5 ST MARGARET'S PLACE

GROUND FLOOR

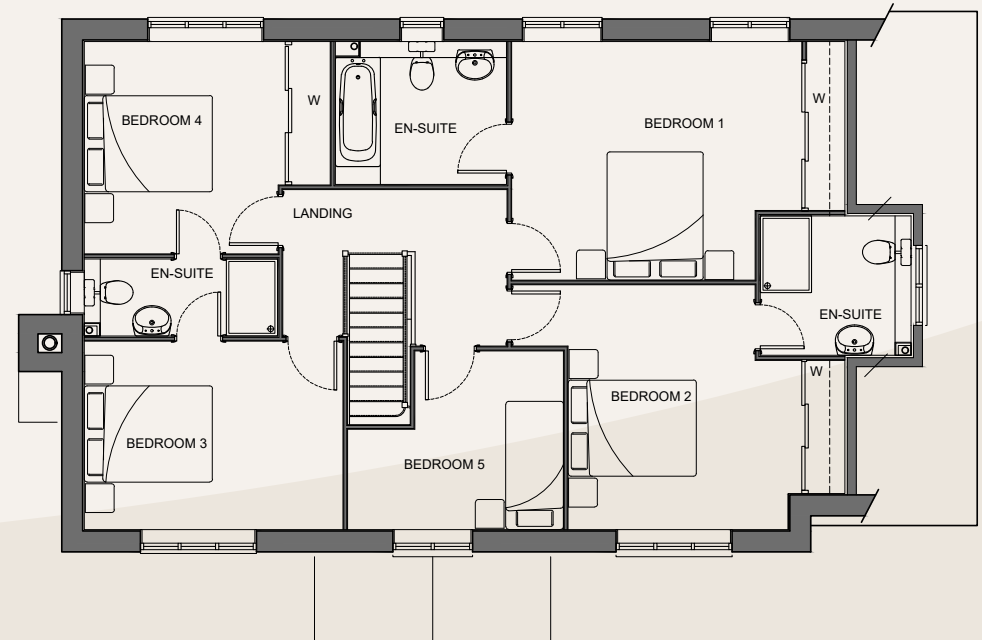
LOUNGE/DINING	7.61m x 3.96m	25' 0" x 13' 0"
BREAKFAST/FAMILY AREA	9.12m x 3.15m	29' 11" x 10' 4"
KITCHEN	4.89m x 4.46m	16' 1" x 14' 8"

FIRST FLOOR

BEDROOM 1	5.2m x 3.72m	17' 1" x 12' 3"
BEDROOM 2	3.87m x 3.31m	12' 9" x 10' 10"
BEDROOM 3	4.03m x 2.93m	13' 3" x 9' 8"
BEDROOM 4	4.32m x 3.82m	14' 2" x 12' 6"
BEDROOM 5	3.36m x 2.78m	11' 1" x 9' 2"

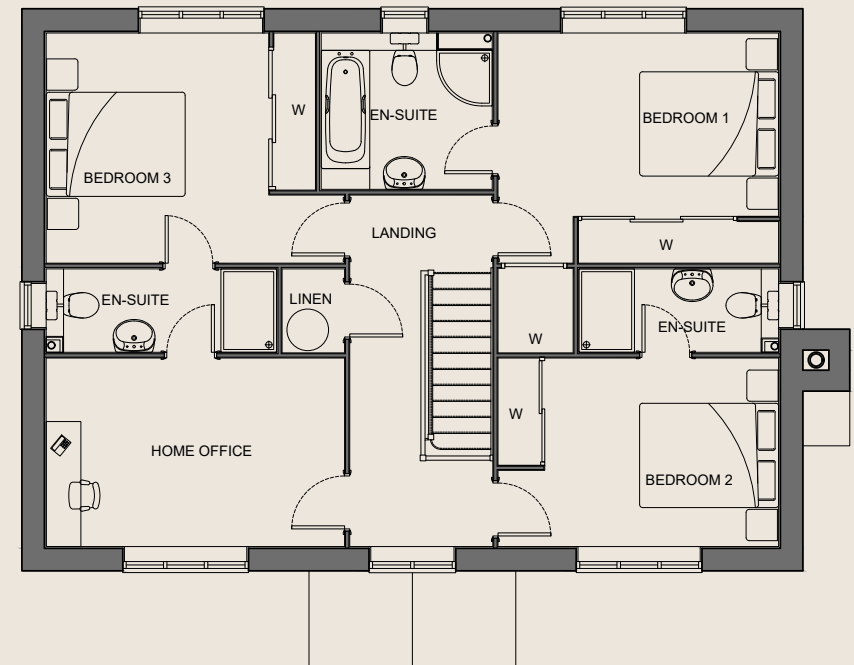
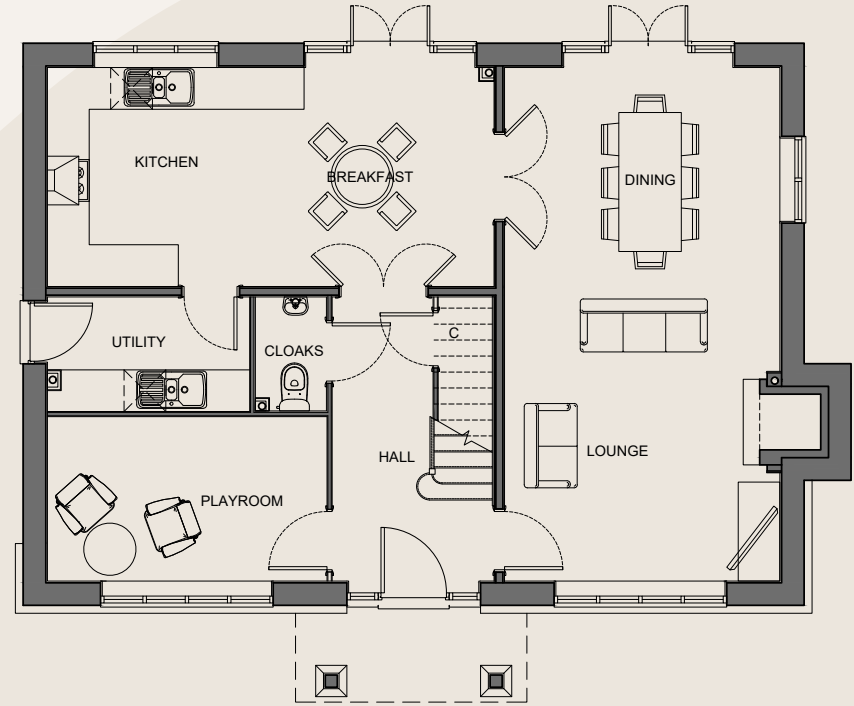
* into wardrobe

TOTAL FLOOR AREA: 203.7M² / 2192FT²





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PLOT 6 ST MARGARET'S PLACE

GROUND FLOOR

LOUNGE/DINING	7.39m x 3.96m	24' 3" x 13' 0"
BREAKFAST AREA	2.73m x 3.15m	9' 0" x 10' 4"
KITCHEN	3.69m x 3.15m**	12' 2" x 10' 4"***
PLAYROOM	4.02m x 2.36m	13' 2" x 7' 9"

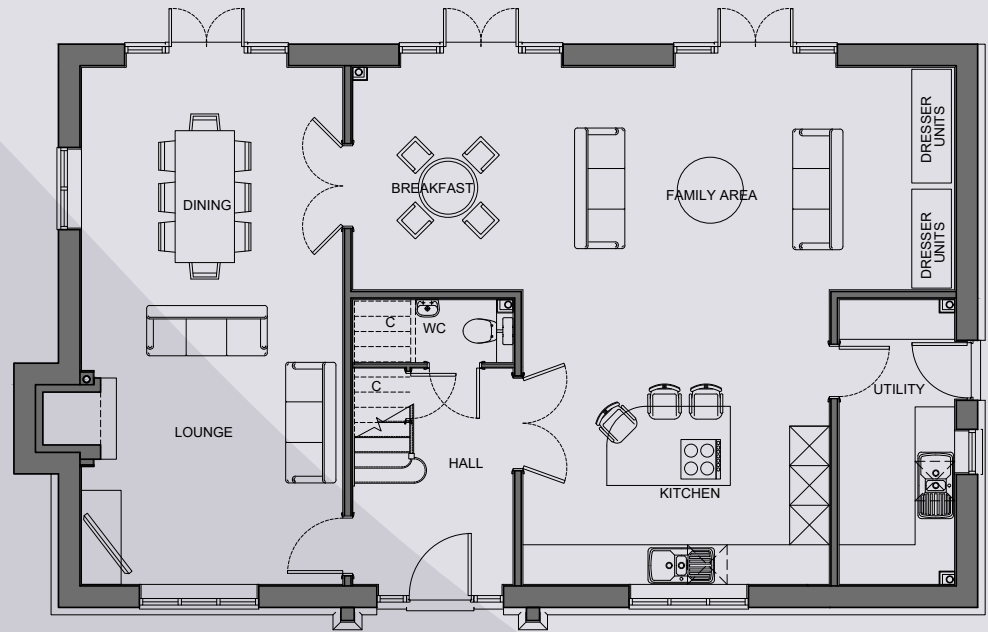
** maximum

FIRST FLOOR

BEDROOM 1	4.03m x 3.31m*	13' 3" x 10' 10"
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m x 3.31m	12' 9" x 10' 10"
HOME OFFICE	4.29m x 2.71m	14' 1" x 8' 11"

* into wardrobe

TOTAL FLOOR AREA: 167.6M² / 1804FT²



PLOTS 7 & 8 ST MARGARET'S PLACE

GROUND FLOOR

LOUNGE/DINING	7.84m x 3.96m	25' 9" x 13' 0"
BREAKFAST/FAMILY AREA	9.12m x 3.37m	29' 11" x 11' 1"
KITCHEN	4.64m x 4.46m	15' 3" x 14' 8"

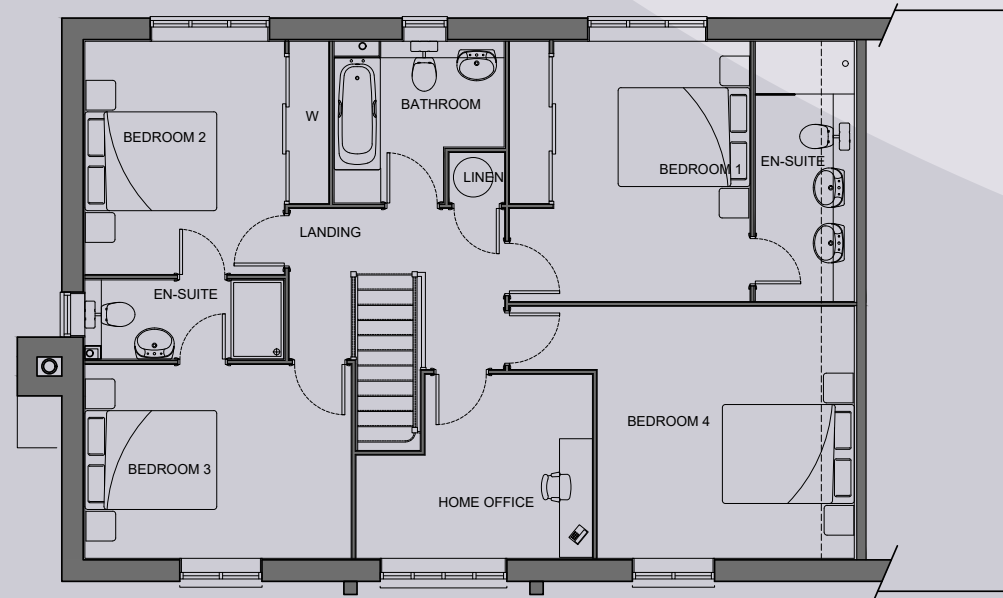
FIRST FLOOR

BEDROOM 1	3.64m [*] x 3.94m	12' 0" x 12' 11"
BEDROOM 2	3.69m [*] x 3.53m	12' 2" x 11' 7"
BEDROOM 3	4.03m x 2.93m	13' 3" x 9' 8"
BEDROOM 4	3.89m x 3.82m	12' 9" x 12' 6"
HOME OFFICE	3.58m x 2.78m	11' 9" x 9' 2"

* into wardrobe

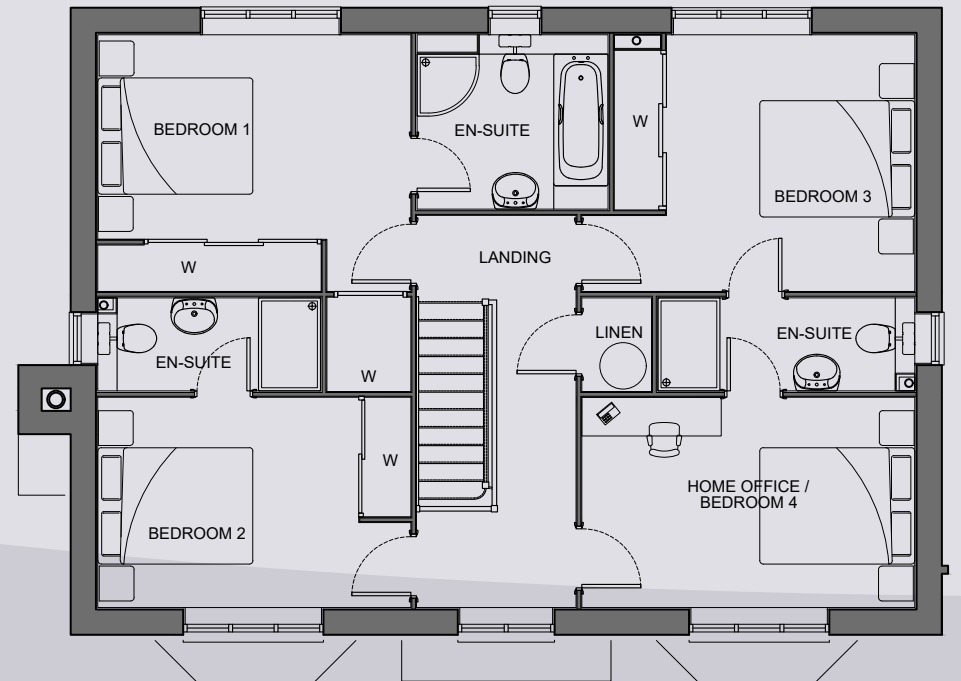
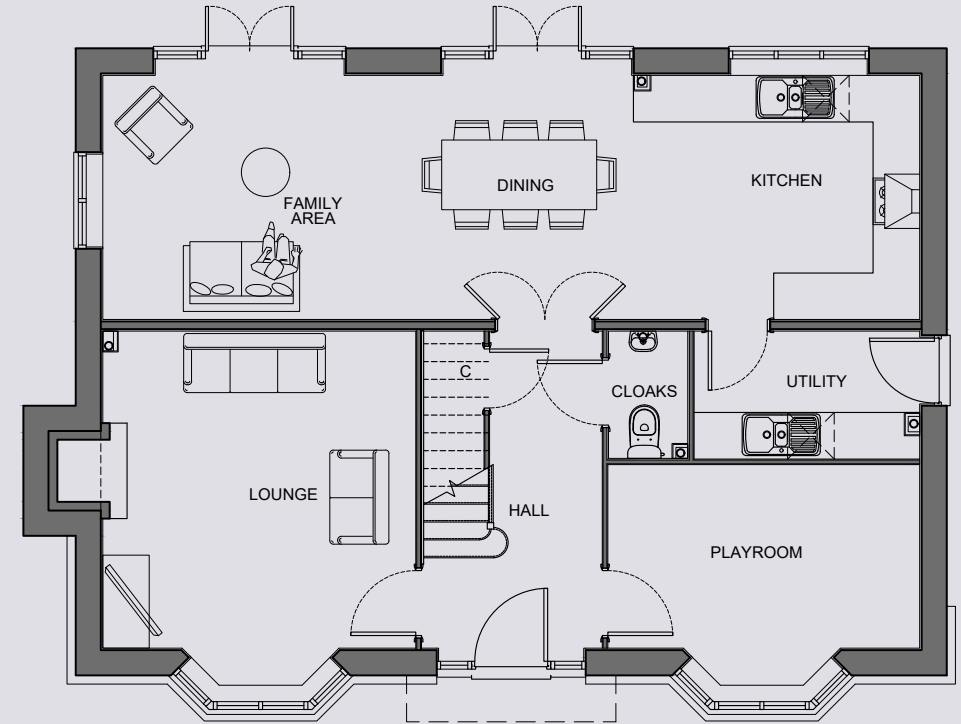
TOTAL: 195.4M² / 2103FT²

*Plot 7 is handed





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PLOT 9 ST MARGARET'S PLACE

GROUND FLOOR

KITCHEN	3.7m x 3.15m	12' 2" x 10' 4"
DINING/FAMILY AREA	6.84m x 3.15m	22' 5" x 10' 4"
LOUNGE	4.56m† x 4.03m	15' 0"† x 13' 3"
HOME OFFICE/PLAYROOM	4.02m x 2.84m†	13' 2" x 9' 4"†

†into bay

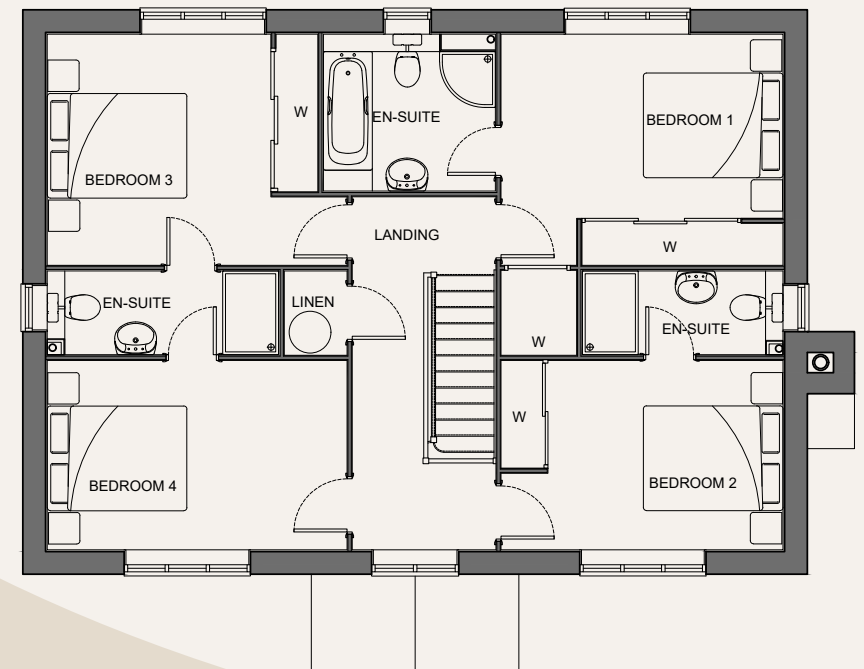
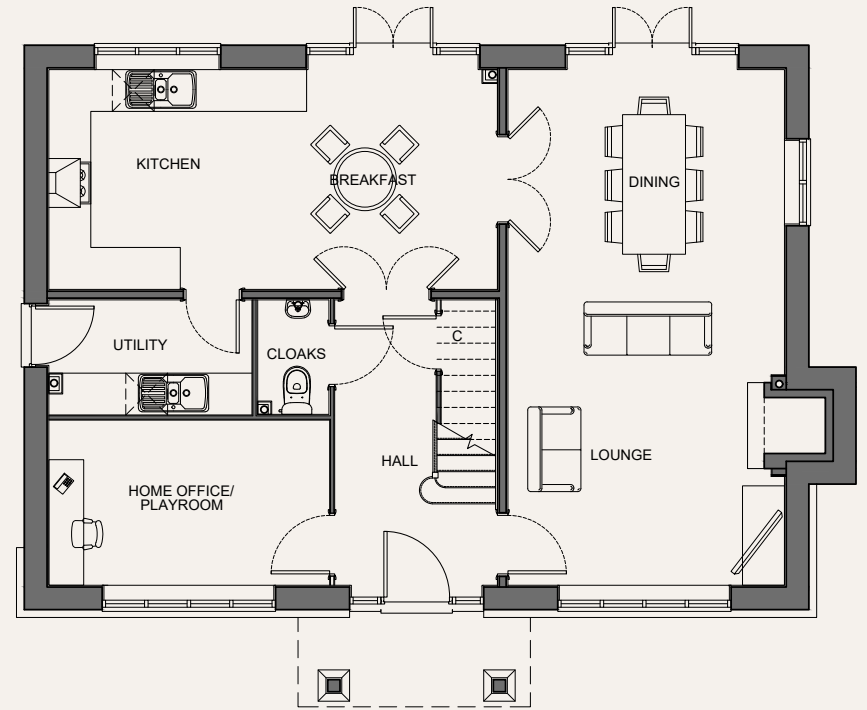
FIRST FLOOR

BEDROOM 1	4.03m x 3.31m*	13' 3" x 10' 10"
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m* x 3.31m	12' 9" x 10' 10"
BEDROOM 4/HOME OFFICE	4.29m x 2.71m	14' 1" x 8' 11"

* into wardrobe † into bay

TOTAL FLOOR AREA 175.8M² / 1892 FT²

*Plot 9 is handed



PLOT 17 ST MARGARET'S PLACE

GROUND FLOOR

LOUNGE/DINING	7.39m x 3.96m	24' 3" x 13' 0"
BREAKFAST AREA	2.73m x 3.15m	9' 0" x 10' 4"
KITCHEN	3.69m x 3.15m**	12' 2" x 10' 4"**
HOME OFFICE/PLAYROOM	4.02m x 2.36m	13' 2" x 7' 9"
** maximum		

FIRST FLOOR

BEDROOM 1	4.03m x 3.31m*	13' 3" x 10' 10"
BEDROOM 2	4.03m x 2.71m	13' 3" x 8' 11"
BEDROOM 3	3.87m* x 3.31m	12' 9"* x 10' 10"
BEDROOM 4	4.29m x 2.71m	14' 1" x 8' 11"
* into wardrobe		

TOTAL FLOOR AREA: 167.6M² / 1804FT²

KITCHEN FEATURES

- Bespoke Designer Fitted Kitchens in a choice of door finish complete with soft close doors and drawers, 1½ bowl stainless steel sink with chrome mixer tap.*
- Quartz worktops are provided including 100mm upstand in a choice of colours.*
- Appliances include built in double oven, induction hob with stainless steel splash back, canopy extractor, fully integrated dishwasher, free standing washing machine, free standing dryer, built in full height fridge and built in full height freezer and wine cooler.
- Ceramic tiled flooring in a choice of colours.*
- Isolator grid switch to all kitchen electrical equipment engraved with relevant appliance.
- Inset low energy downlighters and under cupboard lighting.

BATHROOM FEATURES

- Contemporary style suites by Geberit Ceramics.
- Bath with shower over and glass screen to main bathroom.
- Walk in showers or baths to en-suites.
- Ceramic wall tiling to bath & shower areas in a choice of colours.*
- Chrome heated towel warmers.
- Inset low energy downlighters.

ELECTRICAL FEATURES

- CAT 6 Home networking cabling throughout enabling super-fast fibre broadband with speeds in excess of 100mb.
- Ample power points throughout, chrome switches throughout, brushed chrome sockets and switches to kitchen.
- Ventilation extractor to kitchen, bathroom and en-suites.

- Shaver point to bathroom and en-suites.
- Light and power socket provided in loft.
- External double socket to rear elevation.
- External light adjacent to all front and rear doors.
- Telephone point to hall, kitchen, living room and all bedrooms.
- TV point to living room, kitchen (at high level) and all bedrooms.

FINISHING TOUCHES

- Log burner.
- Smooth ceilings with ornate cornicing to all rooms other than bathrooms all finished in white supermatt emulsion.
- Decorative skirting and architrave in white eggshell finish, staircase with chamfered spindles and oak newel posts.
- Oak veneer cottage style feature doors throughout with chrome door furniture.
- Timber double glazed windows in white finish incorporating chrome lockable furniture. French doors as shown.
- Built in wardrobes with sliding glass doors, hanging rail and shelf.
- Loft ladder installed with insulated trap hatch.
- Timber soffit and fascia boards white finish.
- Timber cladding white finish where shown.

HEATING & ENERGY EFFICIENCY

- Energy efficient gas fired central heating via radiators with 24/7 central heating programmer, room thermostat and thermostatically controlled radiator valves.
- 2 zones- upstairs and downstairs.
- Thermal insulation to floors, walls and roof void.

SECURITY & PEACE OF MIND

- High security hardwood front door incorporating five point locking painted black.
- Security alarm incorporating movement detectors and door contacts.
- Windows incorporate chrome lockable furniture except where fire escape/access.
- Mains operated smoke detector with battery back up to each floor.
- Battery operated carbon monoxide alarm fitted in vicinity of boiler.
- Illuminated door bell push to each home.

EXTERNAL FEATURES

- Block paved drive.
- Front and rear landscaped gardens with planting and turf.
- Indian sandstone slabs to paths and patio.
- External cold water tap.
- 1.80m high timber fencing dividing the rear garden of each property.

GENERAL

- Each property benefits from a 10 Year NHBC warranty.

* From a selected range and subject to stage of build
Specification applies to Plots 1-9 and 16-17 only.



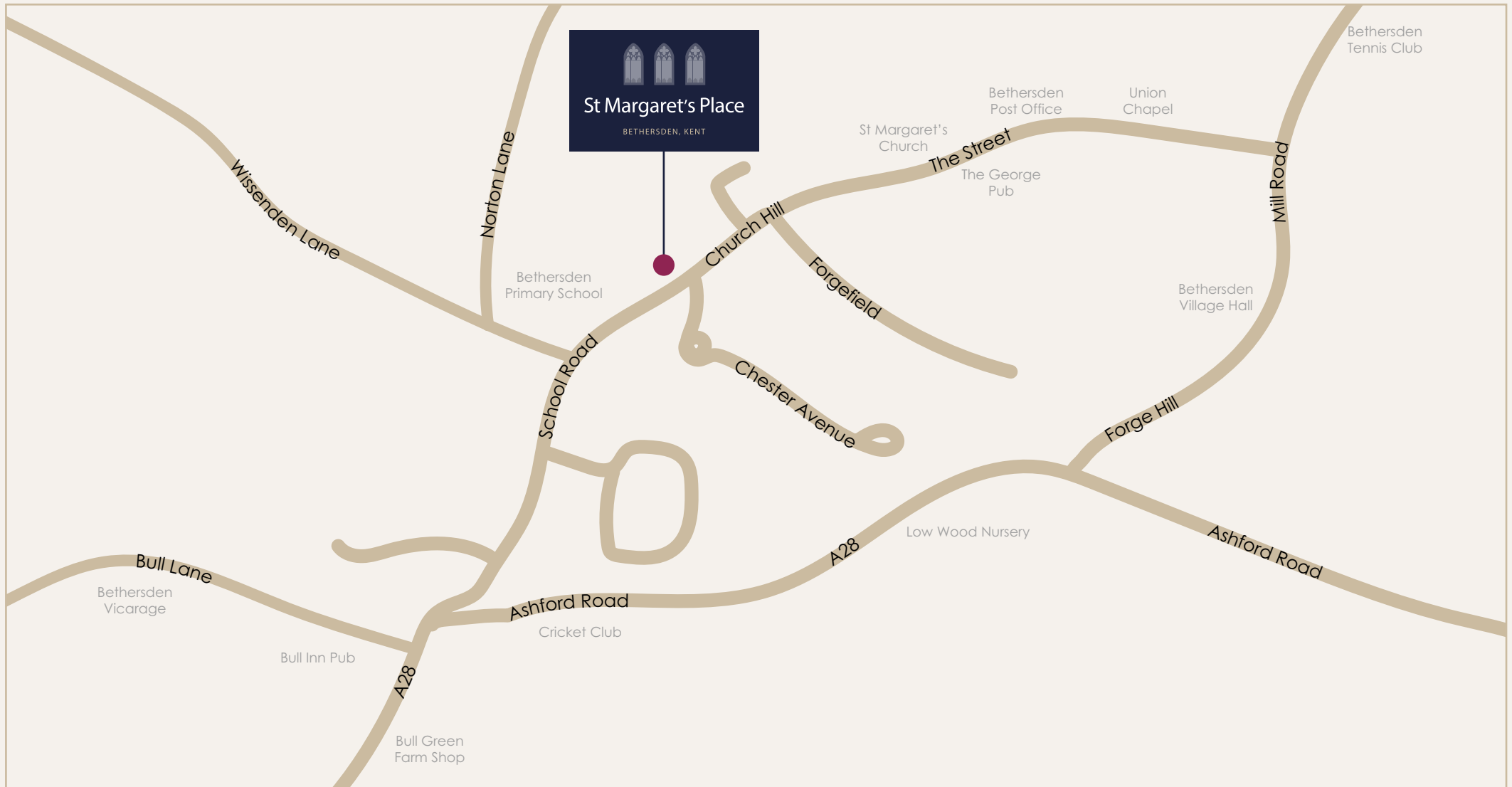
Photography of previous developments



CONNECTIONS

Travel With Ease

Travel in and around Bethersden couldn't be easier, with Pluckley Train Station 4 miles away offering trains to London & Stratford in just over an hour. Ashford International is 6 miles away, with half-hourly services to St Pancras International and roughly 37 Eurostar departures a week, making commuting and international travel easier than ever. For road networks, the M20 is 15 minutes away, taking residents down to the coast or up to the M2, M26 and M25.





St Margaret's Place

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