

CLARUS  
THE HOME OF DISTINCTION

Clarus Homes proudly present



Brambledown, Chartham Downs Road, Chartham, Canterbury. CT4 7PS





- A truly unique collection of just three 4 bedroom executive homes, built to a high specification.
- All plots with far reaching south-westerly countryside views.
- Private entrance leading to the 3 properties.
- Village primary school, shop, church and train station are all conveniently located close by.
- 4 miles from the historic city of Canterbury with its wealth of shops, restaurants and renowned theatre.
- 1 mile to Chartham train station and from there to St Pancras from 58 minutes and to Stratford from 50 minutes
- 12 miles to Ashford International Station – from there to London St Pancras in 38 mins and Paris in under 2 hours.
- 30 minute drive to the local seaside town of Whitstable famous for its “Native Oysters”.
- 30 minute drive to Folkestone Eurotunnel taking you to France in 35 minutes.







Plot 1 – 4 bedroom 3 bathroom (2272ft<sup>2</sup>)

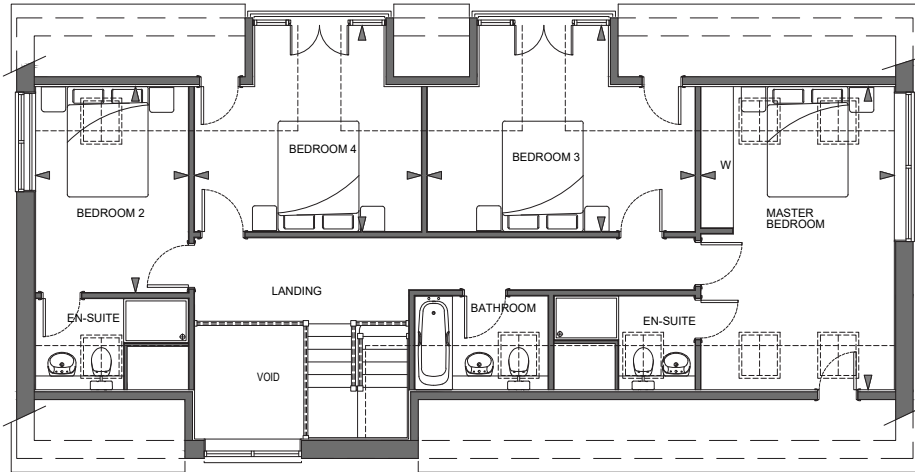






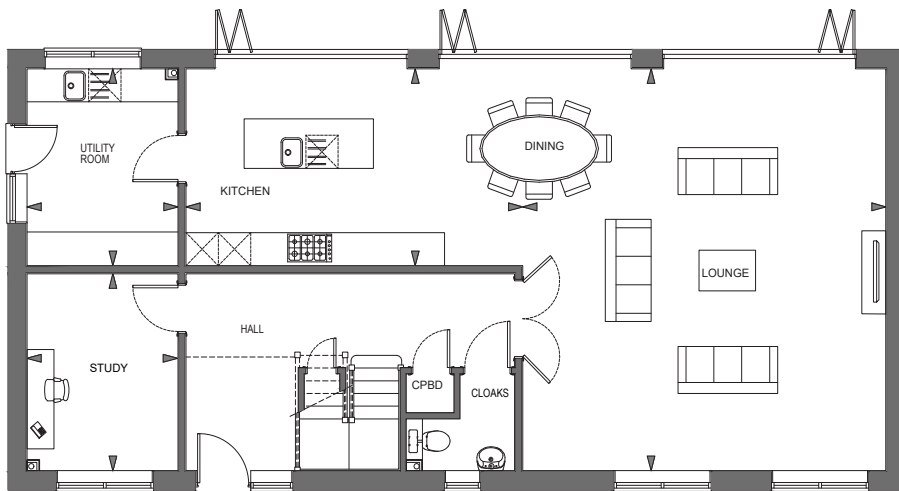
# Plot 1 – 4 bedroom 3 bathroom (2272ft2) – floor plans

### Ground Floor Plan



SCHEDULE OF ROOM SIZES - PLOT 1		
GROUND FLOOR PLAN		
LOUNGE	7.27m x 6.74m	(23' 11" x 22' 1")
KITCHEN	6.25m x 3.56m	(20' 6" x 11' 8")
UTILITY ROOM	2.8m x 3.56m	(9' 2" x 11' 8")
STUDY	2.7m x 3.48m	(9' 2" x 11' 5")
FIRST FLOOR PLAN		
MASTER BEDROOM	5.49m x 3.58m into wardrobe recess	(18' 0" x 11' 9" into wardrobe recess)
BEDROOM 2	3.72m x 2.83m	(12' 3" x 9' 4")
BEDROOM 3	4.96m x 3.73m	(16' 3" x 12' 3")
BEDROOM 4	4.21m x 3.73m	(13' 10" x 12' 3")
TOTAL FLOOR AREA	211.2m <sup>2</sup> / 2272 ft <sup>2</sup>	

### First Floor Plan





Plot 2 – 4 bedroom 4 bathroom (2382ft<sup>2</sup>)

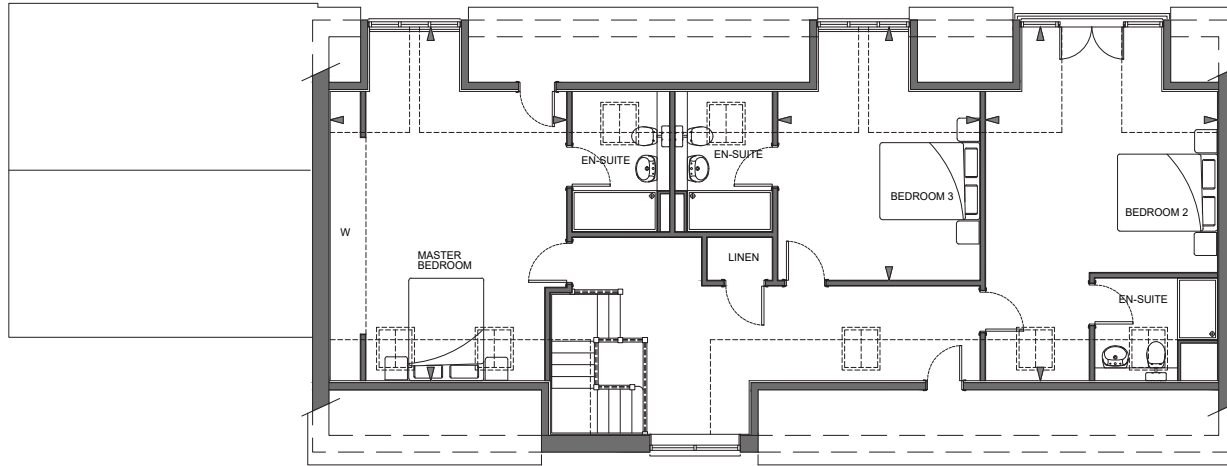






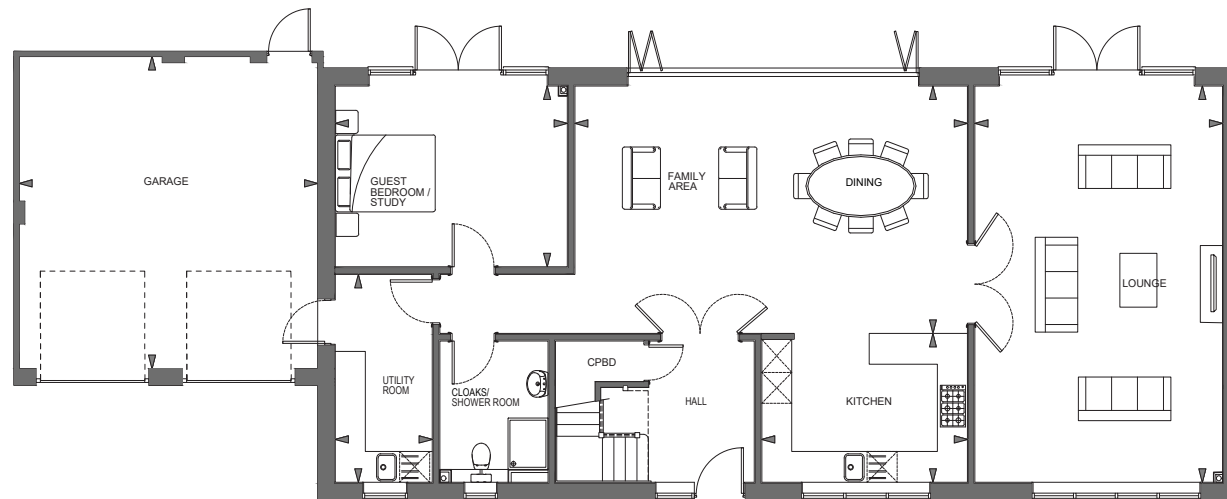


Ground Floor Plan



SCHEDULE OF ROOM SIZES - PLOT 2		
GROUND FLOOR PLAN		
LOUNGE	7.72m x 4.95m	(25' 4" x 16' 3")
DINING/FAMILY AREA	7.85m x 4.82m	(25' 9" x 15' 10")
KITCHEN	4.11m x 2.9m	(13' 6" x 9' 6")
GUEST BEDROOM/STUDY	4.64m x 3.52m	(15' 3" x 11' 7")
UTILITY ROOM	4.05m x 1.94m	(13' 4" x 6' 4")
GARAGE	5.97m x 6.08m	(19' 7" x 20' 0")
FIRST FLOOR PLAN		
MASTER BEDROOM	6.9m max x 4.72m into wardrobe recess	(22' 8" max x 15' 6" into wardrobe recess)
BEDROOM 2	6.9m max x 4.63m	(22' 8" max x 15' 3")
BEDROOM 3	4.94m max x 4.03m	(16' 2" max x 13' 3")
TOTAL FLOOR AREA EX GARAGE	249.3m <sup>2</sup> / 2682 ft <sup>2</sup>	
GARAGE FLOOR AREA	36.0m <sup>2</sup> / 387.5 ft <sup>2</sup>	

First Floor Plan



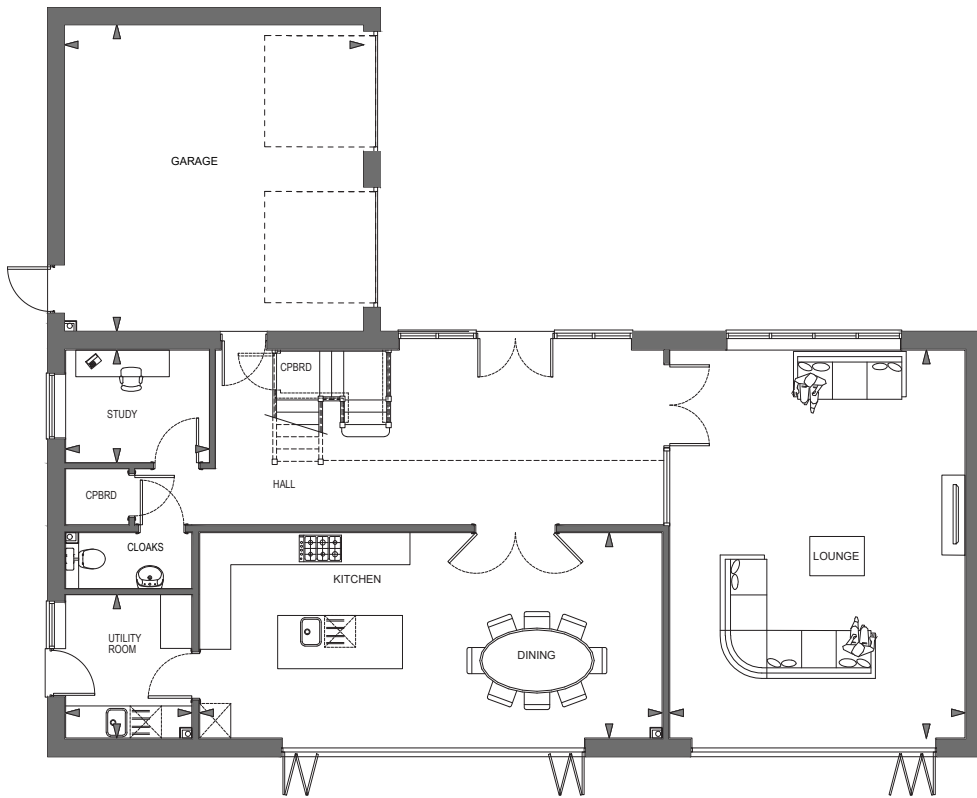


Plot 3 – 4 bedroom 4 bathroom (2799ft<sup>2</sup>)

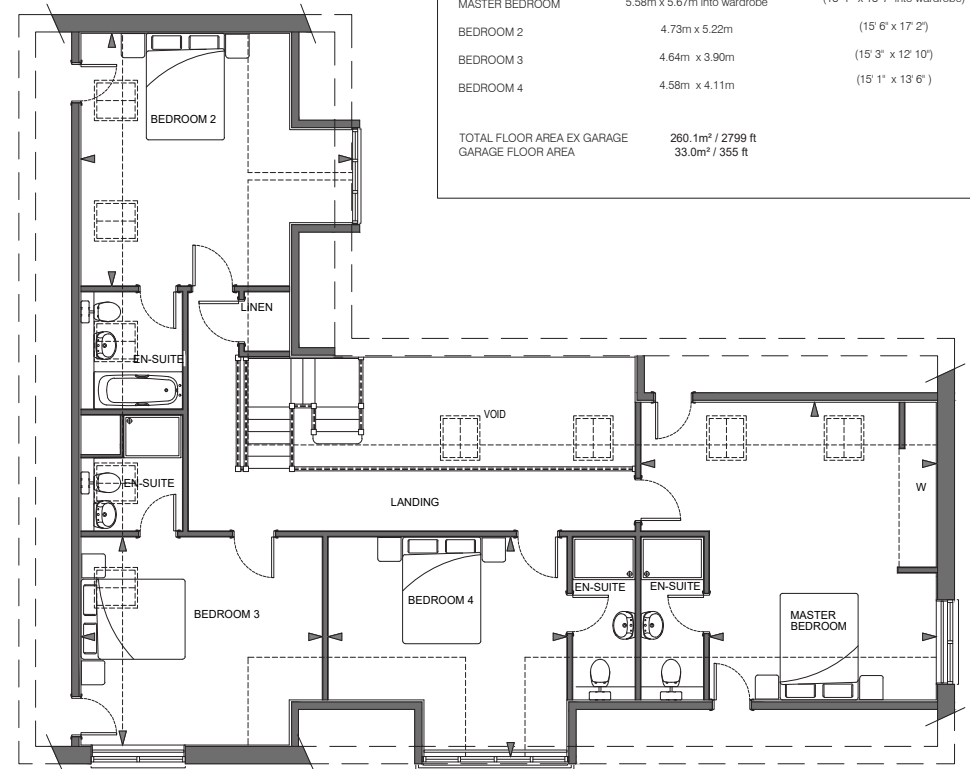




Ground Floor Plan



First Floor Plan



SCHEDULE OF ROOM SIZES - PLOT 3		
GROUND FLOOR PLAN		
LOUNGE	7.27m x 5.67m	(23' 11" x 18' 7")
KITCHEN/ DINING AREA	8.88m x 3.85m	(29' 2" x 12' 8")
UTILITY ROOM	2.88m x 2.42m	(8' 10" x 7' 11")
STUDY	2.76m x 2.11m	(9' 1" x 6' 11")
GARAGE	5.75m x 5.75m	(18' 10" x 18' 10")
FIRST FLOOR PLAN		
MASTER BEDROOM	5.58m x 5.67m into wardrobe	(18' 4" x 18' 7" into wardrobe)
BEDROOM 2	4.73m x 5.22m	(15' 6" x 17' 2")
BEDROOM 3	4.64m x 3.90m	(15' 3" x 12' 10")
BEDROOM 4	4.58m x 4.11m	(15' 1" x 13' 6")
TOTAL FLOOR AREA EX GARAGE	260.1m <sup>2</sup> / 2799 ft	
GARAGE FLOOR AREA	33.0m <sup>2</sup> / 355 ft	



- Traditionally built brick and block houses.
- Contemporary styling throughout.
- Glazing is a feature of these properties to provide swathes of natural light internally and capitalise on the truly stunning views.
- Contemporary style kitchen in a choice of cabinet doors and quartz worktops from a selected range.
- Fully integrated appliances including fridge/freezer, eye level double oven, ceramic induction hob, boiling tap, dishwasher, wine cooler and washer dryer.
- Utility rooms with direct access to the garden.
- Open plan living spaces with bi-fold doors providing access to the large terrace and garden. We bring the outside space indoors.
- Gardens laid to lawn with trees and shrubs. Indian Sandstone pathways and large terraces.
- Most bedrooms with en-suite bathrooms situated on the first floor with stunning rural views.
- Double garage with door openers.
- Finished to a high specification including Aluminium windows and doors, underfloor heating with smart controls, superfast broadband internet connection and a choice of floor finishes to all rooms.
- Plot 1 – 2 double bedrooms with en-suite bathrooms and 2 double bedrooms served by a family bathroom. Dedicated home working space on the ground floor.
- Plot 2 – 3 first floor double bedrooms all with en-suite bathrooms. A further double bedroom downstairs with access to a shower room. This room could also be utilised as a home office.
- Plot 3 – 4 double bedrooms all with with en-suite bathrooms. Dedicated home working space on the ground floor.
- Completed in accordance with current building regulations including energy efficient boiler and insulation throughout to provide low running costs.
- 10 year build warranty provided.
- Ready for occupation summer 2022.
- Reserve now off plan to benefit from Clarus Homes bespoke service including choice of internal features and finishes.







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HUNTERS<sup>®</sup>  
NEW HOMES