



GRASSLANDS

WILLESBOROUGH – KENT

AN EXCLUSIVE DEVELOPMENT OF 3 TO 5 BEDROOM FAMILY HOMES
IN WILLESBOROUGH CLOSE TO ASHFORD IN KENT.



TOLMAN HOMES

BUILDING YOUR FUTURE





GRASSLANDS

WILLESBOROUGH – KENT

AN EXCLUSIVE DEVELOPMENT OF 3 TO 5 BEDROOM FAMILY HOMES IN THE VILLAGE OF WILLESBOROUGH, A RESIDENTIAL SUBURB CLOSE TO ASHFORD IN KENT. PERFECTLY PLACED CLOSE TO COUNTRY, TOWN AND COAST, AT GRASSLANDS YOU WILL BE IDEALLY POSITIONED FOR BOTH WORK AND LEISURE PURSUITS.

Adjacent to farmland and picturesque countryside this stunning development has been carefully considered to offer privacy and seclusion whilst still being well connected to transport links, the local amenities of Ashford and Canterbury, and the coast.

The Kent Downs, an area of outstanding Natural Beauty, gives a beautiful backdrop to daily life with Conningbrook Lakes Country Park on your doorstep. The development provides true countryside mood incorporating its own ecological meadow and the homes benefit from large gardens and rural views. Careful planning and landscaping ensure they are well spaced with plenty of parking.

The homes at Grasslands have been designed to offer spacious, well-planned interiors and a comprehensive high-quality specification combining contemporary elegance with quality and durability.

Every detail of the homes has been chosen with comfort and ease in mind, from elegant kitchens and luxurious Smart Home underfloor heating.





ON YOUR DOORSTEP

WILLESBOROUGH VILLAGE



There are plenty of amenities available in Willesborough including an infant and a junior school, both Ofsted rated "good".

The Julie Rose Sports Stadium, a football and cricket club and the William Harvey Hospital are all nearby and, of course, there is a nice selection of pubs. The village has its very own Grade II listed windmill built in 1869. Willesborough Windmill is one of the largest smock mills in the South of England and welcomes visitors between the months of April and October.

Leisure

The Nearby Stour Centre offers a gym, fitness studios, sports hall, spa and several swimming pools. The Julie Rose Stadium is an impressive sporting venue that hosts a range of events and is home to Ashford Athletics Club. It also offers a gym, fitness classes and an all weather games area.

Schools

In addition to the local Willesborough infant and junior schools, secondary students are able to attend The North School, The Norton Knatchbull Grammar School for boys and Highworth Grammar school for girls.

Transport

With its close proximity to Ashford, Grasslands is ideally located for providing excellent commuter access via the M20 motorway at junction 10 and is close to Ashford International Station.

The M20 is only a 5 minute drive away providing access to Folkestone, Maidstone and straight to London, while the M26 link to the M25 provides a quick and easy route to Gatwick and Heathrow.

Ashford International Station is a 10-minute drive away which offers services to Canterbury, Folkestone and Charing Cross together with a high speed service to London St Pancras.



ASHFORD

Ashford's town centre is only 3 miles away providing plenty of shopping and entertainment opportunities. The recently expanded McArthur Glen



Designer Outlet offers a superb range of shopping and restaurants. Close by is the Curious Brewery, home to the beer and cider arm of Chapel Down, England's leading winemaker, where you can book a tour, stop for lunch and stock up in the shop. Retail parks are home to all of the large shops you would expect from supermarkets to DIY, hobby craft and homeware to car sales. Ashford Picturehouse, an art cinema with bar and food is a new addition to the town centre, while Cineworld, alongside Pizza Hut, KFC, Nandos and Frankie & Benny's, is just a little over 10 minutes away.

There is a wide selection of reputable local primary, secondary and grammar schools. Several exceptional independent schools, both prep and senior are also located close by.

Ashford International Station provides services to London St Pancras with journey times from 36 minutes and to the continent via the Eurostar service.



FURTHER AFIELD

THE COAST

There are plenty of adventures to be had along so much of the Kent Coast.

Margate, Broadstairs and Ramsgate are lively seaside resorts. They offer a range of walking routes, surfing beaches and cycle paths along the magnificent 32 mile Viking Coastal Trail.

There are various sandy beaches, bays and coves, many are family friendly, some have tidal pools and others are just great for exploring such as Botany Bay and Joss Bay in Broadstairs and Walpole Bay, Margate.



Botany Bay, Margate, Kent

For elegant restaurants, bars and boutique shopping, explore the famous Oyster town of Whitstable or the winding streets and independent shops of Deal.

CANTERBURY

Famous for being a cathedral city and UNESCO World Heritage Site, Canterbury is a city bursting with culture and history.

Many historical buildings fill the area, including a city wall founded in Roman times and rebuilt in the 14th century, the Westgate Towers Museum, the ruins of St Augustine's Abbey, the Norman Canterbury





Canterbury

Castle, and the oldest extant school in the world, the King's School. With so much to see and do including Canterbury Castle, it's no wonder that this is one of the most visited cities in the UK.

As well as the historic sights there is a huge mix of independent and high street retailers and award-winning restaurants, breweries, and cosy cafés and pubs beside cobbled streets.

The Marlowe Theatre is a fantastic 1200 seat theatre venue bringing you the best in live entertainment, from Shakespeare to musicals and stand-up comedy.

WELL CONNECTED

Journey times	 By car	 By train
To Ashford	12 mins	
To Folkstone	21 mins	15 mins
To Dover	29 mins	
To Canterbury	31 mins	15 mins
To Maidstone	33 mins	
To London St Pancras	1 hr 45 mins	38 mins
To London Charing Cross		1 hr 17 mins
To Gatwick Airport	1 hr 45 mins	





THE DEVELOPMENT

- | | |
|---|---|
|  The Oak with rendered finish (8 & 16) |  The Poplar (12) |
|  The Oak with brick finish (4) |  The Willow (7 & 11) |
|  The Maple (13) |  The Chestnut (5, 6, 9 & 10) |
|  The Cherry (1) |  The Ash (2, 3, 14 & 15) |



THE ASH

3 Bedroom semi-detached house, with car port.

Plots 2, 3, 14 & 15 (Plots 2 & 3 shown)

Total floor area 1061 sq ft, 98 sqm



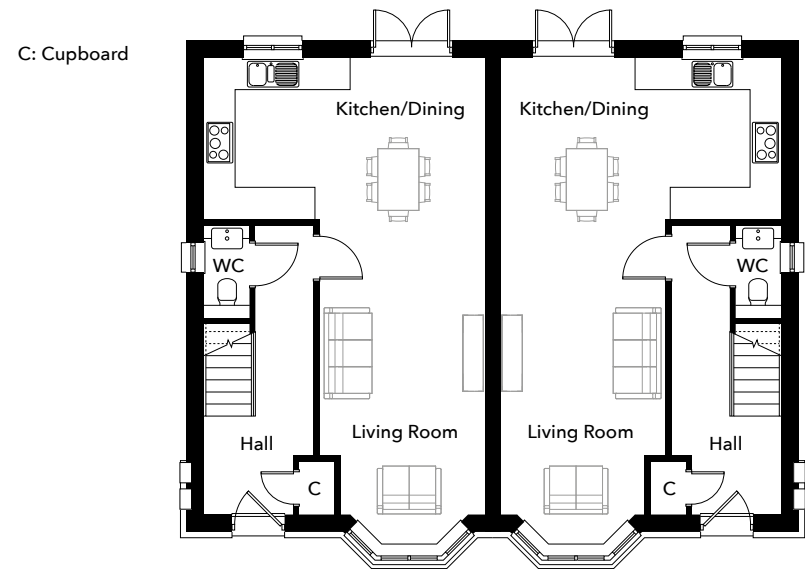
GROUND FLOOR DIMENSIONS

Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6"
WC	1.82m x 0.94m	5' 11" x 3' 1"

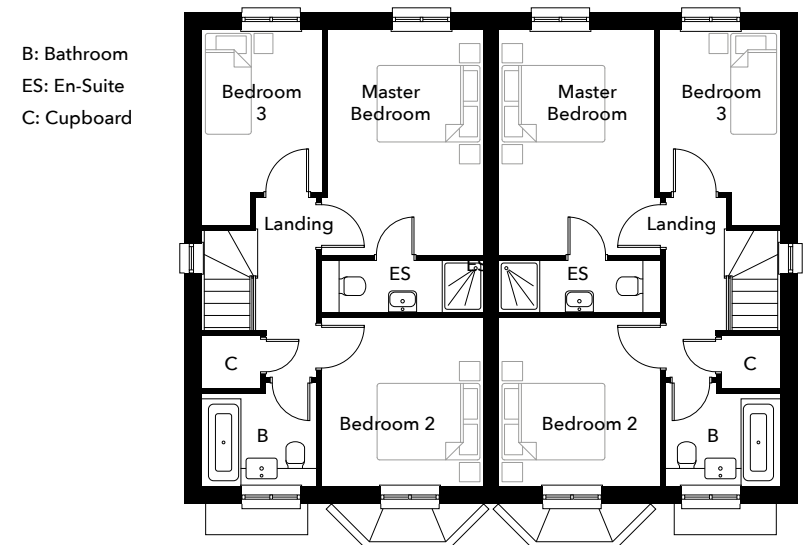
FIRST FLOOR DIMENSIONS

Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. *Floorplans are indicative only. Tolman Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.

THE MAPLE

3 Bedroom detached house, with car port.

Plot 13

Total floor area 1061 sq ft, 98 sqm



GROUND FLOOR DIMENSIONS

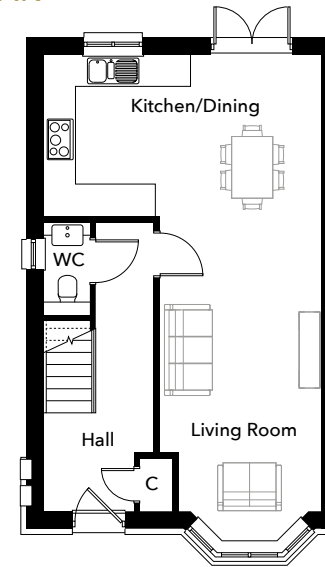
Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6"
WC	1.82m x 0.94m	5' 11" x 3' 1"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

GROUND FLOOR PLAN

C: Cupboard

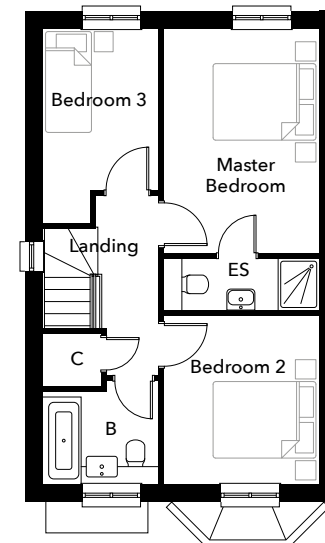


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



THE WILLOW

3 Bedroom detached house, with car port.

Plots 7 & 11 (Plot 11 shown)

Total floor area 1061 sq ft, 98 sqm



GROUND FLOOR DIMENSIONS

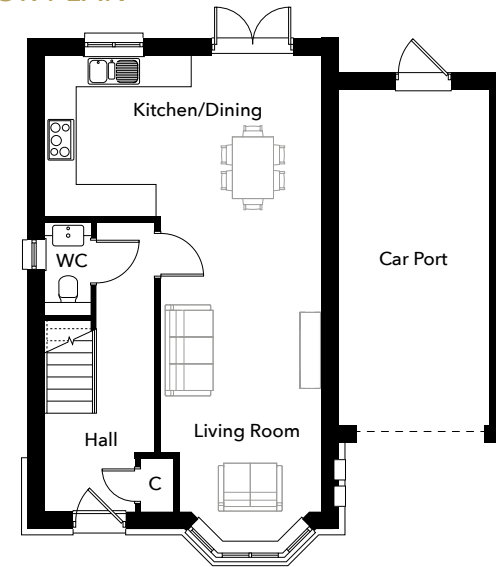
Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6"
WC	1.82m x 0.94m	5' 11" x 3' 1"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

GROUND FLOOR PLAN

C: Cupboard

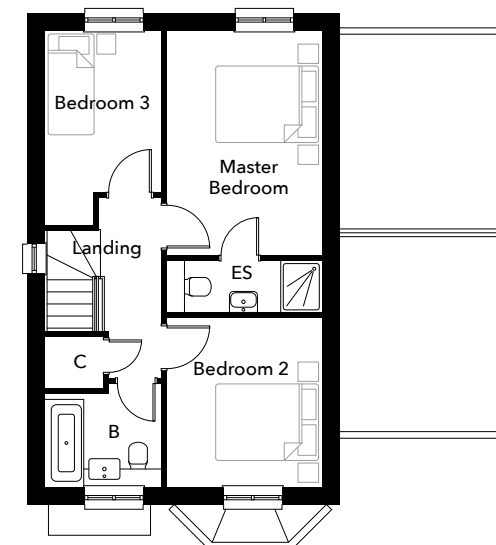


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



THE CHERRY

3 Bedroom detached house, with car port.

Plot 1

Total floor area 1098sq ft, 102 sqm



GROUND FLOOR DIMENSIONS

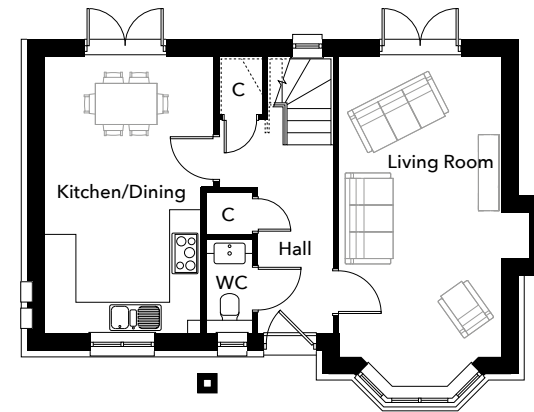
Kitchen/Dining	4.45m x 3.3m	4' 7" x 10' 10"
Living Room	5.83m x 3.15m	19' 1" x 10' 4"
WC	1.8m x 0.9m	5' 11" x 2' 11"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.3m x 3.3m	14' 1" x 10' 10"
Master En-Suite	1m x 2.8m	3' 3" x 9' 2"
Bedroom 2	3m x 3.9m	9' 11" x 12' 9"
Bedroom 3	2.75m x 3.2m	9' 0" x 10' 6"
Bathroom	2.5m x 2m	8' 2" x 6' 7"

GROUND FLOOR PLAN

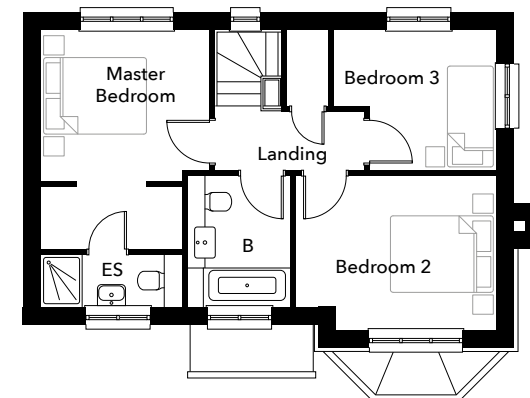
C: Cupboard



FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite



THE CHESTNUT

4 Bedroom detached house, with car port.
 Plots 5, 6, 9 & 10 (Plot 6 shown, plots 5 & 10 handed)
 Total floor area 1350 sq ft, 125 sqm



GROUND FLOOR DIMENSIONS

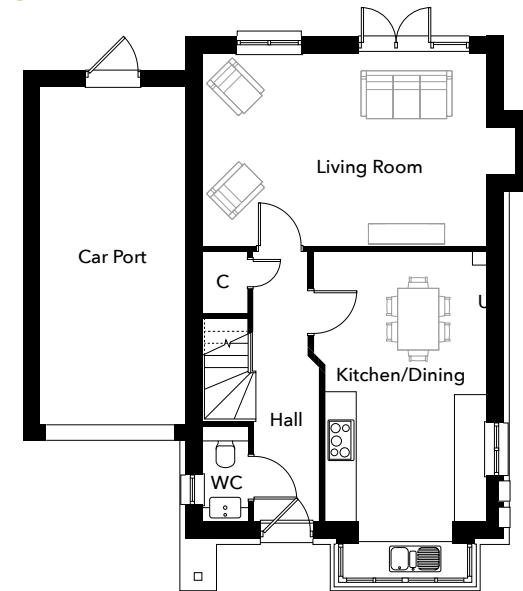
Kitchen/Dining	5.2m x 3.25m	17' 0" x 10' 8"
Living Room	3.75m x 5.5m	12' 3" x 18' 0"
WC	1.85m x 0.9m	6' 0" x 2' 11"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.45m x 4.36m	14' 7" x 14' 3"
Master En-Suite	2.77m x 1.54m	9' 1" x 5' 0"
Bedroom 2	3.15m x 5.5m	10' 4" x 18' 0"
Bedroom 3	2.85m x 3.0m	9' 4" x 9' 11"
Bedroom 4	2.45m x 3.0m	8' 0" x 9' 11"
Bathroom	2.23m x 2.15m	7' 4" x 7' 0"

GROUND FLOOR PLAN

C: Cupboard

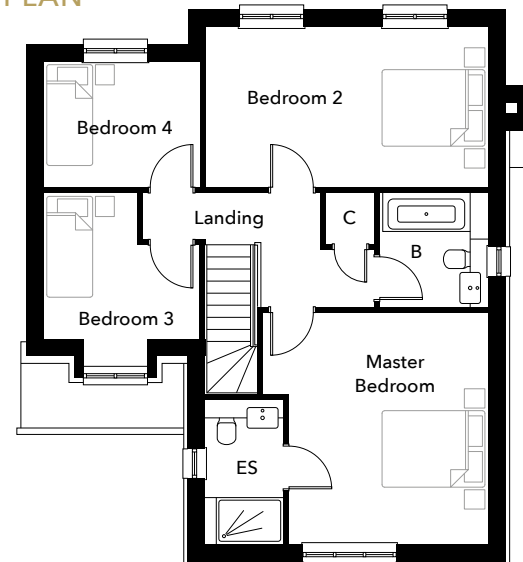


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



THE OAK

4 Bedroom detached house, with car port. With rendered finish.

Plots 8 & 16 (Plot 16 shown)

Total floor area 1378 sq ft, 128 sqm



GROUND FLOOR DIMENSIONS

Kitchen/Dining	8.9m x 3.2m	29' 2" x 10' 6"
Living Room	6.1m x 3.45m	20' 0" x 11' 4"
Utility Room	1.65m x 1.97m	5' 5" x 6' 5"
WC	1.7m x 0.95m	5' 7" x 3' 1"

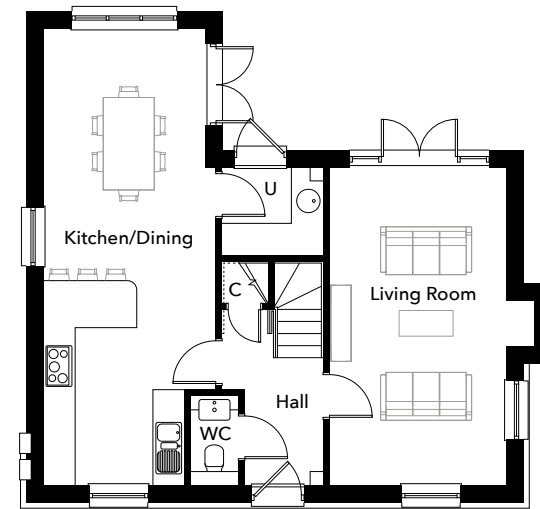
FIRST FLOOR DIMENSIONS

Master Bedroom	3.5m x 3.1m	11' 6" x 10' 2"
Master En-Suite	1.7m x 2.2m	5' 7" x 7' 2"
Bedroom 2	3.5m x 3.4m	11' 6" x 11' 2"
Bedroom 3	2.6m x 3.4m	8' 6" x 11' 2"
Bedroom 4	3.25m x 2.14m	10' 8" x 7' 0"
Bathroom	1.7m x 2.3m	5' 7" x 7' 6"

GROUND FLOOR PLAN

U: Utility Room

C: Cupboard

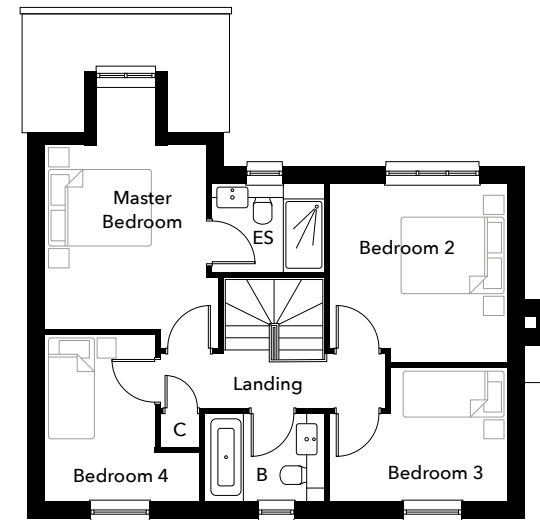


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



THE OAK

4 Bedroom detached house, with car port. With brick finish.

Plots 4

Total floor area 1378 sq ft, 128 sqm



GROUND FLOOR DIMENSIONS

Kitchen/Dining	8.9m x 3.2m	29' 2" x 10' 6"
Living Room	6.1m x 3.45m	20' 0" x 11' 4"
Utility Room	1.65m x 1.97m	5' 5" x 6' 5"
WC	1.7m x 0.95m	5' 7" x 3' 1"

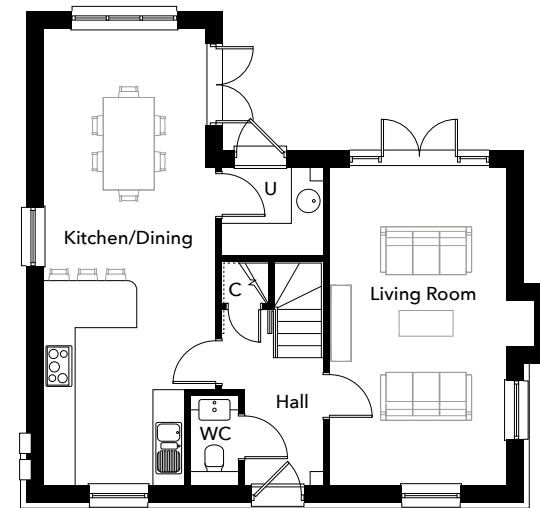
FIRST FLOOR DIMENSIONS

Master Bedroom	3.5m x 3.1m	11' 6" x 10' 2"
Master En-Suite	1.7m x 2.2m	5' 7" x 7' 2"
Bedroom 2	3.5m x 3.4m	11' 6" x 11' 2"
Bedroom 3	2.6m x 3.4m	8' 6" x 11' 2"
Bedroom 4	3.25m x 2.14m	10' 8" x 7' 0"
Bathroom	1.7m x 2.3m	5' 7" x 7' 6"

GROUND FLOOR PLAN

U: Utility Room

C: Cupboard

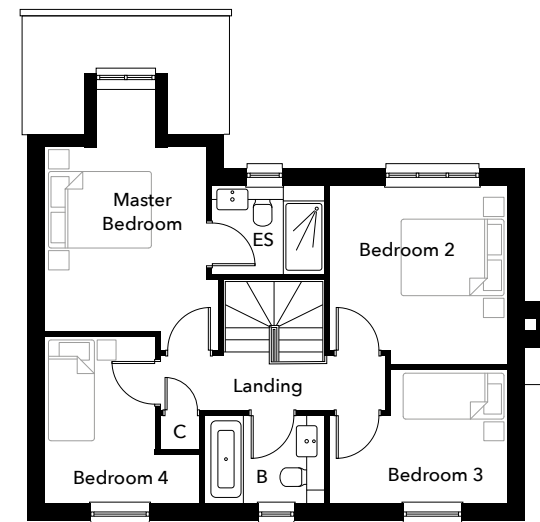


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



THE POPLAR

5 Bedroom detached house, with car port.

Plot 12

Total floor area 1768 sq ft, 164 sqm



GROUND FLOOR DIMENSIONS

Kitchen	4.8m x 3.5m	15' 9" x 11' 6"
Dining Room	2.9m x 5.7m	9' 6" x 18' 8"
Living Room	5.1m x 3.5m	16' 9" x 11' 6"
Study	2.25m x 2.14m	7' 4" x 7' 0"
Utility Room	2.95m x 2.6m	9' 8" x 8' 6"
WC	2.25m x 1.17m	7' 4" x 3' 10"

FIRST FLOOR DIMENSIONS

Master Bedroom	5.6m x 3.5m	18' 4" x 11' 6"
Master En-Suite	2.3m x 1.7m	7' 6" x 5' 7"
Bedroom 2	3.6m x 3.6m	11' 10" x 11' 10"
Bedroom 3	3.7m x 3.25m	12' 1" x 10' 8"
Bedroom 4	2.4m x 3.5m	7' 10" x 11' 6"
Bedroom 5	3.25m x 2.4m	10' 8" x 7' 10"
Bathroom	2.65m x 2.0m	8' 8" x 6' 7"

GROUND FLOOR PLAN

U: Utility Room

C: Cupboard

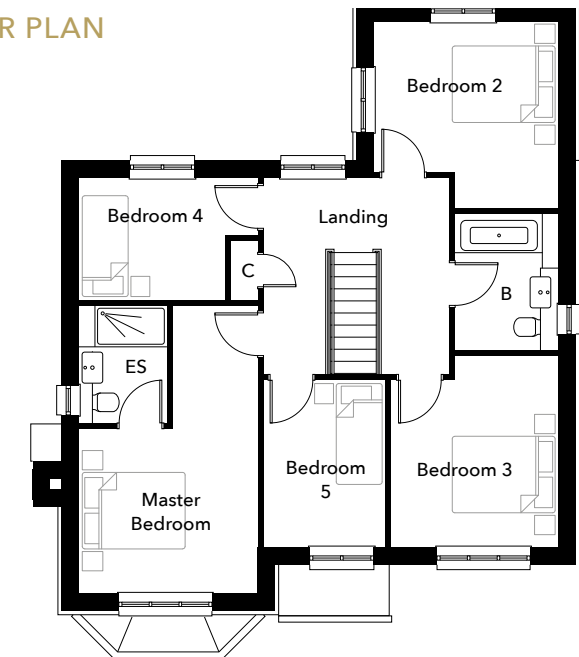


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



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DEDICATED TO DETAIL

THE HOMES AT GRASSLANDS HAVE BEEN THOUGHTFULLY
DESIGNED TO INCLUDE STYLISH INTERIORS.

KITCHEN

- The kitchen is fitted with a range of bespoke cabinets from Roma Interiors with a choice of optional colours and finishes
- A choice of high grade laminate work surfaces, upstands and splashbacks (optional Quartz worktop upgrades available)
- Fully integrated Bosch appliances to include 2 single ovens, 5 ring induction hob, fridge freezer and dishwasher (other optional upgrades available)
- Utility rooms (where applicable) are fitted with a range of units and includes laminate work surfaces, sink, space and plumbing for freestanding washing machine and tumble dryer

BATHROOMS & CLOAKROOM

- Contemporary white sanitaryware with chrome fittings
- Vanity units to bathrooms and en-suites
- Shower over bath with glass enclosure
- Rain showers with additional handheld shower head with contemporary glass enclosures
- Electric heated chrome towel rails
- Mirrors and shaver sockets

HEATING & ENERGY EFFICIENCY

- Highly energy efficient gas fired central heating and hot water systems
- Underfloor heating throughout ground floor and conventional radiators to the first floor with Smart App controlled thermostats
- High-grade insulation throughout to improve thermal and acoustic performance
- Solar Photovoltaic Panels installed on all roofs to improve energy efficiency and help reduce energy costs

ELECTRICAL

- LED recessed downlights to kitchen, bathroom and en-suites and hallways, with low energy pendant lights to living room, dining room, all bedrooms and landing
- Generous supply of brushed chrome power outlets throughout, including USB charge points to kitchen, master bedroom and study
- TV and Telephone points in all main rooms, including CAT 6 cabling
- Power and lighting provided to loft space, garage and car ports

INTERIOR FINISHES

- Choice of Amtico style flooring to kitchen, utility, hallway and cloakroom. A selection of fitted carpet options to living room, all bedrooms, and landing
- Choice of porcelain wall and floor tiles to bathroom and en-suites
- White satin painted internal moulded doors with brushed chrome ironmongery
- Selection of fitted wardrobes to bedrooms are offered as optional upgrade from Roma Interiors

EXTERIOR FINISHES

- Block paved driveways
- Fully landscaped front and rear gardens including turf and patio paving
- Cold mains outside tap
- Electric vehicle charging point (EVCP) to all homes
- Close board fencing to rear gardens

PEACE OF MIND

- 'Secured by Design' uPVC double glazed windows and external doors
- Mains supplied smoke and heat detectors with battery back up



CAREFULLY CHOSEN
FIXTURES AND FITTINGS
COMBINE CONTEMPORARY
ELEGANCE WITH QUALITY
AND DURABILITY.





THE AWARD WINNING DEVELOPER

TOLMAN HOMES ARE AN AWARD WINNING DEVELOPER HAVING BEEN COMMENDED FOR SINGLE RESIDENCE ARCHITECTURE IN THE UK PROPERTY AWARDS 2021-2022 AND BEING AWARDED THE LEADING RESIDENTIAL PROPERTY DEVELOPMENT FIRM IN 2022 IN THE UK BUILD AWARDS.

We aim to create homes that aren't just long-lasting and energy efficient, but beautifully designed as well.

We partner with architects that pride themselves on designing tasteful, picturesque homes that fit seamlessly into their surroundings, with minimal environmental impact. Timeless designs ensure your home does not age or date, and will remain a solid investment for decades to come.

From initial design to final construction, our experienced team ensure the utmost quality throughout every stage of the process. We use high-quality materials to create well-built, long-lasting homes for you and your family. All of our homes meet the highest energy efficiency standards, allowing you to enjoy significant energy savings whilst being kinder to the environment.

Throughout the construction process, our teams will endeavour to keep local disruption and environmental

impact to the absolute minimum. At regular stages throughout the project we individually quality check each home to ensure everything meets and exceeds our exacting demands.

Our homes are exceptionally well-built and well-appointed, and every single one of our projects comes with a 10 year construction and building warranty guarantee as standard. We also provide a 2 year After-sales Warranty Service on all Tolman Homes developments to help you settle in to your new home. You can enjoy peace of mind knowing that defects that may occur in this initial period will all be managed by Tolman Homes.

Fraser Tolman

Fraser Tolman



Heathland House, Hothfield, Kent



Bay Tree House, Hythe, Kent



Oaks Green, Bethersden, Kent





GRASSLANDS

WILLESBOROUGH – KENT – TN24 0QY



TOLMAN HOMES

BUILDING YOUR FUTURE

Email: info@tolmanhomes.co.uk Visit: www.tolmanhomes.co.uk