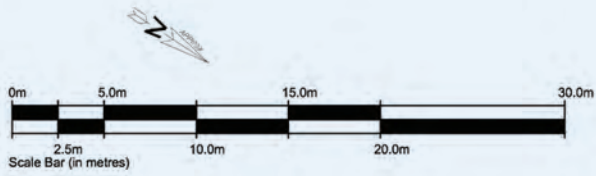


Stour Mews
Fordwich Road
Nr. Canterbury



A Development by **CARLTON HOMES**
(Fordwich) Ltd



Site Plan

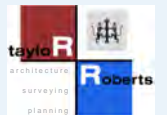
- 1 Beech House
- 2 Apple Tree Cottage
- 3 Viburnum House
- 4 Elm Cottage
- 5 Ashwood House
- 6 Lilac Cottage
- 7 Honeysuckle Cottage
- 8 No. 1 Stour Mews
- 9 No. 2 Stour Mews
- 10 No. 3 Stour Mews
- 11 No. 4 Stour Mews
- 12 No. 5 Stour Mews
- 13 No. 6 Stour Mews
- 14 No. 7 Stour Mews

No. 4

FORDWICH ROAD

No. 13 No. 11

CARLTON HOMES
(Fordwich) Ltd



Carlton Homes (Fordwich) Ltd (and its subsidiaries and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

The information in this document is indicative and is intended to act as a guide only as measurements, fixtures and fittings may vary from those shown.
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One of the few, small and exclusive developments close to Canterbury, **Stour Mews** is set in its own unique ambience and comprises an outstanding style and blend of 14 x 2/3 bedroom terraced, linked and detached properties in Fordwich Road.



Situated in a Conservation Area, the scheme benefits from specialist materials to ensure the development blends into the character of the historic surroundings. The properties have been carefully and thoughtfully finished with handmade external joinery, slate tiles sympathetic to the area as a whole. Internally there are well fitted kitchens with Spanish bathrooms throughout by Saneux.



The development is close to Fordwich, which is situated at the highest navigable point on the River Stour. For 2000 years all heavy goods destined for Canterbury were shipped upriver to Fordwich.

The most famous cargo to pass through the town was the imported Caen stone used by the Normans to rebuild Canterbury Cathedral in the 12th and 13th centuries. Although later the Stour gradually silted up, some trade continued until the mid-19th century.

The City of Canterbury is a region of historic significance, with a vibrant tourism industry centred on the 1400 year old Cathedral and even older Roman buildings, making Canterbury renowned for its diversity of art, literature, architecture and rich cultural heritage. It is also the major retail and leisure destination of East Kent.



Stour Mews will appeal to purchasers wishing to trade down, retaining the ambience, quality and elegance of an exclusive small development and also to the upwardly mobile executive looking to live out of London with an excellent rail service to the City. (Canterbury West to St Pancras 56 minutes)





Perspective View

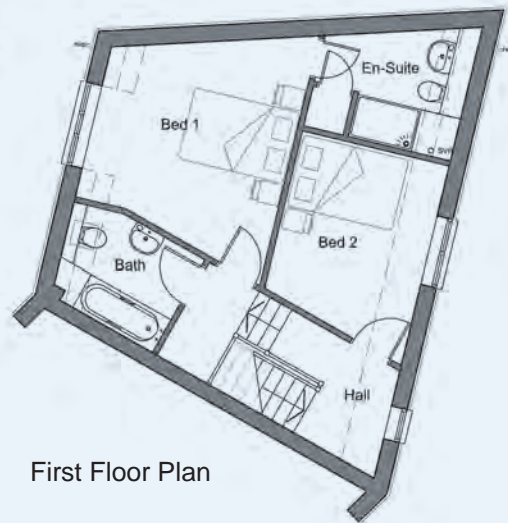


Beech House - Plot 1

921sq.ft. (85.6m²)



Ground Floor Plan



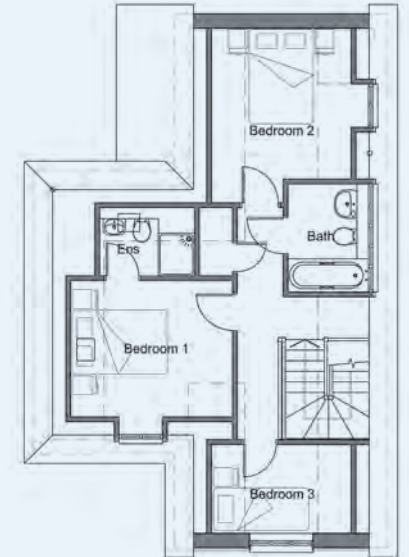
First Floor Plan

No. 1 Stour Mews - Plot 8

1110sq.ft. (103.1m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request. All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining	21'8" (max)	15'6" (min)	x	12'2"	6.62m (max)	4.74m (min)	x	3.71m
Kitchen	10'4" (max)	5'6" (min)	x	8'6"	3.17m (max)	1.69m (min)	x	2.60m
WC/Utility/Cycle Store	9'10" (max)	7'6" (min)	x	8'2"	3.02m (max)	2.30m (min)	x	2.50m

First Floor Plan

Bedroom 1	15'7" (max)	9'4" (min)	x	12'2"	4.76m (max)	2.87m (min)	x	3.71m
Bedroom 2	12'5" (max)	9'10" (min)	x	9'2"	3.80m (max)	3.00m (min)	x	2.80m
Bathroom	8'8" (max)	7'0" (min)	x	6'5"	2.65m (max)	2.15m (min)	x	1.97m

A4 floor plans available upon request. All dimensions given are maximum room sizes.

Ground Floor Plan

Living	16'4" x 12'9"	(4.97m x 3.90m)
Dining	10'0" x 8'10"	(3.06m x 2.70m)
Kitchen	12'9" x 8'7"	(3.90m x 2.63m)
Study	8'10" x 7'3"	(2.70m x 2.22m)

First Floor Plan

Bedroom 1	11'2" x 9'5"	(3.41m x 2.88m)
Bedroom 2	12'1" x 9'8"	(3.68m x 2.94m)
Bedroom 3	9'8" x 6'2"	(2.94m x 1.88m)
Bathroom	7'6" x 5'7"	(2.28m x 1.70m)

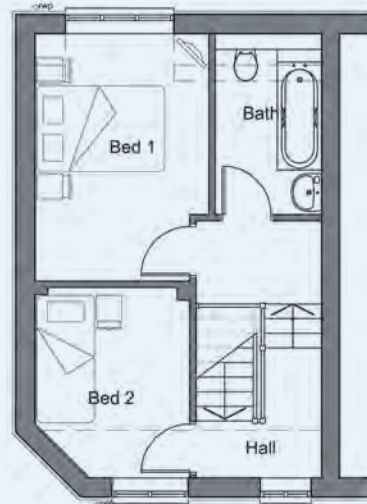


Honeysuckle Cottage - Plot 7

670sq.ft. (62.2m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request.
All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining/Kitchen	14'9" x 12'9"	(4.50m x 3.89m)
WC/Utility/Cycle Store	9'2" x 7'11"	(2.79m x 2.43m)

First Floor Plan

Bedroom 1	12'9" x 8'11"	(3.89m x 2.73m)
Bedroom 2	9'10" x 7'11"	(3.00m x 2.43m)
Bathroom	9'4" x 5'6"	(2.85m x 1.67m)

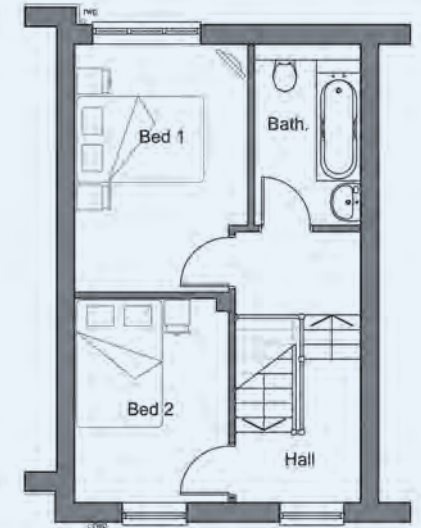


Elm Cottage - Plot 4

698sq.ft. (64.8m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request.
All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining/Kitchen	14'9" x 12'9"	(4.50m x 3.89m)
WC/Utility/Cycle Store	9'10" x 7'11"	(3.00m x 2.43m)

First Floor Plan

Bedroom 1	12'9" x 8'11"	(3.89m x 2.73m)
Bedroom 2	10'6" x 7'11"	(3.21m x 2.43m)
Bathroom	9'4" x 5'6"	(2.85m x 1.67m)

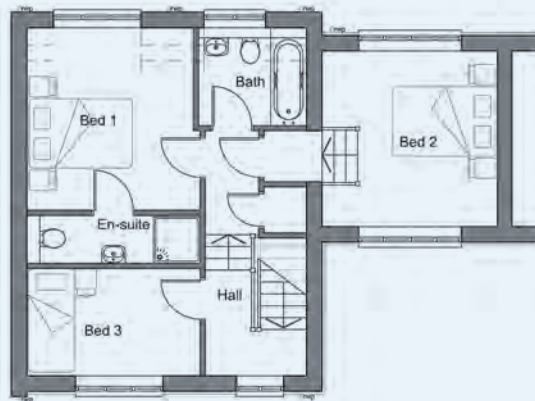


No. 2 Stour Mews - Plot 9

926sq.ft. (86.0m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request. All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining/Kitchen 17'10" x 14'11" (5.44m x 4.55m)
 WC/Utility/Cycle Store 11'0" x 6'10" (3.37m x 2.10m)

First Floor Plan

Bedroom 1 11'7" x 11'0" (3.53m x 3.37m)
 Bedroom 2 11'2" x 11'2" (3.41m x 3.40m)
 Bedroom 3 11'0" x 6'10" (3.37m x 2.09m)
 Bathroom 6'10" x 6'3" (2.10m x 1.90m)



No. 3 Stour Mews - Plot 10

926sq.ft. (86.0m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request. All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining/Kitchen 17'10" x 14'11" (5.44m x 4.55m)
 WC/Utility/Cycle Store 11'0" x 6'10" (3.37m x 2.10m)

First Floor Plan

Bedroom 1 11'7" x 11'0" (3.53m x 3.37m)
 Bedroom 2 11'2" x 11'2" (3.41m x 3.40m)
 Bedroom 3 11'0" x 6'10" (3.37m x 2.09m)
 Bathroom 6'10" x 6'3" (2.10m x 1.90m)

Specification

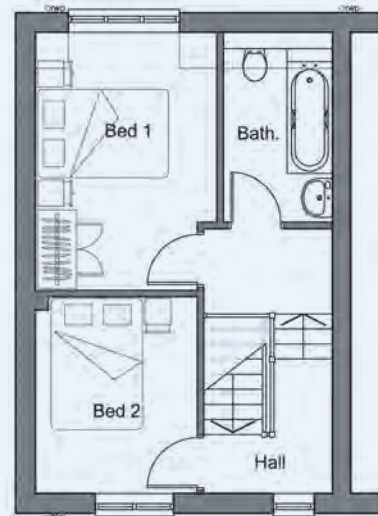


No. 4 Stour Mews - Plot 11

689sq.ft. (64.0m²)



Ground Floor Plan



First Floor Plan

A4 floor plans available upon request.
All dimensions given are maximum room sizes.

Ground Floor Plan

Living/Dining/Kitchen
WC/Utility/Cycle Store

14'11" x 12'11" (4.54m x 3.94m)
9'2" x 8'1" (2.79m x 2.47m)

First Floor Plan

Bedroom 1
Bedroom 2
Bathroom

12'11" x 9'1" (3.94m x 2.77m)
9'10" x 8'1" (3.00m x 2.47m)
9'6" x 5'6" (2.90m x 1.67m)

External

- ◆ Multi-red handmade and stock facing bricks.
- ◆ Natural slate, Aylesham clay plain and concrete plain tiles.
- ◆ Purpose hand made external joinery throughout.
- ◆ Attractive mix of clay hanging tiles and softwood featheredge decorated in white or black Supadec.
- ◆ Brett Omega block paving.
- ◆ Natural Indian Sandstone slabs.
- ◆ Private raised treated timber decking.
- ◆ Traditional feather boarded and pointed top palisade fencing.
- ◆ Landscaped.

Internal - Kitchens

- ◆ Range of Burford kitchens with wall and base units throughout.
- ◆ Excellent range of stainless steel appliances by Zanussi including gas hob, stainless steel chimney extractor with splashback, dishwasher and fridge/freezer.
- ◆ Exceptionally spacious utility/cloakroom.

Internal - Bathrooms

- ◆ Beautiful range of Saneux Spanish fittings with mixer tap controls.
- ◆ Matching Spanish floor and wall tiles throughout.
- ◆ Thermostatic showers.
- ◆ Heated chrome Alterna towel rails in showers and bathrooms.

Internal Fixtures and Fittings

- ◆ Oak faced flush doors with satin stainless steel and anodised aluminium ironmongery.
- ◆ White painted softwood staircases with square spindles.
- ◆ Spanish floor tiles to entrance hall and cloakroom/utility room.
- ◆ Valliant Eco Tec Plus gas boilers with pre-finished radiators with weather compensators.
- ◆ Original Watercolours in this brochure by Roy Rix © 2011

GENERAL REMARKS

Method of Sale: Freehold with vacant possession

Local Authority: Canterbury City Council (01227 862000)

Warranty: 10 year BLP Certificate

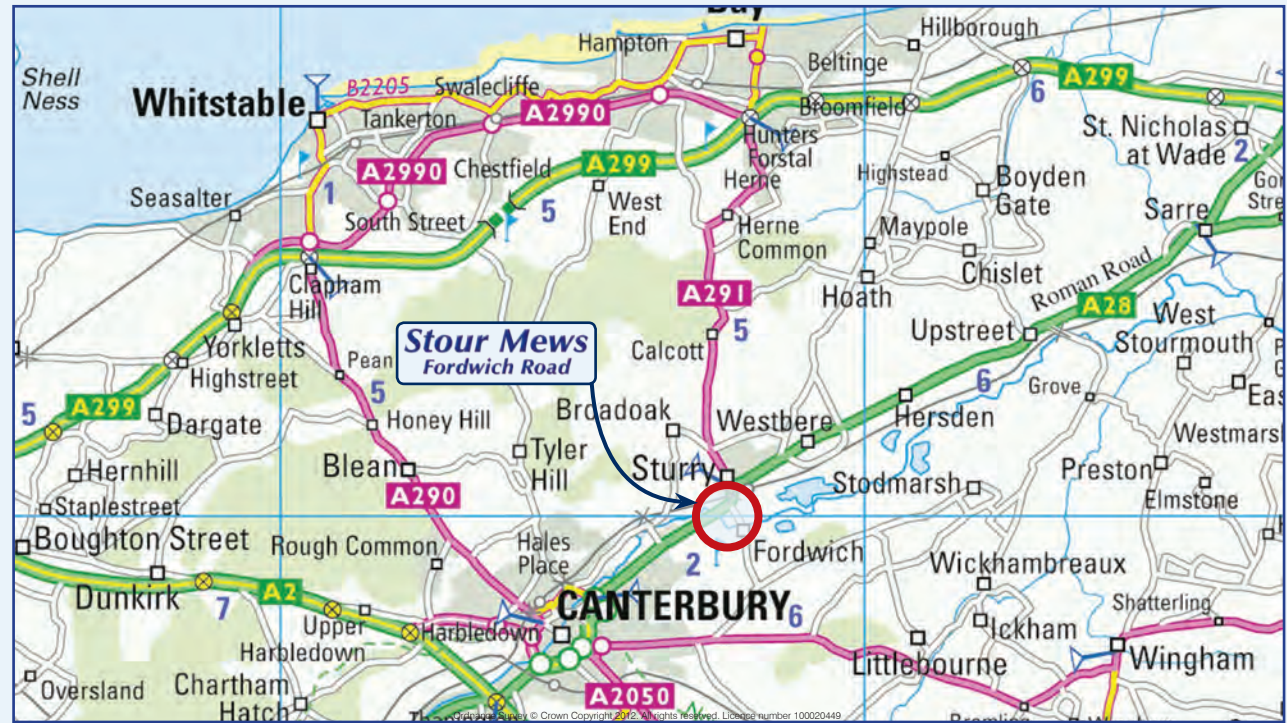


The Management Company will be transferred to the new owners following the sale of the last unit.

Directions:

Stour Mews is situated on the outskirts of Canterbury. From the City take the A28 towards Margate. After approximately one mile, turn right into Fordwich Road just before the Welsh Harp Inn. The development can be found immediately on the right hand side.

Viewings strictly by appointment through Strutt and Parker LLP.



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

**STRUTT
& PARKER**

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