Jarvis HOMES

GRASSLANDS

CAPEL LE FERNE, FOLKESTONE

COASTAL LIVING

Set in the most exclusive location within Capel-Le-Ferne, Grasslands is a prestigious development of 40 outstanding houses.

LUXURY HOMES

Grasslands Capel-Le-Ferne Kent CT18 7AZ

GRASSLANDS

Set up high on the chalk hills overlooking the sea, Grasslands is a prestigious development of just 40 outstanding luxury houses.

Traditionally constructed from brick, block and plaster, Grasslands homes are of a very high quality and specification.

Many of Grasslands dwellings are built with a carefully designed 'upside down' element to fully enhance the stunning views across the channel to France.

The development is literally seconds from one of the best coastlines in Kent, with the front third of the development left as an open, private meadow for residents only. Truly, Grasslands is exclusive, luxury living at its best.

CAPEL-LE-FERNE AND SURROUNDINGS

One of the best locations on the Kent coast, Capel-Le-Ferne boasts idyllic family village life with far reaching views across to France.

CAPEL-LE-FERNE

Perched on the white cliffs of Dover, Capel-Le-Ferne is a popular village situated near Folkestone.

The name of the village is derived from 'Chapel in the Ferns' with breathtaking views across the channel to France.

Capel Le Ferne is ideal for families boasting a Junior Play Area. There are hard courts for activities such as basketball, netball and football, an outdoor gym with 14 pieces of equipment, a mini skate-park, a zip-wire and three Lane Petanque/Boules court. There is also a grass football pitch and areas of peaceful green space all complemented with seats/ benches and pathways.

One very close local attraction is the Battle of Britain Memorial, a beautifully designed national site to the war. This was originally opened by the Queen Mother on 9th July 1993 and more recently by The Queen in March 2016.

There are two excellent family pubs in the village serving home cooked and locally sourced food. The charming Clifftop Café is only seconds away from Grasslands with stunning views across to France.

The village has an OFSTED 'Good' primary school and a wide variety of secondary and private senior schools to choose from.

Just minutes away from the very vibrant town of Folkestone and with miles of outstanding coastline within easy reach village life at Capel-Le-Ferne could not be better.

NEARBY

Transport links are excellent from Grasslands. Folkestone train station, only two miles away, will take you to London St Pancras in 53 minutes, and with the nearby channel tunnel you couldn't be better placed to hop over to France in only 35 minutes.

Capel-Le-Ferne is also just two miles from the end of the M20 making it an ideal spot to travel anywhere by car.

The village enjoys all the tranquility and communal spirit of a typical Kentish village while being conveniently close to both Folkestone and Dover. These have a number of leisure, and shopping facilities, cinemas, restaurants and bars.

You can even go skiing at the outdoor dry ski slope in Folkestone. There really is something for everyone.

The Ashley

Plot 9, 11 and 10*

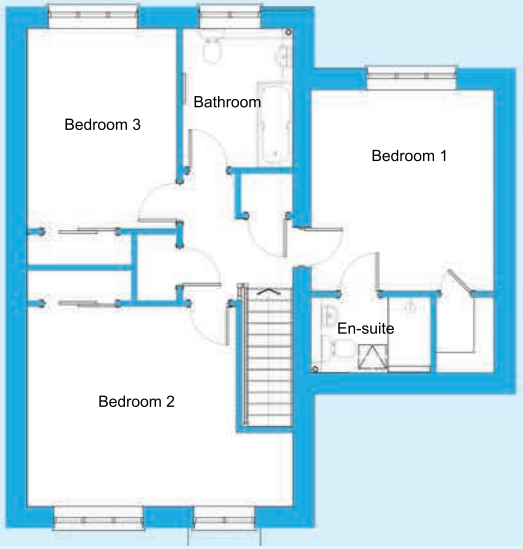
ROOM MEASUREMENTS

Overall area	122 sq.m	1313 sq.ft
Ground floor		
Living/Dining	5.4m x 4.1m	17'7" x 13'4"
Kitchen	5.6m x 3.1m	18'3" x 10'1"
First floor		
Bedroom 1	4.1m x 3.7m	13'4" x 12'1"
Bedroom 2	5.4m x 4.1m	17'7" x 13'4"
Bedroom 3	4.1m x 3.1m	13'4" x 10'1"
Garage	5.7m x 3.7m	18'1" x 12'1"

* Plot handed.

GROUND FLOOR

FIRST FLOOR



The Whitfield

Plots 18 and 19, upstairs living

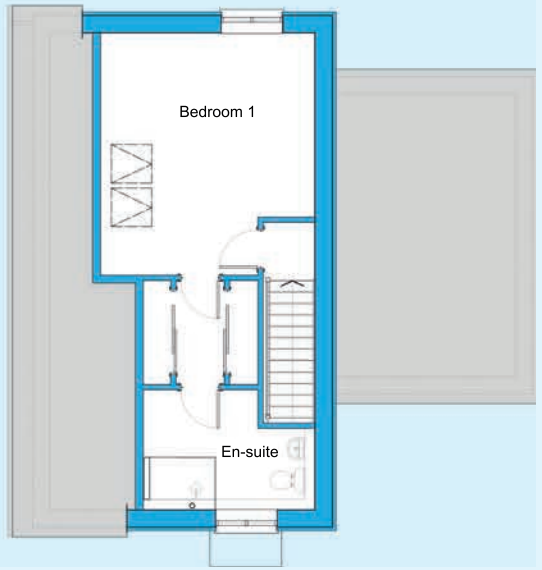
ROOM MEASUREMENTS

Overall area	168 sq.m	1808 sq.ft
Ground floor		
Bedroom 3	4.1m x 3.1m	13'4" x 10'1"
Bedroom 4	4.1m x 3.1m	13'4" x 10'1"
Garage	5.7m x 3.7m	18'1" x 12'1"
First floor		
Living/Dining	5.4m x 3.7m	17'7" x 12'1"
Bedroom 2	4.1m x 3.7m	13'4" x 12'1"
Second floor		
Bedroom 1	4.9m x 4.3m	16'1" x 14'1"

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



The Hawkinge

Plots 1, 2*, 3*, 4*, 5*, 6*, 7*, 8*, 26, 27*, 28*

ROOM MEASUREMENTS

Overall area	164 sq.m	1765 sq.ft
Ground floor		
Living/Dining	5.4m x 4.1m	17'7" x 13'4"
Kitchen	5.6m x 3.1m	18'3" x 10'1"
Garage	5.7m x 3.7m	18'7" x 12'1"
First floor		
Bedroom 2	4.1m x 3.7m	13'4" x 12'1"
Bedroom 3	4.1m x 3.1m	13'4" x 10'1"
Second floor		
Bedroom 1	4.1m x 4.1m	13'4" x 13'4"

* Plot handed.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

The Sellindge

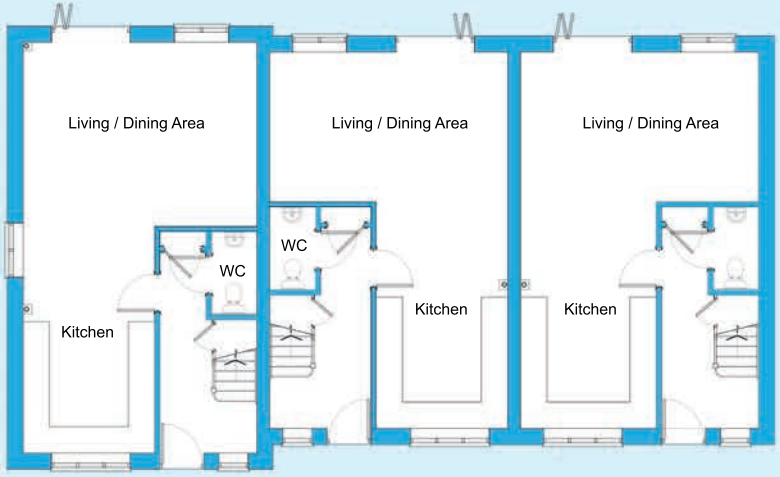
Plots 29*, 30, 31

ROOM MEASUREMENTS

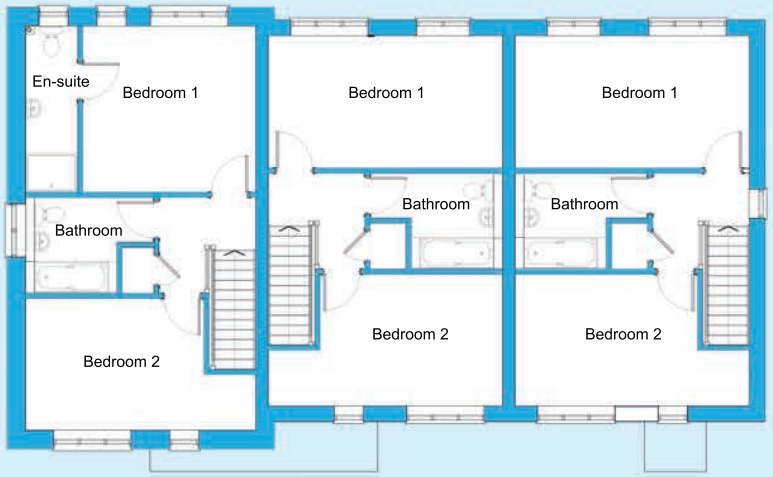
Plots 30 and 31 overall area	**92 sq.m**	**990 sq.ft**
Ground floor		
Living/Dining	5.3m x 3.4m	17'3" x 11'1"
Kitchen	5.1m x 3.1m	16'7" x 10'1"
First floor		
Bedroom 1	5.5m x 3.1m	18'1" x 10'1"
Bedroom 2	5.5m x 3.1m	18'1" x 10'1"
Plot 29 overall area	**100 sq.m**	**1076 sq.ft**
Ground floor		
Living/Dining	5.8m x 4.2m	19'1" x 13'7"
Kitchen	5.7m x 3.1m	18'7" x 10'1"
First floor		
Bedroom 1	4.1m x 3.8m	13'4" x 12'4"
Bedroom 2	5.3m x 3.1m	17'3" x 10'1"

* Plot handed.

GROUND FLOOR



FIRST FLOOR



The Dover

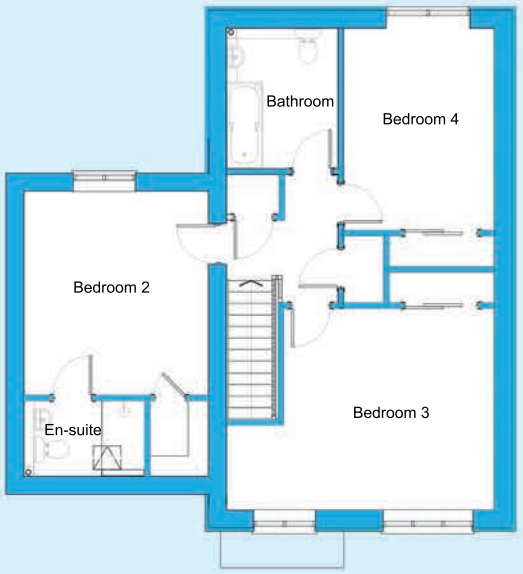
Plot 12

ROOM MEASUREMENTS

Overall area	**140 sq.m**	**1507 sq.ft**
Ground floor		
Living/Dining	5.4m x 4.1m	17'7" x 13'4"
Kitchen	5.5m x 3.1m	18'1" x 10'1"
Bedroom 1	4.6m x 3.7m	15'1" x 12'1"
First floor		
Bedroom 2	4.1m x 3.7m	13'4" x 12'1"
Bedroom 3	5.4m x 4.1m	17'7" x 13'4"
Bedroom 4	4.1m x 3.1m	13'4" x 10'1"

GROUND FLOOR

FIRST FLOOR



The Sandgate

Plots 17, 20, 21, 22*, 23, 24, 25*, upstairs living

ROOM MEASUREMENTS

Overall area	140 sq.m	1507 sq.ft
Ground floor		
Bedroom 1	4.1m x 3.7m	13'4" x 12'1"
Bedroom 2	4.2m x 3.1m	13'7" x 10'1"
Bedroom 3	4.1m x 3.1m	13'4" x 10'1"
First floor		
Living/Dining	5.8m x 5.3m	19'1" x 10'1"
Kitchen	5.4m x 3.6m	17'7" x 11'8"
Bedroom 4	4.1m x 3.7m	13'4" x 12'1"

* Plot handed.

GROUND FLOOR

FIRST FLOOR

The Sutton

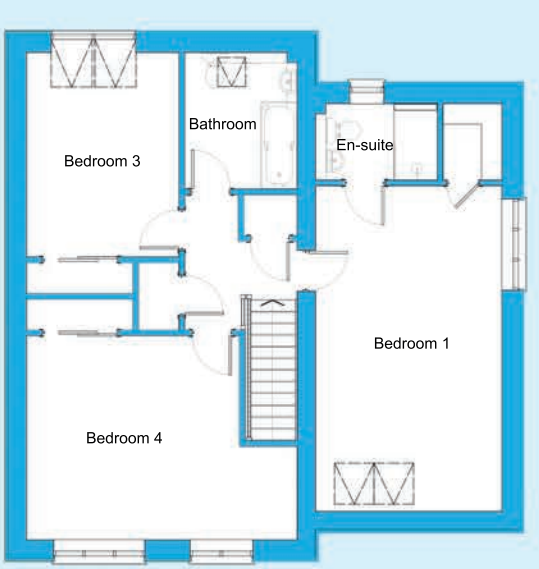
Plot 16

ROOM MEASUREMENTS

Overall area	**159 sq.m**	**1711 sq.ft**
Ground floor		
Living/Dining	5.3m x 3.1m	17'3" x 10'1"
Kitchen	5.7m x 3.1m	18'7" x 10'1"
Bedroom 2	4.5m x 3.7m	14'7" x 12'1"
First floor		
Bedroom 1	6.4m x 3.7m	20'1" x 12'1"
Bedroom 3	4.3m x 4.1m	14'1" x 13'4"
Bedroom 4	4.1m x 3.1m	13'4" x 10'1"

GROUND FLOOR

FIRST FLOOR



The Barham

Plots 13, 14*, 15*

ROOM MEASUREMENTS

Overall area	**130 sq.m**	**1399 sq.ft**
Ground floor		
Living/Dining	5.3m x 4.8m	17'3" x 15'7"
Kitchen	5.4m x 3.1m	17'7" x 10'1"
First floor		
Bedroom 1	4.1m x 3.6m	13'4" x 11'8"
Bedroom 2	5.4m x 3.1m	17'7" x 10'1"
Bedroom 3	4.3m x 3.1m	14'1" x 10'1"
Garage	5.1m x 3.7m	16'7"

* Plot handed.

GROUND FLOOR

FIRST FLOOR

QUALITY AND STYLE

Outstanding specifications with bespoke finishes

SPECIFICATION

Jarvis Homes are built to the very highest standard using traditional brick and block building methods where possible to give a long lasting, solid investment.

Each home is individually quality checked throughout the construction progress and carries a full 10-year NHBC warranty. We have installed the finest branded products throughout.

OUTSIDE

- Block paved drives
- Fully landscaped front and rear gardens, including turf, shrubs and fencing
- Rear patio lighting
- Outside taps and electricity points
- 10 year NHBC guarantee
- Patios
- Traditional brick, block and insulated cavity construction.

INSIDE

- Bespoke Roma kitchens in a choice of finishes with Neff integrated appliances
- Gas fired central heating with underfloor heating on ground floor
- Roca sanitary ware
- Choice of tiled flooring to kitchen, utility, bathrooms and WC
- Polished chrome ironmongery
- Downlights to kitchen and all bathrooms
- CAT 6 cabling throughout
- Unvented high-power hot water system
- 'Secured by Design' external windows and doors*
- Fully enabled alarm system
- Brick and block walls with full wet plastering for a more solid construction*

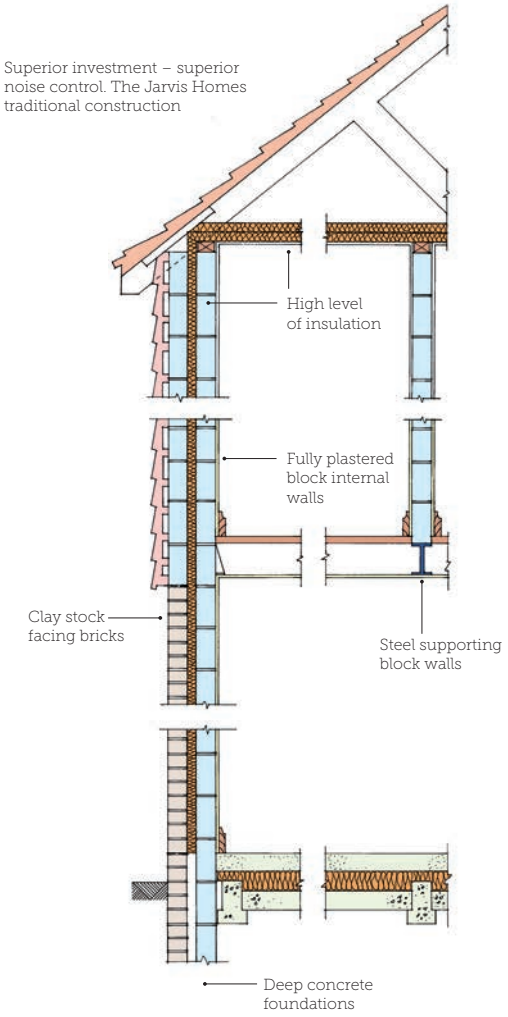
* Where applicable.

NB: Jarvis Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.

EXCEPTIONAL DESIGN

Luxury homes, traditionally built since 1649

QUALITY AND STYLE



JARVIS HOMES

The Jarvis family have unrivalled experience in individually crafted house construction. Indeed, the family can trace its building heritage back to at least 1649 through direct descendants making it one of the oldest known house-building families in the country.

The current generation prides itself on developing exemplary homes that continue the family heritage.

EXCEPTIONAL CRAFTSMANSHIP

Jarvis Homes create prestigious and solid houses with the highest quality craftsmanship using traditional methods. Customers are provided with a combination of excellent design, outstanding value and the peace of mind that their home is of an exceptionally high standard.

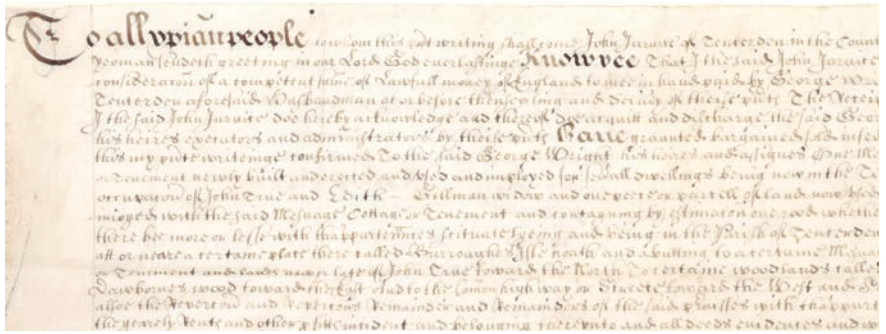
GRASSLANDS

The forty houses of Grasslands have been constructed using only the finest materials, and whilst respecting the past, Jarvis Homes also carry out on-going research with environmental consultants to ensure we are at the forefront of sustainable construction.

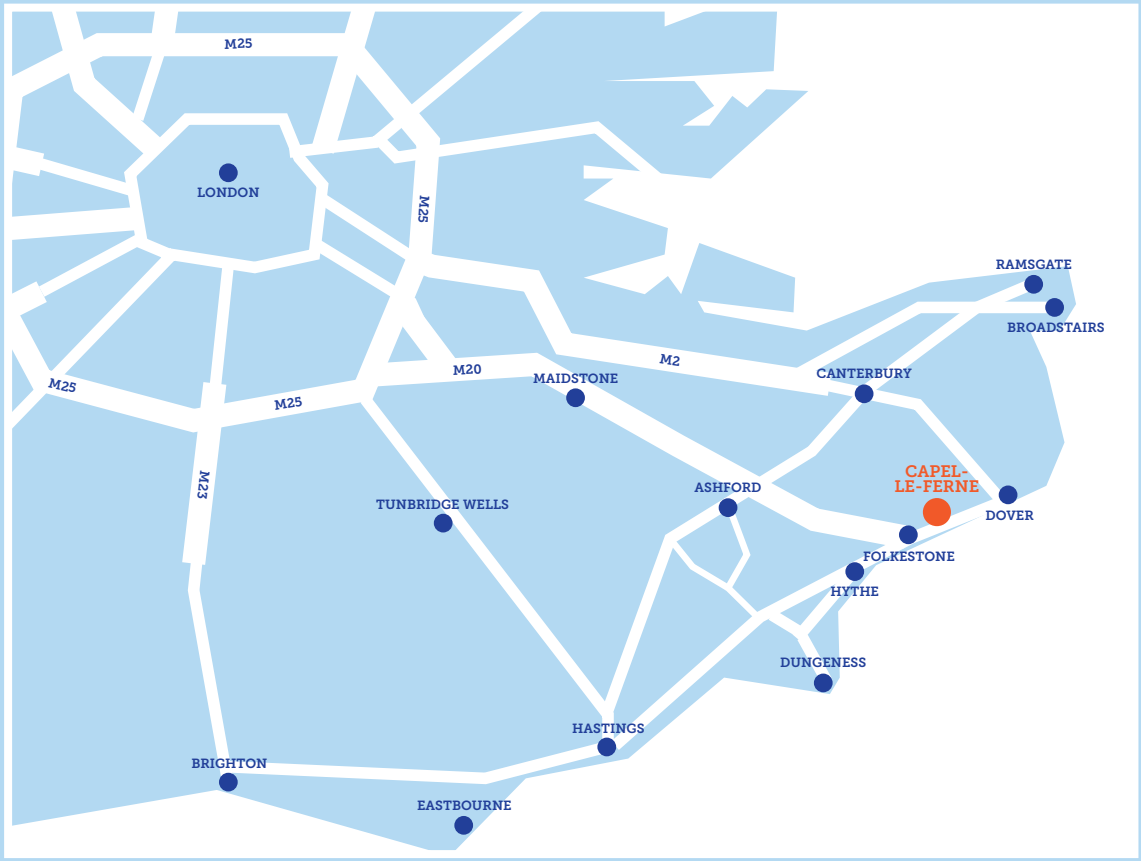
We ensure that our houses are installed with the latest designs for energy efficiency without compromise on comfort and design.

FROM START TO FINISH

We believe customers benefit from the knowledge that comes with handling the entire build process, and so Jarvis Homes manage the complete procedure from land buying and planning, to design and construction, right through to sales.



HOW TO FIND US



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