



BROOKLANDS VIEW

BEAUTIFUL PLACES TO LIVE

www.brooklandsview.co.uk



Rye Road, Brookland, Romney Marsh, Kent, TN29 9RQ

An exclusive development of four- and five-bedroomed detached houses



Acventure

ABOUT THE AREA

Brookland South Kent's Hidden Gem

Brookland is one of a number of small villages which pepper Romney Marsh, a 100 square mile area of wild natural beauty known for its big sky views and picturesque walks. Bordering the Kent coastline in Southeast England, the area is known for its diversity of its habitats, rich history, extensive coastline and deep community spirit. It was described by 19th Century author and cleric, Thomas Ingoldsby, as The Fifth Continent: 'Brookland itselfThe World, a highly sought after medieval village, according to the best geographers, sits , is divided into Europe, Asia, Africacentrally amongst a cluster of villages offering a range of America, and Romney Marsh'. amenities, and some of England's finest beaches. Brookland Grove, an exclusive development of 4 detached houses, is only a ten minute drive from nearby harbour town, New Romney, the main population centre of the area and unofficial capital of the marsh, and the charming village of Rye with its fishing port and village amenities providing residents the ease of access to the stunning coastline. With excellent road connections throughout the area, and direct access to the A529, both Hastings and Folkestone are within a 35 minute drive, making S1 to London and Eurostar access to the continent easily accessible. The area is ideal for seaside-loving families and London re-locators who want to enjoy a more laid back pace of life.

Gateway to some of England's finest beaches

The village centres around the medieval church, whose entirely wooden spire is uniquely separate from the main body of the church. According to local folklore, this is because the steeple looked down at a wedding service to see such a beautiful bride marrying such an unpleasant groom that it jumped off the church in shock. The community remains close-knit and connected through various church-run groups and the nearby pub, The Woolpack Inn, dating from 1410, which retains many of its original features such as wattle-and-daub walls and a low, beamed ceiling. interests.



The Woolpack Inn



Mermaid Street



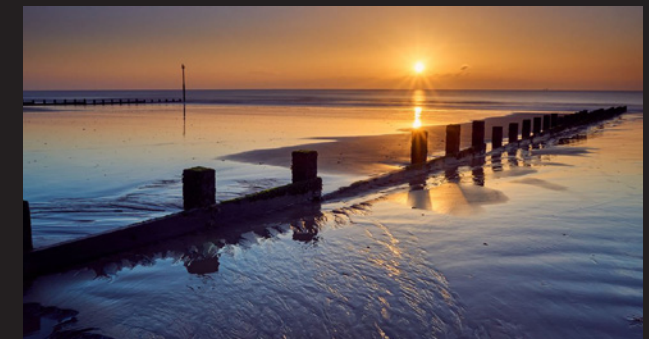
Dymchurch Steam Railway



Littlestone Beach



Rye Beach



Dymchurch Beach

ABOUT THE AREA



Alpaca Trail



Action Watersports



St Thomas Becket Church



Folkestone Harbour

Coastline, village charm and easy access to city life

Whilst Brookland is spoiled by stunning views across the Kentish countryside, nearby Ashford, Kent's most connected town, delivers all the retail and entertainment opportunities to be expected from an urban environment including theatres, cinemas, restaurants and bars. It benefits from HS1 links to London St.Pancras (37 minute high speed service) and Eurostar access to the continent. For retail therapy, it boasts the Ashford Designer Outlet with cafes, restaurants, a children's adventure play area and over 90 designer boutiques.

For a day a visit to the beautiful Godington House and Gardens a Jacobean building with a Medieval hall, beautiful gardens and ancient parkland, which runs events and workshops for the whole family. The Curious Brewery, where award winning craft beers are brewed, features a dining experience with a difference in its contemporary restaurant which overlooks the brewery operations.

Closer to home to the west of Brookland is the ancient town and cinque port of Rye, with its historical associations and medieval architecture. 10 minutes away by car is the Romney, Hythe & Dymchurch Railway which operates the most complete collection of one-third full size Steam Locomotives in the world, running on tracks just 15 inches apart. The thirteen miles of track run through some of Kent's most picturesque spots, ending in Dungeness; one of the largest expanses of shingle in the world & designated as a National Nature Reserve.

Port Lympne wildlife park, 20 minutes away by car, is another destination for great days out with the kids. You can explore over 600 acres of beautiful countryside, roaming with big cats, small cats, primates, gorillas and many more animals.

For older children and teenagers, 10 minutes away from Brookland Grove is Action Watersports, in Lydd, located on a purpose built freshwater lake. They have an amazing Inflatable Aqua Park along with water-skiing, wakeboarding, jet-skiing, flyboarding, stand up paddle boarding and fun rides. There is an outside cosy area with log burners and sofas to enjoy all year round, as well lakeside decking and pre-bookable gas BBQ's.

Brookland itself has its own cricket club and neighbouring Lydd boasts a football club, golf club, waterski club, scout group and leisure centre.

Schools

Brookland Primary School, nestled next to the Medieval Church is a five minute walk from Brookland Grove, as is the nearby Nursery School.

Slightly further afield, a three minute drive away, is Brenzett Primary school. Both schools were rated 'good' in their latest Ofsted inspections.

The main high school which serves Brookland and the surrounding villages is The Marsh Academy in New Romney, 12 mins away by car, rated Good.

SITE OVERVIEW

An exclusive development of four detached 4/5 bed roomed homes with good-sized gardens, Brooklands View occupies an enviable location with far reaching views over the countryside, close to the village centre.



PLOT 1

5 bedroomed detached house with a garage and two parking spaces. Open plan kitchen-dining area with separate living room. Three bedrooms on the first floor, with ensuites to two of the bedrooms. Separate family bathroom. Two further bedrooms to the second floor.

PLOT 2

5 bedroomed detached house with a garage and two parking spaces. Open plan kitchen-dining area with separate living room. Three bedrooms on the first floor, with ensuites to two of the bedrooms. Separate family bathroom. Two further bedrooms to the second floor.

PLOT 3

4 bedroomed detached house with a garage and two parking spaces. Open plan kitchen-dining and living area. Four bedrooms on the first floor, with ensuites to two of the bedrooms. Separate family bathroom.

PLOT 4

4 bedroomed detached house with a garage and two parking spaces. Open plan kitchen-dining and living area. Four bedrooms on the first floor, with ensuites to two of the bedrooms. Separate family bathroom.

PLOT 1 - CAMELLIA



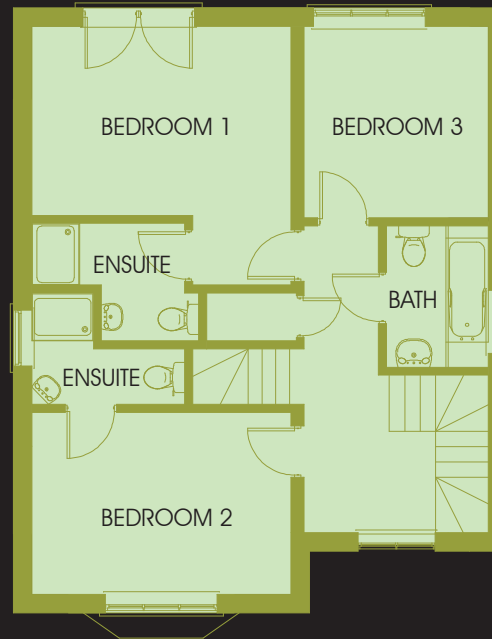
Acventure

PLOT 1 - CAMELLIA



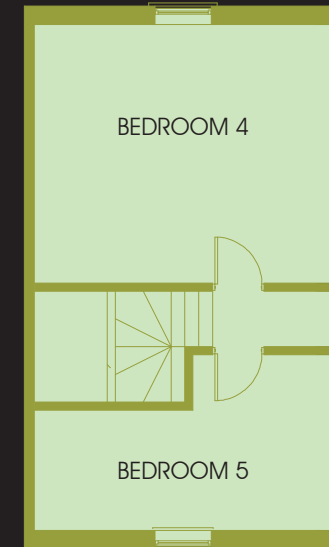
GROUND FLOOR

Living	4905 mm x 4200 mm
Kitchen / Dining	7400 mm x 4195 mm
WC	1670 mm x 1225 mm
Garage	2915 mm x 5600 mm



FIRST FLOOR

Bedroom 1	4195 mm x 4200 mm
Ensuite 1	App 2000mm x 2000 mm
Bedroom 2	4200 mm x 2965 mm
Ensuite 2	1840 mm x 2345 mm
Bedroom 3	2985 mm x 3115 mm



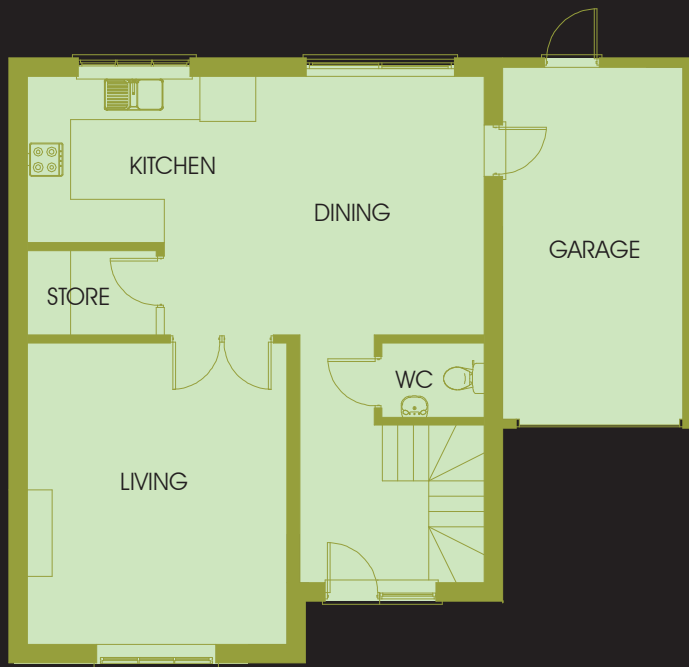
SECOND FLOOR

Bedroom 4	4950 mm x 4025 mm
Bedroom 5	4950 mm x 2865 mm

PLOT 2 - JASMINE



PLOT 2 - JASMINE



GROUND FLOOR

Living	4905 mm x 4200 mm
Kitchen / Dining	7400 mm x 4195 mm
WC	1670 mm x 1225 mm
Garage	2915 mm x 5600 mm



FIRST FLOOR

Bedroom 1	4195 mm x 4200 mm
Ensuite 1	App 2000mm x 2000 mm
Bedroom 2	4200 mm x 2965 mm
Ensuite 2	1840 mm x 2345 mm
Bedroom 3	2985 mm x 3115 mm



SECOND FLOOR

Bedroom 4	4950 mm x 4025 mm
Bedroom 5	4950 mm x 2865 mm

PLOT 3 - NOLA



Adventure

PLOT 3 - NOLA



GROUND FLOOR

Living	4905 mm x 4200 mm
Kitchen / Dining	7400 mm x 4195 mm
WC	1670 mm x 1225 mm
Garage	5600 mm x 2915 mm
Utility	2115 mm x 1390 mm



FIRST FLOOR

Bedroom 1	4200 mm x 4195 mm
Ensuite 1	App 2000 mm x 2000 mm
Bedroom 2	4200 mm x 2965 mm
Ensuite 2	2345 mm x 1840 mm
Bedroom 3	3115 mm x 2985 mm
Bedroom 4	4950 mm x 4025 mm
Bath	4950 mm x 2865 mm

All measurements are taken at the longest room dimension.

PLOT 4 - SORREL



PLOT 4 - SORREL



GROUND FLOOR

Living	4905 mm x 4200 mm
Kitchen / Dining	7400 mm x 4195 mm
WC	1670 mm x 1225 mm
Garage	5600 mm x 2915 mm
Utility	2115 mm x 1390 mm



FIRST FLOOR

Bedroom 1	4200 mm x 4195 mm
Ensuite 1	App 2000 mm x 2000 mm
Bedroom 2	4200 mm x 2965 mm
Ensuite 2	2345 mm x 1840 mm
Bedroom 3	3115 mm x 2985 mm
Bedroom 4	4950 mm x 4025 mm
Bath	4950 mm x 2865 mm

All measurements are taken at the longest room dimension.

INTERIOR SPECIFICATION



KITCHEN AND UTILITY ROOMS

Fully fitted kitchens with a choice of finishes *including fully integrated appliances.

- Open plan kitchen and dining
- Separate utility rooms
- Contemporary design kitchen with fitted wall and base units from local supplier
- Silgranite Sink with brushed stainless steel tap
- Quality NEFF Appliances
- Integrated single oven and Combination Microwave
- Chimney style extractor hood
- Ceramic induction hob
- One and a half bowl sink w/ chrome mixer tap
- Integrated fridge/freezer
- Integrated Dishwasher
- Under cupboard lighting
- Downlights
- Extraction systems
- Choice of kitchen unit door and worktop from selected range with early reservation*

INTERIOR SPECIFICATION

BATHROOMS AND EN SUITE SHOWER ROOMS

- Downstairs WC to each property
- Two en-suites to principal bedrooms with shower, WC and basin
- Main bathroom
- Carronite Bath and Grohe Bau Bath Taps and Glass screens
- Grohe Bau Wall Hung WC and Basin with Grohe Bau Taps
- Kudos Shower Trays with Grohe Concealed Shower Valve + Rain Head and hand held outlet
- Fully tiled walls and floors
- Heated towel rails
- Downlights
- Extraction System
- Shaving Point



FINISHING TOUCHES

- Internal walls and ceilings plasterboard with paint finish
- Oak Veneer internal doors complemented by chrome lever handles
- Moulded painted architraves with co-ordinated skirting boards
- Staircase with Oak Balustrade and Glass Infill
- A choice of floor finishes throughout for early reservation
- TV/ FM /Telecom points in all bedrooms
- A choice of floor finishes throughout for early reservation



INTERIOR SPECIFICATION

LIGHTING AND ELECTRICAL FITTINGS

Co-ordinating lighting points and electrical fittings provided throughout plus:

- Telephone point to living room and Master Bedroom
- TV/FM points in all bedrooms
- Integrated USB / Socket points to kitchen, all bedrooms, lounge
- Mains wired smoke detectors / Carbon Monoxide detector fitted.
- Outside lighting to patios, front entrance door and garage door and driveway
- Wiring for aerial, digital TV, satellite and Sky Q enabled TV wiring system
- Downlights in Kitchen, Bathrooms and hallways/ Landing. Pendant lights in all other rooms.
- Power and light to the garage/carport
- Electric Car Charging Point

HEATING AND WATER SYSTEMS

- Space saving monobloc air source heat pump system providing heating and hot water
- Indirect High Gain Hot water cylinder
- Pressurised water system
- Compact style radiators to upper floors, controllable underfloor heating to ground floors
- Programmable thermostat plus independent room control via thermostatic radiator valves
- Plumbing for washing machines and dishwashers

EXTERNALLY

- Tarmac finish to front drive and pavements to side paths, textured slabs to patios
- Quality PVCu double glazed doors and windows
- A range of external finishes depending on plot
- Rear Juliet Balconies to plots Unit 1 and 2
- Front and rear gardens landscaped with turf and a variety of shrubs
- Hit and Miss Quality Fencing
- Bike storage and Bin Stores
- Outside tap and power
- Garage

GENERAL

- Traditional brick and block wall construction
- Double Glazed UpVC and Composite Doors
- Mix of Brick/Cladding External Finishes
- A range of four 4/5 Bed Detached with ensembles, garage, off street parking, good sized gardens
- 10-year insurance backed building defects guarantee and a 12 month developer snagging warranty

TRAVEL & COMMUNICATIONS

Adventure is a small, family-run development and property company, building the finest quality housing in the most sought-after locations in Kent and surrounding areas.

Our thoughtfully-designed homes are full of character, carefully planned and well-designed to blend in with the local environment, with the emphasis on detail, comfort and low maintenance.

We maintain the best features of traditional construction methods complemented by the technological advances you would expect in a new home.

Using traditional brick and block construction, with a high degree of energy-saving insulation, carefully selected materials and finishes and experienced tradespeople, we are proud to say that each new Adventure home is built to the best standards and quality.

BEAUTIFUL PLACES TO LIVE



Adventure

Tel: 07899066459

Email: chris@mydevelopments.net

Visit this site at www.brooklandsview.co.uk



A259
(1 minute) Folkestone – Hastings

M20 Junction 10
(15 mins) – London - Folkestone



The Artist's impressions (CGIs), plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. We reserve the right to vary the specification as and when it may become necessary. All photographs are indicative only. Whilst all statements contained in this brochure are believed to be correct, all measurements are approximate, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. Dec 2020.