

Taylor  
Wimpey

*Find your way around*

OFFICERS MESS  
*at Shorncliffe Heights*

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FOLKESTONE | KENT



## SHORNCLIFFE HEIGHTS. A VERY SPECIAL PLACE TO BE

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*A warm welcome to Shorncliffe Heights.*

*A stunning range of apartments  
and houses which bring a new standard of living to  
Folkestone with a breadth of styles to choose from.  
With an array of amenities close by and convenient  
links to Seabrook Valley, Ashford and Maidstone,  
together with a brand new school - this remarkable  
development of new homes  
offers something for everyone.*

## MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE AND LOVE SEASIDE LIFE

*This exciting development is your opportunity to share in a slice of British military heritage while enjoying the glorious east Kent countryside and all the fun of the seaside.*

*Shorncliffe Heights is located 2.1 miles from Folkestone, home to a steep cobbled Creative Quarter, picturesque harbour, quaint lanes, independent shops, continental-style alfresco bars and thriving art galleries. The nearby beach at Sandgate offers breathtaking views and the perfect place to relax and unwind.*



Spend the day strolling along the tranquil harbour



An array of shops and restaurants in nearby Sandgate



Shorncliffe Heights is surrounded by rich history for everyone to enjoy

# THE PERFECT PLACE TO BE

*Of course home life is only part of the story. Here at Shorncliffe Heights you will be situated perfectly with excellent transport links. Folkestone West station is under 3 miles away, offering connections to London St Pancras in 53 minutes. Junction 12 of the M20 is within easy reach and Shorncliffe Heights is only 13.1 miles from Ashford – perfect for commuters.*



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.

Enjoy watching a show at The Tower Theatre with friends



Get to Ashford International in 13 minutes and then onto Paris in under 2 hours



Take a family stroll around Enbrook Park





## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP YOU BUY



Backed by HM Government

*Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.*



### EASYMOVER

*or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

Get to know

# OFFICERS MESS

at Shorncliffe Heights

FOLKESTONE | KENT

Officers Mess is an exclusive collection of 1, 2, 3, 4 & 5 bedroom homes situated in Folkestone, Kent.



### 3 bedroom homes



**The Gosford**

3 bedroom home

**Plots:** 339-344 & 357-361



**The Easedale**

3 bedroom home

**Plot:** 362



3 bedroom home

**Plots:** 345-350\*

### 4 bedroom homes



**The Lydford**

4 bedroom home

**Plots:** 337\*\*, 338\*\*, 354 & 355



**The Trusdale**

4 bedroom home

**Plots:** 353 & 356



**The Elliston**

4 bedroom home

**Plots:** 351 & 352

### 5 bedroom homes



**The Felton**

5 bedroom home

**Plots:** 335 & 336

### 1 & 2 bedroom apartments



1 & 2 bedroom apartments

**Plots:** 363-378

\*ah = Affordable Homes

BCP = Bin Collection Point

BS = Bin Store

CS = Cycle Store

▶ = Garage

■ = Timber Bollards

● = Bollards

SS = Sub Station

TT = Trim Trail

V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. \*\*Bay windows. 46215/February 2021.



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# APARTMENT BLOCK A & B

1 & 2 bedroom apartments



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## APARTMENT BLOCK A

Officers Mess offers an excellent range of 1 & 2 bedroom apartments - ideal for first-time buyers. The open-plan kitchen/living/dining areas are perfect for entertaining family and friends. Each apartment also benefits from a spacious bedroom 1, a guest bedroom and a main bathroom. There are also practical storage spaces off the hallways and an en suite to plots on the ground, first and second floors.

Plots 363/364\*/365/366\*/367/368\*



368 | 367

Second floor

366 | 365

First floor

364 | 363

Ground floor

**Kitchen/Living/Dining Area**

6.99m x 4.17m      22'11" x 13'8"

**Bedroom 1**

4.04m x 3.15m      13'3" x 10'4"

**Bedroom 2**

4.04m x 2.37m      13'3" x 7'9"

**Total internal floor area**

62.8 sq. m.      676 sq. ft.

Plots 369\*/370



370 | 369

Third floor

**Kitchen/Living/Dining Area**

5.52m x 4.17m      18'1" x 13'8"

**Bedroom 1**

5.59m x 2.61m      18'4" x 8'7"

**Total internal floor area**

51.3 sq. m.      553 sq. ft.

**Plots:** 363-370

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Indicates plot is handed. 46214/May 2021.

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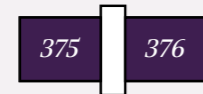
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# APARTMENT BLOCK B

Officers Mess offers an excellent range of 1 & 2 bedroom apartments - ideal for first-time buyers. The open-plan kitchen/living/dining areas are perfect for entertaining family and friends. Each apartment also benefits from a spacious bedroom 1, a guest bedroom and a main bathroom. There are also practical storage spaces off the hallways and an en suite to plots on the ground, first and second floors.

Plots 371 / 372\* / 373 / 374\* / 375 / 376\*



Second floor



First floor



Ground floor

#### Kitchen/Living/Dining Area

6.99m x 4.17m    22'11" x 13'8"

#### Bedroom 1

4.04m x 3.15m    13'3" x 10'4"

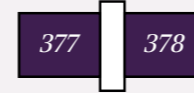
#### Bedroom 2

4.04m x 2.37m    13'3" x 7'9"

#### Total internal floor area

62.8 sq. m.    676 sq. ft.

Plots 377\* / 378



Third floor

#### Kitchen/Living/Dining Area

5.52m x 4.17m    18'1" x 13'8"

#### Bedroom 1

5.59m x 2.61m    18'4" x 8'7"

#### Total internal floor area

51.3 sq. m.    553 sq. ft.



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Plots: 371-378

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# THE GOSFORD

3 bedroom home



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# THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers, couples and families. A large kitchen/dining area opens through double doors to the private rear garden, making it perfect for entertaining. A good-sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with en suite, a family bathroom, a further double bedroom and a bedroom which could provide a dedicated work space or play room.

NETT TOTAL 79.1 sq. m. / 852 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m x 3.69m	14'0" x 12'1"

First floor



Bedroom 1	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m x 2.00m	11'8" x 6'7"

 Plots: 339, 340\*, 341, 342\*, 343, 344\*, 357, 358\*, 359, 360 & 361\*

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# THE EASEDALE

3 bedroom home

# THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, a further double bedroom, a family bathroom and a bedroom which could alternatively be used as a study or nursery.

NETT TOTAL 85.1 sq. m. / 917 sq. ft.

Ground floor

First floor



<b>Kitchen/Dining Area</b>	5.10m x 2.95m	16'9" x 9'8"
<b>Living Room</b>	5.10m x 3.02m	16'9" x 9'11"

<b>Bedroom 1</b>	3.83m x 3.08m	12'7" x 10'1"
<b>Bedroom 2</b>	2.95m x 2.86m	9'8" x 9'5"
<b>Bedroom 3</b>	2.95m x 2.15m	9'8" x 7'1"

Plot: 362\*

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**THE LYDFORD**  
 4 bedroom home

# THE LYDFORD

The 4 bedroom Lydford is well suited to those who want the kitchen to be the hub of their home life. Located off the entrance hallway is a kitchen/dining room which provides access through double doors to the private rear garden. Also on the ground floor is a living room, a guest cloakroom and a handy utility room. Bedroom 1 with en suite, a second double bedroom, two further well proportioned bedrooms and a family bathroom complete the first floor.

NETT TOTAL 100.6 sq. m. / 1,083 sq. ft.

Ground floor

First floor



<b>Kitchen/Dining Area</b>	5.36m x 3.38m	17'7" x 11'1"
<b>Living Room</b>	4.43m x 3.27m	14'6" x 10'9"

<b>Bedroom 1</b>	3.79m x 3.17m	12'5" x 10'5"
<b>Bedroom 2</b>	3.33m x 3.17m	10'11" x 10'5"
<b>Bedroom 3</b>	3.30m x 2.19m	10'10" x 6'11"
<b>Bedroom 4</b>	2.23m x 2.10m	7'4" x 6'11"

**Plots:** 337, 338, 354\* & 355

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. \*Indicates plot is handed. \*\*Bay window to plots 337 & 338 only. 46214/February 2021.

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# THE TRUSDALE

4 bedroom home



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## THE TRUSDALE

The Trusdale is a 4 bedroom property. The hallway leads to a dual aspect living room opening through to the garden. The ground floor also boasts a kitchen/dining area with a utility area. An under stairs storage cupboard and a guest cloakroom complete the ground floor layout. Upstairs you will find bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom.

NETT TOTAL 113.9 sq. m. / 1,226 sq. ft.

Ground floor




Kitchen/Dining Area	6.09m x 3.58m	20'0" x 11'9"
Living Room	6.09m x 3.46m	20'0" x 11'4"

First floor



Bedroom 1	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	6.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 Plots: 353\* & 356

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. \*Indicates plot is handed. 46214/February 2021.

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# THE ELLISTON

4 bedroom home



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## THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door leads you into the light and airy lounge. The full-width kitchen/dining area has double doors opening onto the private rear garden. Three bedrooms occupy the first floor and further storage space off the landing. You will find bedroom 1 with en suite on the top floor, which has a high vaulted ceiling and spacious dressing area.

NETT TOTAL 113.9 sq. m. / 1,227 sq. ft.

Ground floor



**Kitchen/Dining Area**  
4.89m x 2.90m 16'1" x 9'6"

**Living Area**  
4.26m x 3.81m 14'0" x 12'6"

First floor



**Bedroom 2**  
3.15m x 2.73m 10'4" x 9'0"

**Bedroom 3**  
3.31m x 2.34m 10'10" x 7'8"

**Bedroom 4**  
3.31m x 2.45m 10'10" x 8'1"

Second floor



**Bedroom 1**  
6.64m x 3.89m 21'10" x 12'9"

 Plots: 351 & 352\*

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# THE FELTON

5 bedroom home



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# THE FELTON

Set over three floors, the 5 bedroom Felton is perfect for larger families. The open-plan kitchen/dining area has double doors out to the garden, while the separate living room has plenty of space for all the family. Bedroom 1 with en suite, two bedrooms and a family bathroom can be found on the first floor. The second floor completes the home with a further two bedrooms and shower room.

NETT TOTAL 146.8 sq. m. / 1,581 sq. ft.

Ground floor



**Kitchen/Dining Area**  
7.89m x 3.12m 25'11" x 10'3"

**Living Room**  
4.62m x 3.14m 15'2" x 10'4"

**Study**  
2.52m x 2.19m 8'3" x 7'2"

First floor



**Bedroom 1**  
5.70m x 3.14m 18'9" x 10'4"

**Bedroom 4**  
3.93m x 2.51m 12'11" x 8'3"

**Bedroom 5**  
3.19m x 2.30m 10'6" x 7'7"

Second floor



**Bedroom 2**  
3.25m x 3.17m 10'8" x 10'5"

**Bedroom 3**  
3.39m x 2.16m 11'2" x 7'1"

 Plots: 335 & 336

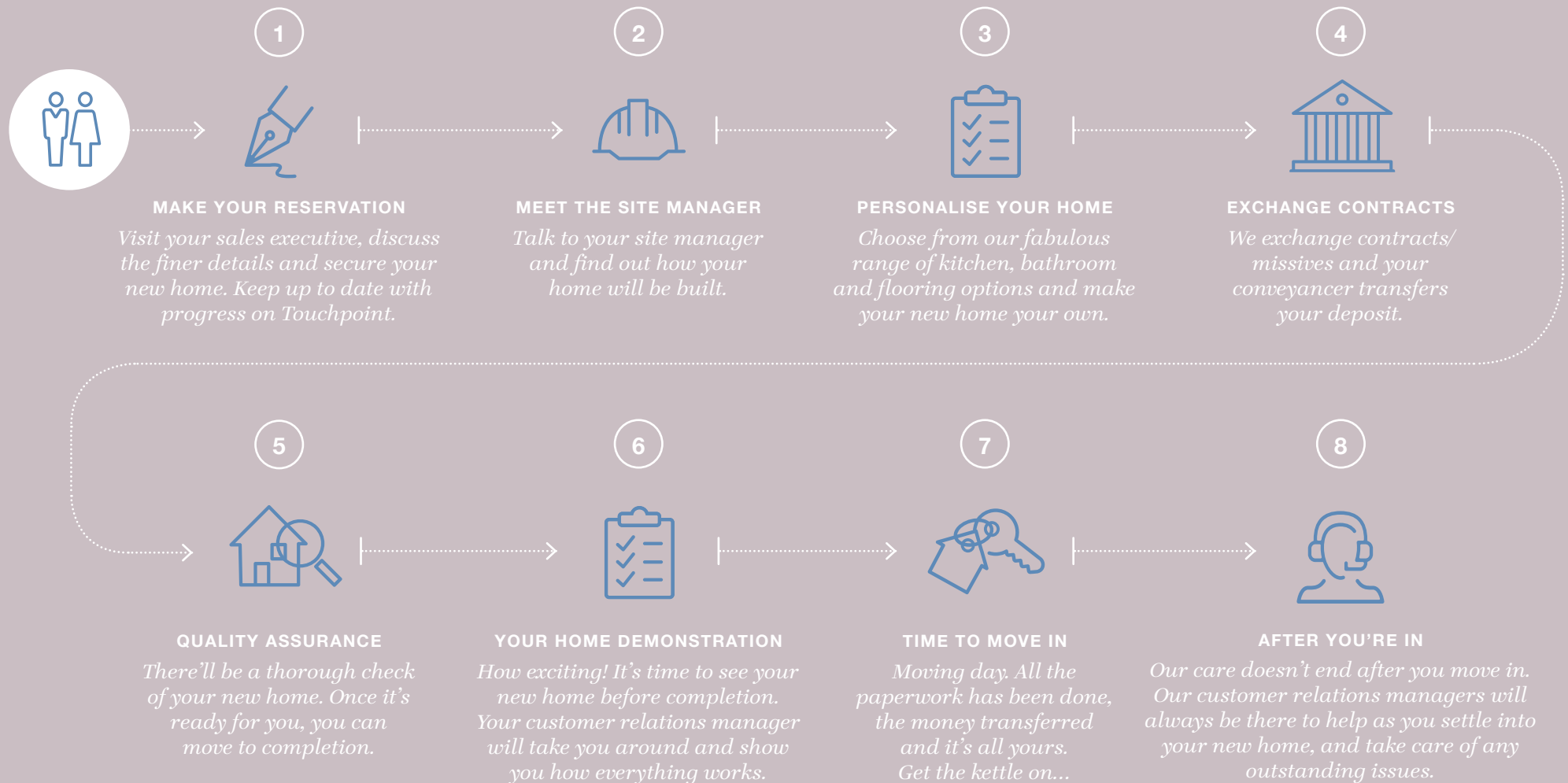
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# FROM LOOKING ROUND TO MOVING IN...



# Taylor Wimpey

SHORNCLIFFE HEIGHTS  
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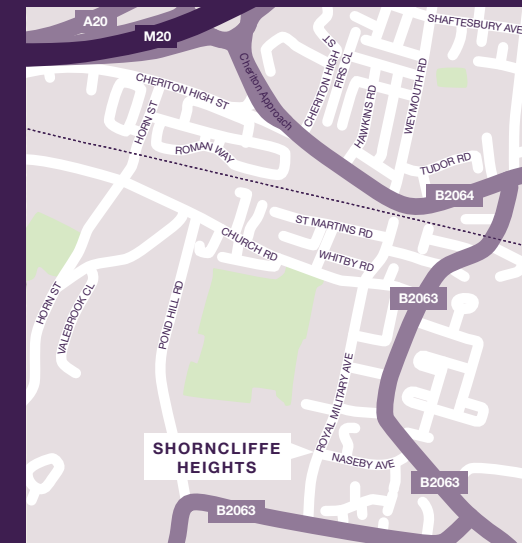
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## FROM CANTERBURY:

- Head south out of Canterbury by taking the Old Dover Road
- Follow for 0.8 miles and turn right onto Nackington Road
- At the first roundabout, take the first exit
- At junction 12, take the exit onto A20 toward Cheriton
- At the next roundabout, take the third exit
- Turn right onto the high street
- Follow for 0.2 miles and keep left onto Church Road
- Follow for 0.4 miles and turn right onto Royal Military Avenue
- The development will be on your right

## FROM ASHFORD:

- Head onto the M20 towards Folkestone/Dover
- At junction 12, take the exit onto the A20 toward Cheriton
- At the next roundabout, take the third exit
- Turn right onto the high street
- Follow for 0.2 miles and keep left onto Church Road
- Follow for 0.4 miles and turn right onto Royal Military Avenue
- The development will be on your right



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 46215/February 2021.