

Taylor
Wimpey

THE LEES, PHASE II

—
SELLINDGE | KENT



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

THE LEES. A VERY SPECIAL PLACE TO BE

Start your next chapter at The Lees, Phase II.

Choose from a range of one and two bed apartments and two to five bedroom houses to secure your new home at The Lees, located off Ashford Road in the pretty Kentish village of Sellindge.

It's a special place to live, work and grow your family.

MAKE YOURSELF AT HOME

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 VILLAGE LIFE

If you're looking for a comfortable family home surrounded by tranquil countryside, The Lees is perfect for you. Enjoy the development's green open spaces within the friendly, community atmosphere – and mingle with the locals at Sellindge's charming pub.

When you need to head into town, Ashford is just 7 miles away and offers a selection of high street stores, cafés and restaurants – as well as several schools for children of all ages.

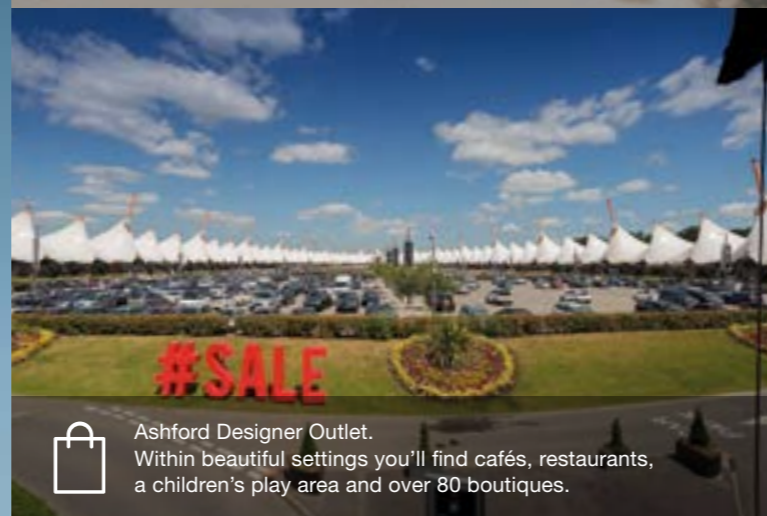
SELLINDGE




 Brockhill Country Park. With a central lake, open grassland and meadows, and all the facilities you need for a family day out.



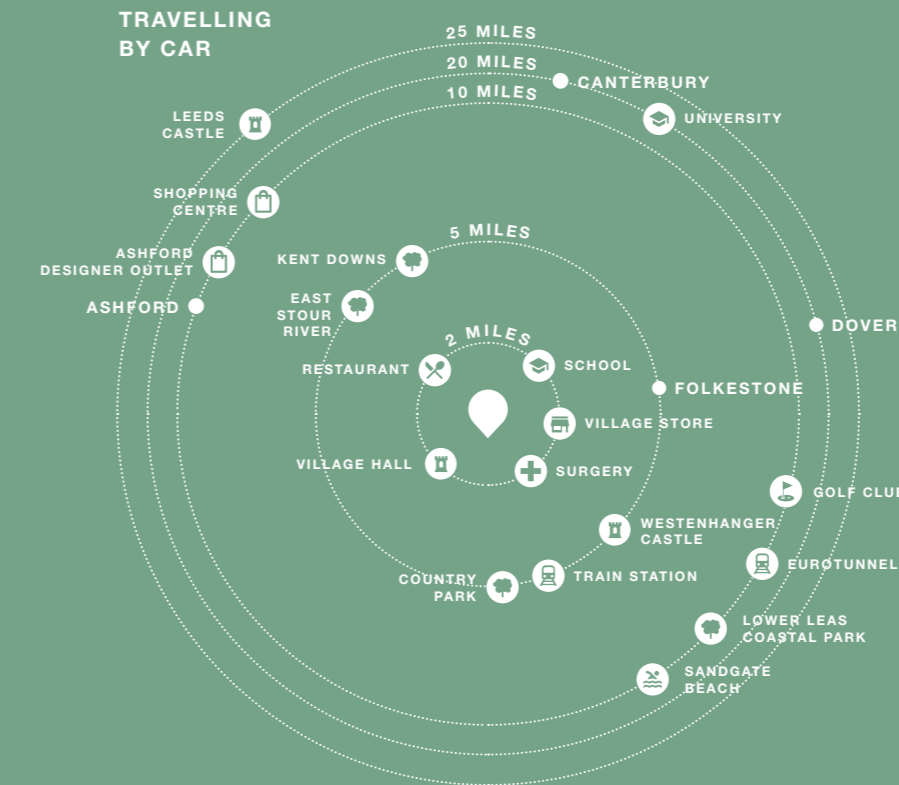
 Brockhill Country Park Cafe. Set in 54 acres of countryside within the Kent North Downs area.




 Ashford Designer Outlet. Within beautiful settings you'll find cafés, restaurants, a children's play area and over 80 boutiques.

THE PERFECT PLACE TO BE


Nestled between the towns of Ashford and Folkestone, The Lees, Phase II is more than just a convenient location for commuters. The development is minutes from the M20, with its links to the large town of Maidstone and the M25 for travel into London. The nearest railway station is under three miles away at Westenhanger – trains from here can take you directly to London Charing Cross.




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

 Kent Downs. An Area of Outstanding Natural Beauty and one of the most enchanting parts of England to explore.



 Westenhanger Castle. Fortified manor house once owned by royalty, located next to Westenhanger railway station.



 Westenhanger railway station. On the South Eastern main line.



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: Equity Loan 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 and view our handy Homebuyer Guides.

Get to know
THE LEES, PHASE II


SELLINDGE | KENT

Choose from a range of one and two bedroom apartments and two to five bedroom houses to secure your new home at The Lees, located off Ashford Road in the pretty Kentish village of Sellindge.




2 BEDROOM HOMES

 **The Canford**
 2 bedroom home
Plots: 103–105, 122–124, 139–141, 146–148, 150–152, 185–187, 239 & 240

 **2 bedroom home***
Plots: 79–83, 170–175, 189–191 & 205–209

3 BEDROOM HOMES

 **The Gosford**
 3 bedroom home
Plots: 84, 85, 87–89, 106, 129, 133–136, 142–145, 157, 159, 163–169, 179–182, 202, 203, 213–215 & 221

 **The Yewdale**
 3 bedroom home
Plots: 90, 121, 183, 201, 212, 218, 219, 231 & 232

 **The Easedale**
 3 bedroom home
Plots: 86, 99, 100, 107, 127, 128, 156, 158, 162, 178, 184, 188, 210, 216 & 220

 **The Charleston**
 3 bedroom home
Plots: 149, 153 & 211


 **The Alton G**
 3 bedroom home
Plots: 73, 74, 93–96, 154, 155, 222 & 223

 **The Crofton G**
 3 bedroom home
Plots: 75–78, 91, 92, 97, 98, 101, 102, 137, 138 & 224–229

4 BEDROOM HOMES

 **The Midford**
 4 bedroom home
Plots: 110–113, 125, 126, 195, 199 & 234–236

 **The Eskdale**
 4 bedroom home
Plots: 109, 196, 204, 233 & 237


 **The Shelford**
 4 bedroom home
Plots: 115, 118, 119, 130, 131, 160, 194, 198 & 200


 **The Langdale**
 4 bedroom home
Plots: 108, 114, 132, 161, 197, 217, 230 & 238

5 BEDROOM HOMES

 **The Garrton**
 5 bedroom home
Plots: 116, 117 & 120

APARTMENTS

 **Brabourne House**
 1 & 2 bedroom apartments
Plots: 67–72

 **1 & 2 bedroom apartments***
Plots: 51–60, 61–66, 176, 177, 192 & 193

- *ah = Affordable Homes
- BS = Bin Store
- = Bollards
- ▷ = Car Port
- CS = Cycle Store
- ▶ = Garage
- GG = Gas governor
- RCP = Refuse Collection Point
- 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. 38258 / August 2019.

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property which has been designed with both first-time buyers and downsizers in mind. A living/dining area with an understairs cupboard opens to the garden through double doors. There's also a fitted kitchen and guest cloakroom off the entrance hallway. On the first floor, the master bedroom has the option of an en suite shower room, while there's also a main bathroom and guest bedroom with practical storage space.

TOTAL NETT AREA 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen 3.02m x 1.85m 9'11" x 6'1"
Living/Dining Area 4.73m x 3.98m (max) 15'6" x 13'1" (max)

FIRST FLOOR



Master Bedroom 3.08m x 2.97m 10'1" x 9'9"
Bedroom 2 3.98m x 2.56m (max) 13'1" x 8'5" (max)

Plots: 103, 104, 105*, 122*, 123, 124, 139, 140, 141*, 146, 147, 148*, 150, 151, 152, 185, 186, 187, 239 & 240

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. *Indicates plot is handed. **Plot specific windows. 38364/July 2019.

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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 looking for extra space. A large kitchen/dining area opens through double doors to the rear garden, making it perfect for al fresco dining. A good-sized living room, a guest cloakroom and a store cupboard complete the ground floor. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could alternatively be used as a playroom.

TOTAL NETT AREA 79.2 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 (max)	14'0" x 12'1" (max)

FIRST FLOOR



Master Bedroom	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 (max)	11'8" x 6'7" (max)

Plots: 84, 85, 87, 88, 89*, 106, 129, 133*, 134*, 135, 136*, 142, 143*, 144, 145, 157*, 159*, 163*, 164, 165*, 166, 167*, 168, 169*, 179*, 180, 181*, 182, 202, 203*, 213, 214*, 215 & 221*

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THE YEWDALE

3 BEDROOM HOME



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THE YEWDALE

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. The dual aspect living room has double doors out to the private rear garden. There's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL NETT AREA 85.2 sq. m. / 917 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Master Bedroom	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

Plots: 90, 121, 183, 201*, 212*, 218*, 219, 231* & 232

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

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

TOTAL NETT AREA 85.2 sq. m. / 917 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Master Bedroom	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 86*, 99, 100*, 107, 127, 128, 156*, 158, 162*, 178, 184, 188*, 210*, 216 & 220*

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THE CHARLESTON

3 BEDROOM HOME



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THE CHARLESTON

The 3 bedroom Charleston offers plenty of space for contemporary living. A dual aspect living room has double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful guest cloakroom off the entrance hallway. The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL NETT AREA 86.1 sq. m. / 926 sq. ft.

GROUND FLOOR



Kitchen/Dining Area 4.74m x 3.34m 15'7" x 11'0"

Living Room 4.74m x 3.03m 15'7" x 10'0"

FIRST FLOOR



Master Bedroom 3.09m x 2.95m 10'2" x 9'8"

Bedroom 2 4.75m x 2.58m 15'7" x 8'6"

Bedroom 3 3.86m x 2.07m 12'8" x 6'10"

 **Plots:** 149, 153* & 211

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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton G is a 3 bedroom, two and a half storey home, designed to appeal to both young professionals and growing families. The front door opens onto a hallway which leads to the open-plan kitchen/dining area. There is also a convenient guest cloakroom under the stairs and the living room has double doors to the garden. On the first floor is a family bathroom, a double bedroom and a further bedroom that could alternatively be used as a study. The master bedroom on the top floor features an en suite shower room and dressing area.

TOTAL NETT AREA 99.2 sq. m. / 1,068 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
5.26m x 3.20m 17'3" x 10'6"

Living Room
4.23m x 3.46m 13'11" x 11'4"

FIRST FLOOR



Bedroom 2
4.23m x 3.46m (max) 13'11" x 11'4" (max)

Bedroom 3
3.28m x 2.16m 10'9" x 7'1"

SECOND FLOOR



Master Bedroom
6.66m x 3.11m (max) 21'11" x 10'3" (max)

Plots: 73*, 74, 93*, 94, 95*, 96, 154*, 155, 222* & 223

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THE CROFTON G

3 BEDROOM HOME

THE CROFTON G

The Crofton G is a 3 bedroom, two and a half storey home, perfect for growing families. The hallway leads to the living/dining area that has double doors to the garden, while the fitted kitchen/breakfast area, guest cloakroom and understairs storage completes the ground floor. There are two bedrooms and a family bathroom on the first floor. On the second floor is the master suite, which features high ceilings, an en suite shower room and a dressing area.

TOTAL NETT AREA 105.2 sq. m. / 1,132 sq. ft.

GROUND FLOOR



Kitchen
3.43m x 2.72m 11'3" x 8'11"

Living/Dining Area
4.78m x 3.70m 15'8" x 12'2"

FIRST FLOOR



Bedroom 2
4.78m x 3.37m 15'8" x 11'1"

Bedroom 3
2.90m x 2.55m 9'6" x 8'5"

SECOND FLOOR



Master Bedroom
6.20m x 3.66m 20'4" x 12'0"

Plots: 75*, 76, 77*, 78, 91*, 92, 97*, 98, 101*, 102, 137*, 138, 224*, 225, 226*, 227, 228* & 229

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Taylor Wimpey

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Taylor Wimpey

THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for generous living space will find all they need in the 4 bedroom Midford. The kitchen/dining area leads through double doors to the garden, and there's a handy utility room that provides useful space for laundry. A living room, a guest cloakroom and understairs cupboard complete the ground floor. The en suite master bedroom is upstairs, with two double bedrooms, main bathroom and an additional bedroom.

TOTAL NETT AREA 107.1 sq. m. / 1,153 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.49m x 3.62m	14'9" x 11'11"

FIRST FLOOR



Master Bedroom	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.51m x 2.81m	11'6" x 9'3"
Bedroom 3	2.81m x 2.52m	9'3" x 8'3"
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

Plots: 110, 111, 112, 113, 125*, 126, 195*, 199*, 234*, 235* & 236*

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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

There's a wealth of space to cater for families in the 4 bedroom Eskdale. A large kitchen/dining area forms the heart of the home, with a handy utility area providing access to the outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom and storage cupboard off the hallway. The en suite master bedroom, three further bedrooms and the main bathroom, occupy the first floor.

TOTAL NETT AREA 112 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.02m x 3.58m	19'9" x 11'9"
Living Room	6.02m x 3.45m	19'9" x 11'4"

FIRST FLOOR



Master Bedroom	3.51m x 3.40m (max)	11'7" x 11'2" (max)
Bedroom 2	3.64m x 2.98m (max)	11'11" x 9'10" (max)
Bedroom 3	3.05m x 2.95m (max)	10'0" x 9'8" (max)
Bedroom 4	3.09m x 2.53m (max)	10'2" x 8'4" (max)

 **Plots:** 109, 196*, 204*, 233* & 237

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

A traditional 4 bedroom family home, the Shelford offers plenty of space for day-to-day living as well as relaxing and entertaining. The central entrance hallway leads to a spacious kitchen/dining area, which has double doors to the private rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient understairs storage closet. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL NETT AREA 126.3 sq. m. / 1,360 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.10m x 2.86m	26'7" x 9'5"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Master Bedroom	3.88m x 3.76m (max)	12'9" x 12'4" (max)
Bedroom 2	4.22m x 3.07m	13'10" x 10'1"
Bedroom 3	3.43m x 3.09m (max)	11'3" x 10'2" (max)
Bedroom 4	3.89m x 2.75m (max)	12'9" x 9'0" (max)

Plots: 115, 118*, 119, 130, 131, 160, 194*, 198* & 200*

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room, a useful guest cloakroom and storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and the family bathroom.

TOTAL NETT AREA 140 sq. m. / 1,507 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.82m x 3.44m	22'5" x 11'3"
Living Room	4.56m x 4.49m	15'0" x 14'9"
Dining Area	3.41m x 3.05m	11'2" x 10'0"

FIRST FLOOR



Master Bedroom	6.07m x 3.44m (max)	19'11" x 11'3" (max)
Bedroom 2	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4	3.48m x 2.68m	11'5" x 8'10"

Plots: 108*, 114*, 132, 161*, 197, 217, 230* & 238*

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. *Indicates plot is handed. 38364/July 2019.

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THE GARRTON

5 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE GARRTON

Offering spacious accommodation across its three-storey layout, the 5 bedroom Garrton is made for family living. The front door opens onto a hall which leads to the living room, study and cloakroom. The kitchen/dining area opens out to the garden – perfect for entertaining. The first floor features an en suite master bedroom with dressing area, two further bedrooms and the family bathroom. The second floor is made up of two bedrooms and a shower room.

TOTAL NETT AREA 168 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.34m x 3.46m (max)	27'4" x 11'4" (max)
Living Room	4.74m x 3.35m	15'7" x 11'0"
Study	2.73m x 2.31m	9'0" x 7'7"

FIRST FLOOR



Master Bedroom	3.98m x 3.39m	13'1" x 11'2"
Bedroom 4	3.62m x 2.75m	11'11" x 9'0"
Bedroom 5	2.98m x 2.54m	9'9" x 8'4"

SECOND FLOOR



Bedroom 2	4.59m x 3.41m	15'1" x 11'3"
Bedroom 3	3.64m x 2.78m	11'11" x 9'2"

Plots: 116*, 117 & 120*

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FROM LOOKING ROUND TO MOVING IN...



THE LEES

Ashford Road
Sellindge
Kent
TN25 6LG

CONTACT US ON

01303 761 083

SATNAV

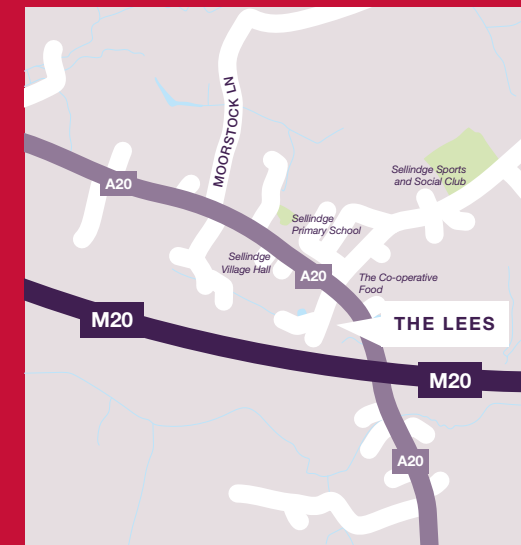
TN25 6LG

FROM THE M20 (FROM THE EAST):

- Leave the M20 at junction 11 and take the B2068 exit to A261/Hythe/Canterbury
- At the roundabout take the 1st exit onto Ashford Rd/A20
- At the roundabout take the 2nd exit and stay on Ashford Rd/A20
- Continue to follow A20 before reaching Ashford Rd and The Lees will be on your left

FROM THE M20 (FROM THE WEST):

- Leave the M20 at junction 10 and take the A292/A2070 exit towards Ashford
- At the roundabout take the 2nd exit onto Hythe Rd/A20
- At the roundabout take the 1st exit and stay on Hythe Rd/A20
- Follow the road before reaching Ashford Rd and The Lees will be on your right



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