

**Taylor
Wimpey**

Find your way around

BURGOYNE SQUARE
at Shorncliffe Heights

FOLKESTONE | KENT



SHORNCLIFFE HEIGHTS. A VERY SPECIAL PLACE TO BE

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

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 and view our handy Homebuyer Guides.



Get to know
BURGOYNE SQUARE
 at Shorncliffe Heights

FOLKESTONE | KENT

Burgoyne Square is a stunning collection of 2 bedroom apartments and 2, 3 & 4 bedroom homes located in Folkestone, Kent.

- *ah/r = Affordable homes/Rented
- †ah/so = Affordable homes/Shared ownership
- ▷ = Drive Through or Carport
- ▶ = Garage
- LAP = Local Area of Play
- = Shed
- SS = Sub Station
- V = Visitor Parking
- CS = Cycle Store
- BS = Bin Store
- BCP = Bin Collection Point

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. 48291 / March 2022.

3 BEDROOM HOMES

- The Gosford**
3 bedroom home
Plots: 544, 547, 560, 563, 767, 768, 770, 773, 780, 821-823, 825, 826, 828-832, 834, 835, 852, 853, 855, 858, 862, 865, 873-878, 880 & 881
- The Easedale**
3 bedroom home
Plots: 824, 827, 851 & 879
- The Braxton**
3 bedroom home
Plots: 551-556, 580, 581, 594-597, 771, 772, 781, 782, 836-841, 866, 867, 871 & 872
- The Ashbury**
3/4 bedroom home
Plots: 549, 550, 557, 558, 809-814, 817-819, 869 & 870

2 BEDROOM HOMES

- The Canford**
2 bedroom home
Plots: 545, 546, 561, 562, 774-779, 783-786, 820, 842-850, 856, 857, 859-861, 863 & 864
- The Edale**
2 bedroom home
Plots: 548, 559, 570, 769, 791, 792, 808, 815, 816, 868 & 923
- 2 bedroom home**
Plots: 787-789*, 800*, 801*, 803*, 804*, 806* & 807*

2 BEDROOM APARTMENTS

- Block D**
2 bedroom apartment
Plots: 793-798
- Block E**
2 bedroom apartment
Plots: 571-579

4 BEDROOM HOMES

- The Lydford**
4 bedroom home
Plots: 583, 584, 598 & 833
- The Trusdale**
4 bedroom home
Plot: 854
- The Eastbury**
4 bedroom home
Plots: 538, 543, 564, 569, 582, 592 & 593
- The Drayton**
4 bedroom home
Plots: 540, 541, 565, 568, 588 & 590
- The Ramsbury**
4 bedroom home
Plots: 539, 542, 566, 567, 589 & 591

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a two bedroom property featuring an open-plan living/dining area, with an under stairs storage cupboard and double doors leading to the garden. There's also a contemporary fitted kitchen and guest cloakroom located off the entrance hallway. On the first floor, bedroom 1 features an en suite shower room for added luxury, while there's also the main bathroom and a further double bedroom.

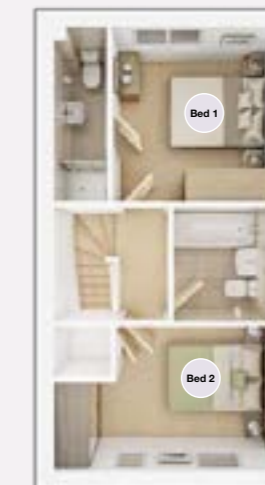
TOTAL 62.80 sq. m. / 676 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	3.08m x 2.92m	10'1" x 9'7"
Bedroom 2	3.98m x 2.56m	13'1" x 8'5"

Plots: 545*, 546, 561*, 562, 774*, 775, 776, 777*, 778*, 779, 783*, 784, 785*, 786, 820*, 842, 843, 844, 845*, 846*, 847*, 848*, 849*, 850*, 856*, 857*, 859*, 860*, 861*, 863* & 864

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. *Handed plots. 48304 / October 2021.

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THE EDALE 2 BEDROOM HOME



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THE EDALE

The two bedroom Edale coach house offers a versatile layout to suit first-time buyers and downsizers alike. The private entrance hallway leads upstairs to the first floor accommodation, including the open-plan kitchen/living/dining area, which provides ample space for everyday living and socialising. Also located off the landing is bedroom 1 with an en suite, a second double bedroom and a main bathroom.

TOTAL 65.6 sq. m. / 706 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area	5.35m x 3.80m	17'7" x 12'6"
Bedroom 1	3.83m x 3.77m max	12'7" x 12'5" max
Bedroom 2	3.46m max x 2.45m	11'4" max x 8'1"

 **Plots:** 548, 559*, 570, 769*, 791, 792*, 808*, 815, 816, 868 & 923

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first time buyers, couples and families alike. The entrance hallway leads to the front-facing living room. To the rear of the property, you will find the guest cloakroom, store cupboard and an open-plan kitchen/dining area with double doors to the garden. On the first floor, you will find bedroom 1 with en suite, a family bathroom, a further double bedroom and a third bedroom which could provide a dedicated workspace or nursery.

TOTAL 79.20 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:** 544, 547*, 560, 563*, 767, 768*, 770*, 773, 780*, 821*, 822, 823*, 825*, 826, 828*, 829, 830*, 831, 832*, 834*, 835, 852, 853*, 855, 858*, 862, 865*, 873, 874*, 875, 876*, 877, 878*, 880* & 881

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to an open-plan kitchen/dining area and a separate 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 an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 85.17 sq. m. / 917 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	3.74m x 3.08m	12'3" 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: 824, 827, 851 & 879

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

The Braxton three bedroom home benefits from an open-plan kitchen/dining area with double doors to the garden. The separate living room, a guest cloakroom and storage cupboard complete the ground floor layout. On the first floor, there's a family bathroom and two well-proportioned bedrooms. The landing leads onto a private staircase up to the second floor where you will find bedroom 1 with an en suite shower room.

TOTAL 99.49 sq. m. / 1,070 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.25m x 3.43m max 14'0" x 11'3" max

Living Room
4.19m x 2.44m 13'9" x 8'0"

FIRST FLOOR




Bedroom 2
4.25m x 2.82m 14'0" x 9'3"

Bedroom 3
3.59m x 2.11m 11'10" x 6'11"

SECOND FLOOR



Bedroom 1
5.56m x 2.75m 18'3" x 9'0"

 **Plots:** 551*, 552*, 553*, 554, 555*, 556, 580, 581*, 594, 595*, 596, 597*, 771*, 772, 781*, 782, 836*, 837, 838, 839*, 840*, 841, 866*, 867, 871* & 872

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THE ASHBURY

3/4 BEDROOM HOME



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THE ASHBURY

The three/four bedroom Ashbury is ideal for the demands of family living across three storeys. On the ground floor you will find the family/dining area with double doors to the rear garden and a separate contemporary kitchen. The first floor is home to the well proportioned living room that could alternatively be used as a bedroom, a versatile third bedroom and the family bathroom. The second floor features bedroom 1 with en suite shower room and a further double bedroom.

TOTAL 112.40 sq. m. / 1,210 sq. ft.

GROUND FLOOR



Living/Dining Area
4.23m x 3.87m 13'11" x 12'8"

Kitchen
3.77m x 2.70m max 12'4" x 8'10" max

FIRST FLOOR



Family Room/Bedroom
4.23m x 3.87m 13'11" x 12'8"

Bedroom 3
2.91m x 2.16m 9'7" x 7'1"

SECOND FLOOR



Bedroom 1
4.23m x 3.87m 13'11" x 12'8"

Bedroom 2
4.23m x 2.37m 13'11" x 7'9"

 **Plots:** 549*, 550, 557*, 558, 809*, 810*, 811*, 812, 813, 814, 817, 818, 819, 869* & 870

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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The four 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 area 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.

TOTAL 100.60 sq. m. / 1,083 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	3.79m x 3.17m	12'5" x 10'5"
Bedroom 2	3.33m x 3.17m	10'11" x 10'5"
Bedroom 3	3.28m x 2.10m	10'9" x 6'11"
Bedroom 4	2.23m x 2.10m	7'4" x 6'11"

 **Plots:** 583*, 584, 598* & 833

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THE TRUSDALE

4 BEDROOM HOME



THE TRUSDALE

The Trusdale will appeal to families in search of extra space. The hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there is also a further three bedrooms as well as a family bathroom. Alternatively the fourth bedroom could be used as a home office.

TOTAL 113.90 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
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	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 Plot: 854

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THE EASTBURY

4 BEDROOM HOME



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THE EASTBURY

The Eastbury offers three floors of flexible living space. The kitchen flows seamlessly to an open-plan family/dining area, complemented by double doors that open to the garden. On the first floor you will find the living room with a Juliet balcony, a further bedroom and the family bathroom. Bedroom 1 with an en suite shower room, two further bedrooms and a shower room are located on the top floor.

TOTAL 129.03 sq. m. / 1,389 sq. ft.

GROUND FLOOR



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

Family/Dining Room
4.89m x 3.69m 16'1" x 12'1"

FIRST FLOOR



Living Room
4.89m x 3.08m 16'1" x 10'1"

Bedroom 2
3.35m x 2.76m 11'0" x 9'1"

SECOND FLOOR



Bedroom 1
3.24m max x 3.56m 10'7" max x 11'8"

Bedroom 3
3.04m x 2.49m 10'0" x 8'2"

Bedroom 4
3.04m x 2.30m 10'0" x 7'7"

 **Plots:** 538*, 543, 564*, 569, 582, 592 & 593*

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THE DRAYTON

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THE DRAYTON

The Drayton offers three floors of flexible living space. The welcoming entrance hallway leads you to the kitchen that flows seamlessly to an open-plan family/dining area, complemented by double doors that open to the garden. On the first floor you will find the living room with a Juliet balcony that could alternatively be used as a bedroom and the main bedroom that features an en suite for added luxury. Three bedrooms and the main bathroom are located on the top floor.

TOTAL 131.1 sq. m. / 1,411 sq. ft.

GROUND FLOOR



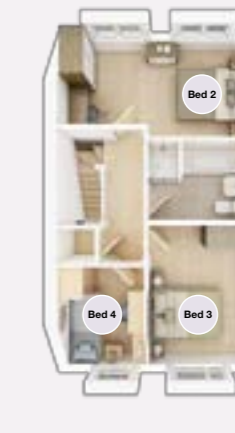
Kitchen	2.49m x 2.45m max	8'2" x 8'1" max
Family/Dining Area	5.48m x 3.83m max	18'0" x 12'7" max
Study	4.26m max x 2.65m	14'0" max x 8'9"

FIRST FLOOR



Bedroom 1	4.88m x 2.69m max	16'0" x 8'10" max
Living Room	4.88m x 3.86m max	16'10" x 12'8" max

SECOND FLOOR



Bedroom 2	4.88m x 2.79m max	16'0" x 9'2" max
Bedroom 3	3.86m x 2.65m	12'8" x 8'9"
Bedroom 4	2.82m x 2.14m	9'3" x 7'0"

 **Plots:** 540, 541*, 565*, 568, 588* & 590*

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THE RAMSBURY

4 BEDROOM HOME



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THE RAMSBURY

The Ramsbury is spread across three floors and is ideal for those looking for a little extra space. The kitchen flows seamlessly to an open-plan family/dining area, complemented by double doors that open to the garden. A separate study and guest cloakroom complete the ground floor. On the first floor you will find the living room with a Juliet balcony, and the main bedroom with an en suite shower room. Three bedrooms and the main bathroom are located on the top floor.

TOTAL 131.1 sq. m. / 1,411 sq. ft.

GROUND FLOOR



Family Area
3.83m max x 2.98m 12'7" max x 9'9"

Kitchen/Dining
4.88m x 2.49m 16'0" x 8'2"

Study
4.26m x 2.65m max 14'0" x 8'9" max

FIRST FLOOR



Bedroom 1
4.88m x 2.69m max 16'0" x 8'10" max

Living Room
4.88m x 3.86m max 16'0" x 12'8" max

SECOND FLOOR



Bedroom 2
4.88m x 2.79m max 16'0" x 9'2" max

Bedroom 3
3.86m x 2.65m 12'8" x 8'9"

Bedroom 4
2.82m x 2.14m 9'3" x 7'0"

 **Plots:** 539, 542*, 566*, 567, 589* & 591*

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. *Handed plots. 48304 / October 2021.

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Taylor Wimpey

Taylor Wimpey

APARTMENTS BLOCK D

2 bedroom home

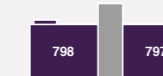


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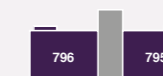
APARTMENTS BLOCK D

Block D offers stylish single-storey living with a collection of beautiful two bedroom apartments, some with a private balcony.

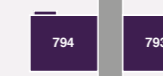
D1 PLOTS 793-798



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
6.99m x 3.31m max 22'11" x 10'10" max

Bedroom 1
4.04m x 3.15m max 13'3" x 10'4" max

Bedroom 2
4.04m x 2.37m 13'3" x 7'9"

Total internal floor area
63.90 sq. m. 687 sq. ft.

Plots: 793-798

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**Taylor
Wimpey**

Taylor Wimpey

APARTMENTS BLOCK E

2 bedroom home

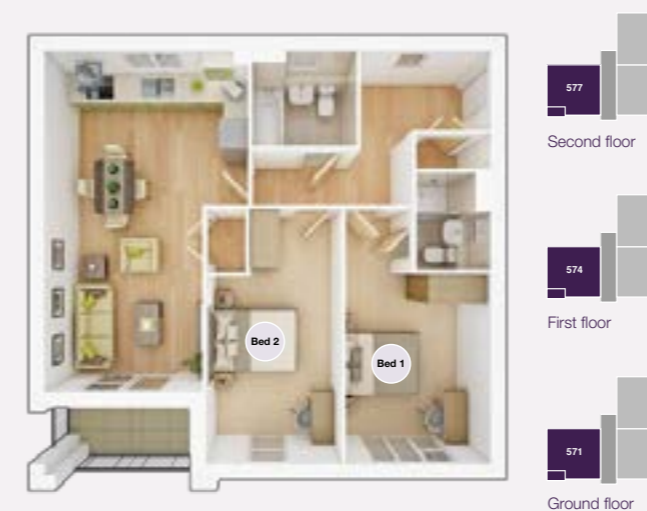


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APARTMENTS BLOCK E

Stylish single-storey living in a range of beautiful two bedroom apartments, some with a private balcony.

E1 PLOTS 571, 574 & 577



Kitchen/Living/Dining Area	
6.87m x 4.11m max	22'6" x 13'6" max
Bedroom 1	
3.84m x 2.92m	12'7" x 9'7"
Bedroom 2	
5.16m x 2.75m	16'11" x 9'0" max
Total internal floor area	
70.40 sq. m.	758 sq. ft.

E2 PLOTS 572, 575 & 578



Kitchen/Living/Dining Area	
6.87m x 4.11m max	22'6" x 13'6" max
Bedroom 1	
3.84m x 2.92m	12'7" x 9'7"
Bedroom 2	
5.16m x 2.75m	16'11" x 9'0" max
Total internal floor area	
70.40 sq. m.	758 sq. ft.

E3 PLOTS 573, 576 & 579



Kitchen/Living/Dining Area	
7.21m x 4.08m max	23'8" x 13'5" max
Bedroom 1	
5.50m x 2.90m	18'0" x 9'6"
Bedroom 2	
5.5m max x 2.75m	18'0" max x 9'0"
Total internal floor area	
73.20 sq. m.	788 sq. ft.

Plots: 571-579

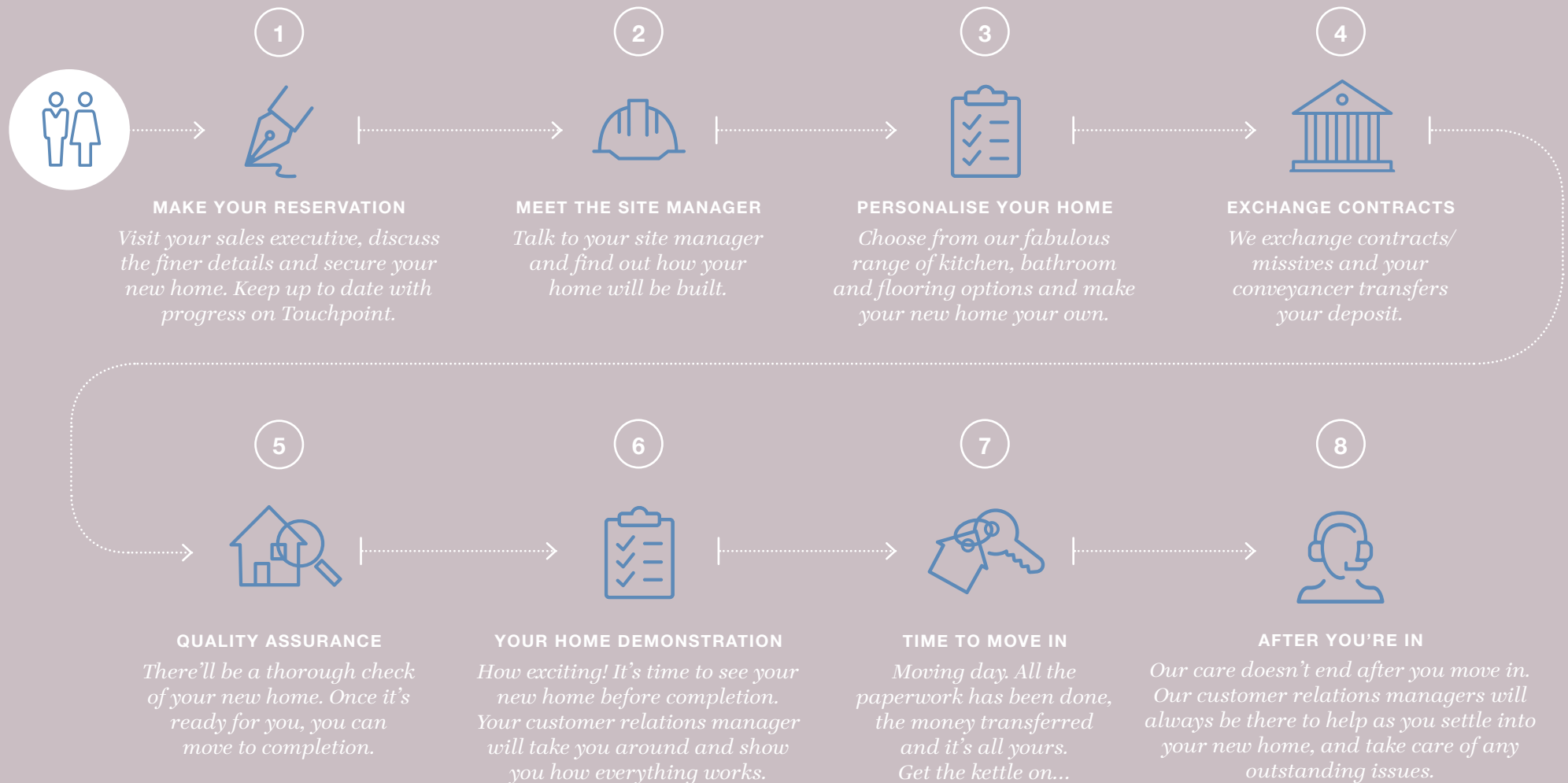
The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48304 / October 2021.

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FROM LOOKING ROUND TO MOVING IN...



BURGOYNE SQUARE

Off Royal Military Avenue
Folkestone
Kent
CT20 3SH

CONTACT US ON

01303 761 110

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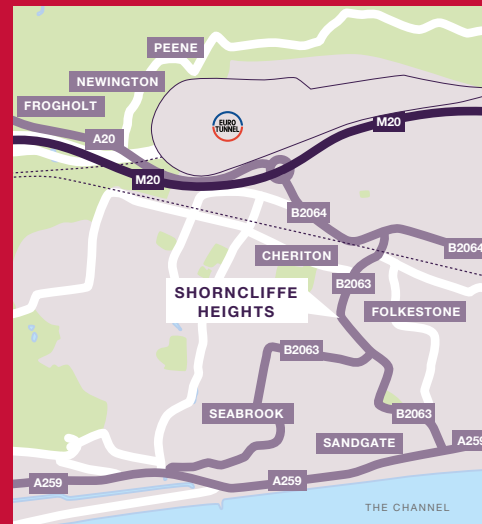
CT20 3EF

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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

