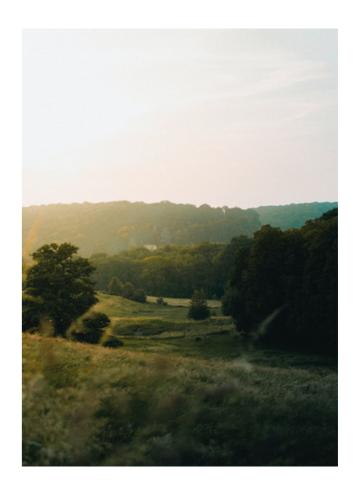
### MILLSTONE MEADOW





An exclusive development by

# JAKOB JAMES

DESIGNER HOMES

02



A unique development of *luxury* 4 & 5 bedroom homes

Millstone Meadow is a private development of 4 luxury, high end properties that have been meticulously designed and configured to suit the needs of everyday contemporary living. With customer satisfaction at the centre of our work, Jakob James Designer Homes has strived to create a secluded and desirable development of long lasting, forever homes.

Named after a stone used to grind grain into flour, the development pays homage to the long standing Charing Mill, built in the early nineteenth century.

The 4 properties have been traditionally constructed, with extremely convenient layouts suitable for couples and families of all sizes. The top end specification includes natural oak carpentry, high quality flooring throughout the properties and underfloor heating to the ground floor. Each property also offers a hand crafted, bespoke kitchen with top of the range appliances, and has various optional upgrades to further enhance ones day to day lifestyle.





05

 $O_4$ 



# Contemporary design, with a focus on you.

Nestled in the heart of the Kent countryside, Millstone Meadow is a unique small development of luxury 4 & 5 bedroom homes, situated on the outskirts of the beautifully rustic village of Charing. The village boasts a wealth of historic importance, used as a resting place for Pilgrims on their journey to Canterbury Cathedral and hosting the Archbishop of Canterbury's palace during the 11th century, with the palace remains still visible within the village centre.

Charing high street is just a short 5 minute walk from the development, offering local amenities, such as village shops, family owned butchers supplying fresh and local produce and a post office. Nearby, the local train station allows fast travel links to Ashford International in under 15 minutes, and can be into London via the fast train network in under 45 minutes.





06

# Explore the beautiful local area

Ashford is just a short 10 minute drive away, undergoing an extensive regeneration in recent years. Investment into the retail outlet has expanded it into an attractive modern hub full of restaurants, bars and excellent high street shops.

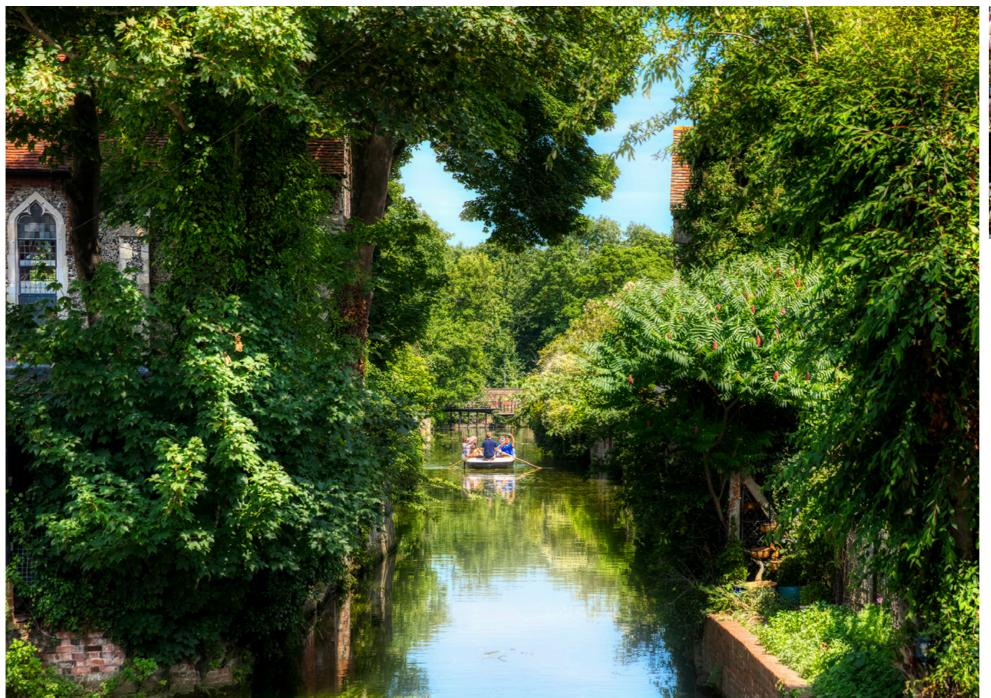
Alternatively experience the incredible charm of Canterbury, a hot-spot for shoppers with an exciting mix of modern high street names and small bespoke markets guaranteeing the perfect location for those in need of retail therapy. Visit the historic Canterbury Cathedral, or book an evening show at the beautiful Marlowe Theatre. In the day time, take a boat up the many canals of Canterbury, and explore the city from a different perspective.

CHAPEL DOWN VINEYARD

LEEDS CASTLE

THE CITY OF CANTERBURY







Kent features some of the finest 'day-out' venues across all of the UK. With its rich and vibrant culture, many locations aim to keep you and your families interests for the whole day. Visit Leeds Castle and explore their stunning grounds, or attend one of their many monthly events for both families and couples, including firework displays, music concerts or classic car shows.

Nestled in the picturesque village of Tenterden, Chapel Down Vineyard is the UK's leading wine producer. Visit for a guided tour of the vineyard, tasting experience, or cheese and wine pairing and explore the beautiful grounds of their vineyard estate, while watching the sun set over the rolling Kentish hillside.

Not to mention the many footpath routes not only surrounding Charing, but across all of the North Downs and the Weald offering beautiful untouched countryside and views across the valley.

Charing offers fantastic opportunities for schooling & education within the local area, Charing CE Primary School can be found just minutes walk from your new home. Alternatively situated just 3 miles away are Lenhams' Nursery, Primary and Secondary schools. Furthermore, a short trip by car, train or even bus are a vast selection of secondary schools in Ashford such as the Norton Knatchbull Boys Grammar School & Highworth Girls Grammar School.



# Kent's finest beaches & eateries.





THE TIGER INN

CAMBER SANDS

WHITSTABLE

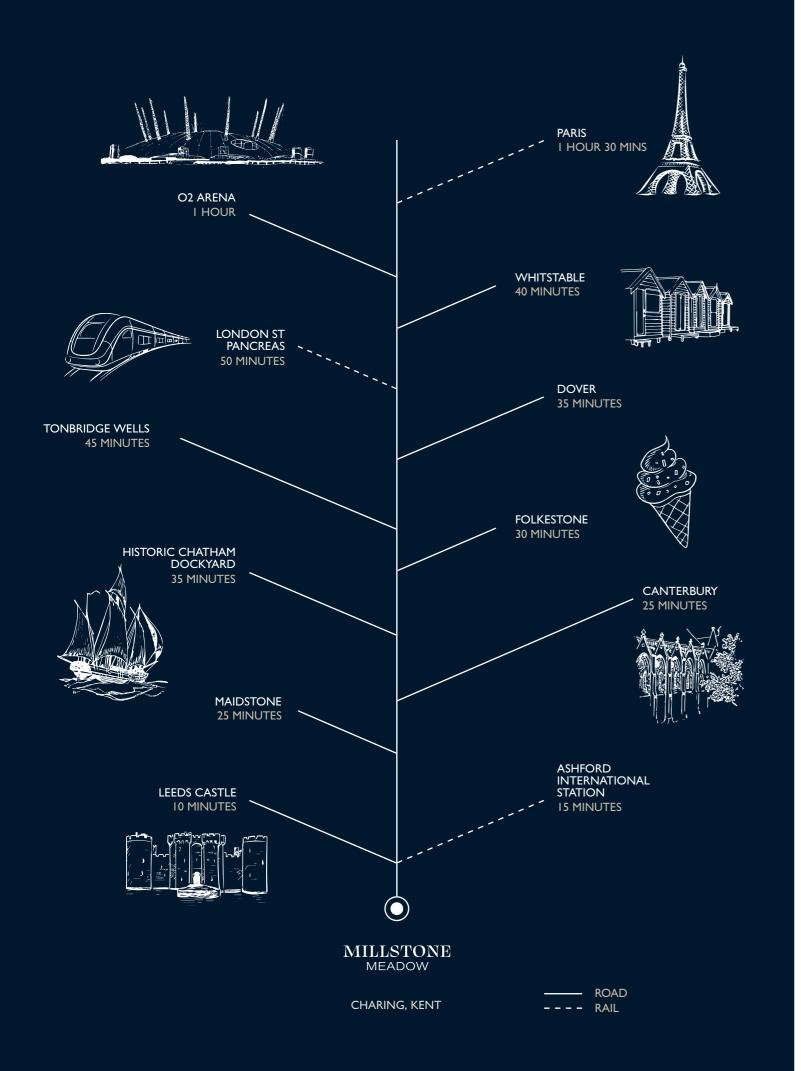
The Kent coast is renowned for its beautiful seaside villages, beaches and coastal walks. Visit Whitstable with its winding market style streets, fresh fish markets, and brightly coloured beach huts, or take a day trip to the 5 mile stretch of sandy coastline of Camber Sands.

Another great location to visit for the day is Folkestone, the renovated Harbour Arm has become the go-to destination all year round, boasting an on-site brewery and bakery. The Harbour Arm has quickly received commendation for being an innovative hive for food, drink, live music events and entertainment, inspiring the arts and creative scene across Kent.

On your way home visit The Tiger Inn located in Stowting. With real ales, craft beers, cracking wine and freshly prepared local food all enjoyed sitting next to the cozy open fire. Alternatively visit The Bowl Inn, positioned on the hills of the North Downs overlooking the village of Charing, and only a 5 minute drive from home, with fantastic views, and a great selection of food, wine and ales from local breweries across the South East.









# Available Properties

	The Reigate	5 bedrooms	2060 SQ FT
2	The Detling	4 bedrooms	1820 SQ FT
3	The Dunley	4 bedrooms	1820 SQ FT
4	The Tolsford	5 bedrooms	2060 SQ FT







## The Reigate

PLOT I

5 BEDROOMS

DETACHED

2060 SQFT

Boasting a spacious entrance hall as one opens the front door, The Reigate has been meticulously crafted to suit the needs of everyday contemporary living. The open plan kitchen living area provides the perfect space to entertain friends and family, with large bi-fold doors leading to a tranquil garden ensuring that the ability to bring the outdoors indoors has never been easier. The study provides plenty of space for the newly introduced hybrid way of work. The living room has provisions for a comforting log burner, offering an environment of relaxation and cosiness. The bedrooms all have beautiful countryside views of the North Downs, with the master bedrooms also benefiting from an en-suite.





### The Detling

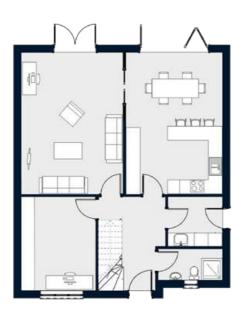
PLOT 2

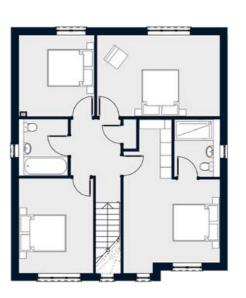
4 BEDROOMS

DETACHED

1820 SQFT

Named after one of the 12 Hills in the North Downs, the Detling creates a striking sense of space and comfort. A sliding pocket door separates the contemporary kitchen dining area and living room, providing the luxury of being able to enjoy open plan living yet still be able to keep the rooms divided. The living room is a comforting space, also offering the potential for a log burner to be installed. The modern patio and garden serves an ideal space to host friends and family. Furthermore, the beautiful master bedroom features an enviable en-suite and space for a large built in wardrobe.





 $^{1}6$ 





## The Dunley

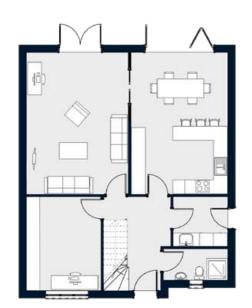
PLOT 3

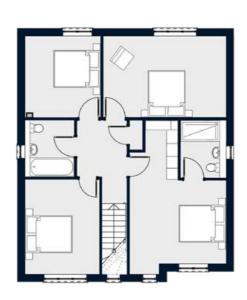
4 BEDROOMS

DETACHED

1820 SQFT

The Dunley's convenient yet luxurious layout prioritises practicality and maximises views of the beautiful countryside surrounding the development. Much like The Detling, this property also has a sliding pocket door between the living room and kitchen dining area, enabling one to switch between open plan or divided living. The hand crafted, modern kitchen and high end appliances offers a lavish yet practical lifestyle, and an inviting space to entertain family and friends. The study ensures that working from home is always productive yet enjoyable and the large bedrooms all have space for sizeable built in wardrobes.





## The Tolsford

PLOT 4

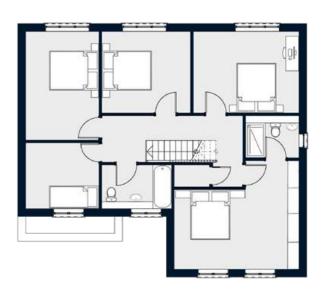
5 BEDROOMS

DETACHED

2060 SQFT

One of the larger properties at Millstone Meadow, The Tolsford has been specially curated to highlight the modern day ease of combining luxury with efficiency. The grand kitchen dining room is centred around a modern kitchen island and space for a beautiful statement dining table. It's bedrooms offer ample storage space, creating a warm and comforting home environment for everyone. French doors from the stunning living room lead to the garden and patio, where one can escape to enjoy watching the sunset over the rolling countryside hills.





 $1_8$   $1_9$ 

## Design Specification

#### Finishes

- Skirting boards and architraves finished to a high standard.
- Smooth plastered walls and ceilings painted in a neutral white shade.
- Soft wood staircase with luxury oak handrail
- Hardwood, lacquered luxury oak doors with high quality, stylish ironmongery
- Double glazed, energy efficient PPC aluminium windows.
- Double glazed bi-fold doors leading to the patio.

#### Bathrooms & En-Suites

- High quality, contemporary sanitary ware.
- Modern taps and fittings throughout the whole property.
- Bathrooms and en-suites feature luxury floor and wall tiles.
- Shower cubicles/baths will have a clear glass shower screen.
- Extractor fans in all bathrooms and en-suites.
- Feature mirrors and shaver sockets provided in bathrooms and en-suites.

#### Flooring

- Luxury carpet on the stairs and upstairs\*.
- High quality wood flooring fitted to the ground floor \*.

#### Kitchen

- The kitchen is equipped with hand crafted, soft close cupboard doors and a stylish worktop\*.
- It will feature high quality, top of the range fully integrated appliances including a 5-ring hob, double built-in oven with grill and fridge/freezer.
- High end dishwasher and washing machine will also be installed.
- Stylish I ½ sink with boiling hot water tap

Kitchen upgrades are available providing early involvement in build.

# Central Heating & Hot Water

- Efficient central heating system including underfloor heating to the ground floor.
- Towel radiators in all bathrooms and en-suites.

#### Electric & Media

- White switch plates and sockets throughout\*.
- TV and USB points in living room and master bedroom\*.
- Media cabling ready to receive TV aerial & Satellite dish.
- Pendant light fittings in appropriate rooms, with low energy lighting and downlights.
- CAT 6 cabling throughout the property.

#### Safety

- Security lighting, and external lighting at all exits to the house can be installed as an optional extra\*.
- CCTV and/or a burglar alarm can be installed as an optional extra\*.

#### External Features

- A spacious patio finished with attractive slabbing to approved layout.
- An EV charging point for a car\*.
- External tap at rear.
- A sizeable, stylish Garden Studio available as an optional extra\*.

# Optional Upgrades & Extras \*

- Wooden or quartz upgraded work top.
- A wine fridge/rack installed in the kitchen.
- Upgrades on Kitchen Appliances.
- Illuminated mirror in the bathroom.
- Upgrades on bathroom's appliances/ sanitary ware.
- Built in wardrobes designed and installed.
- Radiator variants in length, colour, style etc available providing an early involvement in build.
- Loft lighting and power sources.
- More TV or telephone points can be installed in specific rooms requested by client.
- Upgraded, modern switch plates and sockets available.
- External plug sockets and power points.
- Herringbone flooring as a pose to straight planked.
- Carpet shades can be changed.
- Additional power points for cars available.
- Garden Studio designed and installed.
- CCTV and/or burglar alarm can be installed.
- Security lighting, and external lighting at all exits to the house can be installed.

 $2_{
m O}$ 

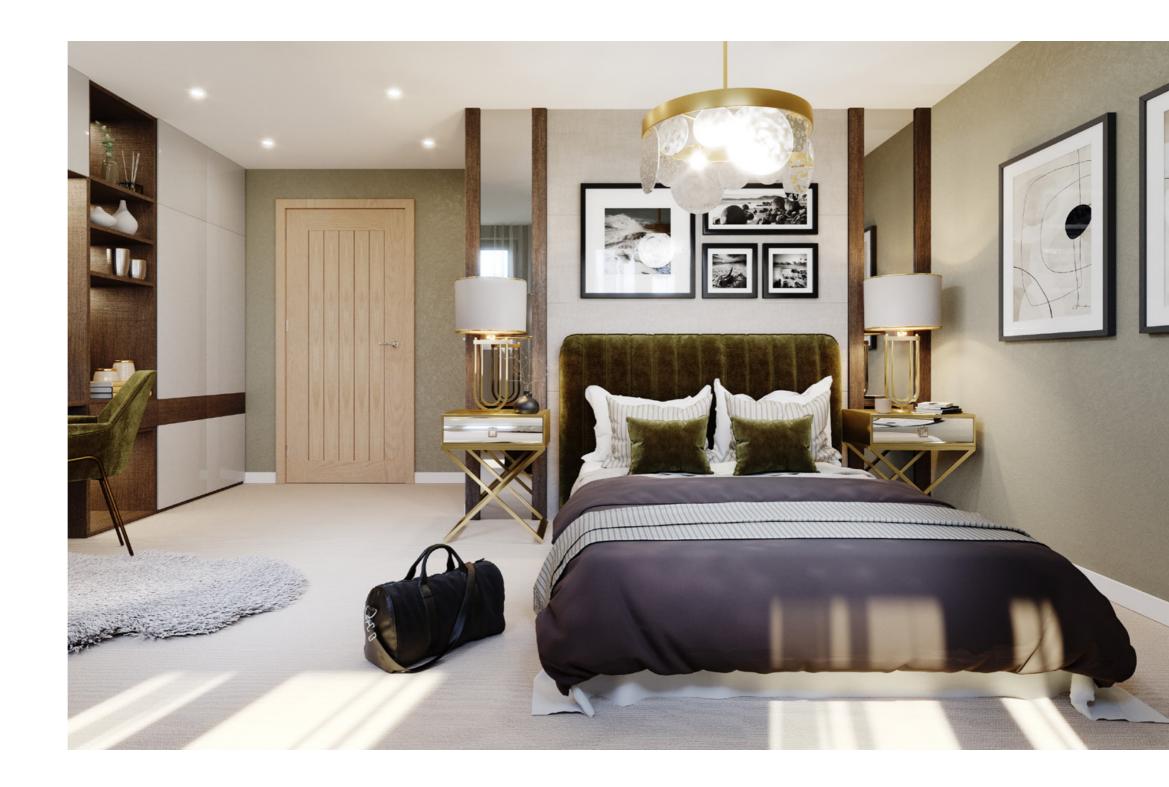
### Contact Us

Enquiries@jakobjamesdesignerhomes.com 01233 225805

Millstone Meadow, Ashford Road, Charing, Kent TN27 0AB

Properties sold by Jakob James Designer Homes Ltd.

All plans and provisions are subject to change, and all images of the properties are computer generated and are not necessarily comprehensive or current.



 $2_2$   $2_3$ 

JAKOB JAMES

DESIGNER HOMES