



# Greyhound

AYLESHAM

# Gardens



A brand new  
development offering  
a variation of 2 & 3  
bedroom homes



**miles&barr**  
LAND & NEW HOMES



2 BEDS *from* £250,000

3 BEDS *from* £270,000

**RESERVE OFF PLAN NOW**

DORMAN AVENUE SOUTH | AYLESHAM | CT3 3NF



**GREYHOUND GARDENS IS A BRAND NEW DEVELOPMENT**

offering a variation of 2 & 3 bedroom homes. All houses come with a garden, parking, integrated kitchen appliances and flooring coverings.

These modern and contemporary new homes are located on Dorman Avenue in Aylesham and have been built by a local reputable builder to a very good standard and come with a ten year warranty.

Please note the Help to Buy scheme is available making Greyhound Gardens an excellent opportunity to purchase a brand new home!



**AYLESHAM** is a thriving village, with a central Co-Op, a, butchers, primary school and newly built medical and leisure centre.

Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities.

Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

## SURROUNDING AREAS

The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

## SPORT & LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in



## COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins).

The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

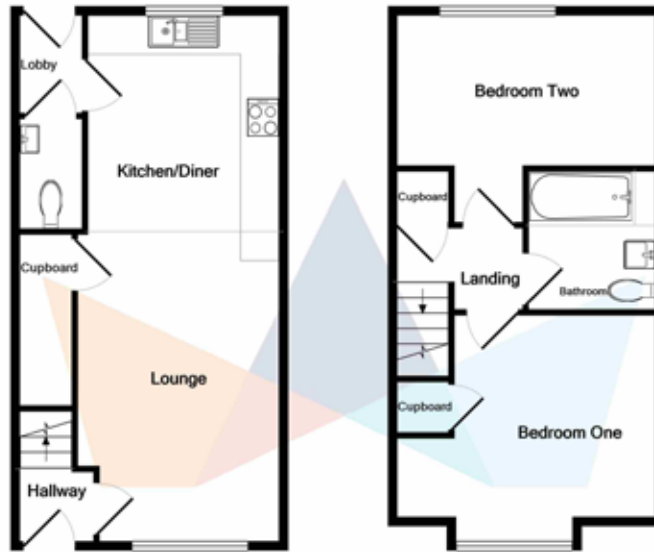
## PRICING & AVAILABILITY

11 x 2 BEDS *from* £250,000 *to* £270,000

6 x 3 BEDS *from* £270,000 *to* £295,000



## PLOTS 1 & 2

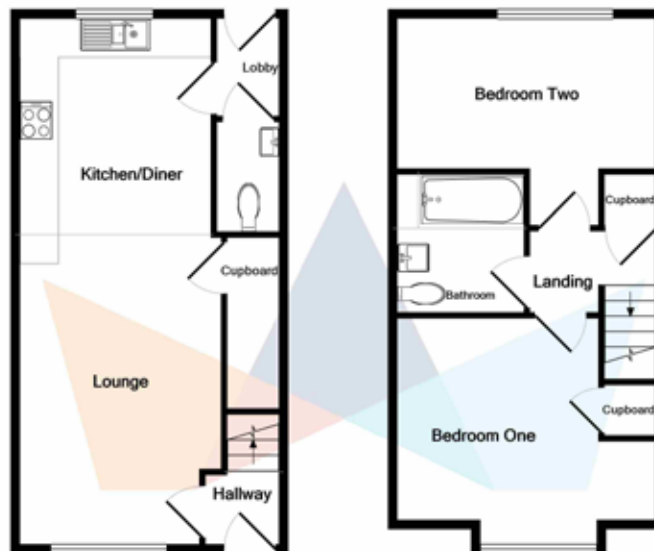


GROUND FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(376 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 34.0 SQ.M.  
(366 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (742 SQ.FT.)

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GROUND FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(376 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 34.0 SQ.M.  
(366 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (742 SQ.FT.)

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## PLOTS 3, 4 & 5



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(426 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(426 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 109.7 SQ.M. (1181 SQ.FT.)  
Made with Metropix ©2020

2ND FLOOR  
APPROX. FLOOR  
AREA 30.5 SQ.M.  
(328 SQ.FT.)

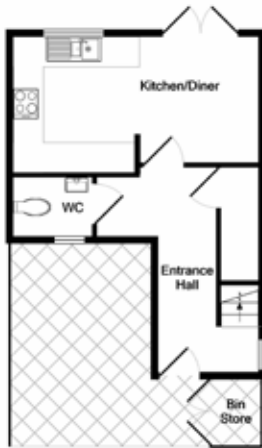


GROUND FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(426 SQ.FT.)

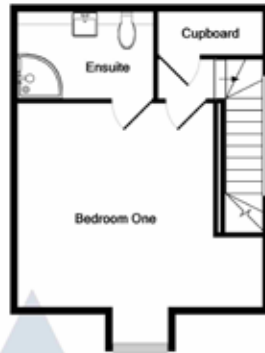
1ST FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(426 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 109.7 SQ.M. (1181 SQ.FT.)  
Made with Metropix ©2020

2ND FLOOR  
APPROX. FLOOR  
AREA 30.5 SQ.M.  
(328 SQ.FT.)

# PLOTS 6, 7, 8, 9, 10 & 11

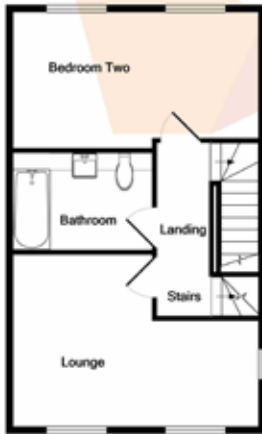


GROUND FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.9 SQ.M. (1086 SQ.FT.)  
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1ST FLOOR  
APPROX. FLOOR  
AREA 42.6 SQ.M.  
(459 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.9 SQ.M. (1086 SQ.FT.)  
Made with Metropix ©2020



1ST FLOOR  
APPROX. FLOOR  
AREA 42.6 SQ.M.  
(459 SQ.FT.)

## PLOTS 12 & 13



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.7 SQ.M.  
(438 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 40.7 SQ.M.  
(438 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)  
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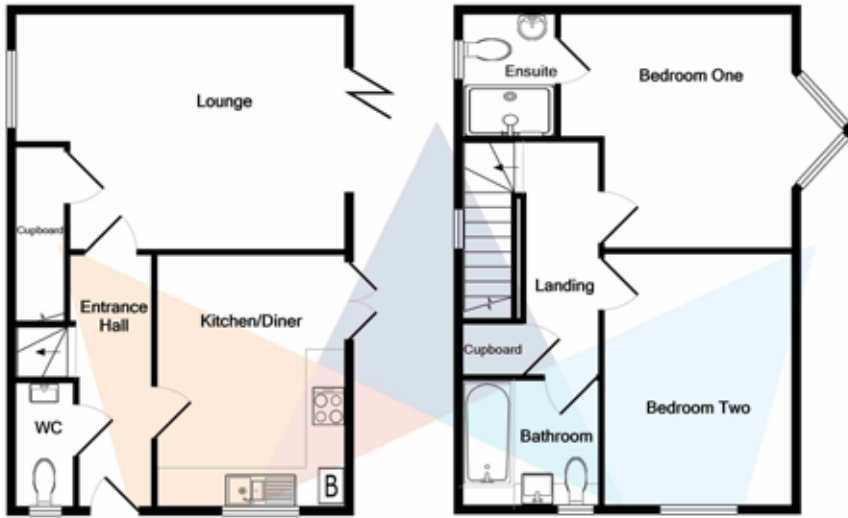


GROUND FLOOR  
APPROX. FLOOR  
AREA 40.7 SQ.M.  
(438 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 40.7 SQ.M.  
(438 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)  
Made with Metropix ©2020

## PLOT 14

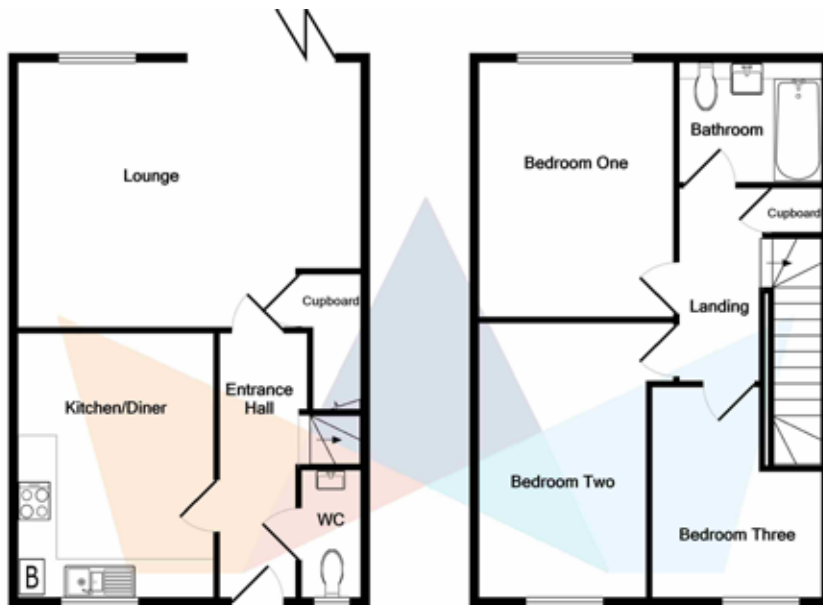


GROUND FLOOR  
APPROX. FLOOR  
AREA 41.2 SQ.M.  
(444 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 41.9 SQ.M.  
(451 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.1 SQ.M. (894 SQ.FT.)  
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## PLOTS 15, 16 & 17



GROUND FLOOR  
APPROX. FLOOR  
AREA 46.6 SQ.M.  
(502 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 46.6 SQ.M.  
(502 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.2 SQ.M. (1003 SQ.FT.)  
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## SPECIFICATIONS

### KITCHENS

- Kitchen units - choice of style & colour from a selection.
- Integrated appliances to include – Fridge/Freezer, Dishwasher, washing machine, oven, hob & extractor fan.
- Composite sink.
- Quartz worktop in a choice of 3 colours.

### FLOORING

- LVT in choice of colours to Kitchen, bathrooms, WC & Hallway
- Carpets elsewhere in choice of colour.

### HALLWAYS

- Glass balustrade, oak post & hand rail.

### BATHROOMS

- Vanity sink units included

### GARDEN

- Generous size patio in Indian sandstone.
- Fully turfed.
- Shed base & shed.

### EXTERNAL

- Parking areas will be block paved.
- Exterior lighting to all properties.
- Grey UPVC windows & doors to all properties – various units include bi-fold doors.

*Please note, the choice of finishes will vary depending on the build stage of the home, to maximise your preferences and early reservation is recommended!*

PLOT	HOUSE	BEDS	TYPE	SQ. M	SQ. FT
1	17	2	End Terrace	70.7	761
2	16	2	Terrace	70.7	761
3	15	3	Terrace	107.4	1156
4	14	3	Terrace	107.4	1156
5	13	3	End Terrace	107.4	1156
6	1	2	End Terrace	100.4	1081
7	2	2	Terrace	100.4	1081
8	3	2	Terrace	100.4	1081
9	4	2	Terrace	100.4	1081
10	5	2	Terrace	100.4	1081
11	6	2	End Terrace	100.4	1081
12	7	2	Semi Detached	81.2	874
13	8	2	Semi Detached	81.2	874
14	12	2	Detached	84.5	910
15	9	3	End Terrace	93.0	1001
16	10	3	Terrace	93.0	1001
17	11	3	End Terrace	93.0	1001

