



KINGSBROOK PARK

— CHAUCER MEWS —



Berkeley
Designed for life



WELCOME TO CHAUCER MEWS

Chaucer Mews is a delightful new addition to Kingsbrook Park, full of charm and character and offering buyers further choices at this sought after development. It is an elegant terrace of eight 2 and 3 bedroom homes in a range of traditional styles, all perfect examples of Berkeley's unparalleled design skills. Reflecting Berkeley's superior quality, each home benefits from thoughtfully planned living space and the highest quality specification, which includes a contemporary fitted kitchen with Bosch appliances, and Villeroy & Boch bathroom suite.

Chaucer Mews is next to Kingsbrook Park's landscaped park, and is very close to the river Stour, which encircles the development and helps create its uniquely tranquil atmosphere.

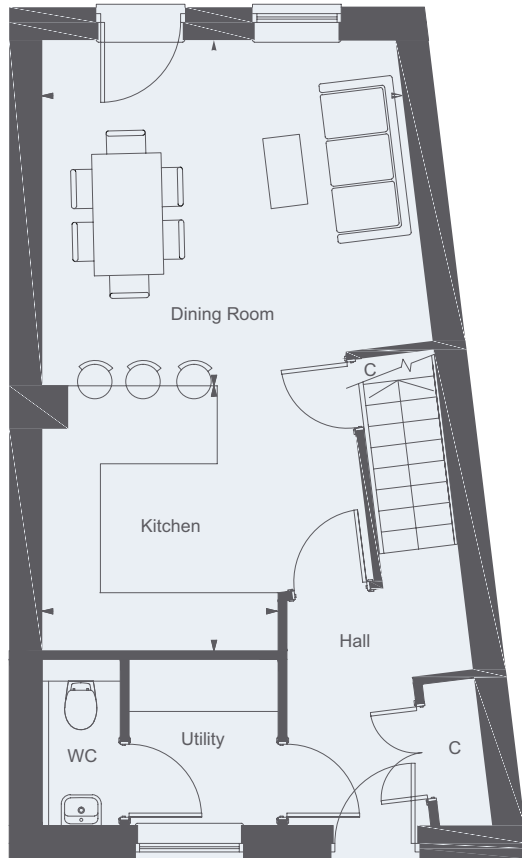
A short walk from this peaceful riverside location brings you to the historic centre of Canterbury, a UNESCO World Heritage Site and a vibrant and cosmopolitan city whose shops, restaurants and cultural attractions are some of the best in the country. It is also a renowned centre of education, home to both the University of Kent and Christchurch University. Canterbury West station is also within easy walking distance of Kingsbrook Park and offers journey times to London St Pancras International of less than an hour.*



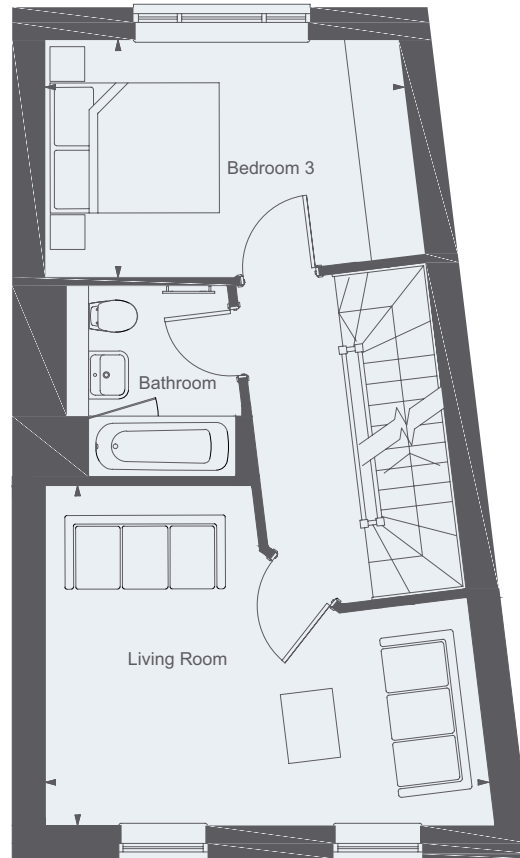
Computer generated image of Chaucer Mews

PLOT 1

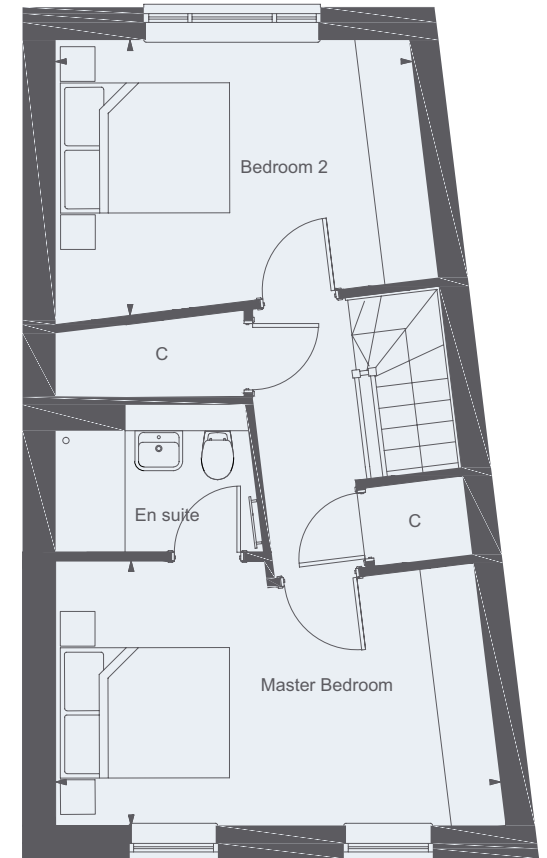
Three bedroom home – end of terrace



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen	3055mm x 2720mm	10' 0" x 8' 11"
Dining Room	4070mm x 3980mm	13' 4" x 13' 0"


FIRST FLOOR

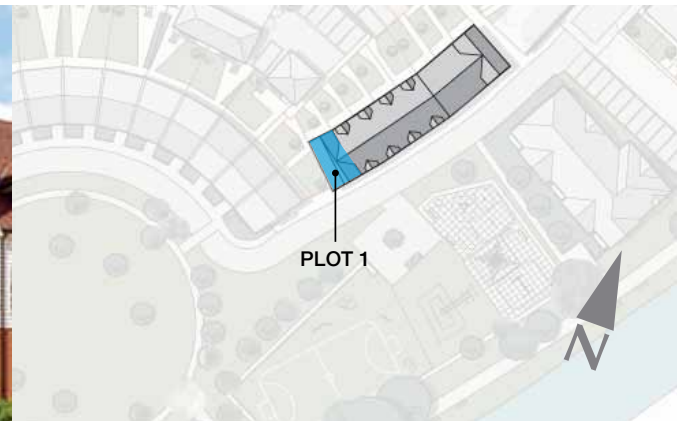
Living Room	5185mm x 3290mm	17' 0" x 12' 10"
Bedroom 3	4070mm x 2730mm	13' 4" x 8' 11"

SECOND FLOOR

Bedroom 2	4070mm x 3278mm	13' 4" x 10' 9"
Master Bedroom	5185mm x 3050mm	17' 0" x 10' 0"

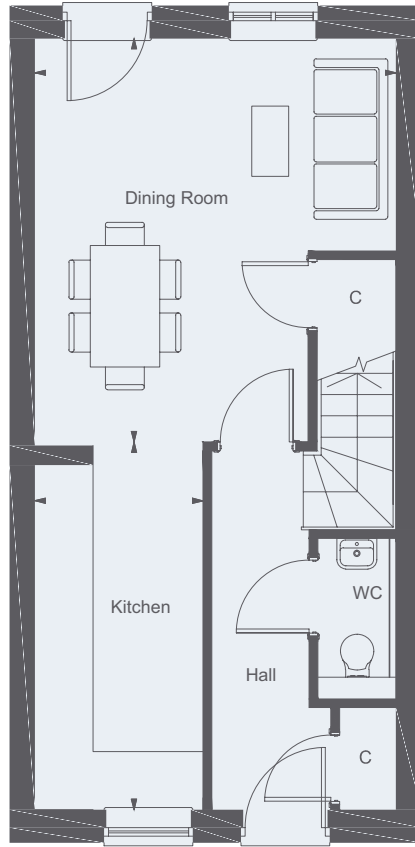
Total Area: 125.5 sq m / 1351 sq ft

Floorplans shown for Kingsbrook Park are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.  Depicts measurement. Computer generated image, indicative only.

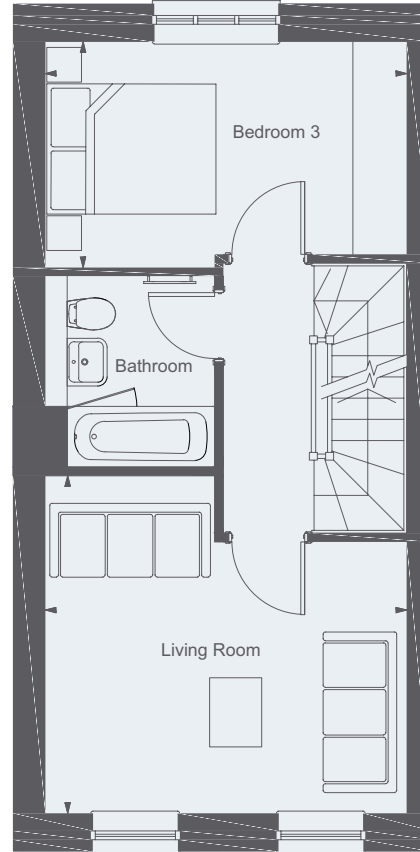


PLOTS 2, 3 & 4

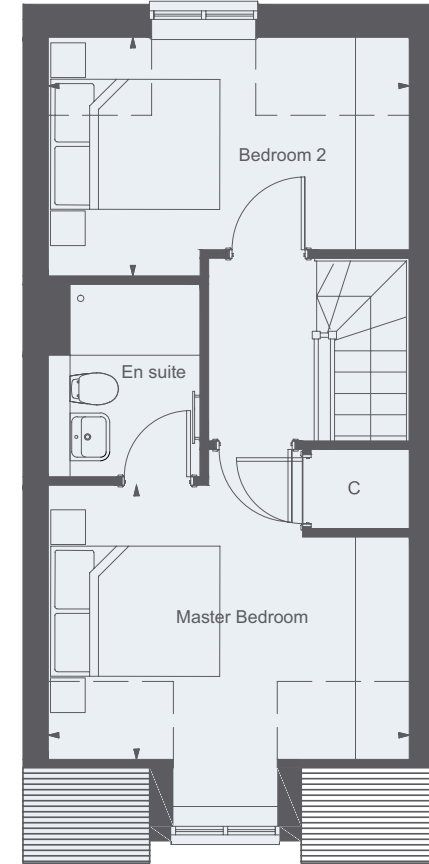
Three bedroom home – mid terrace



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen	4235mm x 1935mm	13' 10" x 6' 4"
Dining Room	4650mm x 4160mm	15' 3" x 13' 7"

FIRST FLOOR

Living Room	4160mm x 3890mm	13' 7" x 12' 9"
Bedroom 3	4160mm x 2600mm	13' 7" x 8' 6"

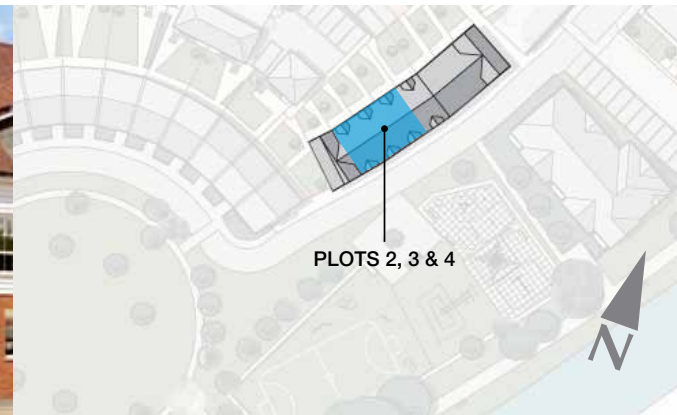
SECOND FLOOR

Bedroom 2	4160mm x 2750mm	13' 7" x 9' 0"
Master Bedroom	4160mm x 3160mm	13' 7" x 10' 4"

Total Area: 109 sq m / 1173 sq ft

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◀▶ Depicts measurement. Computer generated image, indicative only. - - - Skelling line

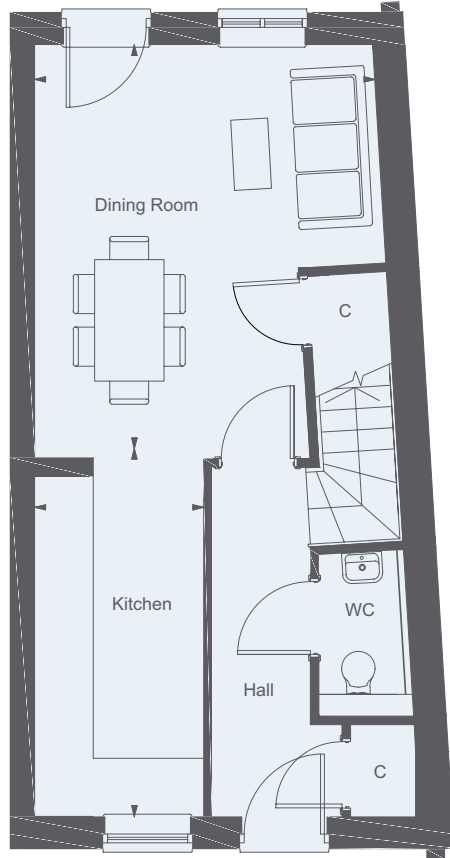


PLOTS 2, 3 & 4

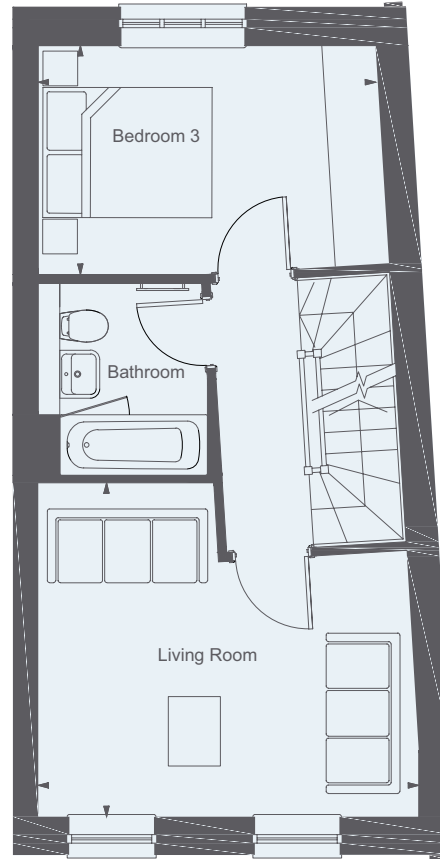


PLOT 5

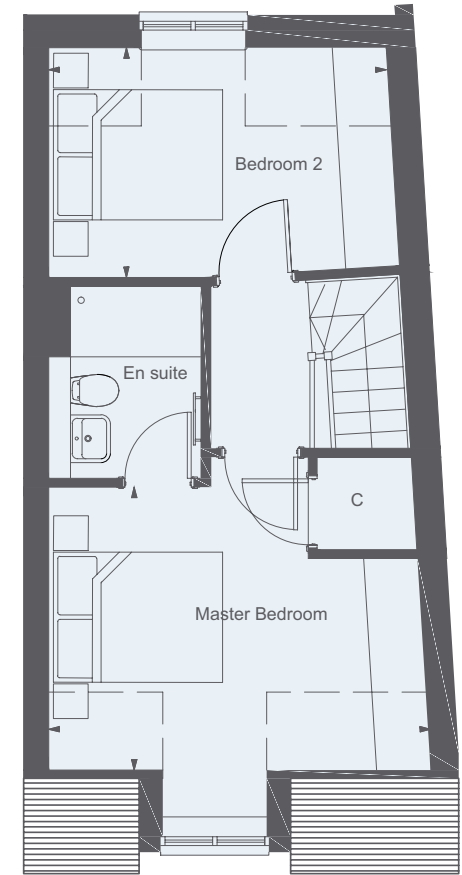
Three bedroom home – mid terrace



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen	4125mm x 1935mm	13' 6" x 6' 4"
Dining Room	4765mm x 3885mm	15' 7" x 12' 8"

FIRST FLOOR

Living Room	4385mm x 3850mm	14' 4" x 12' 8"
Bedroom 3	3890mm x 2640mm	12' 9" x 8' 8"

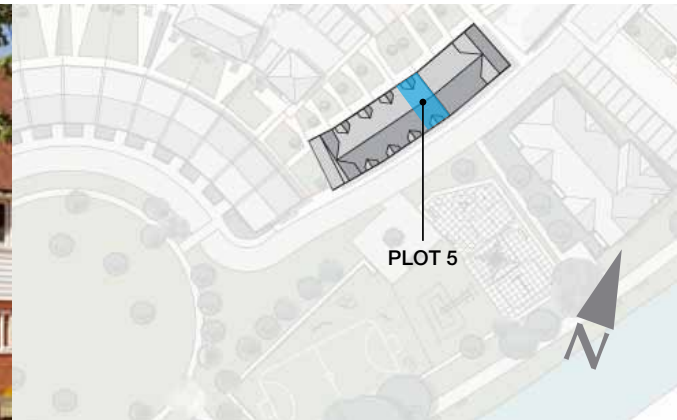
SECOND FLOOR

Bedroom 2	3890mm x 2645mm	12' 9" x 8' 8"
Master Bedroom	4385mm x 3260mm	14' 4" x 10' 8"

Total Area: 109 sq m / 1173 sq ft

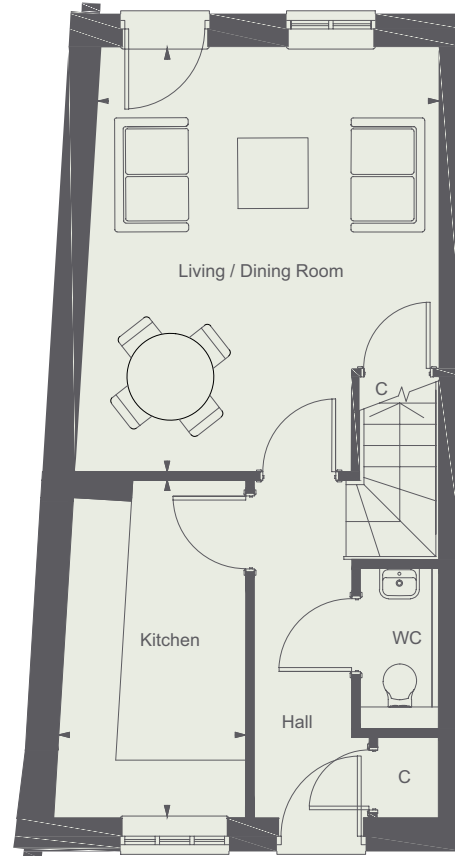
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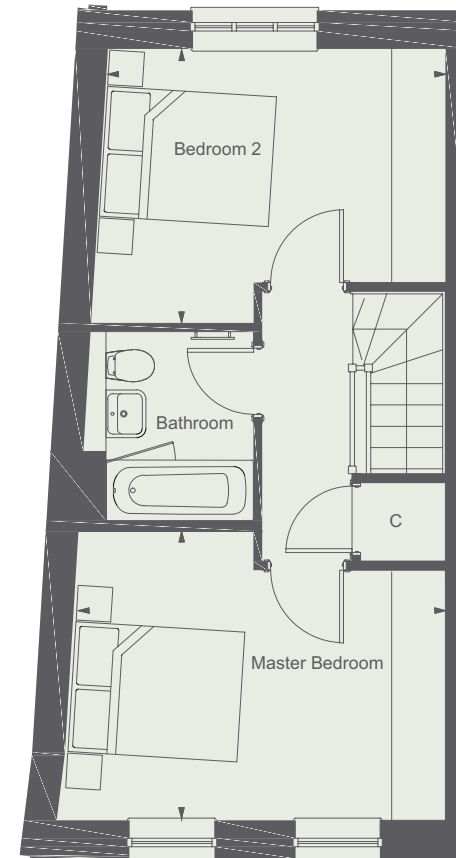


PLOT 6

Two bedroom home – mid terrace



GROUND FLOOR



FIRST FLOOR


GROUND FLOOR

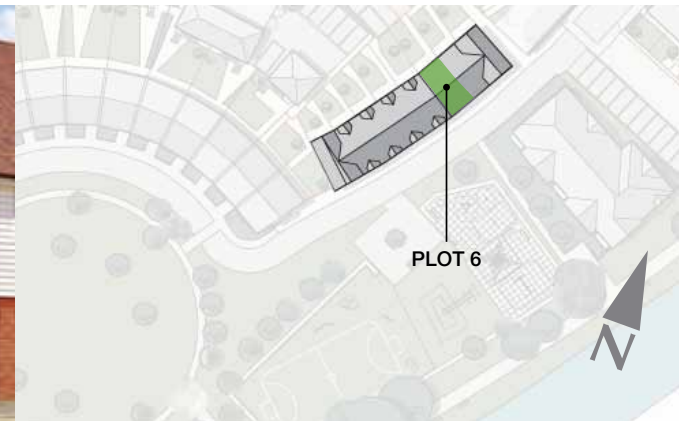
Kitchen	3895mm x 2150mm	12' 9" x 7' 0"
Living/Dining Room	4895mm x 3885mm	16' 0" x 12' 8"

FIRST FLOOR

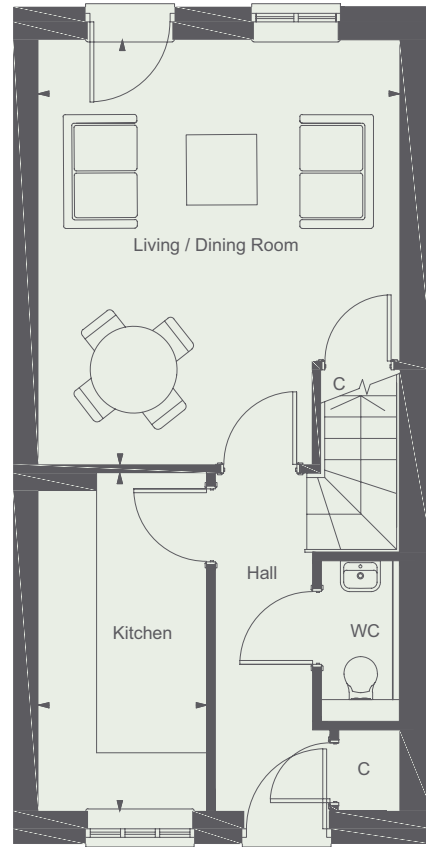
Master Bedroom	4230mm x 3325mm	13' 10" x 10' 10"
Bedroom 2	3890mm x 3160mm	12' 9" x 10' 4"

Total Area: 74 sq m / 796 sq ft

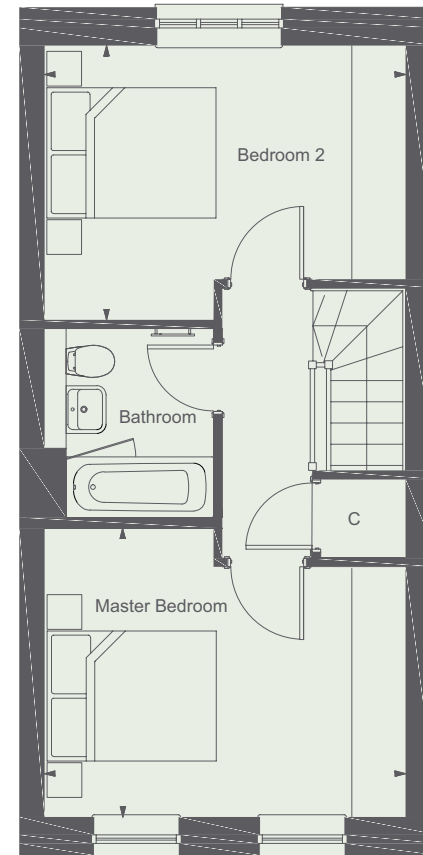
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Two bedroom home – mid terrace



GROUND FLOOR



FIRST FLOOR


GROUND FLOOR

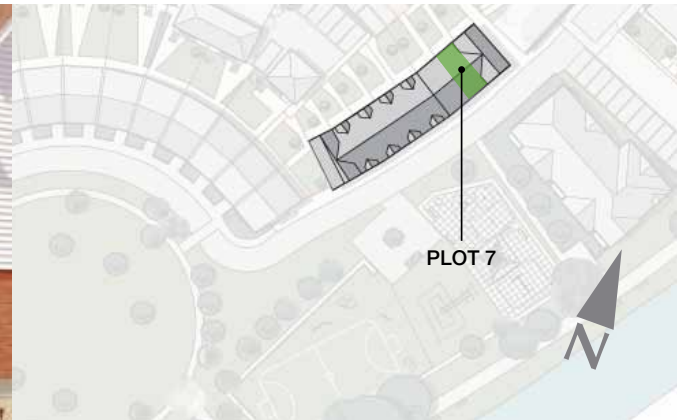
Kitchen	3895mm x 1935mm	12' 9" x 6' 4"
Living/Dining Room	4895mm x 4160mm	16' 1" x 13' 7"

FIRST FLOOR

Master Bedroom	4160mm x 3330mm	13' 7" x 10' 11"
Bedroom 2	4160mm x 3160mm	13' 7" x 10' 4"

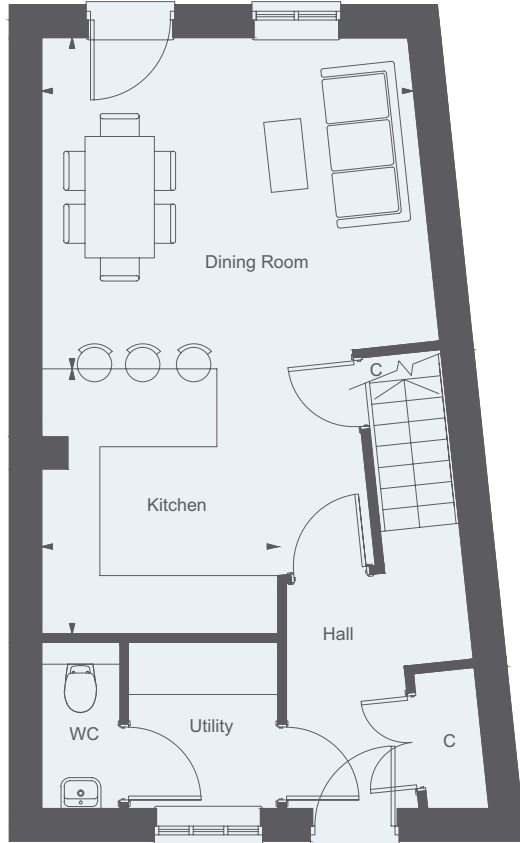
Total Area: 74 sq m / 797 sq ft

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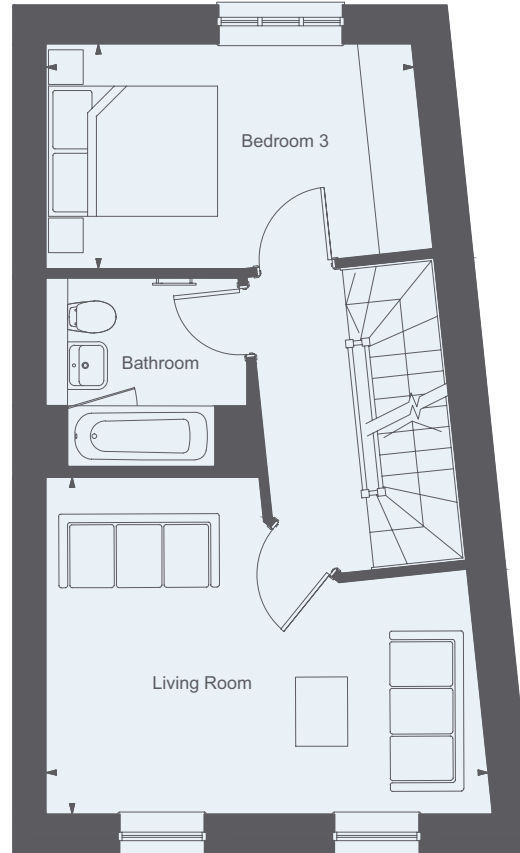


PLOT 8

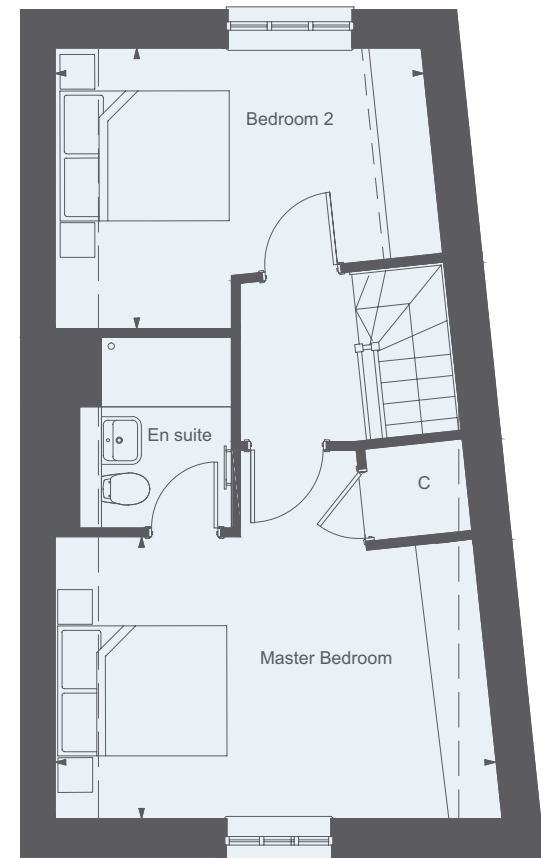
Three bedroom home – end of terrace



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen	3055mm x 2720mm	10' 0" x 8' 11"
Dining Room	4215mm x 3820mm	13' 9" x 12' 6"


FIRST FLOOR

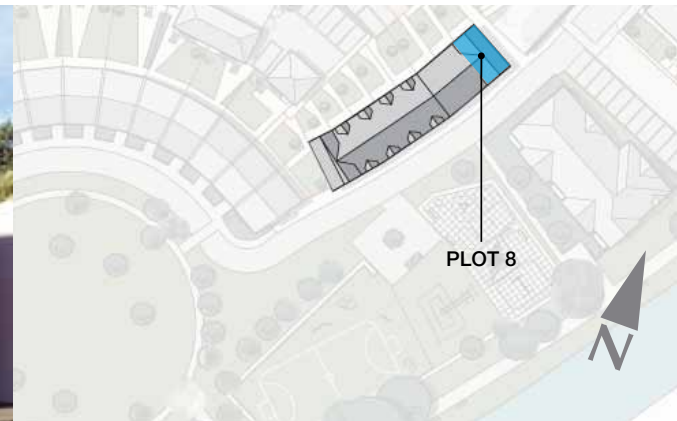
Living Room	5154mm x 3890mm	16' 11" x 12' 9"
Bedroom 3	4215mm x 2600mm	13' 9" x 8' 6"

SECOND FLOOR

Bedroom 2	4215mm x 3235mm	13' 9" x 10' 7"
Master Bedroom	5154mm x 3255mm	16' 11" x 10' 8"

Total Area: 124 sq m / 1335 sq ft

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Show home interiors, indicative only.

THE FINE DETAILS

KITCHEN

- Individually designed contemporary style kitchen
- Laminate worktops with upstand
- Stainless steel single or 1½ bowl inset sink unit with chrome mixer tap
- Bosch stainless steel fan assisted electric double oven
- Bosch stainless steel 4 burner gas hob
- Bosch stainless steel chimney hood with light
- Integrated fridge/freezer or separate fridge and freezer where space allows
- Integrated dishwasher
- Space and services for future washing machine in kitchen or utility room (where applicable)
- Contemporary large format ceramic floor tiling

BATHROOM

- White Villeroy and Boch wall hung wash hand basin and floor mounted WC with concealed cistern
- White Kaldewei steel bath
- Timber effect bath panel and vanity shelf
- Hansgrohe chrome mixer taps and thermostatically controlled bath/shower mixer with wall mounted handset on slider rail
- Ladder style chrome towel rail
- Large format contemporary ceramic wall tiling to full height around baths and half height elsewhere
- Contemporary ceramic floor tiling

HEATING/HOT WATER

- Gas fired central heating and hot water system
- Radiators with individual thermostatic controls

SHOWER ROOM / EN SUITE

- White Villeroy and Boch wall hung wash hand basin and floor mounted WC with concealed cistern
 - Walk in shower with frameless glass screen or shower enclosure with pivot door as appropriate
 - Hansgrohe mixer taps and thermostatically controlled shower mixer with wall mounted handset on slider rail
 - Timber effect vanity shelf
 - Ladder style chrome towel rail
 - Large format contemporary ceramic wall tiling to full height in shower enclosure and half height elsewhere
 - Contemporary large format ceramic floor tiling
- Where applicable, equivalent bathroom sanitaryware and finishes will be replicated in cloakrooms and utilities

ELECTRICAL & LIGHTING

- Recessed downlighters in kitchen, bathroom and shower rooms
- Task lighting beneath wall units in kitchen
- White switchplates and sockets throughout
- External light fitting to front entrance door & rear garden
- Automatic lighting to storage cupboards

HOME ENTERTAINMENT & COMMUNICATIONS

- Digitally compatible TV/FM aerial points wired to reception rooms and all bedrooms (aerial not supplied)
- Wired for Sky Plus and Sky High Definition television with points to reception rooms and all bedrooms (subject to future connection by purchaser, satellite dish not supplied)
- Broadband capability to all telephone points which are provided to all reception rooms and bedrooms

WINDOWS, DOORS & IRONMONGERY

- Eucalyptus veneer internal doors
- Composite front entrance door with integral letterbox
- Sealed double glazed timber windows
- Single/double casement doors where applicable
- Polished chrome finish internal door furniture throughout

FINISHING TOUCHES

- White emulsion walls and smooth finish ceilings throughout
- White painted skirtings and architraves
- Staircase painted white, newels and spindles with oak handrail

EXTERNAL FEATURES

- Low maintenance soffits and fascias
- Paved paths and patios
- Rear garden
- Rear garden tap
- External elevations feature a mix of pre finished weather boarding, brickwork and render

SECURITY & PEACE OF MIND

- 10 year warranty cover under NHBC Buildmark Scheme
- Mains powered smoke detectors with battery back up.
- Heat detectors in or adjacent to kitchen
- Multi point locking windows and casement doors
- Spy holes to all front doors

WHY CHOOSE BERKELEY?

Your choice of home is a vitally important one, probably one of the most significant you will ever make. So it is reassuring to know that Berkeley builds homes of outstanding quality and superior specification, which exceed expectations on all levels.

We have been doing this now for over 30 years, and we are proud of the awards we have won along the way. But more satisfying than that is the fact that today we are meeting homebuyers' aspirations in more ways than ever. Our range of properties now encompasses family houses, first time buyer apartments, riverside developments, small village collections, large city sites, refurbished historic buildings and urban lofts, meeting the needs of today's very varied lifestyles. All reflect our consistently demanding approach to location, design and construction: something that will certainly be apparent in the future if you want to sell your Berkeley home.

Berkeley is also recognised as a leader in sustainable development. This means working in partnership with local communities and organisations to improve the quality of life for all, not only now, but in the future. This is especially true of our mixed-use schemes, which incorporate residential and commercial buildings, as well as public spaces and amenities, and bring new vibrancy to former brownfield sites. Quality is also key to the way we treat our customers. When you buy from Berkeley, you can expect the very highest standards of friendly, knowledgeable and professional service throughout the process of buying your home, and in the aftercare you will receive once you're living in it. Why choose Berkeley? In short, we are dedicated to creating quality homes that make a genuine difference to people's lives.

PIONEERING
UNRIVALLED
EXPERTISE
IN CREATING
SUSTAINABLE
COMMUNITIES



Images depict previous Berkeley developments.



KINGSBROOK PARK

CHAUCER MEWS

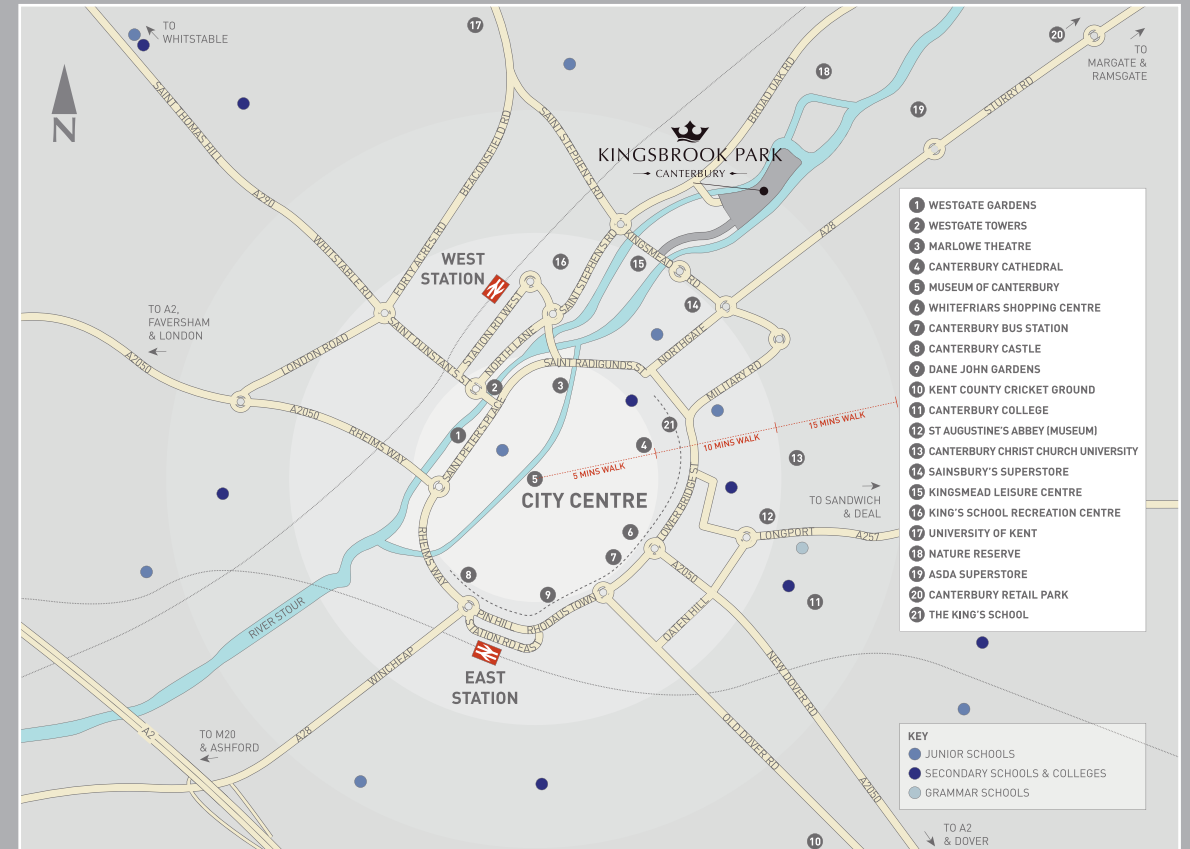
DIRECTIONS TO KINGSBROOK PARK

Leave the M25 at junction 2 and follow signs for London, Canterbury A2, M2. Continue forward onto the M2, signposted Dover, Channel Tunnel, M2, Canterbury, Chatham. Leave the M2 at junction 7, then at the roundabout take the 4th exit onto the A2, signposted Canterbury, Channel Tunnel, Dover, A2. Continue forward along the A2 before branching left and merging onto the A2050. Next, take the 2nd exit at the roundabout, signposted University. Turn right onto the A290 and then turn left at the mini roundabout, onto Station Road West. Continue forward before taking the 2nd exit at the roundabout, and then take the 1st exit onto St Stephen's Road. Take the third exit onto Kingsmead Road, and the second left into the development.

Call 01227 477100

5 Westwood Drive, off Kingsmead Road, Kingsbrook Park, Canterbury CT2 7WY

www.kingsbrookpark.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Chaucer Mews is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E001/02CA/0711



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