



JOINTON MEWS

FOLKESTONE

AN ELEGANT, EDWARDIAN SEASIDE TOWN IN THE GARDEN OF ENGLAND

Folkestone's original location was in a valley in the sea cliffs and was developed through both fishing and its proximity to the Continent as a landing place and trading port.

Until the 19th century the town remained a small fishing community with a seafront that was continually battered by storms. In 1807 an Act of Parliament was passed to build a pier and harbour which Thomas Telford built in 1809, thereby rendering Folkestone with a safe harbour.

The arrival of the railways, the building of a ferry port and the growing importance of Folkestone as a seaside resort, all contributed to the town's growth.

Currently, Folkestone has the only sandy beach and coastal park within an hour of London by rail and is an elegant Edwardian seaside resort typified by The Grand and The Metropole on The Leas, one of the finest marine promenades in the UK, and is located minutes from beautiful countryside in Kent's 'Garden of England'.

The town enjoys its proximity to the sea, from the development a stroll can be taken along the famous Leas promenade or the Sandgate Esplanade, taking in the sea air and views across the English Channel towards France. Folkestone harbour itself still displays fresh fish and seafood from its market stalls, together with the acclaimed Rocksalt restaurant.

Folkestone's Harbour Arm has swiftly become the beacon for the regeneration of Folkestone as a destination town. Small, independent businesses along the pier give it its unique flavour, with the addition of an onsite bakery and brewery with other seasonal events.

Folkestone is well served by excellent local primary and secondary schools with Folkestone College just minutes away. There are major supermarkets minutes away with numerous leisure centre and golf courses nearby.



TRANSPORT LINKS

Timings are approximate.

Communications are excellent with access to the Continent by the Eurostar services from Ashford International, the Channel Tunnel Terminal at Cheriton, or via Dover Harbour. The M20 motorway is a short drive away leading to the M25 orbital. There is a mainline railway station within walking distance offering services to Ashford and London Charing Cross, including the high-speed link with a journey time of under an hour, to London St Pancras from both Folkestone Central and Folkestone West.



LONDON CITY AIRPORT
1 hour 16 minutes
by car via M20

ASHFORD
27 minutes by
car via M20
(home to Designer
Outlet Centre)



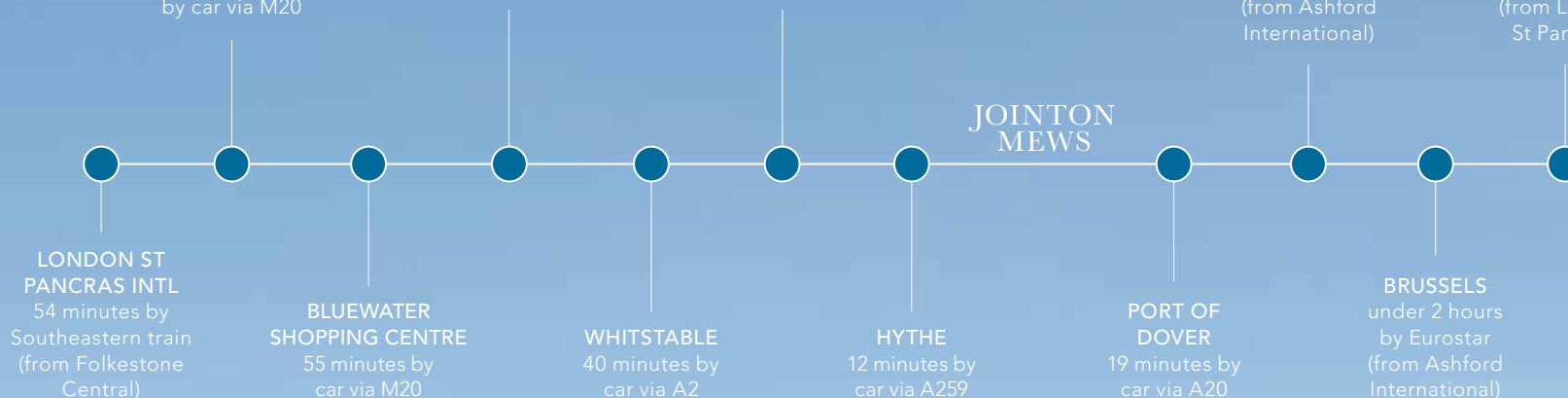
CANTERBURY
28 minutes by
car via A260



PARIS
under 2 hours
by Eurostar
(from Ashford
International)



AMSTERDAM
under 4 hours
by train
(from London
St Pancras)





THE DEVELOPMENT

JOINTON MEWS

An exciting new development in Folkestone

Murston is pleased to offer you the opportunity to purchase a craftsman built house on an exclusive new development comprising of just 5 houses:
4 x 3 bedroom semi-detached and 1 x 5 bedroom detached.

PLOT 36 & 39: PEBBLE – 1423 ft² / 132.24 m²

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

PLOT 37 & 40: COBBLE – 1425 ft² / 132.46 m²

Three bedrooms, semi-detached, with 2 en suites, plus 2 parking spaces

PLOT 38: ROCK – 2173 ft² / 201.88 m²

Five bedrooms, detached, 2 en suites, 2 family bathrooms, 2 reception rooms, with a single garage plus driveway

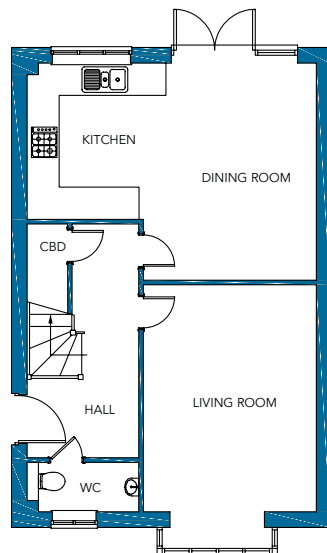
PLOT 36

PEBBLE

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA

1423 ft² / 132.24 m²



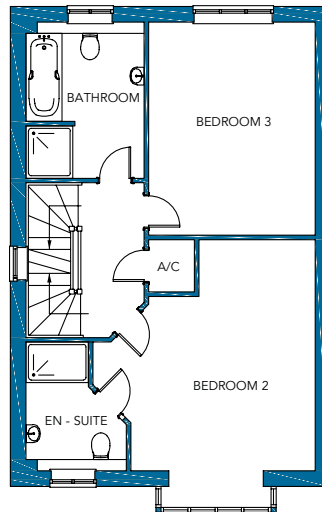
GROUND FLOOR

Kitchen / Dining

5.63m x 4.22m (max)
18ft 4in x 13ft 8in (max)

Living

5.00m x 3.36m (max)
16ft 4in x 11ft (max)



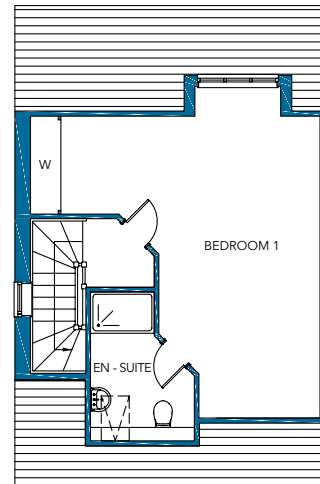
FIRST FLOOR

Bed 2

5.08m x 4.33m (max)
16ft 6in x 14ft 2in (max)

Bed 3

4.16m x 3.23m
13ft 6in x 10ft 5in



SECOND FLOOR

Bed 1

6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)





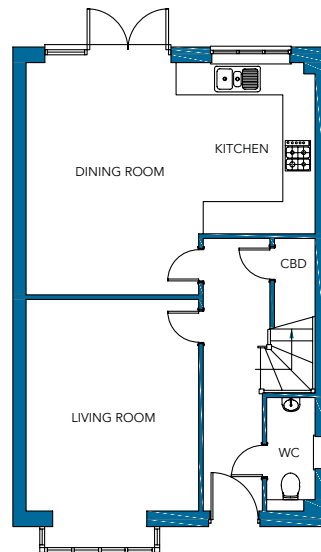
PLOT 37

COBBLE

Three bedrooms, semi-detached, with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA

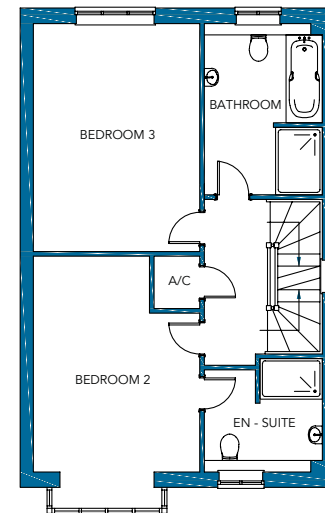
1425 ft² / 132.46 m²



GROUND FLOOR

Kitchen / Dining
5.63m x 4.52m (max)
18ft 4in x 14ft 8in (max)

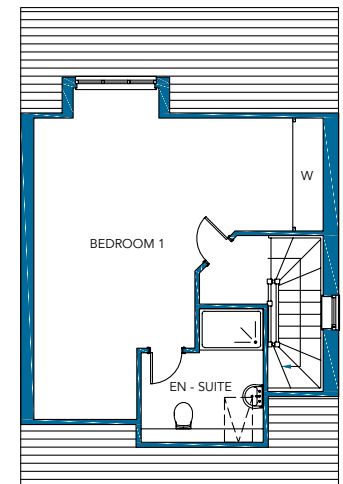
Living
4.70m x 3.36m (max)
15ft 4in x 11ft (max)



FIRST FLOOR

Bed 2
4.78m x 3.23m (max)
15ft 6in x 10ft 5in (max)

Bed 3
4.46m x 3.23m
14ft 6in x 10ft 5in



SECOND FLOOR

Bed 1
6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)



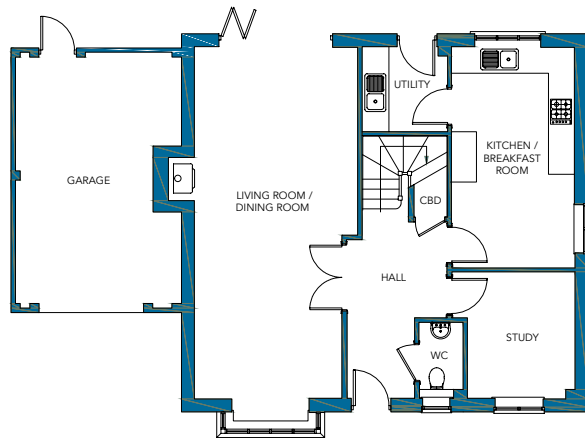
PLOT 38

ROCK

Five bedrooms, detached, 2 en suites, 2 family bathrooms, 2 reception rooms, with a single garage plus driveway

TOTAL FLOOR AREA

2173 ft² / 201.88 m²



GROUND FLOOR

Kitchen / Breakfast

5.22m x 2.90m

17ft 1in x 9ft 5in

Utility

2.00m x 1.98m

6ft 5in x 6ft 4in

Living / Dining

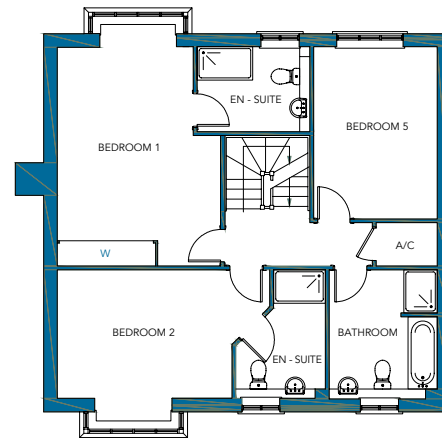
8.91m x 3.87m (max)

29ft 2in x 12ft 6in (max)

Study

2.99m x 2.91m (max)

9ft 8in x 9ft 5in (max)



FIRST FLOOR

Bed 1

5.75m x 3.87m (max)

18ft 8in x 12ft 6in (max)

Bed 2

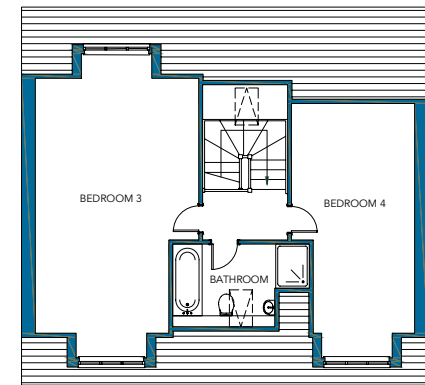
5.04m x 3.61m (max)

16ft 5in x 11ft 8in (max)

Bed 5

4.07m x 2.91m

13ft 3in x 9ft 5in



SECOND FLOOR

Bed 3

7.18m x 3.87m (max)

23ft 5in x 12ft 6in (max)

Bed 4

5.99m x 2.91m (max)

19ft 6in x 9ft 5in (max)

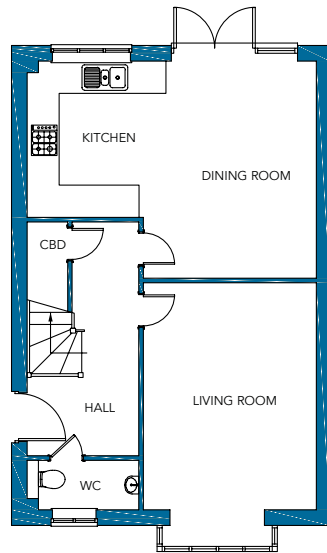
PLOT 39

PEBBLE

Three bedrooms, semi-detached with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA

1423 ft² / 132.24 m²



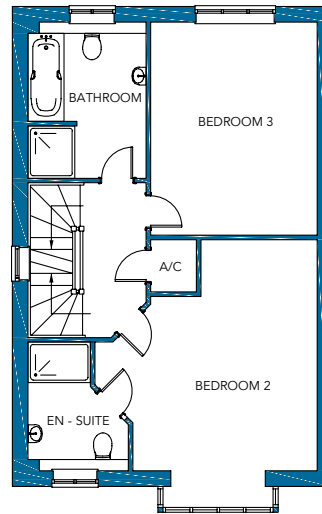
GROUND FLOOR

Kitchen / Dining

5.63m x 4.22m (max)
18ft 4in x 13ft 8in (max)

Living

5.00m x 3.36m (max)
16ft 4in x 11ft (max)



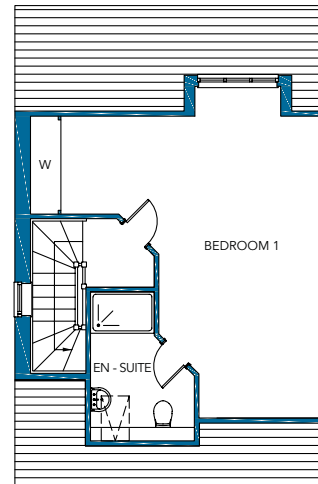
FIRST FLOOR

Bed 2

5.08m x 4.33m (max)
16ft 6in x 14ft 2in (max)

Bed 3

4.16m x 3.23m
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SECOND FLOOR

Bed 1

6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)





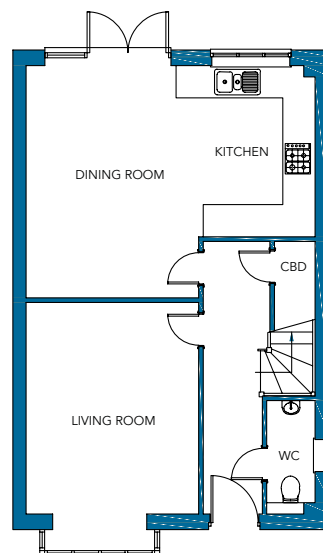
PLOT 40

COBBLE

Three bedrooms, semi-detached, with 2 en suites, plus 2 parking spaces

TOTAL FLOOR AREA

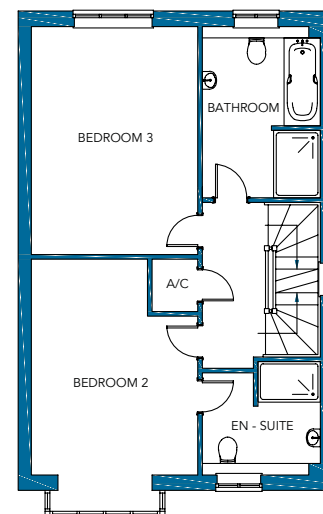
1425 ft² / 132.46 m²



GROUND FLOOR

Kitchen / Dining
5.63m x 4.52m (max)
18ft 4in x 14ft 8in (max)

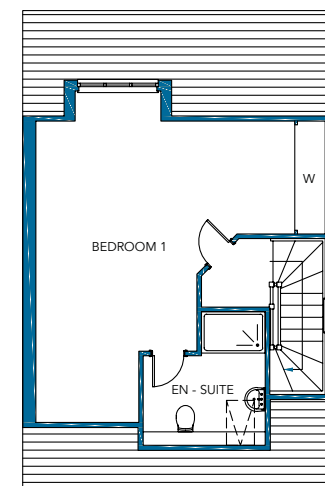
Living
4.70m x 3.36m (max)
15ft 4in x 11ft (max)



FIRST FLOOR

Bed 2
4.78m x 3.23m (max)
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SECOND FLOOR

Bed 1
6.44m x 5.65m (max)
21ft 1in x 18ft 5in (max)

SPECIFICATION AND OPTIONAL EXTRAS






























OPTIONAL EXTRA ●
INCLUDED AS STANDARD ●





















Ground Floor	5 Bed	3 Bed	Kitchen & Utility Room (continued)	5 Bed	3 Bed	Bathroom & En-suite	5 Bed	3 Bed
Under floor heating	●	●	Space for a tumble dryer	●		Stylish sanitary ware in white	●	●
Ceramic oak effect tiling to hallway	●	●	Integrated fridge freezer 70/30	●	●	Separate shower cubicles	●	●
Natural oak flooring*	●	●	Integrated 12 place dishwasher	●	●	A wide choice of ceramic wall and floor tiles*	●	●
Recessed front door mat	●	●	Cooker hood	●	●	A wide choice of ceramic wall tiles to full height*	●	●
			2 x Neff Single Circotherm ovens	●	●	Mirror	●	●
Living Room	5 Bed	3 Bed	Neff combi oven (oven with built-in microwave)*	●	●	Shaver point	●	●
Media Plate providing Television Socket & BT Point	●	●	Neff 5 zone induction hob	●	●	Large rainwater shower head	●	●
Media cabling ready to receive TV aerial and satellite dish	●	●	Neff 5 burner gas hob*	●	●	Wall hung under sink vanity unit	●	●
Log burning stove with decorative hearth	●		Carbon Monoxide sensor	●	●	Bath with thermostatic tap	●	●
			Media cabling ready to receive TV aerial and satellite dish	●	●	Wall hung bathroom cabinet*	●	●
						Wall mounted toilets with concealed cisterns	●	●
Kitchen & Utility Room	5 Bed	3 Bed	Cloakroom	5 Bed	3 Bed	Feature recessed downlights	●	●
A wide choice of cabinet doors and worktops*	●	●	Mirror	●	●	Heated towel rails	●	●
Under cupboard feature lighting	●	●	Stylish sanitary ware in white	●	●	Toilet roll holder	●	●
Feature plinth lighting	●	●	Wall hung under sink vanity unit	●	●	Towel ring	●	●
Feature recessed downlights	●	●	Wall mounted toilet with concealed cisterns	●	●			
Quartz worktop (kitchen only)*	●	●	Feature recessed downlights	●	●	Bedrooms	5 Bed	3 Bed
1 1/2 bowl sink and taps (kitchen only)		●	Quartz splashback	●	●	BT point (master bedroom)	●	●
Upgrade to under counter sil granite sink and taps (kitchen only)*	●	●	Toilet roll holder	●	●	TV and satellite point (master bedroom and bedroom 2)	●	●
1 bowl stainless steel sink and taps - utility only	●		Towel ring	●	●	Fitted wardrobe - master bedroom	●	●
A wide range of ceramic floor tiling*	●	●				Drawer packs for wardrobe*	●	●
Decorative glass splashback	●	●				Additional fitted wardrobes	●	●
Space for washing machine	●	●						




SPECIFICATION AND OPTIONAL EXTRAS















OPTIONAL EXTRA 
INCLUDED AS STANDARD 

Loft / Roof Space	5 Bed	3 Bed
Loft light		
Power points		
Loft ladder		

Throughout Property	5 Bed	3 Bed
Stylish bi-fold doors to living room		
USB powerpoint (selected rooms)		
A generous provision of power points and lights are provided throughout		
Water softener		
Carpets from selected range		
Smooth plastered walls and ceilings		
Moulded skirtings and architraves		
White painted ceilings		
Walls painted in neutral tones emulsion		
Feature staircase		
Feature doors throughout the properties with satin chrome furniture		
Coving in principal rooms		
Internal woodwork is painted		
Gas fired approved central heating system to include: Gas fired boiler, under floor heating to ground floor, slim line convector radiators to 1st and 2nd floors		
Programmable hot water and central heating control		

Throughout Property (continued)	5 Bed	3 Bed
Heatmiser NeoHub remote heating control system with App for Smartphone		
Thermostatic heating control radiator valves		
Alarm system*		
Additional TV, power points, BT points etc*		
Dimmer switches*		
Smoke detectors on all floors		
High SAP rating achieved (thermally efficient)		
Feature aluminium clad windows all triple glazed		
All mains services provided: gas, telephone, electricity and mains drainage		
Fibre broadband to the premises		

Garage	5 Bed	3 Bed
Power points		
Lighting		
Electrical up and over door		

Outside	5 Bed	3 Bed
External door locks to British Standard and Secured by Design Standard		
Turf to rear garden		
Tap*		
Power points		
Secure boundaries with restricted access to the rear gardens		
External security lighting at the front and rear of the property		
Front garden fully landscaped and planted with a variety of shrubs		

Dependant upon stage of construction*

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract. Management charges will apply to all plots through a Management Company. Please ask for further details.

All properties are sold with a 10 year NHBC Warranty.

COMING SOON

Phase A & B

Further phase consisting of 31 houses and 4 apartments commencing summer 2019. Further details will follow.



Murston

Murston Construction formed in 1995 and is renowned for being a specialist housing developer. We have enjoyed substantial growth since our formation and have achieved a sound reputation for quality, reliability and attention to detail.

We have been fortunate to be involved with architects and planners who have shown imagination and skill in design and conception of our housing, enabling us to construct superb quality homes with fine materials and therefore aesthetically pleasing.

From the humble beginnings of our first project, the conversion of a Georgian Baptist Chapel, to multiple outstanding developments of luxury homes throughout Kent.

Our main attributes have been our attention to detail and after sales service, always striving to improve every area of finish for customer satisfaction.



Backed by
HM Government

Help to Buy

Thanks to the Help to Buy Equity Loan Scheme you can buy one of these properties with as little as 5% deposit, 75% mortgage and 20% Government loan.

For more details call: 03333 214044, email helptobuyeastandsoutheast@bpha.org.uk or visit www.helptobuyeastandsoutheast.uk.com

LOCATION MAP

(Plots 36-40) Jointon Mews,
Jointon Road, Folkestone,
Kent CT20 2RF

KEY

1. Folkestone Central Station
2. Folkestone College
3. The Harvey Grammar School
4. Royal Victoria Walk-in Centre
5. Supermarket
6. Leas Cliff Hall





JOINTON MEWS



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Smith Woolley 01303 226622 sales@smithwoolley.com