



ROGATE

THIRTEEN NEW CONTEMPORARY COUNTRY HOMES IN STELLING MINNIS

A new development of thirteen homes in the popular village of Stelling Minnis. The scheme will be a mix of detached and terraced houses and is a rare opportunity to buy a new county home in a delightful location, that is close to local amenities.



ROSE
LANE







STELLING MINNIS

Rose Lane is a rare opportunity to buy a new home in the village of Stelling Minnis being built by Canterbury based premium developer Rogate.

The “Minnis” at Stelling Minnis is an area of unenclosed common land that is a vestige of a much older landscape that existed over much of the country before the enclosure movement.

Why and how the Minnis escaped being enclosed remains a mystery, but today the land remains in private ownership, with commoners having grazing rights over it and the general public having the right to take “air and exercise”. It is an asset that can be enjoyed by all.

The village of Stelling Minnis has developed around the “Minnis” in a dispersed pattern, except in the vicinity of Rose Lane, where the village coalesces around the village shop and

the Rose and Crown Public House.

Stelling Minnis also has a church, a post office, village hall and a pre-school and primary school in the adjoining village of Bossingham.

A bus service links Stelling Minnis to both Canterbury, Folkestone and Hythe and a high-speed train service to London St Pancras is available from both Canterbury West Station and from Ashford International Station.



LOCATION

Stelling Minnis is situated in the North Downs Area of Outstanding Natural Beauty, that extends north from the escarpment near Farthing Common to the gently folding hills lying to the south of Canterbury. Although well connected by both road and rail, Stelling Minnis retains a degree of rural isolation and a timeless charm that make it a perfect place to

put down roots, to retire, or to raise a family.

CLOSE TO HOME

The historic city of Canterbury is a short drive away and has a wide range of schools, a comprehensive shopping centre, theatres, cinemas and is also the home to the University of Kent and Canterbury Christ Church University.

Close at hand is both the Minnis and Lyminge

Forest, which are wonderful places to exercise a dog, walk, ride or cycle.

Village life also continues to offer a wide range of social activities. Take your pick from fêtes and flower shows to cricket or maybe just be content to enjoy the peace and quiet.









COUNTRY LIVING WITH A DIFFERENCE

Rose Lane is a collection of 13 individually designed homes built in a traditional style and offering either three or four bedrooms of accommodation with various combinations of living spaces.

The layout is designed to reflect the rural character of Stelling Minnis with houses fronting a narrow lane with grass verges on either side that opens out onto a communal green.

Each of the houses have been architecturally designed in a traditional style using a range of materials that are typically found in Kentish villages. These include traditional red brick, tile hanging and painted weather boarded elevations under plain clay tiled and slate roofs. Internally each home has been designed in a contemporary manner and in a way that creates a light and spacious interior and incorporates sliding doors that enables the inside living space to be opened-up to the rear garden.

EXTERIOR DESIGN

The front gardens are landscaped and the rear gardens are laid to lawn with a paved patio area close to the house and a path providing access to a garden shed.

An area at the end of the garden is left as an ecological zone to encourage the growth of wild plants and provide a corridor for the movement of local wildlife.

Bird and bat boxes will be discreetly located around the site to provide nesting and roosting opportunities so as to encourage biodiversity.

Each home will have at least two off-street car parking spaces, which will be conveyed as shown on the site plan, although Units 10 to 13 will have double garages and the parking of additional vehicles can be accommodated on their gravel drives. On-street parking is strictly forbidden but 2 visitor parking spaces are provided in the car parking courtyards.



HOME 1 + 2

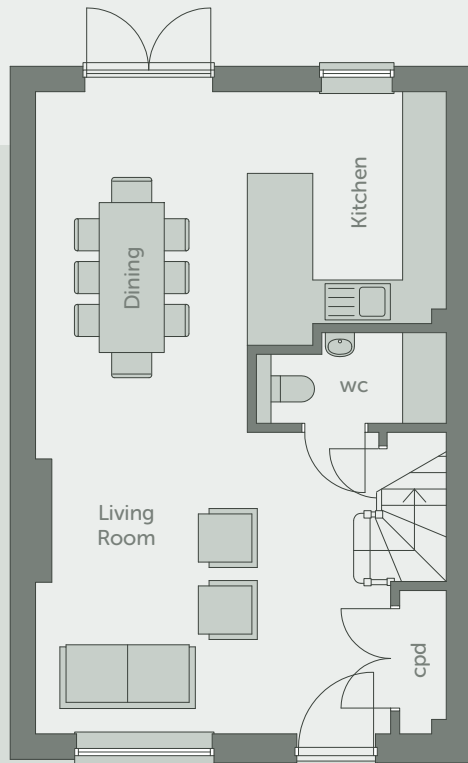
3 BED SEMI-DETACHED HOUSES

Traditional styled semi-detached homes, both with open plan ground floor layout. Three bedrooms, en-suite shower room, bathroom and cloak room / utility area. Each property has two parking spaces, located in an adjoining parking court. The front elevation is finished in white stained timber weatherboarding, under a slate roof, facing onto the communal green. The rear and side of each property is finished in brick. Each property has a small landscaped front garden, a rear garden laid to lawn with outside patio area adjoining the living / dining room, plus a shed and bin store.

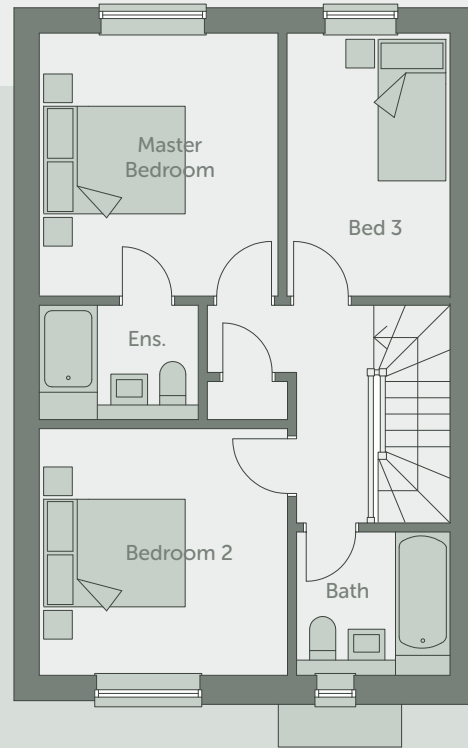
Sold at a discounted price to local residents.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	8.9 x 5.6m	28'9 x 18'0	
Master Bedroom	3.6 x 3.3m*	11'8 x 10'8*	●
Bedroom 2	3.4 x 3.3m	11'2 x 10'8	
Bedroom 3	3.6 x 2.2m	11'8 x 7'2	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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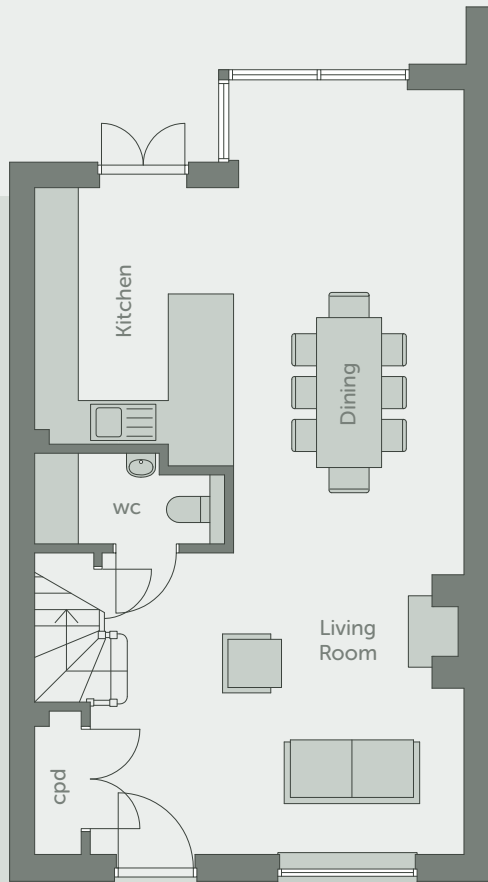
HOME 3

3 BED SEMI-DETACHED HOUSE

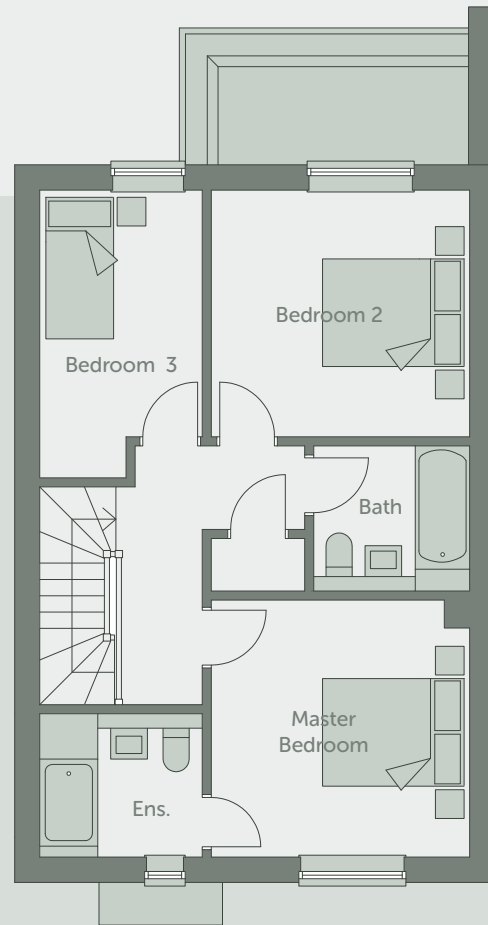
A traditional styled semi-detached home, offering a contemporary open plan ground floor layout, 3-bedrooms, en-suite shower room, family bathroom and cloakroom / utility area. The property has two parking spaces (one in a car barn), located in a parking court. The front elevation is finished in a traditional handmade brick under a plain clay tiled roof and faces onto the communal green. The rear and sides of the property are finished in brick. The property has a small landscaped front garden, an outside patio area to the rear adjoining the living room and a rear garden that is laid to lawn with a garden shed and bin store.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	10.6 [†] x 5.9m	34'7 [†] x 19'3	
Cloakroom			
Master Bedroom	3.5 x 3.5m*	11'4 x 11'4*	●
Bedroom 2	3.5 x 3.4m	11'4 x 11'1	
Bedroom 3	3.9 x 2.2m	12'8 x 7'2	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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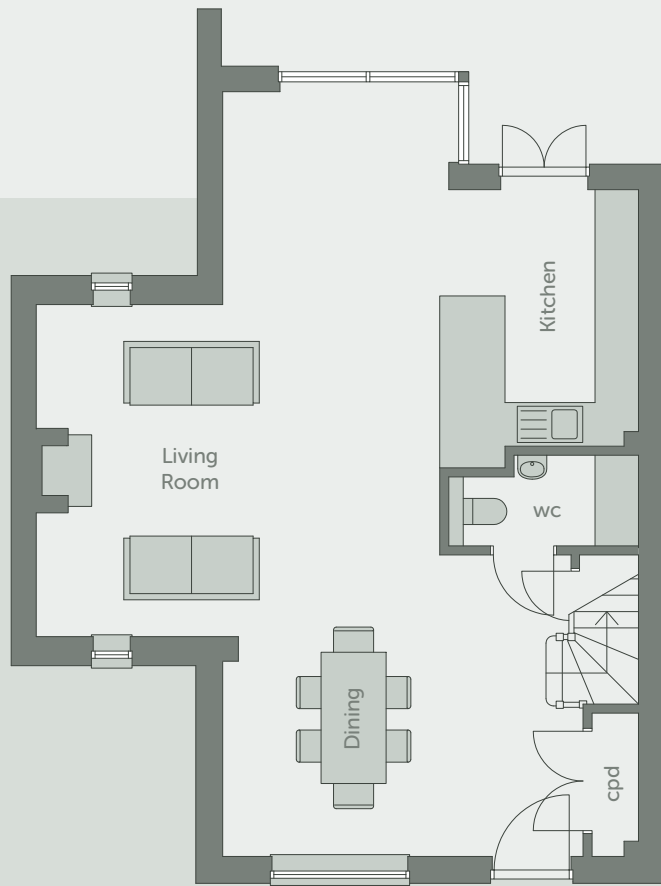
HOME 4

3 BED SEMI-DETACHED HOUSE

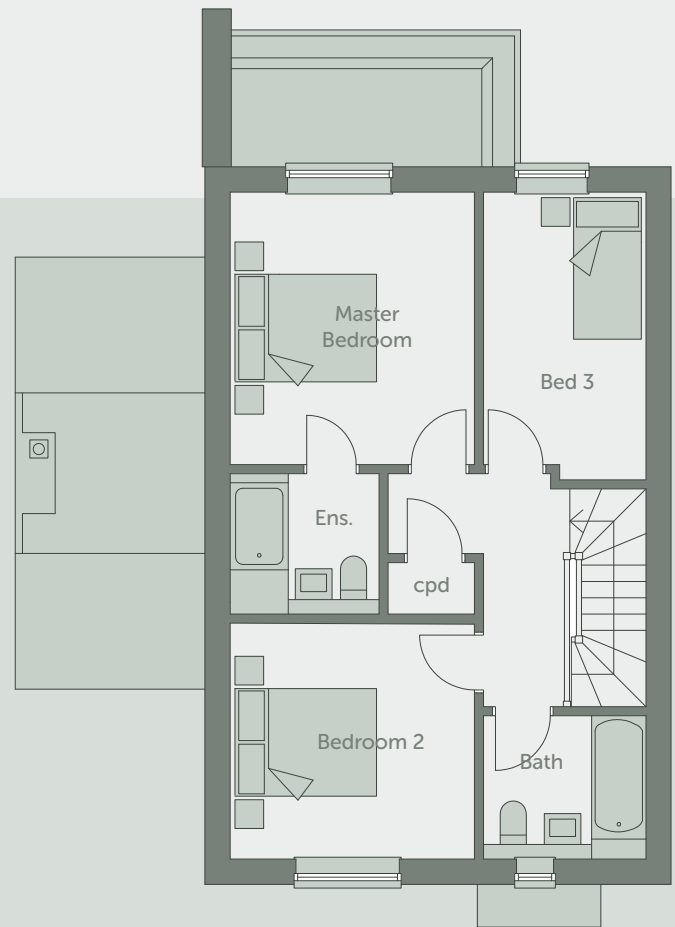
A traditional styled linked semi-detached home, offering a spacious open plan ground floor layout, 3-bedrooms, en-suite shower room, family bathroom and cloakroom / utility area. The property has two parking spaces (one in a car barn), located in a parking court. The front elevation is finished in a traditional handmade brick, under a plain clay tiled roof and faces onto the communal green. The rear and sides of the property are finished in brick. The property has a small landscaped front garden, an outside patio area to the rear adjoining the living room and a rear garden that is laid to lawn with a garden shed and bin store.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	10.6 [†] x 8.3m	34'7 [†] x 27'2	
Cloakroom			
Master Bedroom	3.4 x 3.4m*	11'2 x 11'2*	●
Bedroom 2	3.3 x 3.2m	10'8 x 7'2	
Bedroom 3	3.9 x 2.2m	12'8 x 7'2	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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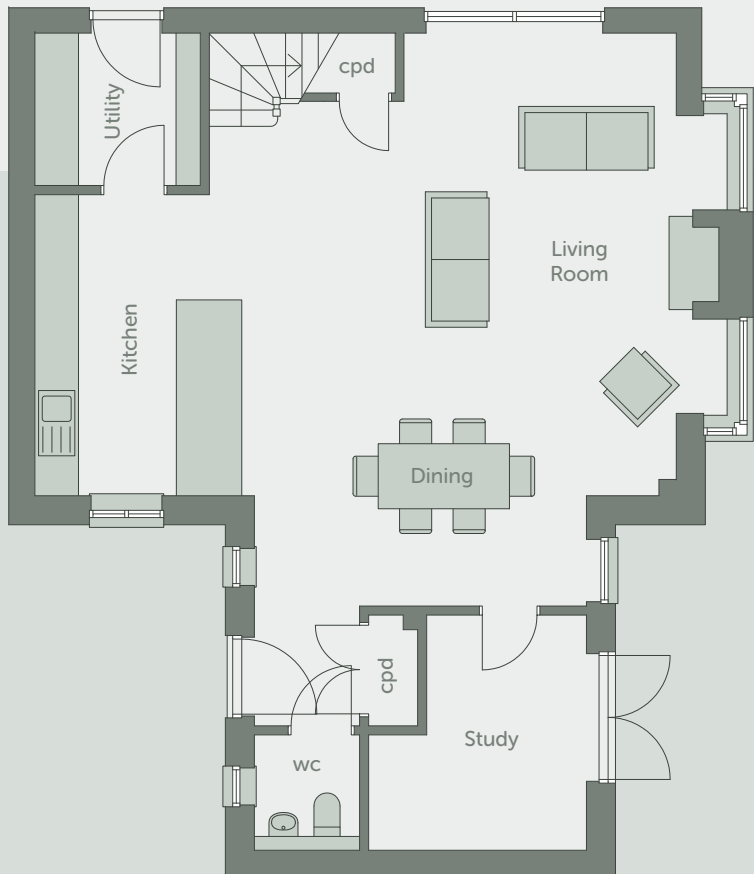
HOME 5

3 BED SEMI-DETACHED HOUSE

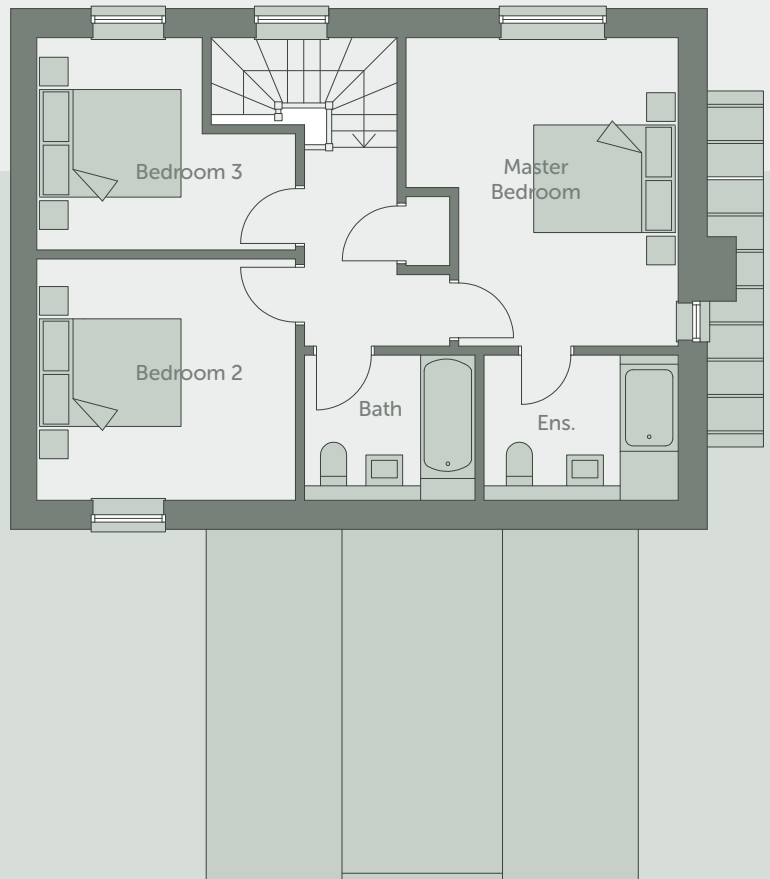
A traditional cottage style home on a corner plot offering a spacious open plan ground floor layout, as well as a study and separate utility room, 3-bedrooms, en-suite shower room, family bathroom and cloakroom. The property has two parking spaces (one in a car barn) located in a nearby parking court. The front and rear elevations are finished in traditional white painted timber weatherboarding under a plain clay tiled roof, that faces onto the communal green. The property has a small landscaped front garden, outside patio areas to both the rear and side, and a rear garden that is laid to lawn with a shed and bin store. Because of its corner position it has a larger garden area which includes some existing trees.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	9.5 [†] x 9.5m [†]	31'2 [†] x 31'2 [†]	
Study	3.2 x 3.0m	10'6 x 9'10	
Utility	2.3 x 2.1m	7'5 x 6'10	
Cloakroom			
Master Bedroom	4.3 x 3.7m*	14'2 x 12'2*	●
Bedroom 2	3.5 x 3.3m	11'4 x 10'10	
Bedroom 3	3.5 x 2.9m	11'4 x 9'6	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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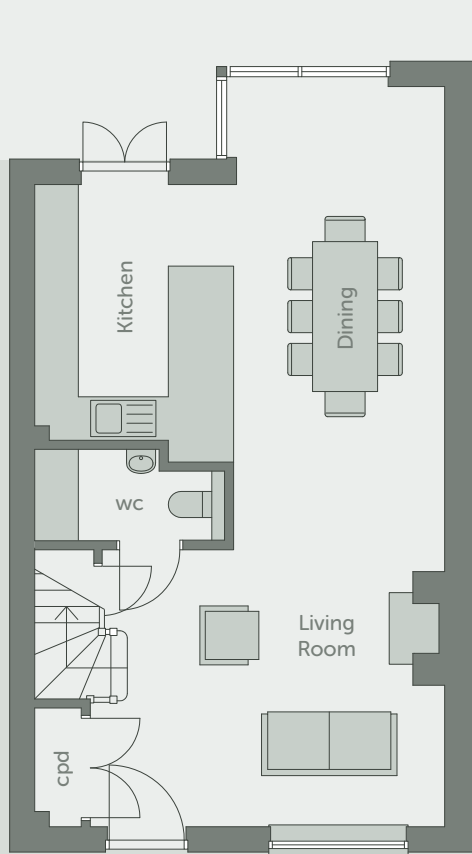
HOMES 6, 7 + 8

3 BED SEMI-DETACHED HOUSE

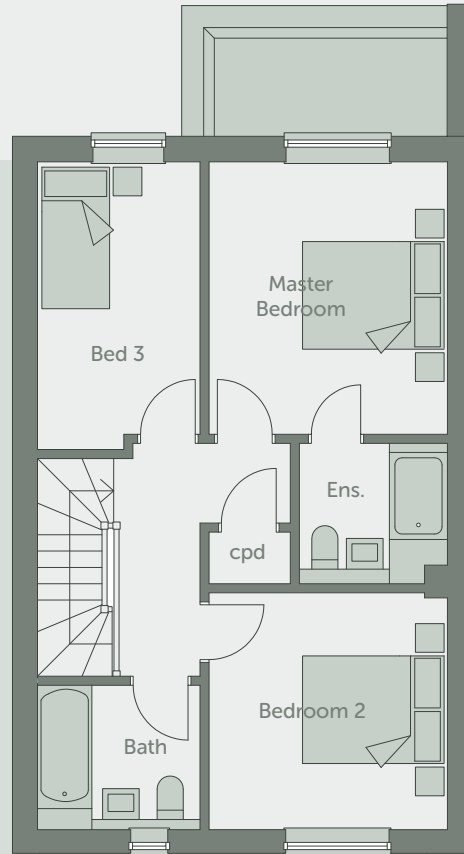
A traditional cottage styled semi-detached home, offering a contemporary open plan ground floor layout, 3-bedrooms, en-suite shower room, family bathroom and cloakroom / utility area. Each property has two parking spaces (one in a car barn) located in an adjoining parking court. The front elevation is finished in a traditional handmade brick to the ground floor, with a jettied first floor finished in plain clay hanging tiles, all under a plain clay tiled roof, overlooking the communal green. The rear is finished in brick. Each property has a small landscaped front garden, an outside patio area to the rear, adjoining the living space, and a rear garden that is laid to lawn, with a shed and bin store.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	10.6 x 5.9m	34'9 x 19'3	
Cloakroom			
Master Bedroom	3.5 x 3.5m*	11'4 x 11'4*	●
Bedroom 2	3.5 x 3.4m	11'4 x 11'1	
Bedroom 3	3.9 x 2.2m	12'8 x 7'2	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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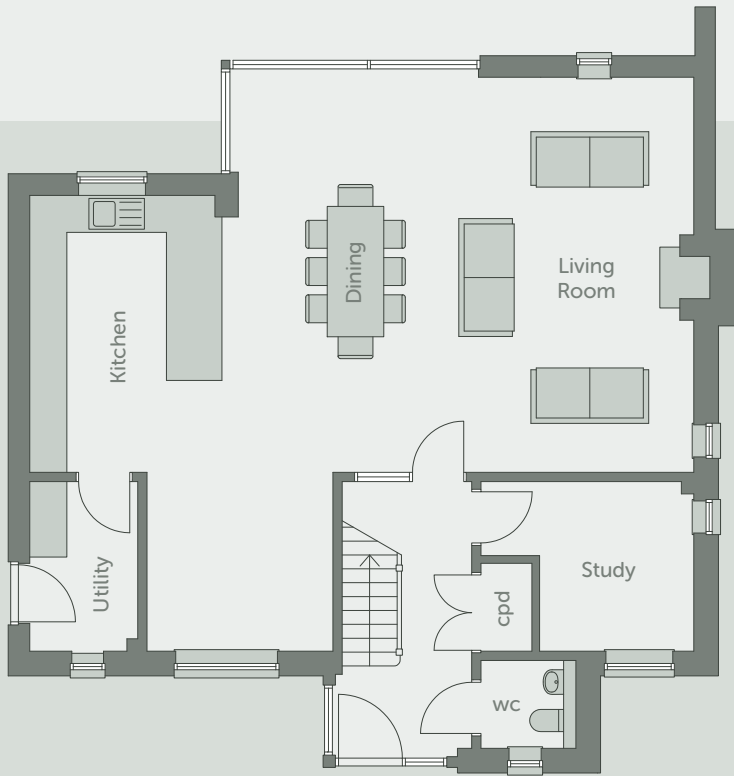
HOME 9

4 BEDROOM DETACHED HOUSE

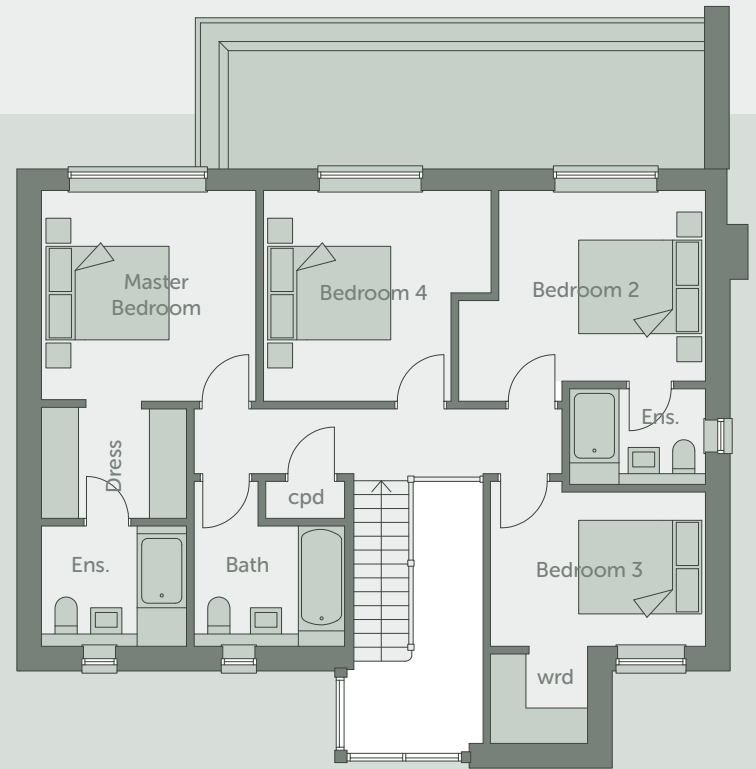
A spacious detached home designed in a contemporary barn style that is served by a gravelled private drive, with access to a double garage and further parking spaces. Inside the property has an open plan ground floor layout, with a separate study, utility room and cloakroom, four double bedrooms, including en-suite shower rooms to the master bedroom and guest room, a dressing room to the master bedroom and a family bathroom. The front and side elevations of the property are clad in a grey stained timber weatherboarding, with a feature gable, half of which is predominantly glazed, all under a plain tiled roof. A hedgerow encloses the front of the property and the rear garden is laid to lawn.

	Metric	Imperial	Ensuite
Living / Dining & Kitchen	10.8 [†] x 9.4m [†]	35'4 [†] x 30'9 [†]	
Study	3.5 [†] x 2.7m	11'4 [†] x 8'9"	
Utility	2.7 x 1.8m	8'10" x 6'0"	
Master Bedroom	5.3 [†] x 3.5m*	17'4 [†] x 11'4"	●
Bedroom 2	4.0 [†] x 3.0m	13'2 [†] x 9'9"	
Bedroom 3	3.7 x 3.4m	12'2" x 9'9"	
Bedroom 4	4.2 [†] x 3.5m [†]	13'9 [†] x 11'6 [†]	
Family Bathroom			

*Dimensions exclude the en-suite | †Maximum length



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HOME 10

4 BEDROOM DETACHED HOUSE

A very spacious and characterful detached home, designed in a contemporary country style, that is served by a private drive, with double garage and further car parking spaces available at the front of the house.

Inside the property has an open plan ground floor layout, with a separate study, garden room, utility and cloakroom, four double bedrooms, including two en-suite shower rooms, dressing room, and family bathroom.

The front and side elevations are partly clad in white stained timber weatherboarding, with a gable feature and a clerestory window forming a horizontal feature above the porch over the front door. The remaining elevation is finished in a traditional handmade brick, all under a plain clay tiled roof. The property enjoys a corner plot with gated entrance and is enclosed by hedgerows to the side and the rear gardens that are laid to lawn.

	Metric	Imperial	Ensuite
Living / Dining	10.0 x 4.6m	32'10 x 15'1	
Kitchen / Breakfast	6.0 x 5.0m	19'6 x 16'4	
Study	4.2 [†] x 3.3m	13'8 [†] x 10'9	
Garden Room	3.8 x 3.7m	12'5 x 12'2	
Utility			
Master Bedroom	4.5 [†] x 4.3m*	14'8 [†] x 14'2*	●
Bedroom 2	4.5 [†] x 3.5m*	14'8 [†] x 11'5*	●
Bedroom 3	5.7 x 3.2m	18'8 x 10'5	
Bedroom 4	3.9 [†] x 3.9m [†]	12'8 [†] x 12'8 [†]	

*Dimensions exclude the en-suite | † Maximum length



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HOME 11

4 BEDROOM DETACHED HOUSE

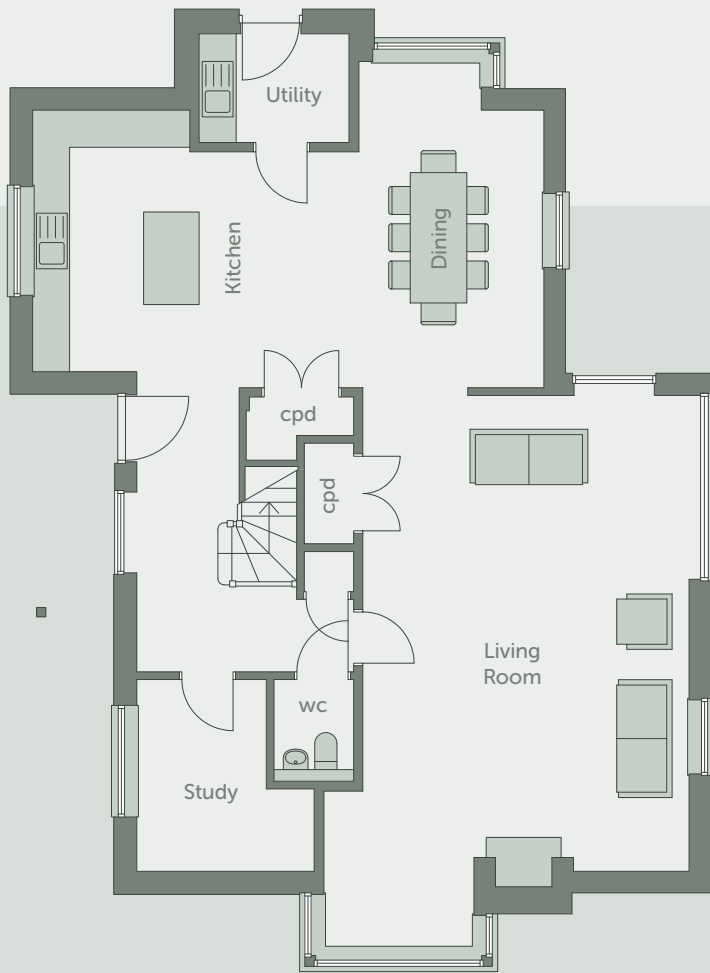
A spacious and characterful detached home, with traditional country styling, that fronts on to Rose Lane and is also served by a private drive, with a double garage and further car parking spaces available to the side of the house.

Inside the property has an open plan ground floor layout, with a separate study, utility room and cloakroom, four double bedrooms, including en-suite shower rooms to the master bedroom and bedroom 2, as well as a family bathroom.

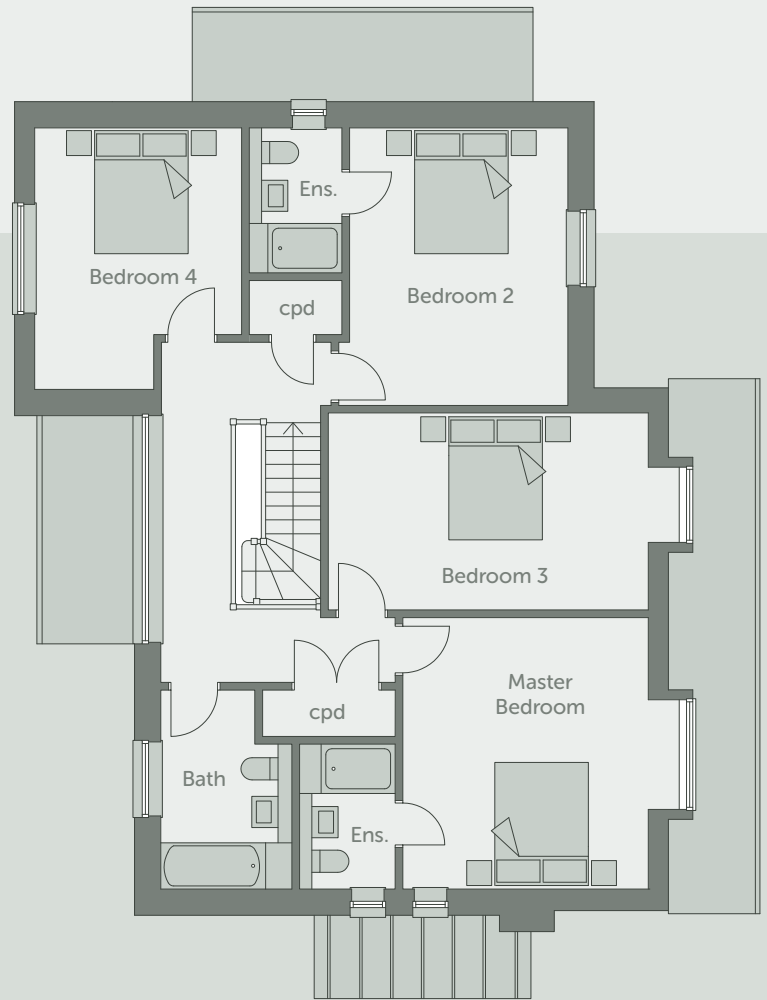
The front elevation is finished in a traditional handmade brick to the ground floor, with the first floor finished in a plain clay hanging tile, all under a plain clay tiled roof. The side elevations are similarly finished and there is a traditional cat-slide to the rear. The property is enclosed by a hedgerow to the front and has a landscaped front garden and a rear garden that is laid to lawn.

	Metric	Imperial	Ensuite
Living Room	8.9 [†] x 5.2m [†]	29'2 [†] x 17'1 [†]	
Kitchen / Dining	8.3 [†] x 5.2m [†]	27'4 [†] x 17'1 [†]	
Study	3.1 x 2.9m [†]	10'2 x 9'6 [†]	
Utility	2.4 x 1.8m	7'10 x 6'0	
Master Bedroom	4.5 [†] x 4.4m [*]	14'9 [†] x 14'5 [*]	●
Bedroom 2	4.5 x 3.5m [*]	14'9 x 11'10 [*]	●
Bedroom 3	5.7 [†] x 3.2m	18'9 [†] x 10'6	
Bedroom 4	4.2 [†] x 3.4m [†]	13'9 [†] x 11'3 [†]	

*Dimensions exclude the en-suite | †Maximum length



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HOME 12

4 BEDROOM DETACHED HOUSE

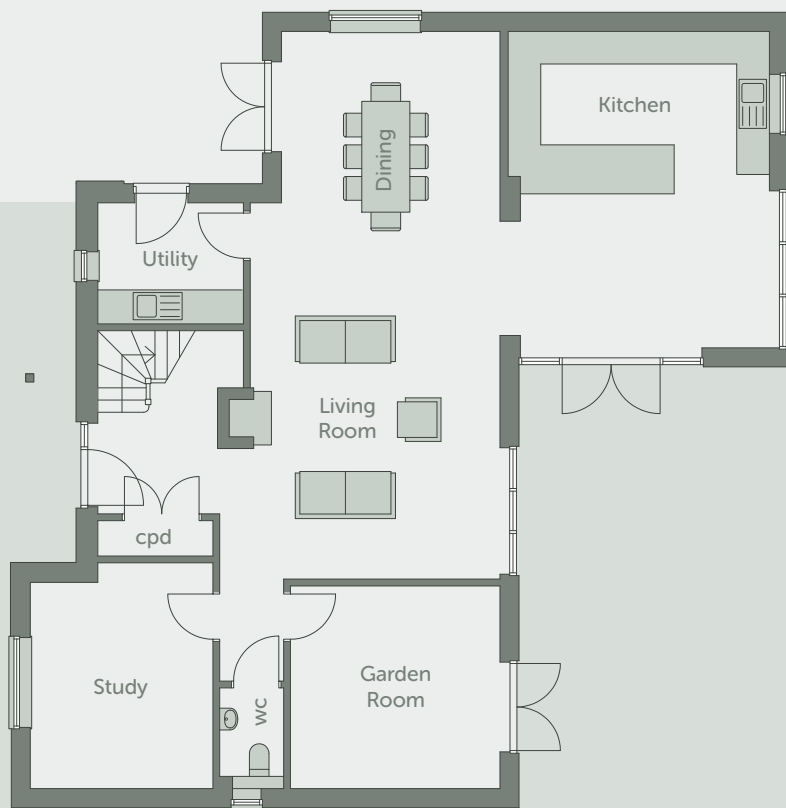
A very spacious and characterful detached home, designed in a contemporary country style, that is served by a private drive, with double garage and further car parking spaces available at the front of the house.

Inside the property has an open plan ground floor layout, with a separate study, garden room, utility and cloakroom, four double bedrooms, including two en-suite shower rooms, dressing room, and family bathroom.

The front and side elevations are partly clad in white stained timber weatherboarding, with a gable feature and a clerestory window forming a horizontal feature above the porch over the front door. The remaining elevation is finished in a traditional handmade brick, all under a plain clay tiled roof. The property enjoys a corner plot with gated entrance and is enclosed by hedgerows to the side and the rear gardens that are laid to lawn.

	Metric	Imperial	Ensuite
Living / Dining	10.0 x 4.6m	32'10 x 15'1	
Kitchen / Breakfast	6.0 x 5.0m	19'6 x 16'4	
Study	4.2 [†] x 3.3m	13'8 [†] x 10'9	
Garden Room	3.8 x 3.7m	12'5 x 12'2	
Utility			
Master Bedroom	4.5 [†] x 4.3m*	14'8 [†] x 14'2*	●
Bedroom 2	4.5 [†] x 3.5m*	14'8 [†] x 11'5*	●
Bedroom 3	5.7 x 3.2m	18'8 x 10'5	
Bedroom 4	3.9 [†] x 3.9m [†]	12'8 [†] x 12'8 [†]	

*Dimensions exclude the en-suite | †Maximum length



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HOME 13

4 BEDROOM DETACHED HOUSE

A spacious and characterful detached home, with traditional country styling, that fronts onto Rose Lane and is also served by a private drive, with a double garage a further car parking spaces available to the side of the house.

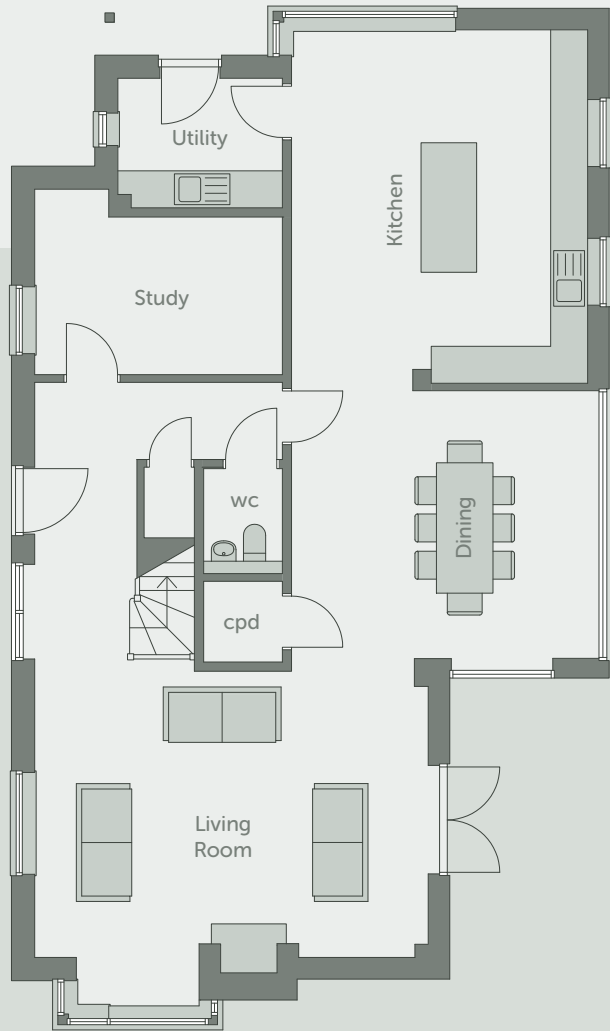
Inside the property has an open plan ground floor layout, with a separate study, utility room and cloakroom, four bedrooms, with en-suite shower rooms to the master bedroom and bedroom 2, as well as a family bathroom.

The front elevation is finished in a traditional handmade brick to the ground floor, with the first floor finished in a plain clay hanging tile, all under a plain clay tiled roof. The side elevations are similarly finished and there is a traditional cat-slide to the rear and side.

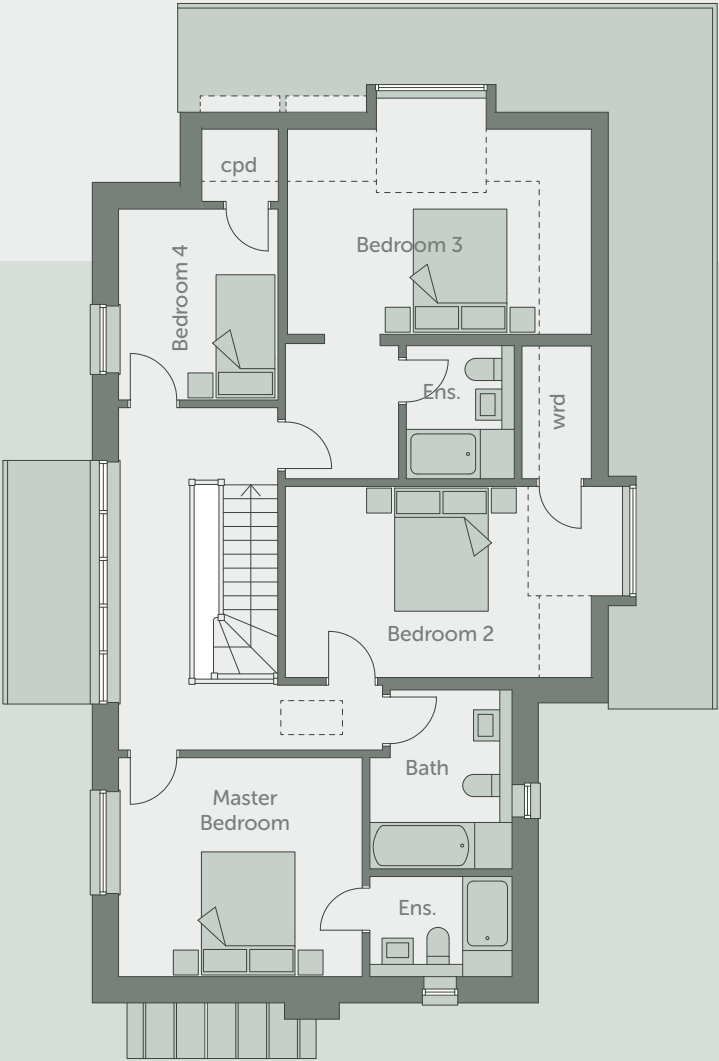
The property is enclosed by a hedgerow to the front and has a landscaped front garden and a rear garden that is laid to lawn.

	Metric	Imperial	Ensuite
Living Room	6.4 x 5.4m [†]	20'10 x 17'9"	
Kitchen / Dining	5.7 x 4.8m	18'9 x 15'9"	
Study	4.0 x 3.0m [†]	13'2 x 9'10"	
Utility	2.6 x 2.1m	8'5 x 6'10"	
Master Bedroom	5.0 [‡] x 3.8m*	16'4 [‡] x 12'5*	●
Bedroom 2	3.9 x 3.5m*	12'5 x 11'5*	●
Bedroom 3	5.5 [‡] x 3.1m	18'0 [‡] x 10'3"	
Bedroom 4	3.1 x 2.0m [†]	10'3 x 6'6"	

*Dimensions exclude the en-suite | †Maximum length



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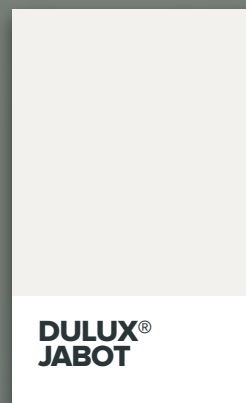
SPEC



- Contemporary style bathrooms with white Italian designed sanitary ware by GSI Ceramica, clear glass shower enclosure to the shower room, glass shower screen to the bath, designer taps, towel rails and large wall mirrors illuminated by down lighters and contemporary ceramic wall tiling
- Contemporary country style kitchens with Minerva work-surfaces in a choice of colours. The kitchen will also include an integrated fridge-freezer, dishwasher, electric oven, induction hob and extract. Where applicable a utility area is provided that is fully plumbed for a washing machine and an internally vented tumble drier (not provided). A choice of colour of kitchen units is offered if contracts are exchanged early

- Each house has been designed and constructed to meet a high standard of thermal insulation so as to reduce the cost of heating your home
- Each home will be designed and constructed to meet a high standard of acoustic performance to avoid noise transferring between properties
- High performance double glazed painted timber windows with chrome furniture and security locks.
- Painted timber front door with security locks and chrome door furniture
- Sliding doors giving access to the rear gardens
- Calor gas fired central heating system
- A high-performance energy efficient gas boiler
- A contemporary Chesney log stove in the living room

- with carbon dioxide alarm (except Units 1 & 2)
- A contemporary designed staircase with handrail, newel posts, strings and balusters in hard wood.
- Ash veneer fire doors throughout with high quality chrome lever handles and chrome hinges
- Wide board Amtico flooring in an Oak finish or similar to the ground floor
- Fitted carpet to the stairs & first floor (except bathrooms – to be finished in a neutral Amtico floor tile)
- Recessed down-lighters & pendant lights as appropriate
- Ample light switches and sockets
- Mains-wired smoke & heat detectors
- Telephone points in appropriate rooms
- Television points in appropriate rooms



- Pre-wired for terrestrial / satellite TV (does not include dish, Sky connection or Digital receiver)
- Walls finished in a contemporary matt white paint with skirting boards, architraves and window boards finished in toning egg-shell paint
- Security locks to doors and windows
- Dedicated car parking space(s) / garage / car barn as shown on plan
- Boundary to front garden planted with a native hedge and the garden laid to lawn
- Rear gardens to be laid to lawn and to have a patio immediately adjoining the house, a path to the rear garden shed and with close boarded fences between gardens

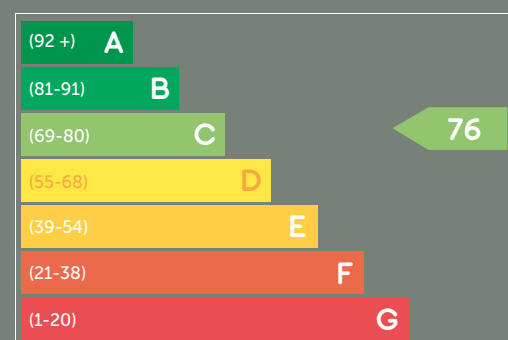
CONFIDENCE

The building has been architecturally designed by award winning Canterbury architects CDP Architecture Ltd and built to a high standard by Jenner.

The homes will be sold freehold with full title guarantee with each home having the benefit of a 10-year Home Warranty provided by "Q" Assure, which is backed by Underwriters at Lloyds.

ROGATE

Rogate are a niche housing developer, based in Canterbury who have been developing individual, architect designed homes of character throughout Kent for over 25 years.

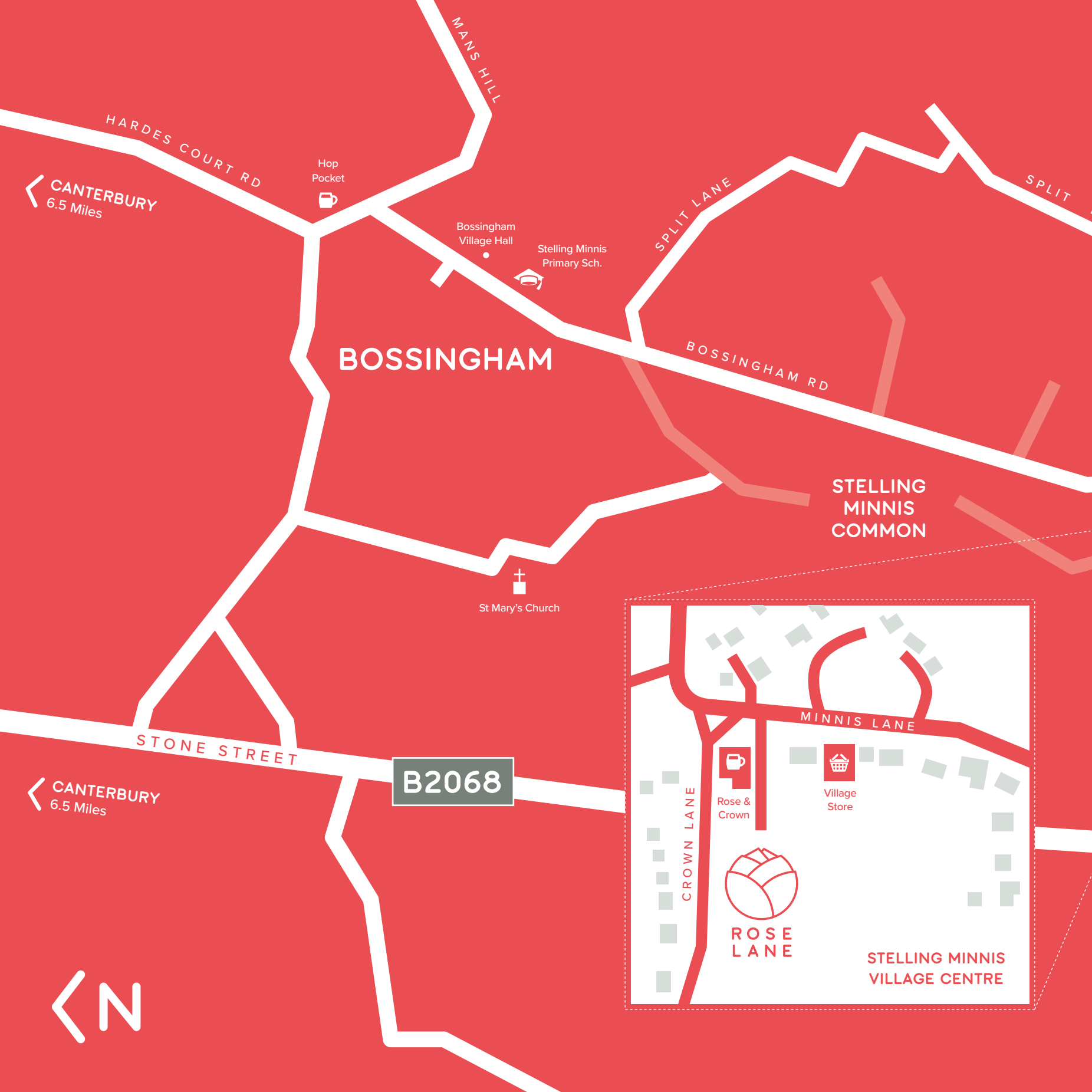


England

EU Directive 2002/91/EC







CANTERBURY
6.5 Miles

Hop
Pocket

Bossingham
Village Hall

Stelling Minnis
Primary Sch.

BOSSINGHAM

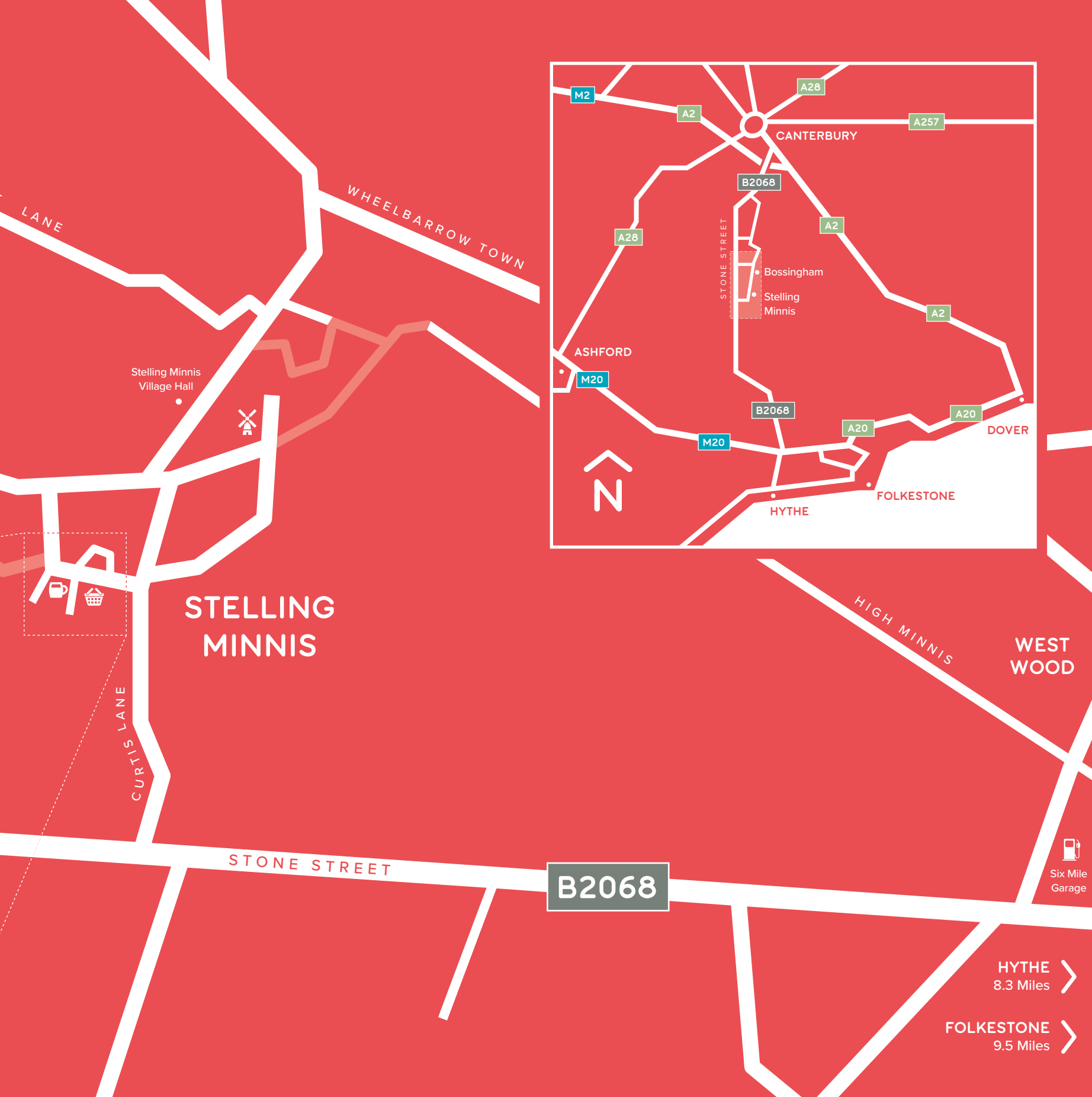
STELLING MINNIS COMMON

St Mary's Church

CANTERBURY
6.5 Miles

B2068







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SALES@ROGATE.CO.UK
ROGATE.CO.UK

Winkworth

01227 456645
CANTERBURY@WINKWORTH.CO.UK
WINKWORTH.CO.UK



ROSE
LANE

STELLING MINNIS

ROGATE.CO.UK/ROSELANE

