

invent  
ARCHITECTURE

# HIGHSTEAD

CANTERBURY | WHITSTABLE | HERNE BAY



# WELCOME TO HIGHSTEAD

## A UNIQUE DEVELOPMENT

A stunning secluded development opportunity of two expansive 5 bedroom contemporary detached country homes. This exclusive development is surrounded by open fields and apple orchards with far countryside and sea reaching views.

Each house has its own unique character drawing from the local barn vernacular. Great attention to detail is evident throughout and each house is finished to a high-quality specification, creating stylish and versatile accommodation laid out over two floors, making it an ideal home to raise a family.

Externally the gardens have been landscaped to include large terraces ideal for al fresco dining and entertaining, leading to heated swimming pools with inset Jacuzzis, while the other areas are laid to lawn with perimeter planting.

The properties are approached through electronically operated gates opening into private driveways and parking courts to the front of the houses and garaging.

In addition to the homes, three parcels of land are available to purchase, which are suitable for equestrian use. There is also scope to add leisure facilities, subject to the necessary planning consent.

## AN IDYLIC RURAL LOCATION

Highstead is in the parish of Chislet, near the historic city of Canterbury.

Highstead is a popular, quiet hamlet of 14 houses with a quaint English country feel with outstanding farmland and countryside that is ideal for rambling or cycling. Although Highstead is situated in a rural location, there is easy access to the A299 for either Whitstable or Herne Bay.

Nearby village of Hoath has a school, local pub, church, village hall and even features a private airport. In addition, there is a Sainsbury's superstore less than 1.5 miles away.

The seaside town of Herne Bay is approximately 5 miles away, with the Cathedral City of Canterbury approximately 7 miles away, where you will find a wide variety of shops, bars, restaurants and cafes, as well as numerous cultural and recreational facilities. Canterbury also has several highly regarded schools in both the public and private sectors. There is also a high-speed rail service into London St. Pancras via Canterbury, Faversham or Herne Bay.



BIRD'S EYE VIEW OF DEVELOPMENT | CGI



# PLOT 1

5 BEDROOM | 5 BATHROOM | LOUNGE | KITCHEN/DINING/FAMILY | HOME OFFICE  
PLAYROOM | CINEMA ROOM | UTILITY | DOUBLE GARAGE | SWIMMING POOL



FRONT EXTERIOR ELEVATION | CGI



REAR EXTERIOR ELEVATION | CGI



HIGHSTEAD



REAR EXTERIOR ELEVATION | CGI

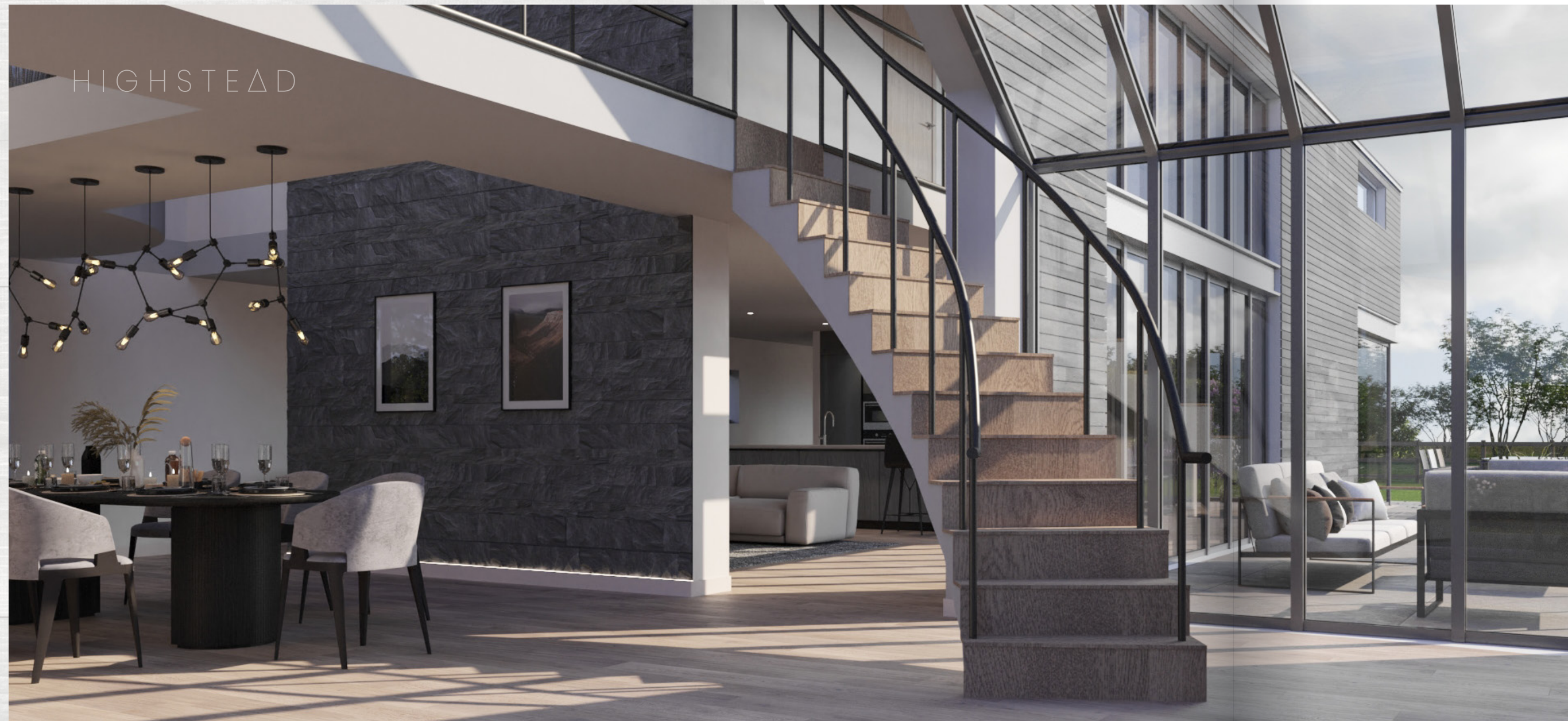
## PLOT 2

5 BEDROOM | 7 BATHROOM | LOUNGE | KITCHEN/FAMILY | DINING ROOM  
HOME OFFICE | PLAYROOM | CINEMA ROOM | GYM | SAUNA | CHANGING ROOMS  
UTILITY | DOUBLE GARAGE | SWIMMING POOL



FRONT EXTERIOR ELEVATION | CGI





HIGHSTEAD

PLOT 2 | DINING AREA | CGI

## FORM & FUNCTION



PLOT 2 | KITCHEN | CGI



PLOT 2 | SNUG | CGI



LUXURIOUS  
LIVING



PLOT 2 | BATHROOM | CGI



PLOT 2 | LIVING AREA | CGI



PLOT 2 | MASTER BEDROOM | CGI



PLOT 2 | DINING AREA | CGI





PLOT 2 | VIEWING POINT | CGI

## A SANCTUARY TO RELAX & UNWIND



PLOT 2 | GAMES ROOM | CGI



PLOT 2 | CINEMA ROOM | CGI

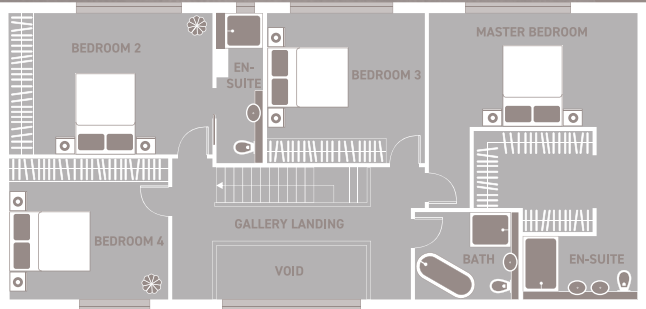


PLOT 1 / FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



342m<sup>2</sup>  
(3,680 sq ft)

GROUND FLOOR | ROOM DIMENSIONS

	Metric (m)	Imperial (feet & inches)
Kitchen/Dining/Family Room	10.60 x 6.10	34' 9" x 20' 0"
Lounge	5.20 x 4.90	17' 0" x 16' 1"
Utility	2.92 x 2.40	9' 7" x 7' 10"
WC	0.95 x 2.09	3' 1" x 6' 10"
Home Office	4.03 x 2.40	13' 2" x 7' 10"
Guest Bedroom	3.50 x 3.79	11' 6" x 12' 5"
Guest En-Suite	2.40 x 1.57	7' 10" x 5' 2"
Walk-in Wardrobe	2.40 x 2.12	7' 10" x 6' 11"
Cinema Room	4.10 x 2.78	13' 5" x 9' 1"
Play Room	4.85 x 3.20	15' 11" x 10' 6"
Double Garage	6.15 x 5.40	20' 2" x 17' 9"

FIRST FLOOR | ROOM DIMENSIONS

	Metric (m)	Imperial (feet & inches)
Master Bedroom	5.38 x 2.90	17' 8" x 9' 6"
Master Bedroom Walk-in Wardrobe	3.09 x 2.59	10' 2" x 8' 6"
Master Bedroom En-Suite	2.95 x 1.64	9' 8" x 5' 4"
Bedroom 2	5.25 x 3.65	17' 3" x 11' 12"
Bedroom 2 En-Suite	1.20 x 3.90	3' 11" x 12' 10"
Bedroom 3	4.10 x 3.90	13' 6" x 12' 10"
Bedroom 4	4.10 x 3.64	13' 6" x 11' 11"
Bathroom	2.70 x 2.24	8' 10" x 7' 4"

PLEASE NOTE: These floor plans are not drawn to scale. Images and measurements are to be used as a guide only.

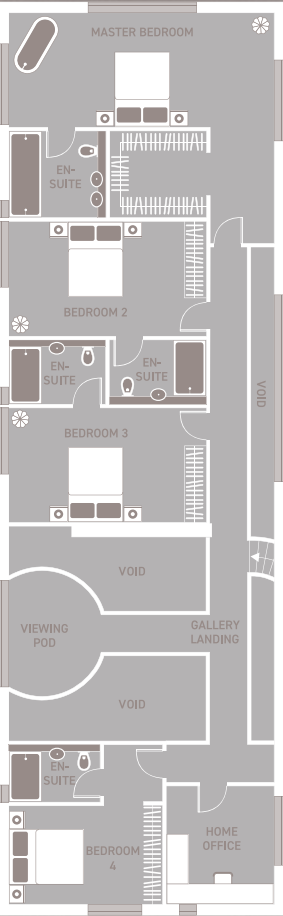


PLOT 2 / FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



477m<sup>2</sup>  
(5,135 sq ft)

GROUND FLOOR | ROOM DIMENSIONS

	Metric (m)	Imperial (feet & inches)
Kitchen/Family Room	7.39 x 8.56	24' 3" x 28' 1"
Dining Room	7.39 x 5.75	24' 3" x 18' 10"
Lounge	7.39 x 4.19	24' 3" x 13' 9"
Utility	4.20 x 1.54	13' 9" x 5' 1"
Guest Bedroom	4.29 x 2.76	14' 1" x 9' 1"
Guest En-Suite	2.55 x 1.60	8' 4" x 5' 3"
WC 1	1.70 x 0.94	5' 7" x 3' 1"
WC 2	0.97 x 1.96	3' 2" x 6' 5"
WC 3	0.97 x 1.96	3' 2" x 6' 5"
Play Room	3.00 x 3.40	9' 10" x 11' 2"
Cinema Room	4.79 x 2.78	15' 9" x 9' 1"
Gym	4.28 x 2.87	14' 0" x 9' 5"
Sauna	2.15 x 1.96	7' 1" x 6' 5"
Changing Room	3.97 x 1.96	13' 0" x 6' 5"
Double Garage	5.40 x 6.14	17' 9" x 20' 2"

FIRST FLOOR | ROOM DIMENSIONS

	Metric (m)	Imperial (feet & inches)
Master Bedroom	7.39 x 3.20	24' 3" x 10' 6"
Master Bedroom Walk-in Wardrobe	2.70 x 2.40	8' 10" x 7' 10"
Master Bedroom En-Suite	2.70 x 2.40	8' 10" x 7' 10"
Bedroom 2	5.49 x 3.22	18' 0" x 10' 7"
Bedroom 2 En-Suite	2.70 x 1.80	8' 10" x 5' 11"
Bedroom 3	5.49 x 3.22	18' 0" x 10' 7"
Bedroom 3 En-Suite	2.70 x 1.80	8' 10" x 5' 11"
Bedroom 4 Bedroom	4.29 x 2.76	14' 1" x 9' 0"
Bedroom 4 En-Suite	2.55 x 1.60	8' 4" x 5' 3"
Home Office	3.00 x 3.31	9' 10" x 10' 10"

HIGHSTEAD

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# SITE PLAN



PLEASE NOTE: Site plan and location map is not drawn to scale.

## PLOTS:

- PLOT 1 | 0.3 Acres
- PLOT 2 | 0.4 Acres

## ADDITIONAL LAND:

- PARCEL 1 | 0.3 Acres
- PARCEL 2 | 0.5 Acres
- PARCEL 3 | 0.76 Acres

# LOCATION

Upper Grounds, Highstead, Chislehurst, Kent CT3 4LX



## DESTINATIONS

- Herne Bay | 5 miles
- Canterbury | 7 miles
- Whitstable | 11 miles
- Margate | 11 miles
- Ramsgate | 12 mile
- Broadstairs | 14 mile

All distances are approximate.





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