



GUSTON HEIGHTS

GUSTON - KENT



GUSTON HEIGHTS

Contemporary homes, iconic setting

Introducing Guston Heights - an outstanding collection of just 20 two-, three- and four-bedroom contemporary residences with captivating views across the English Channel and parking for two cars at each property.

A contemporary architectural style characterises Guston Heights, with grey zinc cladding and intricate brickwork combining to create a unique sense of place and immense kerb appeal.

Interior hallmarks include sleek, fully fitted Roma kitchens with integrated appliances, underfloor heating, dressing areas, bifold doors, and first and second floor balconies – all backed by a 10-year warranty.

Be part of something new

Guston Heights is at the heart of Homes England's pioneering project to deliver a thriving new community, sustainable travel, improved biodiversity and enhanced green spaces. Intrinsic to the plan is the Dover Fastrack bus route, which stops directly outside the development. The services whisks residents to Dover Priory train station and the wider community.



Village living with sea views

Guston is both a picturesque village and a traditional parish, nestling between the rolling hills of the Kent Downs National Landscape and the iconic South Foreland Heritage Coast – most noted for the White Cliffs of Dover. The parish border stretches from bucolic countryside inland to breathtaking coastline to the south, with its elevated position yielding far reaching sea views.

The area's visual continuity is a huge part of Guston's charm, barely changing since its mention in the Domesday Book. Evidence suggests there were settlements in the parish as far back as the Bronze Age, complemented by the discovery of a Roman cemetery and documented links to St Augustine's Monastery in Canterbury.

Living in Guston is to relax and reconnect with nature, yet retain close proximity to outstanding schools, towns and transport links.

The parish has a traditional pub, a primary school and a grammar secondary school within walking distance, two equipped play areas, a village hall and the landmark 11th century St Martin of Tours Church. As well as the A2, the Dover Fastrack bus route D runs directly outside of Guston Heights.



Coastal favourites close by

You'll be hard pressed to find a finer trio of coastal locations than Dover, Folkestone and Deal – each a close neighbour of Guston Heights.



DOVER

world-recognisable heritage

Dover is one of the south coast's five history-rich Cinque Ports and its majestic white cliffs greeted returning troops during World War II. Equally as impressive is the 11th century Dover Castle. This Grade I listed monument is on a par with Windsor Castle and is home to one of only three surviving lighthouses from the former Roman Empire. Dover is also where you can broaden your travel horizons by hopping onto a cross-Channel ferry to France - on fine days you can even see Cape Gris Nez from the town's coastline.



DEAL

a new take on old charm

Deal shares Dover's rich naval heritage. Georgian architecture, Sandown Castle ruins and the magnificent Deal Castle are just a few highlights that beautifully reflect the town's past, although a forward-looking atmosphere now permeates. A vibrant café culture is thriving, sitting neatly beside art galleries, a weekly farmers' market, a pebble beach and a walk along the pier to the renowned glass-fronted restaurant.



FOLKESTONE

the cultural quarter

Folkestone is one of the south's main centres of art, culture and gastronomy. The revitalised Harbour Arm is home to the award-winning Rocksalt restaurant, with food festivals, pop-up shacks and Marco Pierre White's Steakhouse Bar & Grill providing vibrant dining alternatives. The Creative Quarter is Folkestone's alternative heartbeat. More than 200 independent traders and artists occupy brightly-painted shops and open studios, set in a labyrinth of pretty cobbled streets. Don't forget the working harbour too, which buzzes with boats and fish markets selling 'catch of the day'.



Your New Home, Their Bright Future

Kent's reputation for excellent schooling is upheld in Guston. Families can walk to Guston Church of England primary school, Dover Grammar School for Girls – an Ofsted-rated educational facility – and the Duke of York's Royal Military secondary school.

The development is also within catchment of Dover Grammar School for Boys, while Dover College provides an alternative for all ages – an independent school offering education from nursery through to upper sixth form.



Primary schools

Guston C of E
Primary School
0.5 miles

St Richard's Catholic
Primary School
0.8 miles

Green Park Community
Primary School
1.9 miles

Secondary schools

Duke of York's
Royal Military School
1.1 miles

Dover Grammar
School for Girls
0.8 miles

St Edmund's
Catholic School
0.9 miles

Dover Grammar
School for Boys
1.9 miles

Independent schools

Dover
College
1.2 miles

Northbourne Park
School
7.7 miles

Earlscliffe
8.7 miles



Well Connected, Perfectly Positioned

Guston Heights is exceptionally well connected to local towns and other villages thanks to the Dover Fastrack route D, which stops right outside the development. This rapid, zero-emissions electric bus system connects Whitfield, via Guston, with Dover town centre and Dover Priory railway station.

Also close by is the A2, which links to Canterbury and the M2, and the M20 towards Maidstone. Both M roads eventually join with the M25 for travel into London and to other Home Counties.

On Foot

6 minutes Guston C of E Primary School	6 minutes Connaught Park	6 minutes Fort Burgoyne
6 minutes Dover Castle	21 minutes St James Retail & Leisure Park	23 minutes Dover Grammar School for Girls

By Fastrack bus route D

2 minutes Burgoyne Heights	4 minutes Castle Street Market Square	6 minutes Whitfield B&Q
7 minutes Priory Street Stop E	10 minutes Richmond Park	11 minutes Priory Train Station

By rail (Dover Priory)

10 minutes Folkestone Central	26 minutes Ashford International	28 minutes Canterbury (East)
46 minutes Ebbsfleet International	60 minutes Stratford International	1 hr 6 minutes St Pancras International

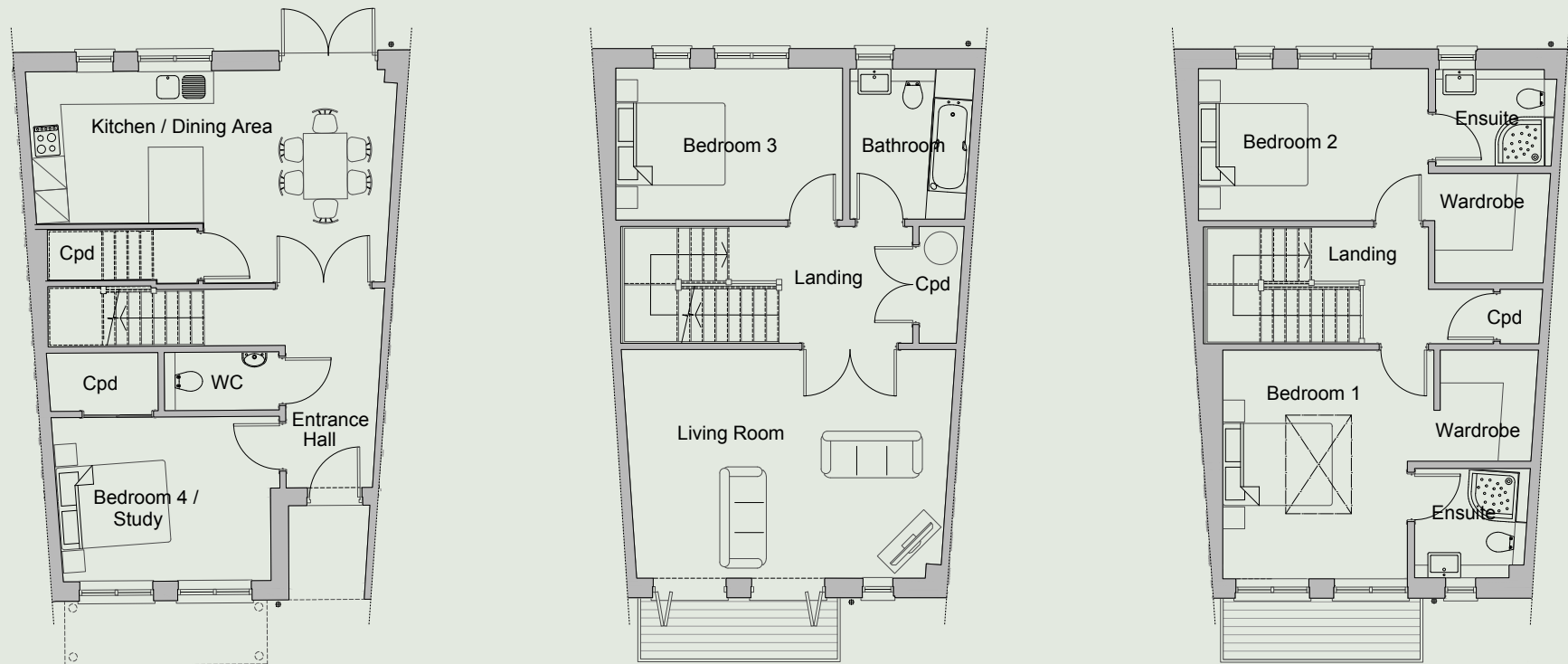
A Thoughtfully Planned Neighbourhood

The homes at Guston Heights are arranged in two attractive clusters – a sweeping crescent of four-bedroom townhouses and a secluded cul-de-sac of two-, three- and four-bedroom homes.

Each property's orientation maximises views over green open space, with the development's elevated position granting views across the Kent countryside and the English Channel.



Plots 23-28 4 BED / 8 PERSON 171.5m²



Ground Floor

Kitchen / Dining	6.6m x 3.9m	21.7" x 12.8"
Entrance Hall	3.2m x 3.7m	10.5" x 12.1"
Bedroom 4 / Study	4.1m x 3.0m	13.5" x 9.8"
Cupboard	2.0m x 1.1m	6.6" x 3.6"

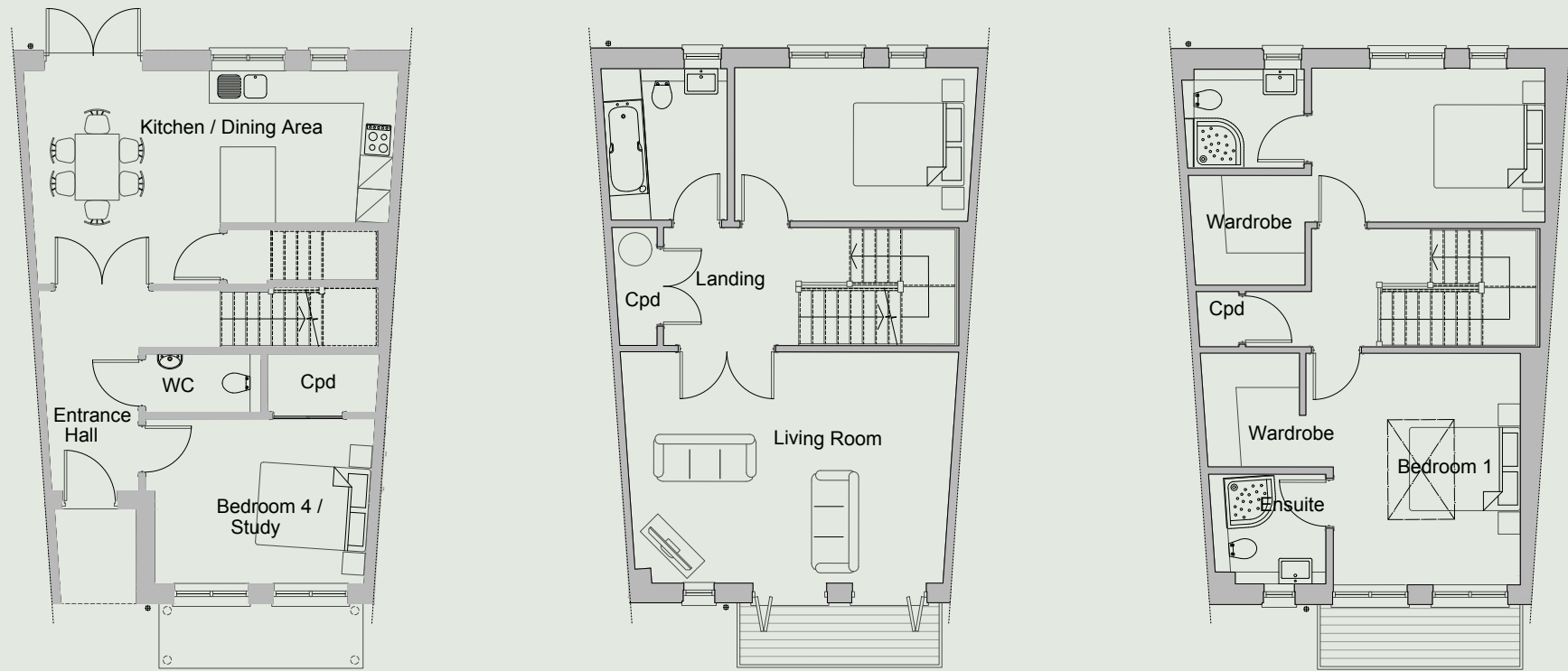
First Floor

Bedroom 3	4.2m x 2.8m	13.8" x 9.2"
Bathroom	2.2m x 2.7m	7.2" x 8.9"
Living Room	5.8m x 4.2m	19.0" x 18.8"

Second Floor

Bedroom 2	4.2m x 2.8m	13.8" x 9.2"
Bedroom 1	3.8m x 4.2m	12.5" x 13.8"

Plots 29-35 4 BED / 8 PERSON 171.5m²



Ground Floor

Kitchen / Dining	6.6m x 3.9m	21.7" x 12.8"
Entrance Hall	3.2m x 3.7m	10.5" x 12.1"
Bedroom 4 / Study	4.1m x 3.0m	13.5" x 9.8"

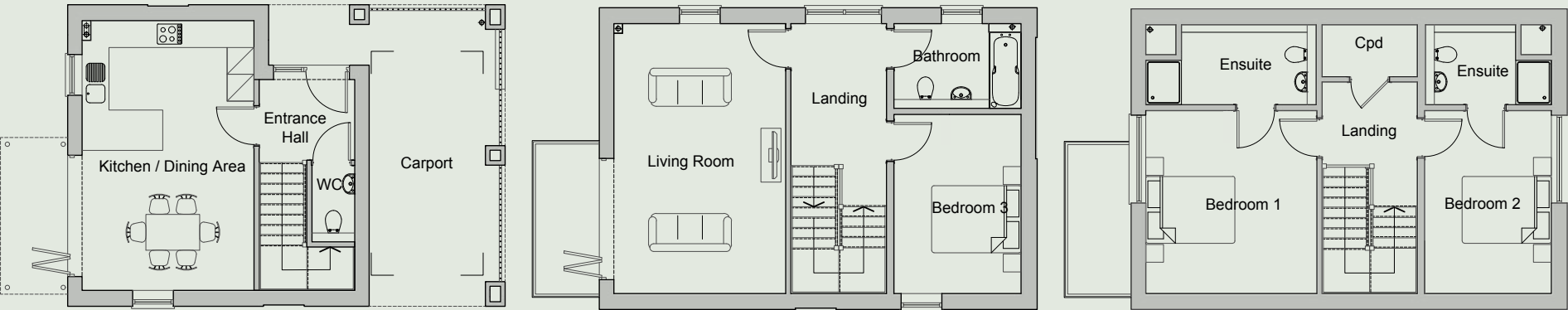
First Floor

Bedroom 3	4.2m x 2.8m	13.8" x 9.2"
Bathroom	2.2m x 2.7m	7.2" x 8.9"
Living Room	5.8m x 4.2m	19.0" x 18.8"

Second Floor

Bedroom 2	4.2m x 2.8	13.8" x 9.2"
Bedroom 1	3.8m x 4.2	12.5" x 13.8"

Plots 36-38 3 BED / 6 PERSON 145.2 m²

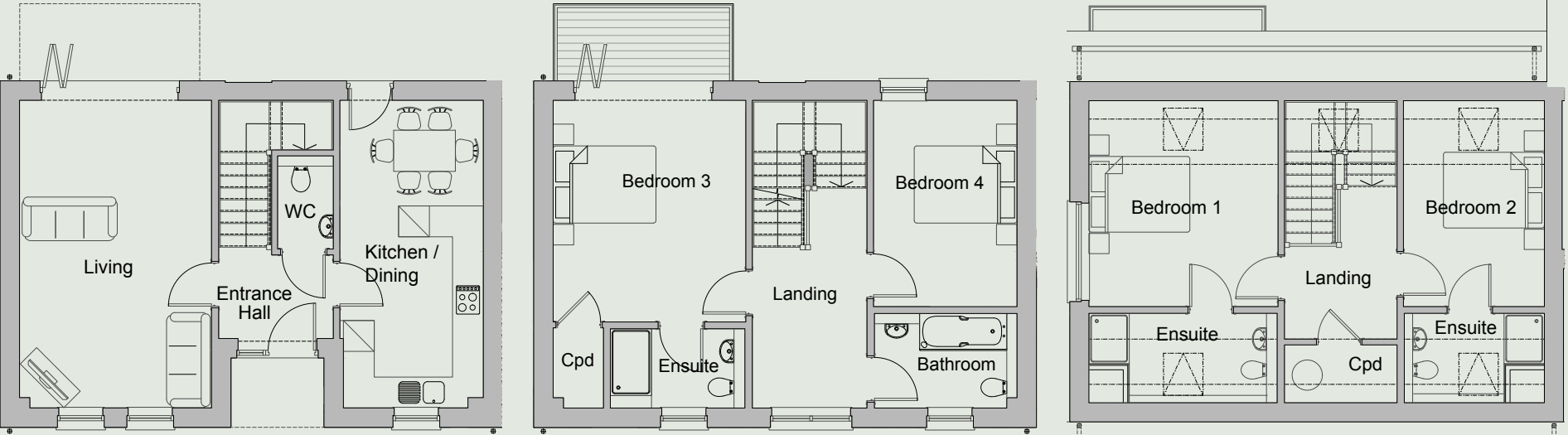


Ground Floor		
Kitchen / Dining	3.9m x 6.0m	12.8" x 19.7"
Entrance Hall	2.1m x 1.9m	6.9" x 6.2"
Carport	2.6m x 6.6m	8.5" x 21.7"

First Floor		
Living Room	3.9m x 6.0m	12.8" x 19.7"
Bathroom	2.8m x 1.9m	9.2" x 6.2"
Bedroom 3	2.8m x 4.0m	9.2" x 13.1"

Second Floor		
Bedroom 1	3.8m x 4.1m	12.5" x 13.5"
Bedroom 2	2.8m x 4.1m	9.2" x 13.5"

Plots 39 4 BED / 8 PERSON 150.7 m²

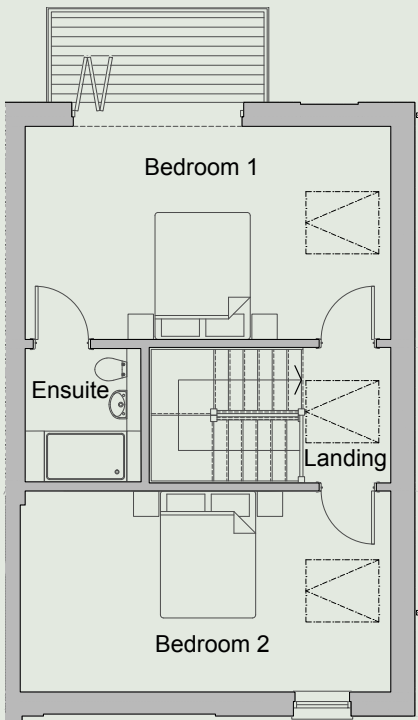
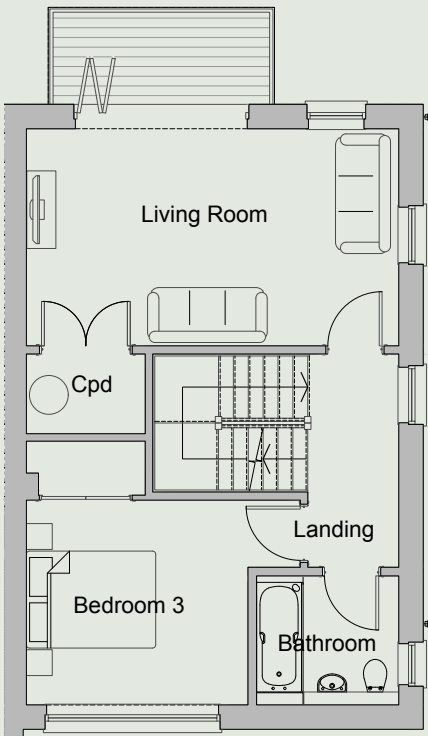
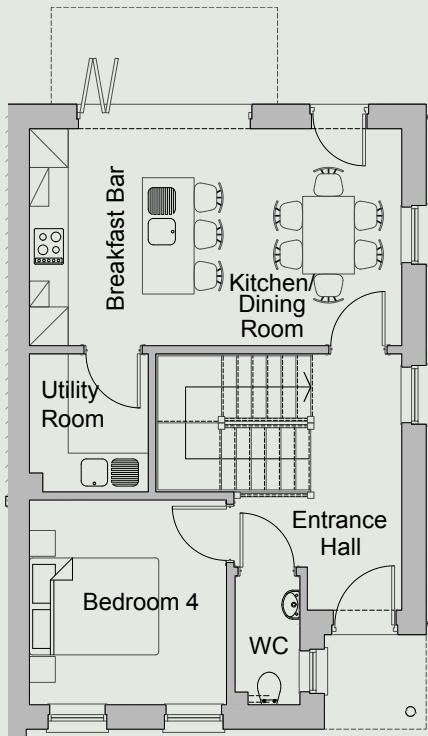


Ground Floor		
Living / Dining	3.7m x 6.0m	12.1" x 19.7"
Entrance Hall	2.2m x 1.8m	7.2" x 6.0"
Kitchen	2.8m x 3.9m	9.2" x 12.8"

First Floor		
Bedroom 3	3.7m x 4.3m	12.1" x 14.1"
Bedroom 4	2.8m x 4.0m	9.2" x 13.1"
Bathroom	2.8m x 1.8m	9.2" x 6.0"

Second Floor		
Bedroom 1	3.7m x 4.1m	12.1" x 13.5"
Bedroom 2	2.8m x 4.1m	9.2" x 13.5"

Plots 40 4 BED / 8 PERSON 151.8 m²



Ground Floor

Kitchen / Dining	5.8m x 3.4m	19.3" x 11.2"
Entrance Hall	2.6m x 4.0m	8.5" x 13.1"
Bedroom 4	3.0m x 3.2m	9.8" x 10.5"

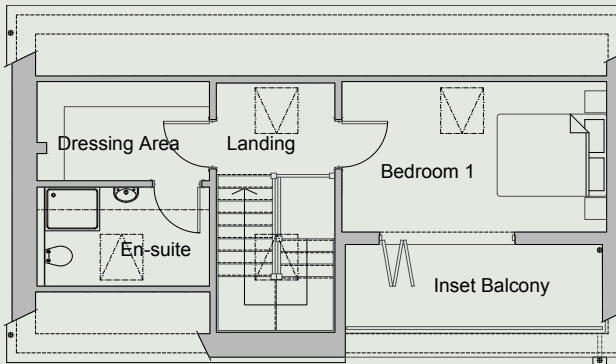
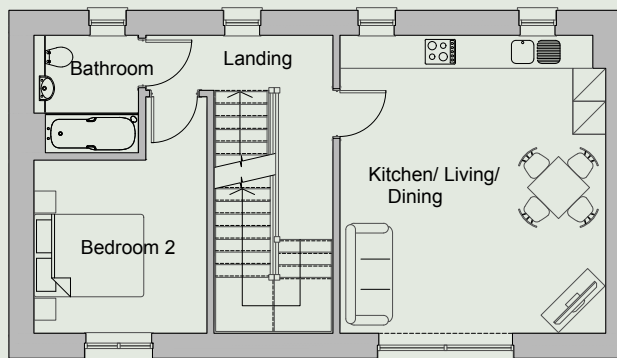
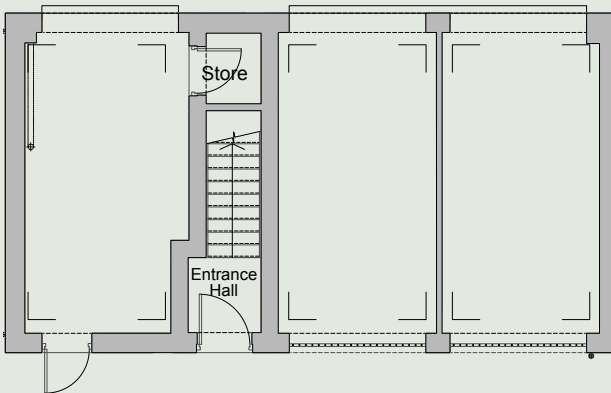
First Floor

Living Room	5.8m x 3.4m	19.0" x 11.2"
Bathroom	2.2m x 2.0m	7.2" x 6.6"
Bedroom 3	4.2m x 3.2m	13.8" x 10.5"

Second Floor

Bedroom 1	5.8m x 3.4m	19.3" x 11.2"
Bedroom 2	5.8m x 3.2m	19.3" x 10.5"

Plots 53 2 BED / 4 PERSON 98.1 m²



Ground Floor

Carport	3.0m x 5.5m	9.8" x 18.0"
Carport	2.9m x 5.5m	9.5" x 18.0"
Carport	2.9m x 5.5m	9.5" x 18.0"

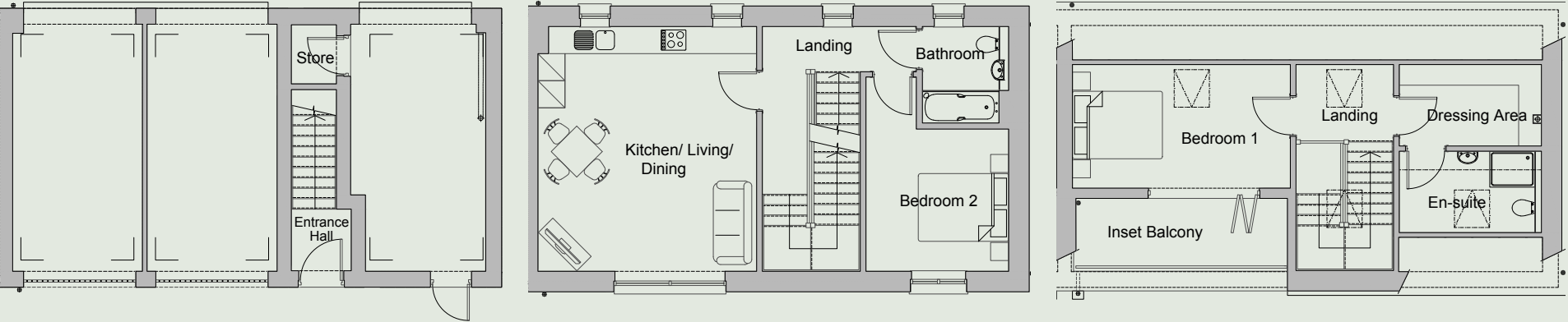
First Floor

Bedroom 2	3.2m x 4.3m	10.5" x 14.1"
Bathroom	1.9m x 2.1m	6.2" x 6.9"
Kitchen / Living / Dining	4.8m x 5.4m	15.7" x 17.7"

Second Floor

Bedroom 1	4.8m x 2.8m	15.7" x 9.2"
Dressing Area	3.2m x 1.8m	10.5" x 6.0"

Plots 54 2 BED / 4 PERSON 98.1 m²



Ground Floor			First Floor			Second Floor		
Carport	3.0m x 5.5m	9.8" x 18.0"	Bedroom 2	3.2m x 4.3m	10.5" x 14.1"	Bedroom 1	4.8m x 2.8m	15.7" x 9.2"
Carport	2.9m x 5.5m	9.5" x 18.0"	Bathroom	1.9m x 2.1m	6.2" x 6.9"	Dressing Area	3.2m x 1.8m	10.5" x 6.0"
Carport	2.9m x 5.5m	9.5" x 18.0"	Kitchen / Living / Dining	4.8m x 5.4m	15.7" x 17.7"			



Wake up every day to sweeping sea views and the serenity of coastal living.



Specification

KITCHENS

- Fully fitted kitchens from Roma Kitchens with a choice of cupboard doors, laminate worktops with the option to upgrade to quartz worktops and door handles
- Bosch appliances to include; double oven, fridge/freezer, washing machine and dishwasher

BATHROOMS

- White Ideal standard bathroom suites with chrome fittings
- Thermostatically controlled showers
- Vanity units and mirrored de-mister cabinets over basins
- Integral shaver points and heated towel rails
- Fully tiled for a sleek finish

ELECTRICAL

- Recessed downlighters or stylish pendants in each room
- TV, telephone and data points in selected rooms
- White switch plates and sockets throughout
- Broadband provision

HEATING & HOT WATER

- Gas-fired heating with smart heating controls
- Underfloor heating throughout
- Fully insulated cavity and loft
- Pressurised hot water cylinder

INTERIOR FINISHES

- Walls and ceilings finished in white emulsion
- Woodwork in a white gloss finish
- Prefinished Oak doors
- Contemporary ironmongery throughout
- Luxurious carpet in all bedrooms, landing, stairs and lounge – choice of colours available if within build schedule
- Durable Amtico flooring in hallway, kitchen and cloakroom – choice of colours available if within build schedule

EXTERNAL ELEMENTS

- External lighting to front and rear doors
- External tap and waterproof socket to the rear garden
- Turf to all rear gardens with the option to upgrade to artificial turf
- Paved patio and pathway to rear gate
- 2 parking spaces per plot
- Supply for EV charging point included

About Quayside Homes

Our pledge to you

We believe buying a new home should be a stress-free, simple process, and we will do everything possible to help you choose a new home and move with ease.

Customer service

Quayside Homes is an ICW-approved housebuilder and we set the bar high when it comes to customer service. When buying one of our new homes, we prioritise quality, craftsmanship, transparency and buyer comfort. Our team will be on hand to discuss everything from construction progress to the key moving milestones, so you feel supported from day one.

The reservation process

When you are ready to commit to one of our new homes, you will enter into a reservation agreement. This details the reservation fee payable and sets an agreed date for the exchange of contracts. Reassuringly, we offer a 14-day cooling off period, should you change your mind. During this period, you can cancel the agreement and receive a full refund of your reservation fee.

Prior to contracts being exchanged

We will invite you to an information meeting before contracts are exchanged, so you can discover more about the home you are buying, learn about the wider development and ask any questions.

Before completion

Around one week before you complete your property purchase, you'll be invited back to the development for a tour of the home you are buying. You'll be able to check its condition, take final measurements and watch a demonstration of how the heating and electrical equipment is operated. Alternatively, you can send an independent inspector to visit on your behalf.

After you have moved in

Our relationship with new home owners extends well beyond completion. The Quayside customer service team will answer queries in the months following the move in date and there's also a 10-year ICW warranty for added peace-of-mind.





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