

# HERNE BAY

## GARDENS



**VILLAFONT**  
CONCIERGE

A UNIQUE DEVELOPMENT OF 50 STUNNING 1 AND 2 BED RETIREMENT BUNGALOWS  
HERNE BAY GARDENS, CANTERBURY ROAD, HERNE BAY, KENT







## WELCOME TO HERNE BAY GARDENS

## A NEW WAY OF LIVING

A unique development of 50 bungalows, Herne Bay Gardens provides the rare opportunity to purchase a beautiful retirement home in a stunning coastal location close to a thriving town centre.

Each of the stunning bungalows have been designed to exacting standards, with a superb internal and external specification to ensure the highest quality of living. Each bungalow features a spacious private garden alongside vast, beautifully landscaped communal spaces including many mature trees and shrubs.

Designed and operated by the McGoff Group, this desirable development also features a care centre managed by award-winning operator; New Care, forming a vibrant retirement village with proven health, social and wellbeing benefits for all.

Located close to both the coast and town centre, Herne Bay Gardens benefits from a mature, leafy position with wonderful woodland views and access to nature for all to enjoy.



ONE OF THE NORTH  
WEST'S LEADING  
PRIVATELY-OWNED  
RESIDENTIAL  
DEVELOPERS





## VILLAFONT

### A PROUD HISTORY

One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

Underlining Villafont's commitment to enhancing the lifestyles of its discerning customers, Villafont Concierge is an innovative new concept that provides an impressive specification and enhanced support package for those looking for a luxurious and low maintenance home with the option for domestic help to enable continued independent living.

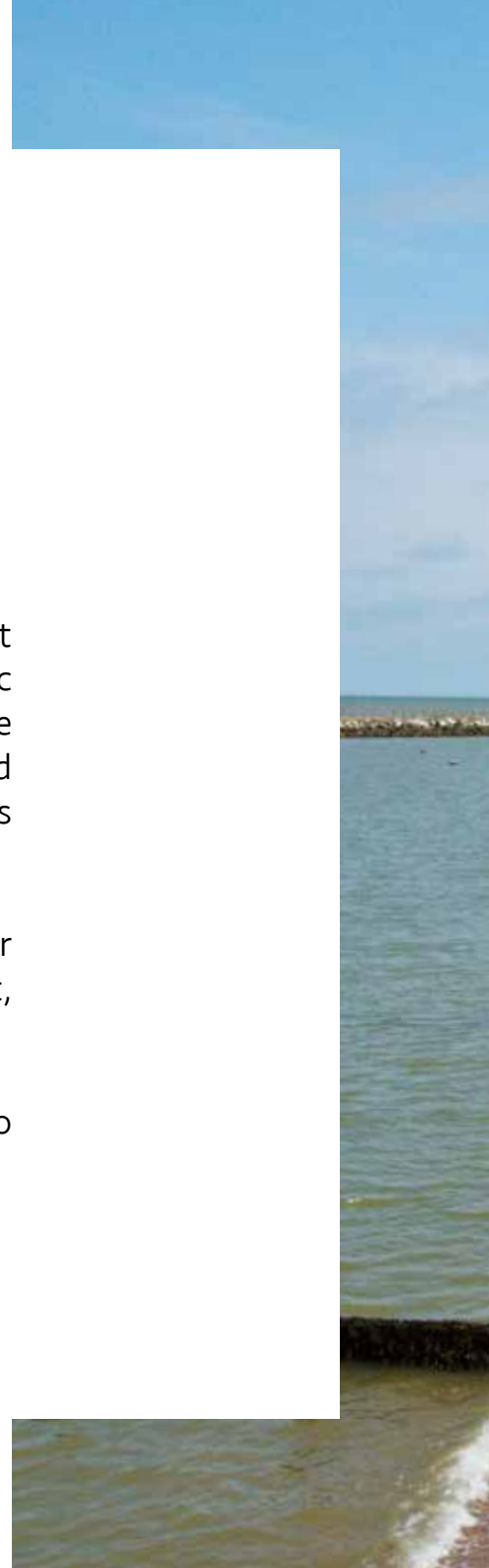
## HERNE BAY

### THE PERFECT COASTAL LOCATION

A short walk from the development takes you to a delightful stretch of coastline at Herne Bay beach - a quintessential British seaside resort featuring a pier, a fantastic selection of cafes and restaurants and a wide variety of independent retailers. Herne Bay is also home to the heritage Seaside Museum which was established in 1932 and The Kings Hall, a stunning seafront Edwardian concert hall hosting a range of shows and events throughout the year.

If you enjoy walking, The Oyster Bay Trail from nearby Reculver Beach is perfect for fossil hunting and rock pooling whilst Waltrop Gardens, located on the seafront, boasts a delightful flower display and is a tranquil spot for a picnic with friends.

Herne Bay is extremely well connected with a regular high speed train service to London and surrounding areas operating from the towns historic train station.





AN INCREDIBLE  
SENSE OF  
COMMBUNGALOWY



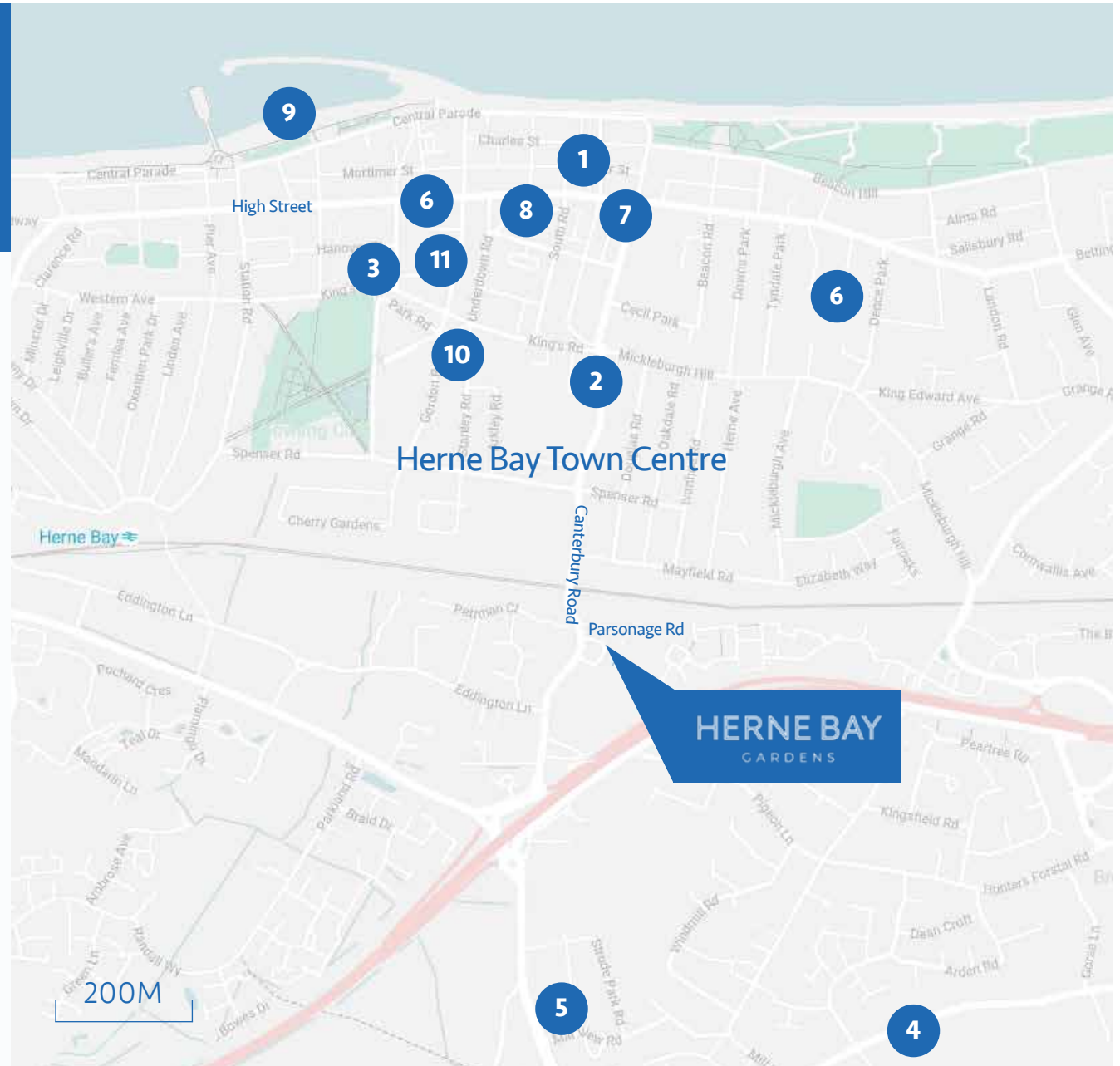






# A STUNNING COASTAL LOCATION

- 1** Post Office
- 2** Tesco Express
- 3** Aldi
- 4** Doctors Surgery
- 5** Dentist
- 6** Library
- 7** Vet
- 8** Pub
- 9** Beach
- 10** Cafe
- 11** Leisure Centre



# HERNE BAY GARDENS

## A NEW WAY OF LIVING

Life is for living, and we believe that everyone deserves a little luxury, and perhaps even a little extra help in their later years, to ensure they continue to enjoy every day to the full.

You can relax with the added peace of mind provided by your 24/7 emergency call system located within your bungalow, leaving you free to live, socialise and enjoy a fabulous quality of life in a beautiful setting.

Furthermore each Herne Bay Gardens household has access to our domestic support offering, this can be used for services such as housekeeping and daily good neighbour checks and is fully tailored to suit your individual requirements.







A WELCOMING  
COMMBUNGALOWY  
TO SUPPORT YOU




A WONDERFUL  
COASTAL LOCATION  
PERFECT FOR  
RETIREMENT LIVING





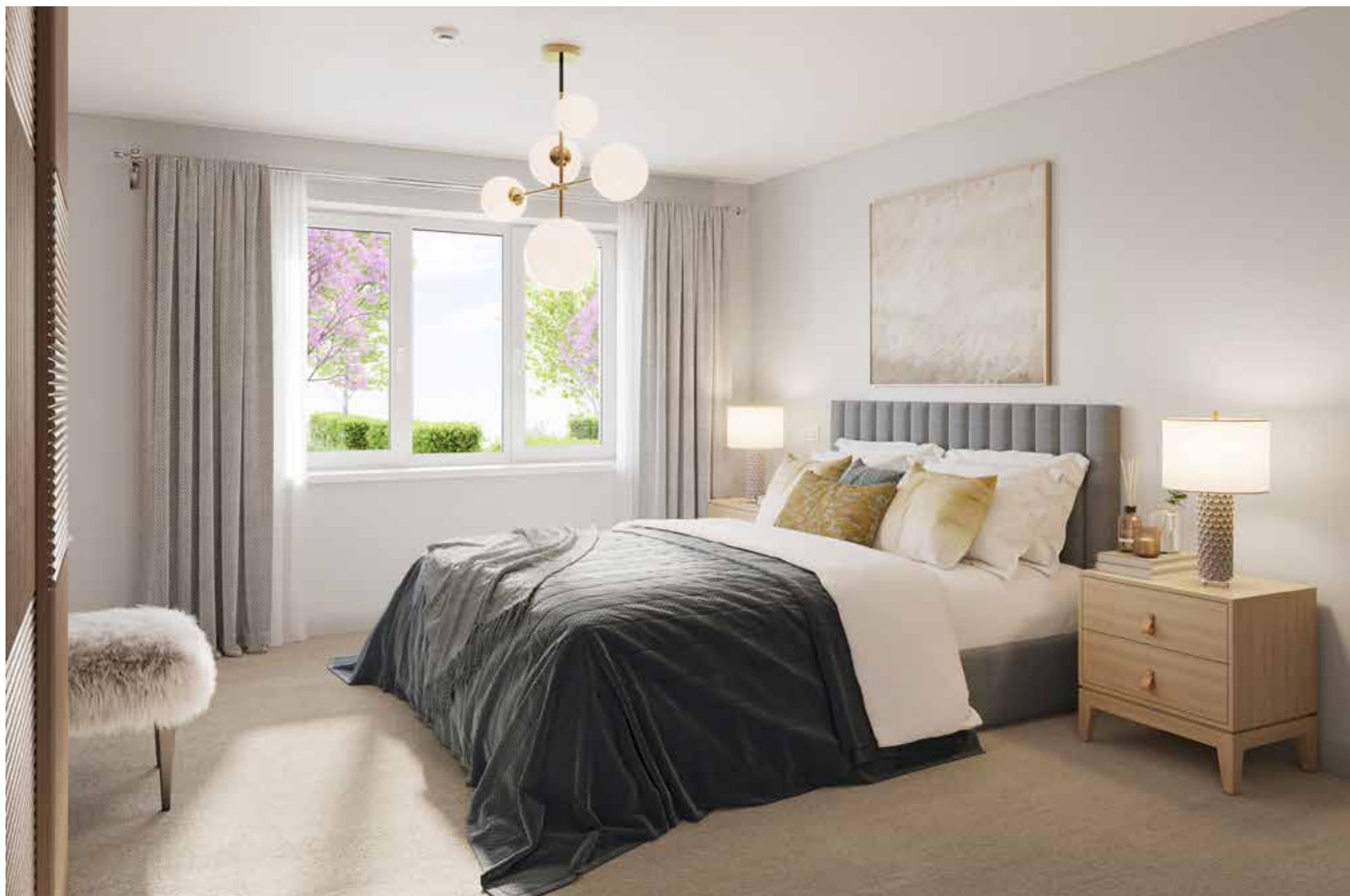


## HERNE BAY GARDENS AT A GLANCE

- Stunning coastal location close to a thriving town centre
- Energy efficient design
- Tailored domestic support package
- 24/7 Emergency Call System
- Video Audio Entry System
- Allocated parking space
- Beautifully landscaped communal gardens
- Fully integrated kitchens
- Bathrooms with low profile shower trays
- 10-year building warranty provided by 







# SITE MAP & LOCATION





Every last detail has been considered at Herne Bay Gardens to create a truly timeless development with an elegant aesthetic and attractive street scene. Internally and externally, homes benefit from a superior specification and luxurious finishes that exude character and style.

Each bungalow benefits from one designated car parking space with further spaces reserved for guests. The communal gardens are beautifully landscaped and well maintained so they can be fully enjoyed throughout the seasons.



Located approximately 4 miles from neighbouring Whitstable and 6 miles from historic Canterbury, Herne Bay benefits from excellent transport links.

**Taxi** Several firms available locally

**Air** All International London airports can be reached within 2 hours

**Train** Herne Bay station is less than 1 mile away with direct routes into London

**Bus** The closest bus stop is a 3 minwalk for routes into Canterbury and Greenhill

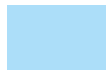








## PHASE A, B & C BUNGALOW TYPES

**Bungalow 01**

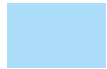
1 Bedroom, 596 sqft

**Bungalow 02**

2 Bedroom, 823 Sqft

**Bungalow 03**

2 Bedroom, 1038 Sqft

**Bungalow 04**

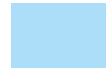
1 Bedroom, 609 Sqft

**Bungalow 05**

2 Bedroom, 1038 Sqft

**Bungalow 06**

2 Bedroom, 836 Sqft

**Bungalow 07**

1 Bedroom, 609 sqft

**Bungalow 08**

2 Bedroom, 836 Sqft





## PHASE D, E & F BUNGALOW TYPES



### **Bungalow 09**

2 Bedroom, 836 sqft



### **Bungalow 10**

1 Bedroom, 609 sqft



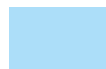
### **Bungalow 11**

2 Bedroom, 836 sqft



### **Bungalow 12**

2 Bedroom, 1036 sqft



### **Bungalow 13**

1 Bedroom, 609 sqft



### **Bungalow 14**

2 Bedroom, 1036 sqft



### **Bungalow 15**

2 Bedroom, 836 sqft



### **Bungalow 16**

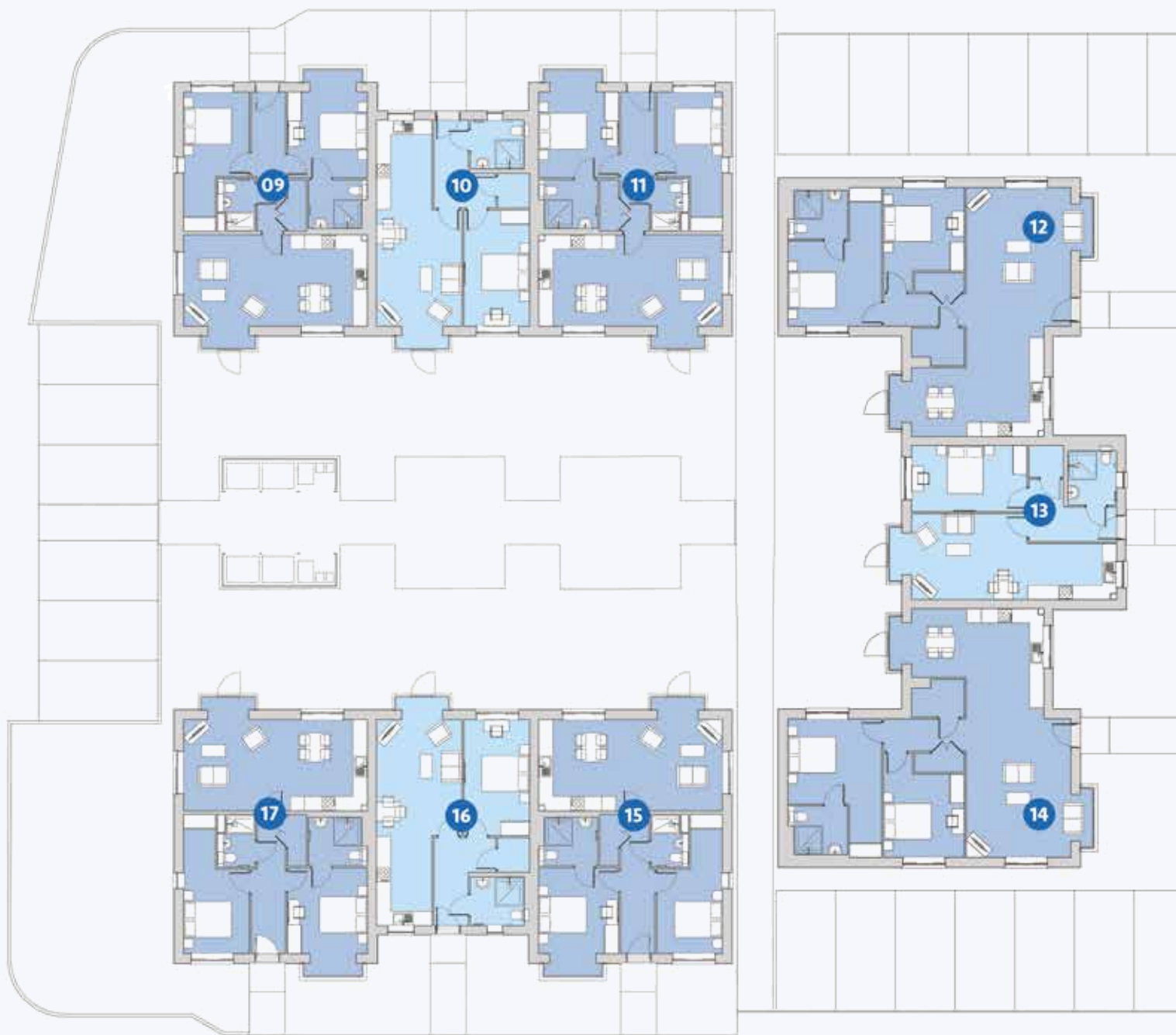
1 Bedroom, 609 sqft



### **Bungalow 17**

2 Bedroom, 836 sqft

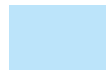




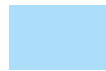
## PHASE G, H & I BUNGALOW TYPES

**Bungalow 18**

2 Bedroom, 836 sqft

**Bungalow 19**

1 Bedroom, 609 sqft

**Bungalow 20**

1 Bedroom, 609 sqft

**Bungalow 21**

2 Bedroom, 836 sqft

**Bungalow 22**

2 Bedroom, 1036 sqft

**Bungalow 23**

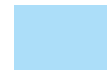
1 Bedroom, 609 sqft

**Bungalow 24**

2 Bedroom, 1036 sqft

**Bungalow 25**

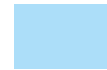
2 Bedroom, 836 sqft

**Bungalow 26**

1 Bedroom, 609 sqft

**Bungalow 27**

2 Bedroom, 836 sqft

**Bungalow 28**

1 Bedroom, 609 sqft

**Bungalow 29**

2 Bedroom, 1236 sqft





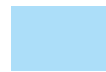
# PHASE J

## BUNGALOW TYPES



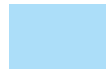
### **Bungalow 30**

2 Bedroom, 836 sqft



### **Bungalow 33**

1 Bedroom, 609 sqft



### **Bungalow 31**

1 Bedroom, 609 sqft



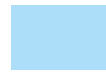
### **Bungalow 34**

2 Bedroom, 836 sqft



### **Bungalow 32**

2 Bedroom, 836 sqft



### **Bungalow 35**

1 Bedroom, 609 sqft





## PHASE K & L BUNGALOW TYPES

**Bungalow 36**

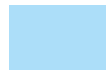
2 Bedroom, 836 sqft

**Bungalow 37**

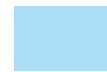
2 Bedroom, 836 sqft

**Bungalow 38**

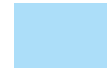
2 Bedroom, 1028 sqft

**Bungalow 39**

1 Bedroom, 609 sqft

**Bungalow 40**

1 Bedroom, 609 sqft

**Bungalow 41**

1 Bedroom, 609 sqft

**Bungalow 42**

2 Bedroom, 836 sqft

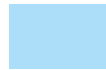




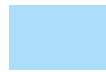
## PHASE M & N BUNGALOW TYPES

**Bungalow 43**

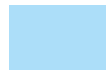
2 Bedroom, 850 sqft

**Bungalow 44**

1 Bedroom, 617 sqft

**Bungalow 45**

1 Bedroom, 617 sqft

**Bungalow 46**

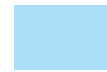
1 Bedroom, 617 sqft

**Bungalow 47**

2 Bedroom, 1053 sqft

**Bungalow 48**

2 Bedroom, 851 sqft

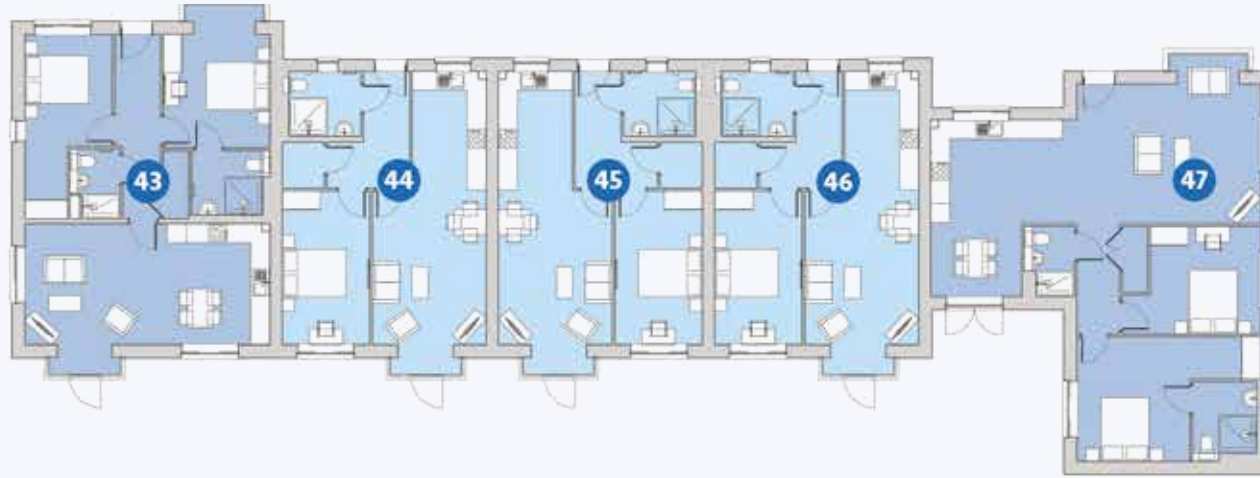
**Bungalow 49**

1 Bedroom, 617 sqft

**Bungalow 50**

2 Bedroom, 851 sqft











#### MISREPRESENTATION ACT

McGoff Group for themselves and for the vendors or lessors of this property, whose agents they are give notice that:

a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of McGoff Group has any authority to make any representation of warranty whatsoever in relation to this property.

# ABOUT THE MCGOFF GROUP

The McGoff name has long been synonymous with excellence in the UK construction industry and for more than 50 years has created a dynasty of construction expertise led via McGoff Construction Ltd, a multi-award winning, family-owned Principal Contracting business with an exemplar portfolio of landmark projects undertaken for a host of blue chip, repeat business clients. In addition, its multi-award winning housing brand, Villafont, has been one of the region's most active, privately-owned bespoke residential development companies. The Group's diverse skill set is epitomised by its New Care brand, which is now one of the UK's fastest growing development-led Care Home Operators.

McGoff Group is a unique entity that provides an end-to-end delivery approach within the construction and property sectors. The business acquires, designs, builds, operates and maintains many of its developments, uniquely safeguarding investment and driving quality for all stakeholders.

*[www.mcgoffgroup.com](http://www.mcgoffgroup.com).*



For all sales enquiries contact our local Agents; Miles & Barr by phone on 01227 740840 or email [hernebaygardens@milesandbarr.co.uk](mailto:hernebaygardens@milesandbarr.co.uk)

---











[villafont.com](https://www.villafont.com)