



# St Stephens Park

# The Perfect Balance of Natural Beauty and Modern Comfort

We are delighted to announce the launch of St Stephens Park, a breathtaking new housing development nestled between the quaint and historic village of Manston, and the picturesque coastal town of Ramsgate.

Choose from a variety of luxurious homes, including beautifully well-appointed 2, 3 and 4 bedroom houses.

Inspired by serene park landscapes, St Stephens Park features tree-lined avenues, a fun-filled children's play park, and ample open green spaces for you and your family to enjoy.





# Embrace Your New Beginning

Named after famous parks and parklands, St Stephens Park is home to a range of beautiful houses such as the Pennington, Hardwick, Highgrove, Mulvihill, Astley, Knole, Lomond, Stirling, Thorndon and Hollingdean. Each home is situated in the perfect setting for you to enjoy.

These stunning new homes are all-inclusive, meaning they are finished and ready for you to move in, with no additional costs. Each home comes complete with moduleo LVT flooring and luxurious carpet, oak internal doors and fully fitted kitchens with integrated appliances and quartz worktops.

The fully tiled bathrooms and en-suites feature modern white sanitaryware, while the front and rear gardens

are landscaped and laid with patio and turf, with most properties featuring garages.

With everything taken care of for you, these new, energy-efficient houses give you the perfect nest to start creating new memories. So why wait? Make your move today and start enjoying your new life on the East Kent coast at St Stephens Park.

## 3 BEDROOM HOMES

### Pennington

● PLOTS 13, 14, 15, 16, 24, 25, 34, 35, 65, 66, 71, 72, 73, 74, 90, 91

### Highgrove

● PLOTS 26, 27, 36, 37, 38, 39, 67, 68, 69, 70, 75, 76

### Knole

● PLOTS 20, 21, 28, 29

### Hollingdean

● PLOTS 22, 23, 30, 31

### Lomond

● PLOT 64

### Heaton

● PLOT 77

## 4 BEDROOM HOMES

### Hardwick

● PLOT 18

### Mulvihill

● PLOT 33

### Astley

● PLOT 17

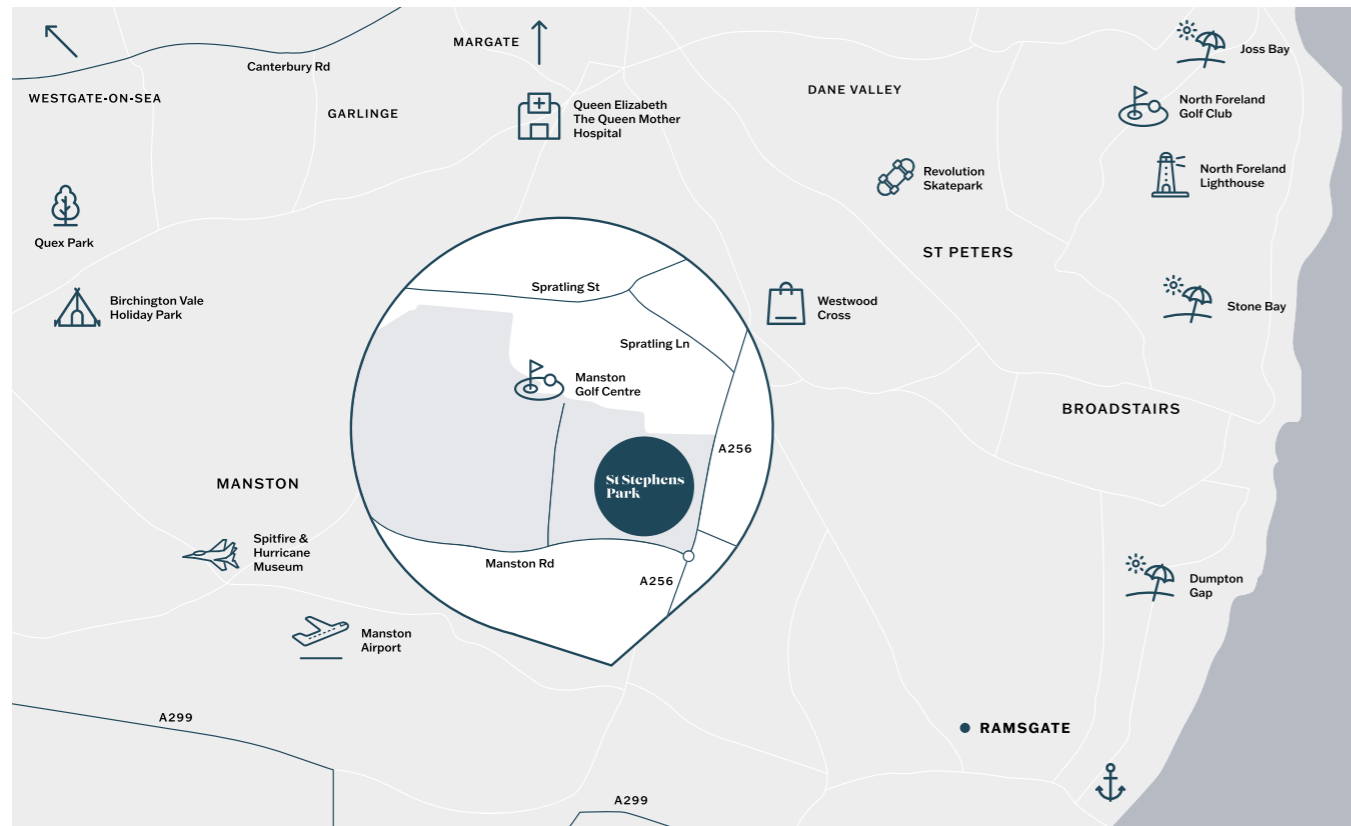
### Stirling

● PLOTS 19, 32

### Thorndon

● PLOT 12

# Discover the Local Area



St Stephens Park is just a short distance away from the idyllic seaside charms of Ramsgate, a town steeped in history with a Royal Harbour, beautiful gothic architecture, and a high street full of small businesses. Foodies will love the diverse range of culinary options available, from fresh seafood to authentic Japanese cuisine.

The picturesque Royal Harbour Marina, the only one of its kind in the UK, is one of Ramsgate's main attractions. The Marina can be viewed in all its glory as you drive down the hill from St. Stephens Park into the town.

Additionally, Ramsgate's south-facing Main Sands beach is considered one of the best in East Kent. A plethora of coastal walks provides a delightful opportunity to explore the breathtaking scenery of the area.

Families with children will find plenty to do in the vicinity, including indoor play areas, galleries, and parks. Ramsgate also offers selective grammar schools, as well as two other local secondary schools.

Commuters will appreciate the convenience of the high-speed train from the newly developed Thanet Parkway station, while good transport links provide easy access to other areas in Kent like Broadstairs, Margate, and Canterbury.

# The Developer

Guildcrest Homes was established in 2014, and since then, the company has established a strong presence in and around Kent, with recent developments in Canterbury, Dover, Sandwich and Thanet. The team is passionate and committed to building affordable quality homes in carefully selected locations that best serve their clients' needs.

With each home the result of meticulous planning, the company takes great pride in their unwavering commitment to high standards, specifications and attention to detail. All properties come with a 10 year structural warranty, giving their clients' complete peace of mind.

**Disclaimer**  
These details are intended for illustration purposes and both the agent and developer reserve the right to make change as necessary during the build. For detailed information please contact us.

Images, sizes and specifications are examples only and there are some variations of layouts and finishes throughout. All rooms have been measured and are approximate measurements only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Guildcrest Estates for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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