



SPITFIRE

MEADOW

CAPEL-LE-FERNE | KENT | CT18 7HG





SPITFIRE

MEADOW

CAPEL-LE-FERNE | KENT | CT18 7HG

An exclusive development of sixteen 2, 3, 4 & 5 bedroom homes, designed and built with exceptional quality and attention to detail. Set in a spectacular coastal location, these high-specification, sustainable homes are surrounded by open countryside and close to the vibrant seaside town of Folkestone.



In the neighbourhood

Enjoy fresh sea air and panoramic views across the English Channel from Capel-le-Ferne, a friendly, well-established village community situated on the famous White Cliffs of Dover.



Nestled on the edge of the White Cliffs between Folkestone and Dover, Capel-le-Ferne is a picturesque village where peaceful countryside meets dramatic coastal beauty. The village and surrounding area offer a warm, welcoming community with a local convenience store for your everyday needs and cozy pubs such as The Royal Oak and The Valiant Sailor just minutes away. Enjoy a pint with a view, hearty pub meals and lively music nights in a friendly atmosphere. The hub of social life is the village hall which is the venue for a year-round programme of club meetings, classes and events including badminton, bowls and judo. The hall also hosts a weekly farmers market selling fresh bread, meat, vegetables and more.

The North Downs Way runs right past the village, along the clifftop, providing the opportunity to enjoy scenic walks close to home, with a chance to see the coast of France on a clear day. As the path takes you through the Capel-le-Ferne Nature Reserve, you may catch a glimpse of a peregrine falcon soaring above the cliffs.

With the peaceful atmosphere of Capel-le-Ferne today, it's easy to forget that this part of the coast was the site of fierce aerial dogfights in the early days of World War Two. The nearby Battle of Britain Memorial is dedicated to the heroic and selfless deeds of the men who protected our skies between July and October 1940.

Capel-le-Ferne has its own primary school and there's a wide choice of other state and independent primary and secondary schools within easy reach.





Spread your wings

Living at Spitfire Meadow offers you the best of two worlds: seclusion and space to breathe, along with easy access to shops and other amenities.

With a history stretching back to Roman times, Folkestone was once a favourite haunt of wealthy Edwardians, who loved to promenade along the mile-long clifftop path known as The Leas. Today the recently regenerated town has a trendy, buzzing vibe, with an eclectic mix of shops, cafés, restaurants and creative outlets along its cobbled Old High Street.

The focal point of the town’s modern shopping district is Bouverie Place, a vibrant centre featuring many well-known retail brands, as well as a choice of food and drink outlets. Stretching out into the English Channel, the Harbour Arm has been reimagined as a leisure and shopping destination, with independent food and drink outlets, small shops and pop-up events all year round.

For an even wider range of amenities, it’s a short drive via the M20 to Ashford. Great shopping facilities include the McArthur Glen Designer Outlet, which is home to over 100 famous-name stores offering savings of up to 60% on fashion brands.

Just down the coast from Folkestone is the charming seaside town of Hythe. Quintessentially English, it has a picturesque promenade, as well as cafés, pubs and restaurants, including the beach-based Lazy Shack for tasty fresh seafood.



At your leisure

From a relaxed day at the beach to indulging in your favourite sport or pastime, you'll have plenty of opportunity to make the most of your leisure time at Spitfire Meadow.

Whether you're seeking adventure, relaxation or quality time with loved ones, coastal days promise just that. Capel-le-Ferne's coastal location means being close to some of the best beaches in the South East of England, including Sunny Sands (next to Folkestone harbour) and the long stretch of shingle at Hythe.

There are also miles of unspoilt coastal landscapes to explore, including Samphire Hoe, a 30-hectare nature reserve that has been awarded the prestigious Green Flag for outstanding environmental quality and biodiversity.

Dover District Leisure Centre has a well-equipped gym, swimming pool, indoor cycling studio, sports hall, sauna and steam room. The Centre also offers regular fitness

classes, including yoga, pilates and aquafit. Folkestone has a Bannatyne Health Club with high-quality gym, swimming and sauna facilities.

For keen golfers, there's a range of courses within easy reach, including Etchinghill Golf Club, set amongst 200 acres of beautiful rolling countryside, and Hythe Golf Club, a true links course bordered by the historic Royal Military Canal and the English Channel.

Local destinations for a fun family day out include Brockhill Country Park, an extensive natural space with a lake, woods and meadows which attract a rich variety of wildlife. Alternatively, at Port Lympne Safari Park you can see over 800 rare and endangered animals, including big cats, giraffes and gorillas, as well as life-like models of prehistoric creatures in Dinosaur Forest.



Explore new
horizons at
Spitfire Meadow

Development Plan



This development layout is for reference only and should not be applied to conveyancing.
Please speak to the Aile Sales Team for details.

Key

- | | | | |
|------------------------------|---------------------------------|----------------------------------|--------------------------------|
| Camden
Two bedroom home | Greenwich
Three bedroom home | Wandsworth
Three bedroom home | Richmond
Three bedroom home |
| Harrow
Three bedroom home | Haringey
Three bedroom home | Westminster
Four bedroom home | Chelsea
Four bedroom home |
| Lambeth
Four bedroom home | Islington
Four bedroom home | Hillingdon
Five bedroom home | |

Camden



Two bedroom mid-terrace home

Plot 4 as shown

 2

 2

 1

Total Area 79.4m² / 854.7ft²

GROUND FLOOR

Living Room

4458 x 3562 / 14'7" x 11'8"

Kitchen/Dining

2315 x 4000 / 7'7" x 13'1"

FIRST FLOOR

Master Bedroom

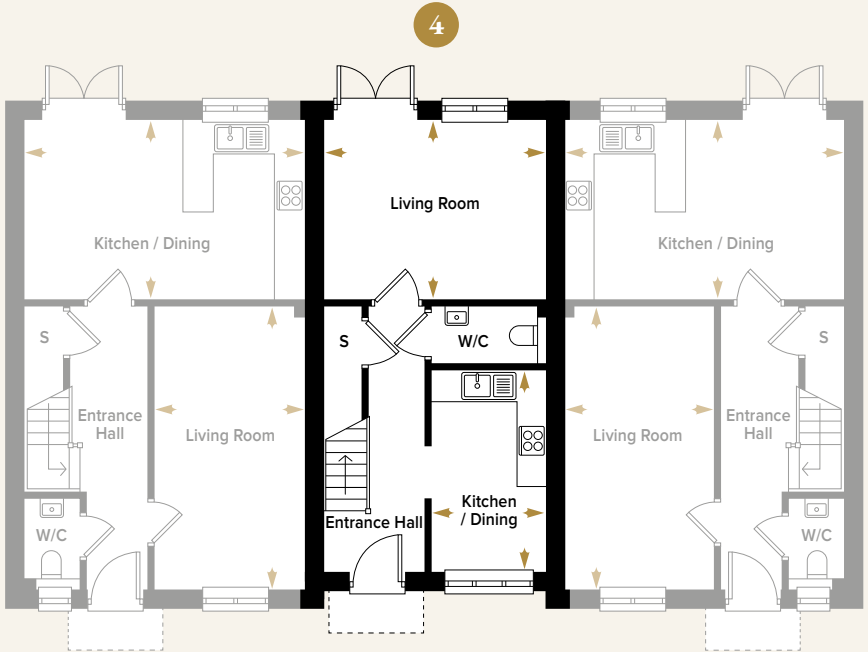
3351 x 3345 / 11'0" x 11'0"

Bedroom 2

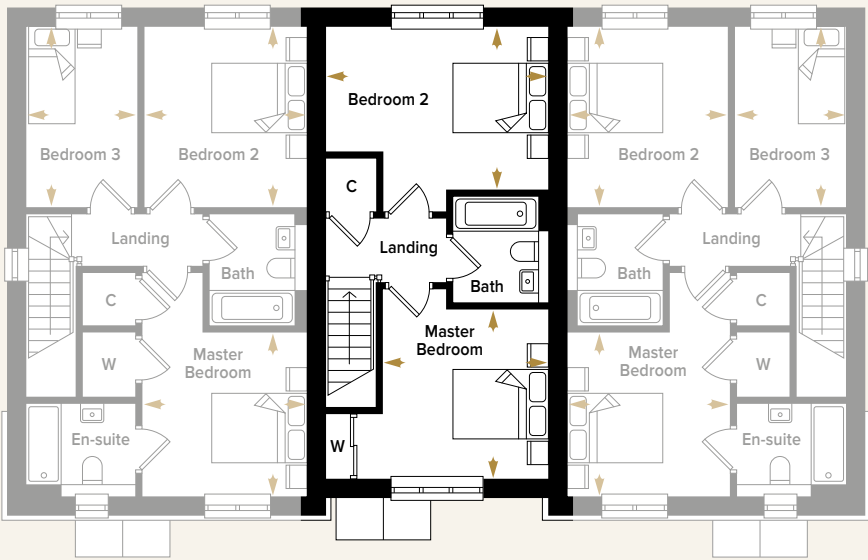
4458 x 3217 / 14'7" x 10'7"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Greenwich



Three bedroom semi-detached home

Plot 1 as shown



Total Area 101.4m² / 1091.5ft²

GROUND FLOOR

Living Room
5459 x 3128 / 17'11" x 10'3"

Kitchen/Dining
5459 x 3154 / 17'11" x 10'4"

FIRST FLOOR

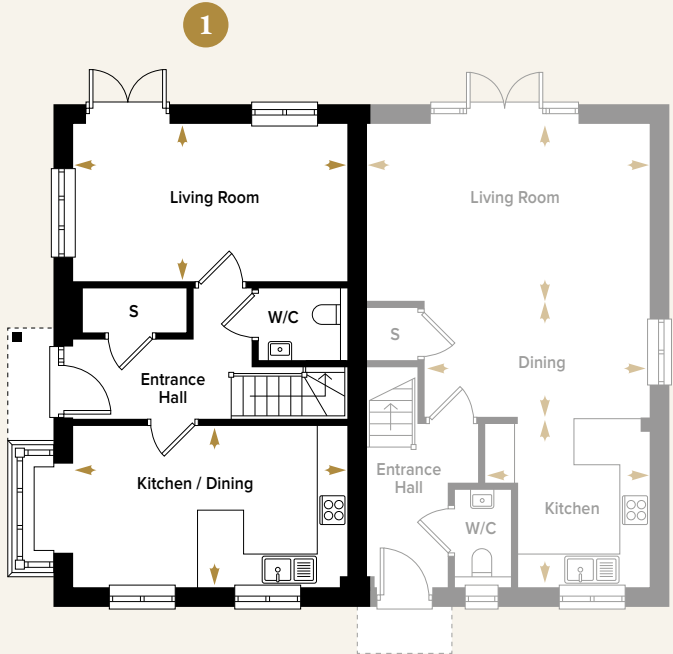
Master Bedroom
5586 x 3505 / 18'4" x 11'6"

Bedroom 2
3269 x 3336 / 10'9" x 10'11"

Bedroom 3
4480 x 2299 / 14'8" x 7'6"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Wandsworth



Three bedroom semi-detached home

Plot 2 as shown



Total Area 102.1m² / 1099ft²

GROUND FLOOR

Living Room
5586 x 3505 / 18'4" x 11'6"

Kitchen
3269 x 3336 / 10'9" x 10'11"

Dining
4480 x 2299 / 14'8" x 7'6"

FIRST FLOOR

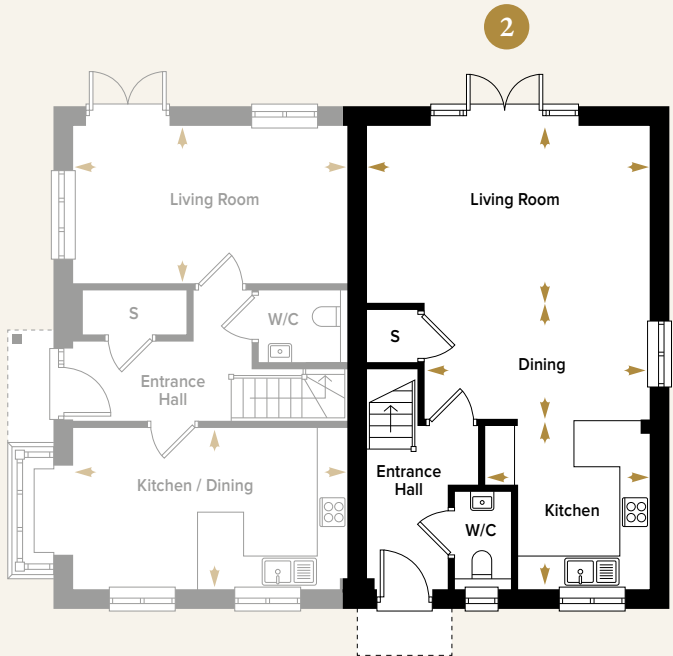
Master Bedroom
4479 x 3177 / 14'8" x 10'5"

Bedroom 2
3272 x 3505 / 10'9" x 11'6"

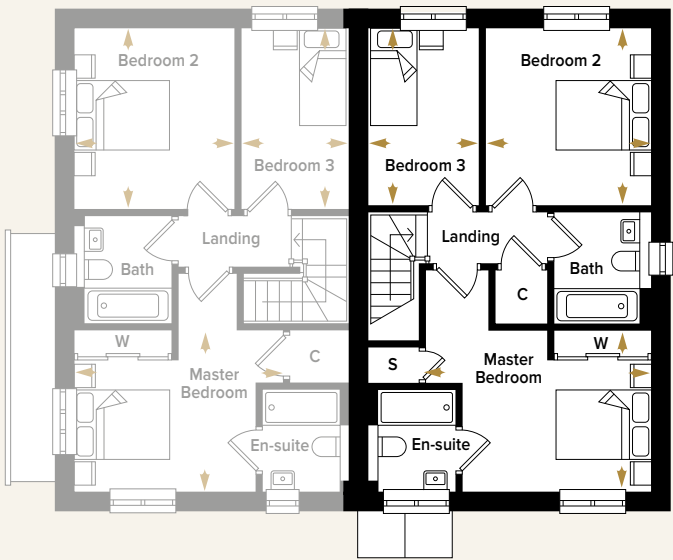
Bedroom 3
2200 x 3505 / 7'3" x 11'6"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Richmond



Three bedroom end of terrace home

Plots 3 & 5 as shown



Total Area 102.5m² / 1103.3ft²

GROUND FLOOR

Living Room
2966 x 5571 / 9'9" x 18'3"

Kitchen/Dining
5540 x 3536 / 18'2" x 11'7"

FIRST FLOOR

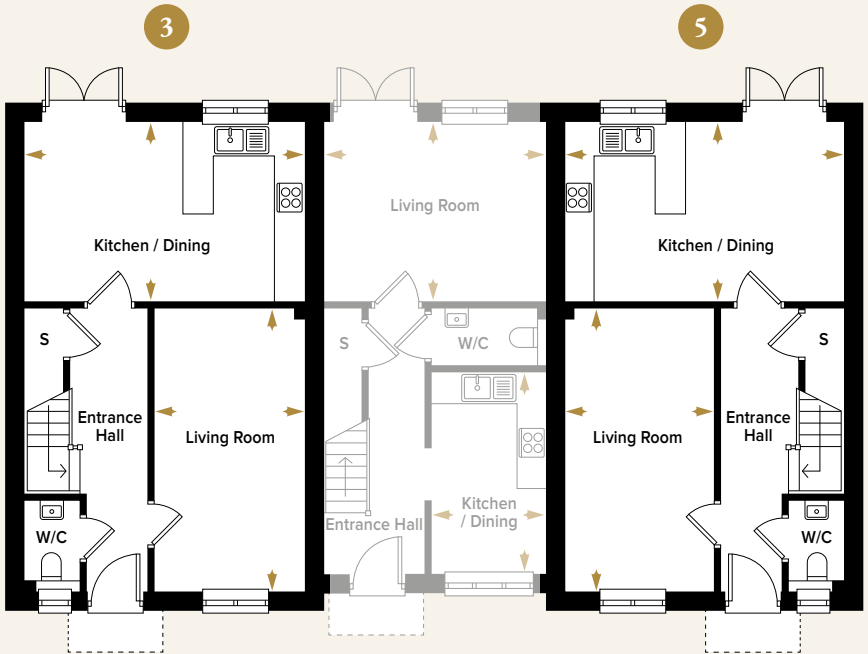
Master Bedroom
3254 x 3233 / 10'8" x 10'7"

Bedroom 2
3224 x 3567 / 10'7" x 11'8"

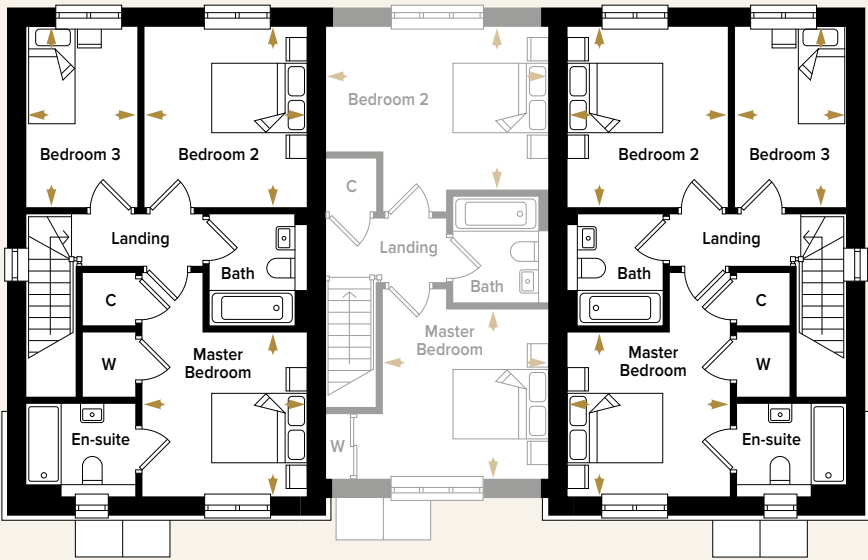
Bedroom 3
2202 x 3567 / 7'3" x 11'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Harrow



Three bedroom detached home

Plot 6 as shown



Total Area 107.9m² / 1161.4ft²

GROUND FLOOR

Living Room
3000 x 5169 / 9'10" x 16'11"

Kitchen/Dining
5765 x 3939 / 18'11" x 12'11"

FIRST FLOOR

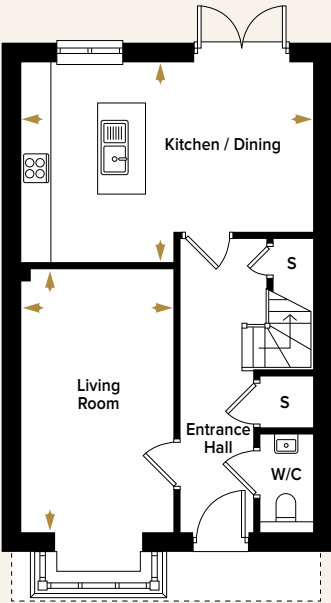
Master Bedroom
3341 x 4250 / 11'0" x 13'11"

Bedroom 2
3312 x 3187 / 10'10" x 10'5"

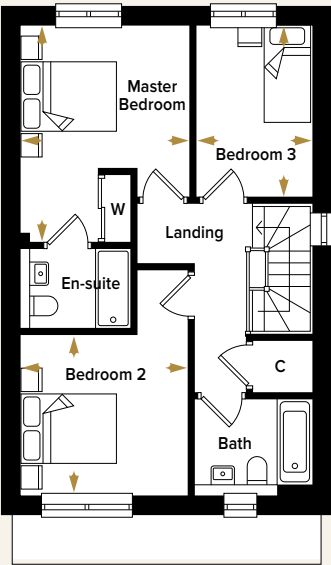
Bedroom 3
2310 x 3360 / 7'7" x 11'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Haringey



Three bedroom detached home with car port

Plot 15 as shown



Total Area 108.5m² / 1167.9ft²

GROUND FLOOR

Living Room
3220 x 5652 / 10'7" x 18'7"

Kitchen/Dining
3312 x 5652 / 10'10" x 18'7"

FIRST FLOOR

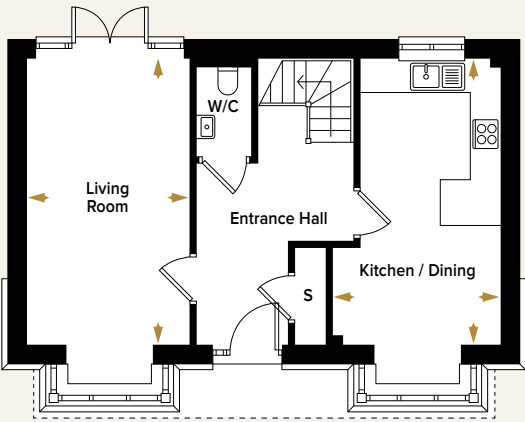
Master Bedroom
3096 x 4049 / 10'2" x 13'3"

Bedroom 2
3821 x 3225 / 12'6" x 10'7"

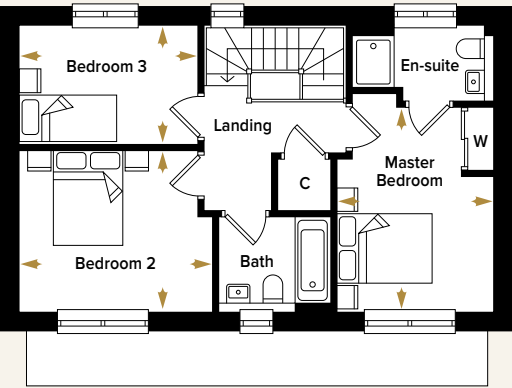
Bedroom 3
3525 x 2314 / 11'7" x 7'7"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Westminster



Four bedroom detached home with car port

Plot 13 as shown - Plot 14 is handed



Total Area 120.2m² / 1293.8ft²

GROUND FLOOR

Living Room
3636 x 4019 / 11'11" x 13'2"

Kitchen/Dining
5990 x 4200 / 19'8" x 13'9"

Utility
1722 x 1450 / 5'8" x 4'9"

FIRST FLOOR

Master Bedroom
3222 x 3351 / 10'7" x 11'0"

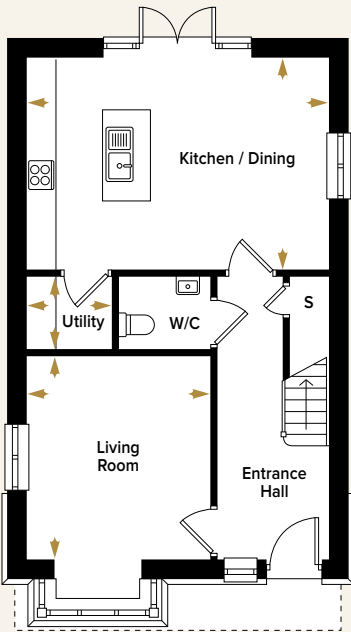
Bedroom 2
3650 x 2846 / 12'0" x 9'4"

Bedroom 3
2654 x 4197 / 8'8" x 13'9"

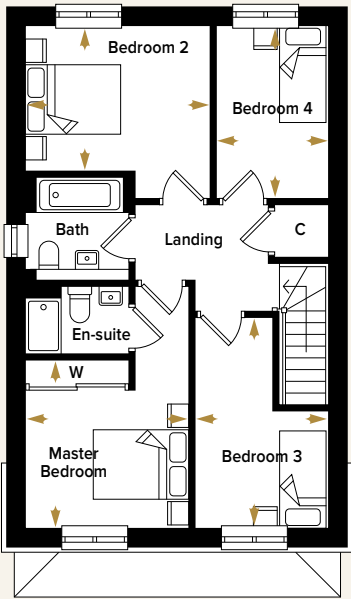
Bedroom 4
2226 x 3396 / 7'4" x 11'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea



Four bedroom detached home with car port

Plot 9 as shown



Total Area 135.0m² / 1453.1ft²

GROUND FLOOR

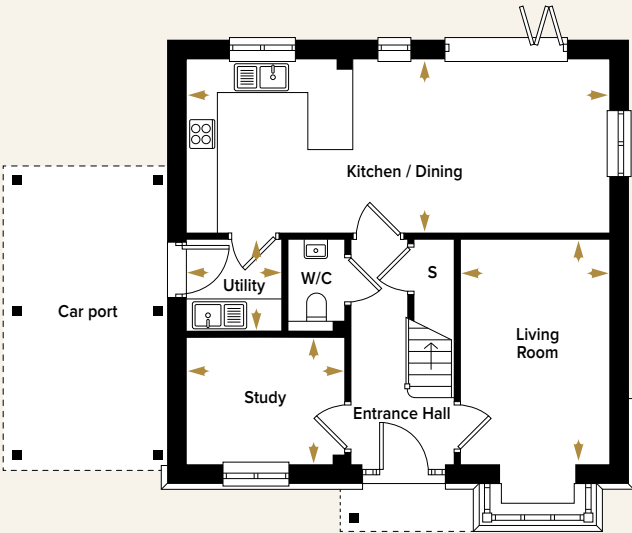
- Living Room
2923 x 4420 / 9'7" x 14'6"
- Kitchen/Dining
8353 x 3450 / 27'5" x 11'4"
- Study
3135 x 2506 / 10'3" x 8'3"
- Utility
1896 x 1800 / 6'3" x 5'11"

FIRST FLOOR

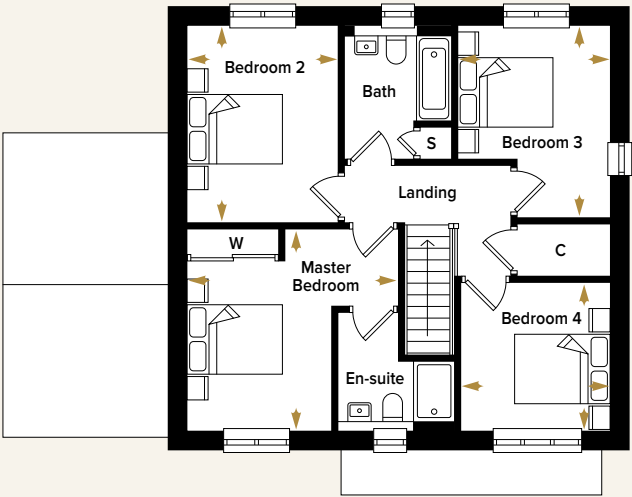
- Master Bedroom
4177 x 4005 / 13'8" x 13'2"
- Bedroom 2
2990 x 3896 / 9'10" x 12'9"
- Bedroom 3
3009 x 3783 / 9'10" x 12'5"
- Bedroom 4
2955 x 2958 / 9'8" x 9'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea



Four bedroom detached home with car port

Plot 12 as shown



Total Area 135.0m² / 1453.1ft²

GROUND FLOOR

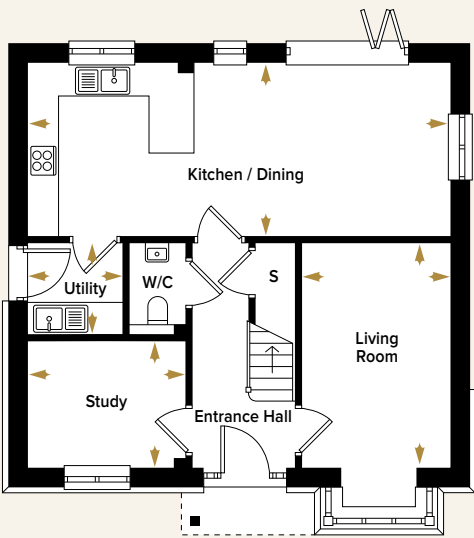
- Living Room
2923 x 4420 / 9'7" x 14'6"
- Kitchen/Dining
8353 x 3450 / 27'5" x 11'4"
- Study
3135 x 2506 / 10'3" x 8'3"
- Utility
1896 x 1800 / 6'3" x 5'11"

FIRST FLOOR

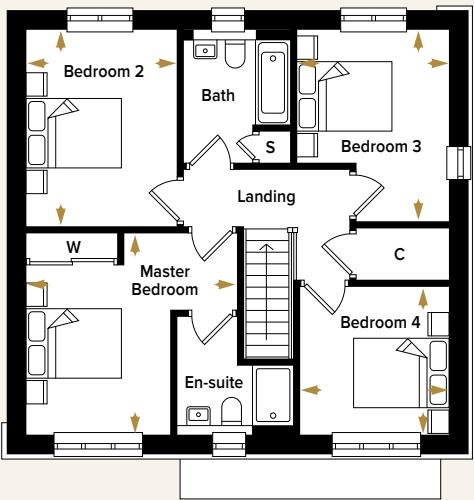
- Master Bedroom
4177 x 4005 / 13'8" x 13'2"
- Bedroom 2
2990 x 3896 / 9'10" x 12'9"
- Bedroom 3
3009 x 3783 / 9'10" x 12'5"
- Bedroom 4
2955 x 2958 / 9'8" x 9'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Chelsea



Four bedroom detached home with car port

Plot 16 as shown



Total Area 135.0m² / 1453.1ft²

GROUND FLOOR

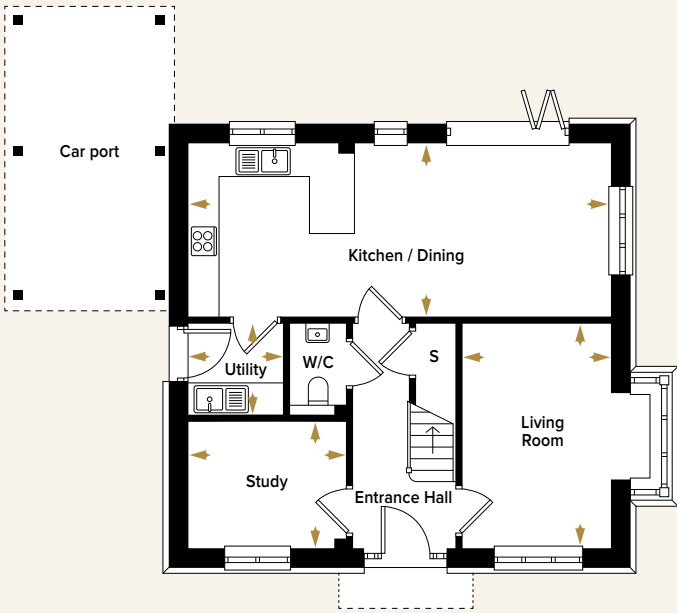
- Living Room
2923 x 4420 / 9'7" x 14'6"
- Kitchen/Dining
8353 x 3450 / 27'5" x 11'4"
- Study
3135 x 2506 / 10'3" x 8'3"
- Utility
1896 x 1800 / 6'3" x 5'11"

FIRST FLOOR

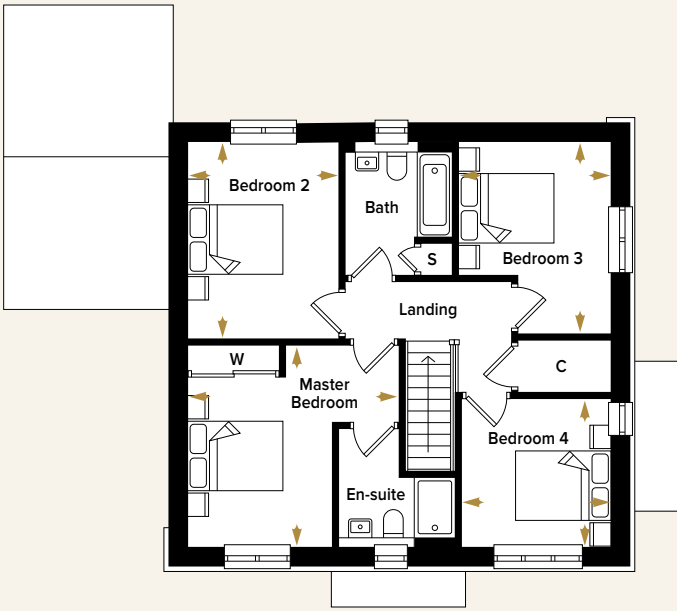
- Master Bedroom
4177 x 4005 / 13'8" x 13'2"
- Bedroom 2
2990 x 3896 / 9'10" x 12'9"
- Bedroom 3
3009 x 3783 / 9'10" x 12'5"
- Bedroom 4
2955 x 2958 / 9'8" x 9'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Lambeth



Four bedroom detached home with car port

Plot 10 as shown



Total Area 154.6m² / 1664.1ft²

GROUND FLOOR

- Living Room
3515 x 4800 / 11'6" x 15'9"
- Kitchen / Dining
6075 x 3605 / 19'11" x 11'10"
- Family
3515 x 3070 / 11'6" x 10'1"
- Study
2495 x 2554 / 8'2" x 8'5"
- Utility
2495 x 1710 / 8'2" x 5'7"

FIRST FLOOR

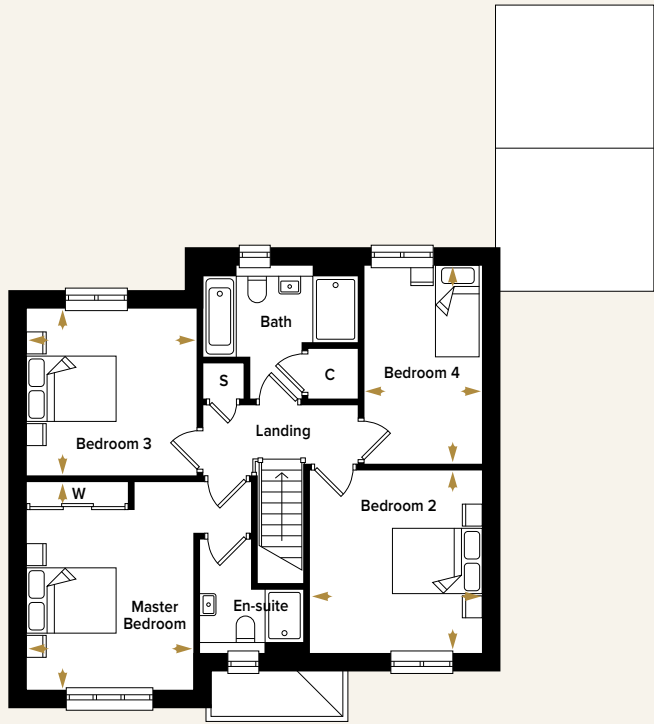
- Master Bedroom
3515 x 4391 / 11'6" x 14'5"
- Bedroom 2
3636 x 3838 / 11'11" x 12'7"
- Bedroom 3
3598 x 3510 / 11'10" x 11'6"
- Bedroom 4
2488 x 4175 / 8'2" x 13'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Islington



Four bedroom detached home with car port

Plot 7 as shown



Total Area 155.1m² / 1669.5ft²

GROUND FLOOR

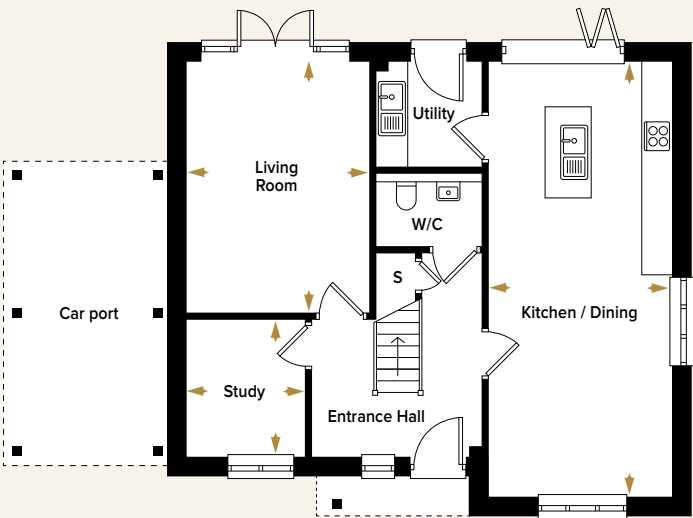
- Living Room
3602 x 4953 / 11'10" x 16'3"
- Kitchen/Dining
3628 x 8578 / 11'11" x 28'2"
- Study
2340 x 2724 / 7'8" x 8'11"
- Utility
2071 x 2087 / 6'10" x 6'10"

FIRST FLOOR

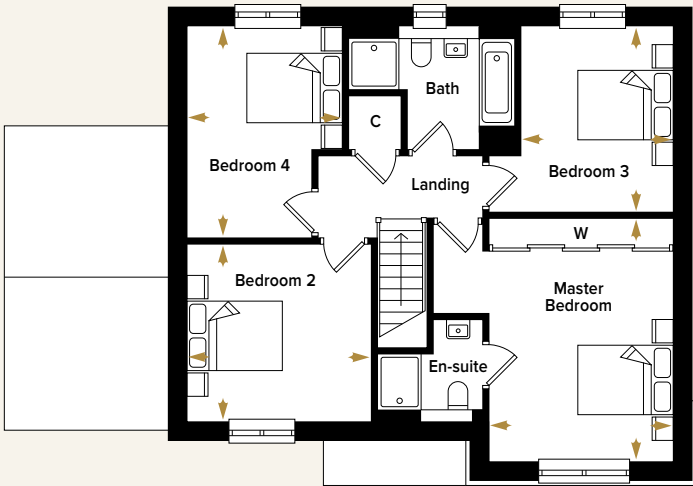
- Master Bedroom
3627 x 4809 / 11'11" x 15'9"
- Bedroom 2
3633 x 3511 / 11'11" x 11'6"
- Bedroom 3
3011 x 3655 / 9'11" x 12'0"
- Bedroom 4
3065 x 4165 / 10'1" x 13'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Islington



Four bedroom detached home with car port

Plot 8 as shown



Total Area 155.1m² / 1669.5ft²

GROUND FLOOR

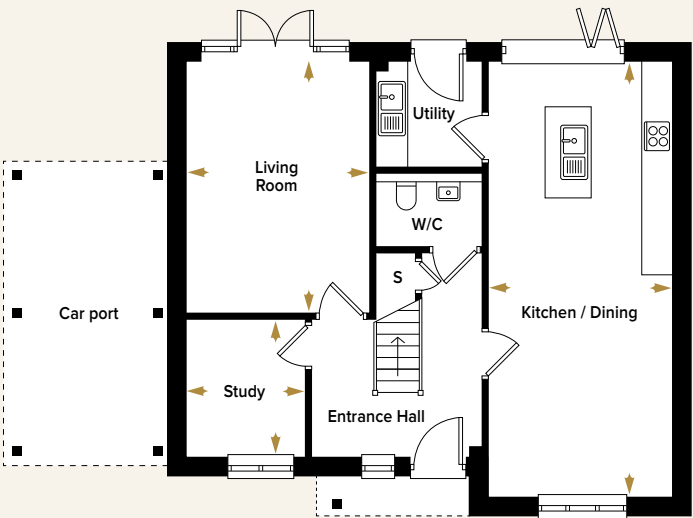
- Living Room
3602 x 4953 / 11'10" x 16'3"
- Kitchen/Dining
3628 x 8578 / 11'11" x 28'2"
- Study
2340 x 2724 / 7'8" x 8'11"
- Utility
2071 x 2087 / 6'10" x 6'10"

FIRST FLOOR

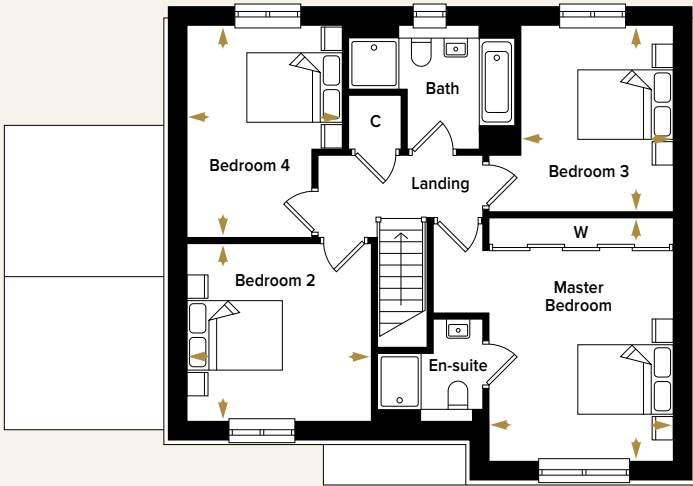
- Master Bedroom
3627 x 4809 / 11'11" x 15'9"
- Bedroom 2
3633 x 3511 / 11'11" x 11'6"
- Bedroom 3
3011 x 3655 / 9'11" x 12'0"
- Bedroom 4
3065 x 4165 / 10'1" x 13'8"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Hillingdon



Five bedroom detached home with double garage

Plot 11 as shown



Total Area 201.8m² / 2172.2ft²

GROUND FLOOR

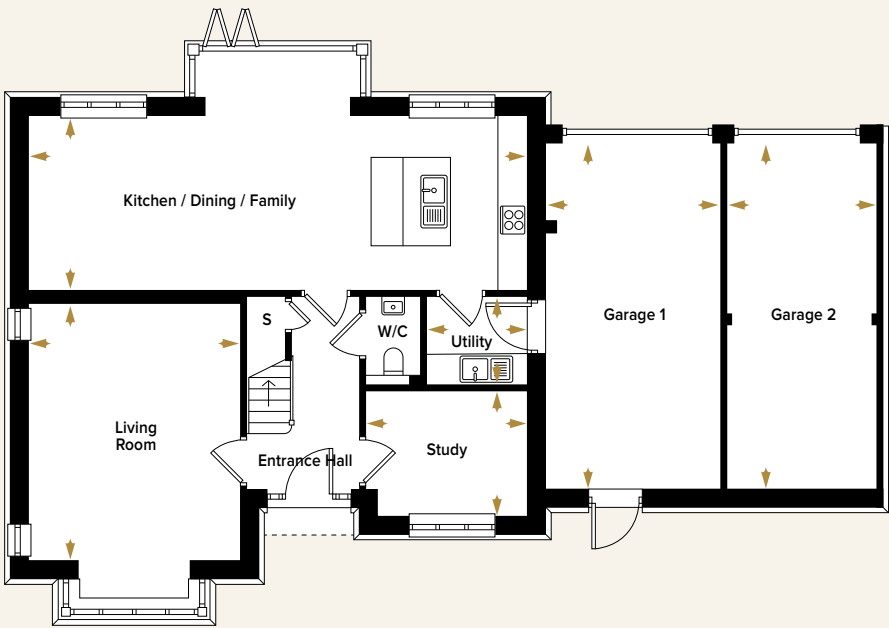
- Living Room
4302 x 5231 / 14'1" x 17'2"
- Kitchen/Dining/Family
10152 x 3517 / 33'4" x 11'6"
- Study
3285 x 2551 / 10'9" x 8'4"
- Utility
2056 x 1800 / 6'9" x 5'11"
- Garage 1
3554 x 7043 / 11'8" x 23'1"
- Garage 2
3104 x 7043 / 10'2" x 23'1"

FIRST FLOOR

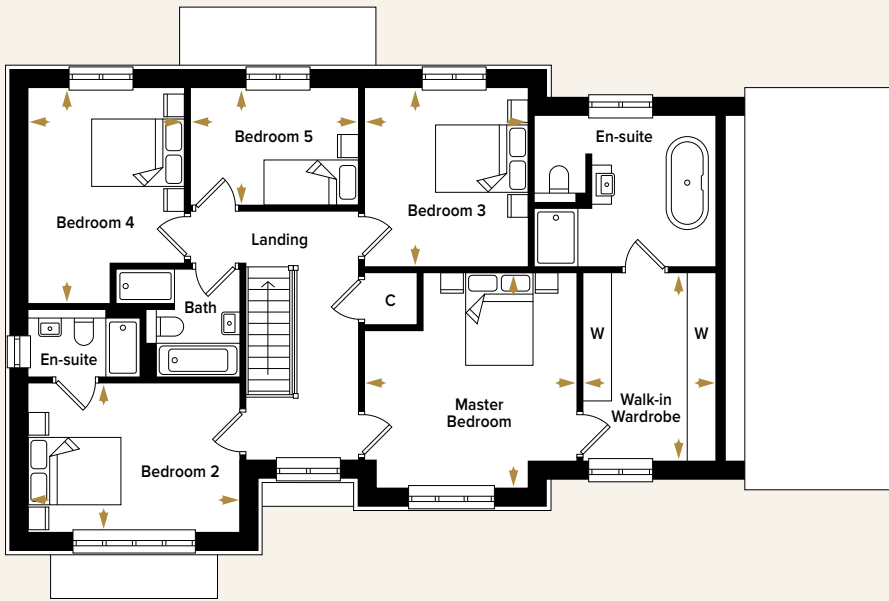
- Master Bedroom
4330 x 4374 / 14'2" x 14'4"
- Walk-in Wardrobe
2712 x 3811 / 8'11" x 12'6"
- Bedroom 2
4302 x 3034 / 14'1" x 9'11"
- Bedroom 3
3316 x 3640 / 10'11" x 11'11"
- Bedroom 4
3173 x 4378 / 10'5" x 14'4"
- Bedroom 5
3435 x 2375 / 11'3" x 7'9"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



S - Storage C - Cylinder W - Wardrobe

Look closer

All Aile Homes developments are carefully and beautifully designed to a high specification, with the emphasis on making each home individual and in harmony with their surroundings.

Kitchen

All homes feature traditional shaker kitchens with integrated appliances for a streamlined aesthetic look. Enjoy high-quality finishes offering both style and practicality for everyday living.*

Camden / Greenwich / Wandsworth / Richmond / Harrow / Haringey:

- Laminate Worktops
- Single Oven
- Integrated appliances (dishwasher, washer/dryer, 70/30 FF)
- 600mm induction hob

Westminster / Chelsea / Lambeth / Islington / Hillingdon:

- Quartz worktops
- Double Oven
- Integrated appliances (dishwasher, 70/30 FF)
- Wine cooler
- 900mm induction hob
- Separate utility with space for washer & dryer**

Bathrooms

- Chrome sanitary ware
- Vanity Units to WC's, bathrooms and master en-suites
- Heated chrome towel rail to bathrooms and en-suites
- Chrome shaver point to bathrooms and en-suites
- Tiled floors & selected walls*

Electrical

- LED recessed downlights to:
 - Kitchen
 - Utility
 - Bathroom / en-suites / cloakroom / WC's
 - Hallway / landing
- Pendant fixings to all other rooms
- Generous supply of power outlets throughout
- Telephone master point in hallway cupboard
- CAT 6 TV points
- Automated Garage Door to Hillingdon House Type
- Fibre optic broadband connection to all homes

Please note. This specification may be subject to change.

** Colour Choices and / or upgrades available with an early reservation.*

***Utility includes Cabinets to match the kitchen, Laminate worktops, a composite sink & 2no. spaces for free standing appliances.*





Heating and Hot Water

- Heating system
 - Energy efficient air source heat pumps
 - Ground floor – Zoned underfloor heating
 - 1st Floor – Radiators with individual thermostatic control
- ‘Fabric First’ approach
 - Improved thermal & acoustic construction method used to maximise the performance of the home to reduce both heat loss and energy consumption.

Internal Finishes

- White painted staircase banisters with oak handrail
- Attractive white painted skirting and architrave throughout
- Polished chrome ironmongery
- Built in wardrobes to master bedroom

External Finishes

- Block paved driveway
- External Socket & Patio Lighting
- Feature landscaping and turf to front gardens
- Indian Sandstone Patio and turf to rear gardens
- Cold mains outside tap
- PIR convenience lighting to front door

Safety & Security

- Mains fed smoke and heat detectors with battery back up
- External doors with multi point locking system
- PVCu double glazed windows



Internal photography from the previous Aile Homes development ‘Windmill Place’.

Aile Bespoke

Your new home, your way. We offer purchasers who reserve early in the construction process the option to customise their property*. Choose your preferred tiles and floor coverings, opt for upgrades and select the kitchen cabinetry that suits your lifestyle. The joy lies in comparing styles, colours and finishes, knowing Aile Homes will install with precision.

**Customisable aspects dependent on the construction schedule at time of reservation.*

Choices & Additions:

After reserving your new home, you will be invited to spend time with our sales team to select options and additions available to you. We offer each of our customers as much flexibility as we can and we will do our best to accommodate requests relating to finishes. We appreciate that each of our clients are different and we tailor our approach to take account of this to make the process as stress free and enjoyable as possible.

Our experienced sales team will spend time with you going through each of the material & colour samples

available to ensure that you are happy with each decision you make relating to your new home.

Choosing an Aile Home will give you the ability to fully customise your home depending on the stage of construction. This includes:

- Kitchen units, colours & upgrades
- Floor finishes
- Tile choices



After Care & Guarantees

Aile Homes will allocate you a dedicated Customer Service Contact providing peace of mind once you move into your new home.

All homes are provided with a comprehensive 2-year home emergency cover with the additional comfort of a ten-year Structural Warranty provided by Build-Zone.

Making connections

Trains run regularly from Folkestone Central Station to London St Pancras International, London Charing Cross (via Tonbridge) and Dover Priory. For drivers, the nearby M20 connects Folkestone with the M25 and the Eurotunnel passenger terminal is around seven miles away.

WALKING	Local Convenience Store	Battle of Britain Memorial	Capel Baptist Church	Village Hall	Capel-le-Ferne Primary School	Cliff Top Café	
	5 mins	8 mins	9 mins	11 mins	12 mins	15 mins	
BY ROAD	Folkestone Central Station	Dover	Eurotunnel Terminal	Deal	Canterbury	Ashford	
	2.9 miles	5.6 miles	7.6 miles	14.6 miles	16.2 miles	18.5 miles	
BY RAIL	Dover Priory	Ashford International	Deal	Canterbury West	Ramsgate	London St Pancras International	London Charing Cross
	11 mins	16 mins	28 mins	36 mins*	49 mins	56 mins	1 hour 43 mins

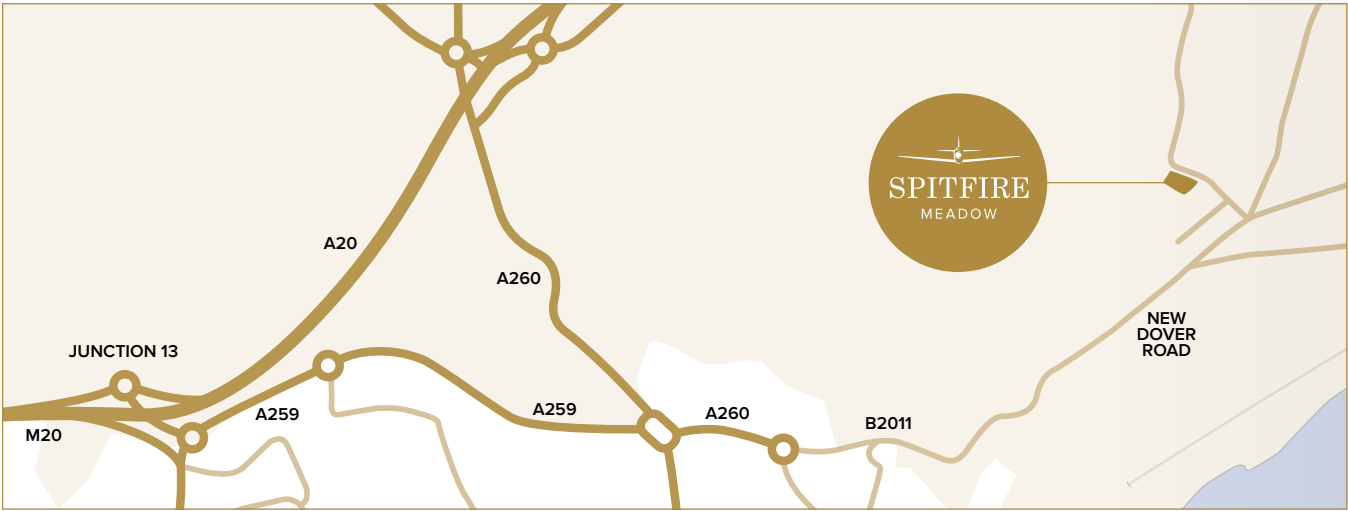
Source:
Rail journey times: www.nationalrail.co.uk
(Journey times are from Folkestone Central Station and may vary - minimum rail journey times indicated - direct services unless stated) *Change at Ashford International
Road mileage: www.google.com (Distances are approximate)

Location

CAULDHAM LANE, CAPEL-LE-FERNE, KENT CT18 7HG

From London/Ashford M20. Proceed past J13 onto the A20 and take the next exit A260 towards Folkestone and The Harbour, then follow signs to Capel-le-Ferne (B2011). Pass the Battle of Britain Memorial on your right and turn next left onto Capel Street and immediately left onto Cauldham Lane. After 250 metres turn left into Spitfire Meadow.

From Dover, exit the A20 onto the B2011 towards Capel-le-Ferne and follow the A2011 into the village. Passing the local convenience store on your left, turn right onto Capel Street and immediately left onto Cauldham Lane.



Key to maps

- | | | |
|------------------------------|--------------------------------|---------------------------------------|
| 1 The Valiant Sailor | 9 Folkestone College | 17 Quarterhouse |
| 2 Battle of Britain Memorial | 10 Mermaid Beach | 18 Steep Street Coffee House |
| 3 Local Convenience Store | 11 Lease Cliff Hall | 19 Creative Quarter |
| 4 Cliff Top Café | 12 The Radnor Arms | 20 Rock Salt Restaurant |
| 5 Capel Baptist Church | 13 Market Square Restaurant | 21 The Goods Yard |
| 6 Village Hall | 14 Lubens Pizza | 22 Folkestone Harbour Arm |
| 7 Primary School | 15 The Folkestone Wine Company | 23 Lighthouse Champagne Bar |
| 8 The Royal Oak | 16 The Pullman Public House | 24 East Cliff and Warren Country Park |

About Aile

Aile Homes Ltd is a small volume house builder carrying out a broad range of developments from first time buyer homes and apartments to large executive homes.

Why Aile?

Our unique position as a 'niche' house builder allows us to concentrate our efforts on quality and function rather than cost and speed of delivery and we employ a core of locally based sub-contractors with a similar philosophy.

We pride ourselves in building high quality homes individually designed with well apportioned living spaces using traditional methods of construction.

All our materials are carefully selected to complement our generous specification and complete the overall package allowing purchasers to focus on providing the final touches to their new homes.

Our depth of construction and development experience enables us to smoothly manage the increasingly challenging development process with the ultimate aim of providing our customers with well-designed, professionally built, efficient and long lasting new homes.



AILE
HOMES

Built by



We are proud to have A B Canham & Son, a trusted building contractor with over 50 years of experience, bringing their expertise to Spitfire Meadow. Based in Tonbridge, they're known for crafting high-quality homes that stand the test of time.

Their attention to detail, use of premium materials, and commitment to modern, energy-efficient designs ensure that every home is not only beautiful but built to last. With their wealth of experience, you can be confident that your new home will be of the highest quality.

As a family-run business, A B Canham & Son take pride in constructing homes that exceed expectations. Their personal approach ensures that every property is finished to the highest standards, giving you that extra peace of mind that you're investing in a home built with care and expertise.

Aile Homes have been proud to work with A B Canham & Son and look forward to working with them in the future.



ailehomes.co.uk

Crafting luxury new build homes in prime
locations across the Home Counties

For all enquiries please contact Aile Homes

Telephone: 01342 704448

E-mail: spitfiremeadow@ailehomes.co.uk



Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

DESIGNED AND PRODUCED BY  WWW.GDACREATIVE.CO.UK

