



Grasslands

WILLESBOROUGH | KENT

TOLMAN HOMES



Grasslands

WILLESBOROUGH | KENT

A thoughtfully crafted collection of 3 to 5 bedroom family homes in the village of Willesborough — a welcoming residential suburb on the edge of Ashford, Kent.

Nestled between countryside, town, and coast, Grasslands offers the best of all worlds, placing you within easy reach of everyday essentials, weekend escapes, and everything in between.

www.tolmanhomes.co.uk/grasslands

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LOCATION

WILLESBOROUGH, ASHFORD

Willesborough is a village that balances heritage with everyday ease. Local amenities include well-rated infant and junior schools, the respected William Harvey Hospital, and a choice of friendly pubs. The village is also home to the historic Willesborough Windmill, a beautifully preserved Grade II listed smock mill dating back to 1869—open to visitors between April and October.

Only 3 miles away, Ashford town centre offers a wide mix of shopping, dining and entertainment. The McArthurGlen Designer Outlet is a favourite for retail therapy, while the town’s cinemas and restaurants cater to relaxed nights out. The Curious Brewery adds a local flavour with craft beer tours and food, while the Ashford Picturehouse brings film and culture to life.



TRAVEL

EFFORTLESS CONNECTIONS

With the M20 motorway just five minutes away and Ashford International Station only a 10-minute drive, commuting couldn't be simpler. High-speed rail links put London St Pancras within 36 minutes, while Eurostar connections offer a gateway to the continent. Travel to Gatwick and Heathrow is made easy via the M26 and M25.

JOURNEY TIME		
To Ashford	12 mins	
To Folkestone	21 mins	15 mins
To Dover	29 mins	
To Canterbury	31 mins	15 mins
To Maidstone	33 mins	
To London St Pancras		38 mins
To London Charing Cross		1hr 17 mins
To Gatwick Airport	1hr 45 mins	



ON YOUR DOORSTEP

A TOUCH OF HISTORY IN CANTERBURY

A Touch of History in Canterbury
Just a short journey away, Canterbury offers a cultural day out steeped in history. This cathedral city is home to ancient walls, cobbled streets, and world-class theatre at The Marlowe. Whether you're exploring medieval architecture or enjoying a modern meal out, Canterbury blends the past and present beautifully.

COASTAL ADVENTURES

Willesborough is also within easy reach of the Kent coast. From family days out to surfing, walking and cycling, there's so much to explore—from Botany Bay's chalk cliffs to the vintage charm of Margate and the boutique feel of Whitstable. The Viking Coastal Trail offers 32 miles of seafront paths for unforgettable coastal escapes.



A PLACE FOR GROWING MINDS
Families will find a wide range of excellent schools, from local primaries in Willesborough to well-regarded secondary options such as The North School, The Norton Knatchbull Grammar School for boys, and Highworth Grammar School for girls. There's also access to several top-tier independent schools in the surrounding area.



SPORT, FITNESS & LEISURE
Keeping active is easy with nearby facilities like The Stour Centre, offering everything from a gym and spa to swimming pools and fitness studios. The Julie Rose Stadium, home to Ashford Athletics Club, is another local highlight—featuring an all-weather games area, gym, and regular sporting events.

THE DEVELOPMENT

- 8

16

THE OAK WITH RENDERED FINISH
- 4

THE OAK WITH BRICK FINISH
- 13

THE MAPLE
- 1

THE CHERRY
- 12

THE POPLAR
- 7

11

THE WILLOW
- 5

6

9

10

THE CHESNUT
- 2

3

14

15

THE ASH



THE ASH

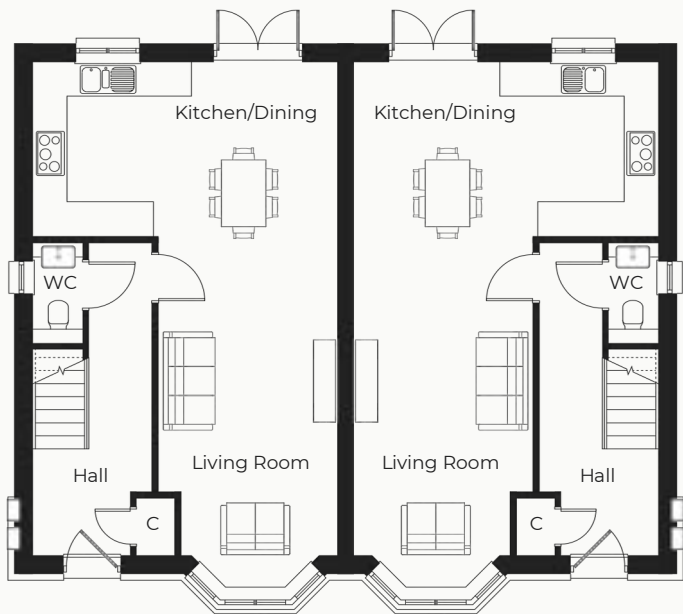
3 Bedroom semi-detached house, with garage & driveway

Plots 2, 3, 14 & 15 (Plots 2 & 3 shown)

Total floor area 1061 sq ft, 98 sqm

GROUND FLOOR PLAN

C: Cupboard

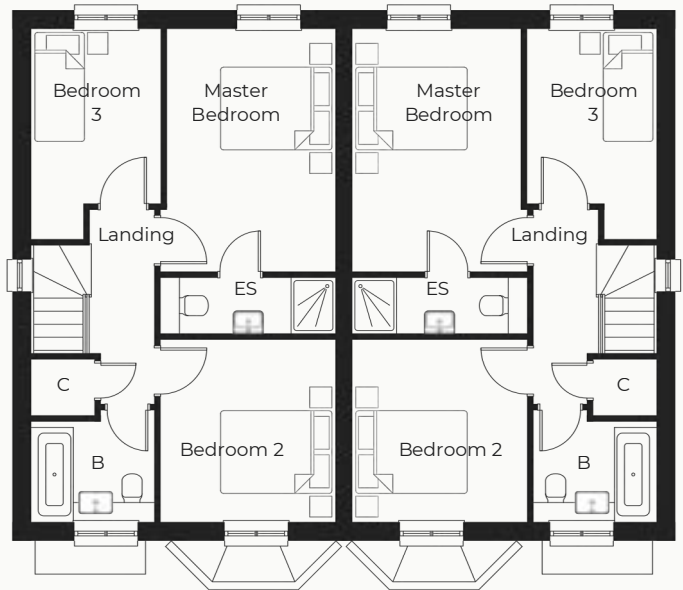


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. *Floorplans are indicative only. Tolman Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.



GROUND FLOOR DIMENSIONS

Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6" 5'
WC	1.82m x 0.94m	11" x 3' 1"

FIRST FLOOR DIMENSIONS

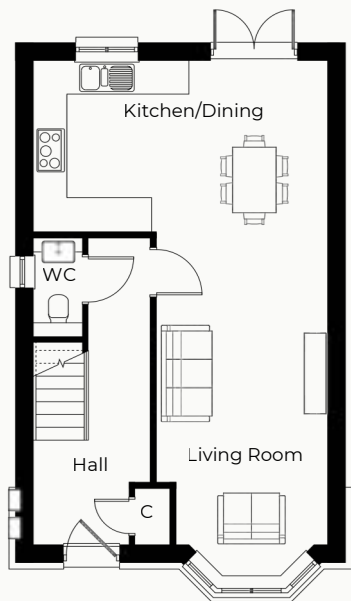
Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

THE MAPLE

3 Bedroom detached house, with garage & driveway
Plot 13
Total floor area 1061 sq ft, 98 sqm

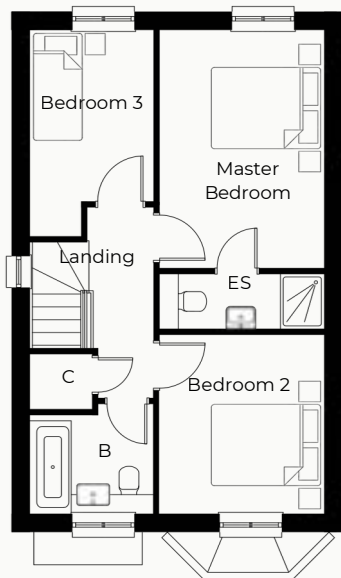
GROUND FLOOR PLAN

C: Cupboard



FIRST FLOOR PLAN

B: Bathroom
ES: En-Suite
C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6" 5'
WC	1.82m x 0.94m	11" x 3' 1"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

THE WILLOW

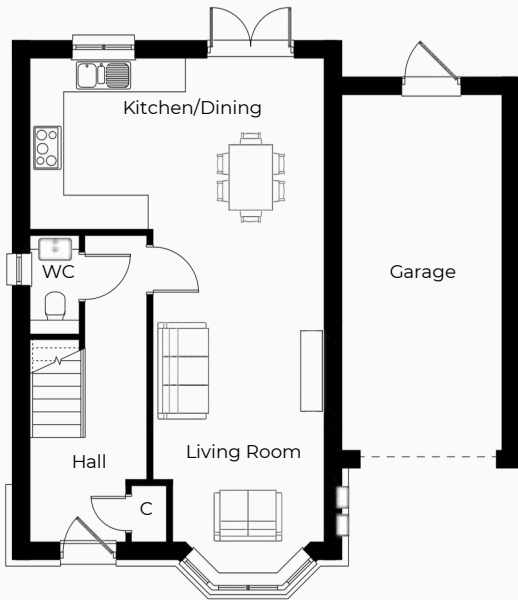
3 Bedroom detached house, with garage & driveway

Plots 7 & 11 (Plot 11 shown)

Total floor area 1061 sq ft, 98 sqm

GROUND FLOOR PLAN

C: Cupboard



FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen/Dining	3.14m x 5.5m	10' 3" x 18' 0"
Living Room	5.7m x 3.2m	18' 8" x 10' 6" 5'
WC	1.82m x 0.94m	11" x 3' 1"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.41m x 3.05m	14' 5" x 10' 0"
Master En-Suite	1m x 3.05m	3' 3" x 10' 0"
Bedroom 2	3.33m x 3.15m	10' 11" x 10' 4"
Bedroom 3	3.83m x 2.35m	12' 7" x 7' 8"
Bathroom	1.8m x 2.22m	5' 11" x 7' 3"

THE CHERRY

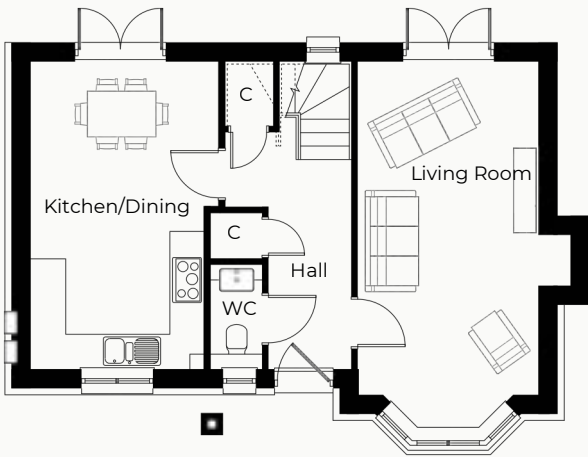
3 Bedroom detached house, with garage & driveway

Plot 1

Total floor area 1098sq ft, 102 sqm

GROUND FLOOR PLAN

C: Cupboard

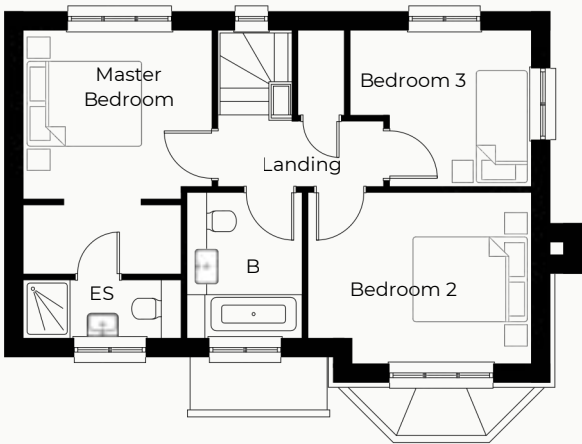


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen/Dining	4.45m x 3.3m	4'7" x 10' 10"
Living Room	5.83m x 3.15m	19' 1" x 10' 4"
WC	1.8m x 0.9m	5' 11" x 2' 11"

FIRST FLOOR DIMENSIONS

Master Bedroom	4.3m x 3.3m	14' 1" x 10' 10"
Master En-Suite	1m x 2.8m	3' 3" x 9' 2"
Bedroom 2	3m x 3.9m 2.75m	9' 11" x 12' 9"
Bedroom 3	x 3.2m 2.5m x	9' 0" x 10' 6"
Bathroom	2m	8' 2" x 6' 7"

THE CHESTNUT

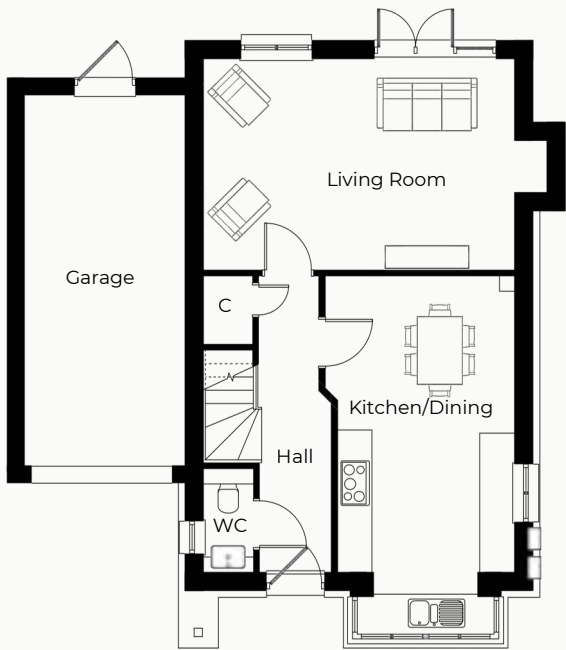
4 Bedroom detached house, with garage & driveway

Plots 5, 6, 9 & 10 (plot 6 shown)

Total floor area 1350 sq ft, 125 sqm

GROUND FLOOR PLAN

C: Cupboard

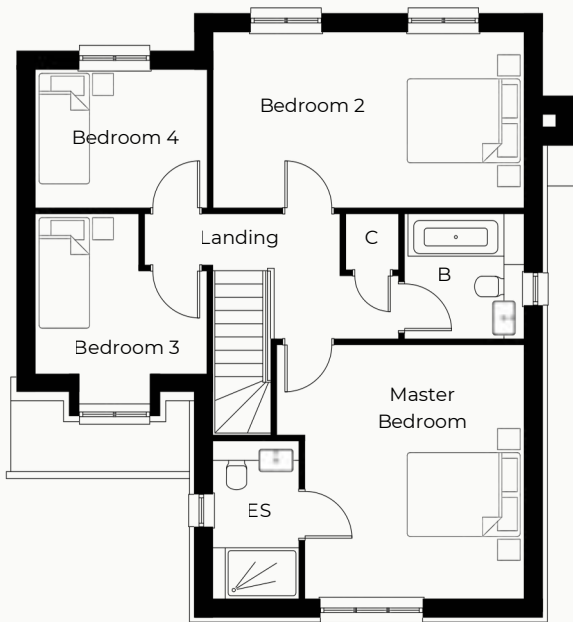


FIRST FLOOR PLAN

B: Bathroom

ES: En-Suite

C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen/Dining	5.2m x 3.25m	17' 0" x 10' 8"
Living Room	3.75m x 5.5m	12' 3" x 18' 0"
WC	1.85m x 0.9m	6' 0" x 2' 11"

FIRST FLOOR DIMENSIONS

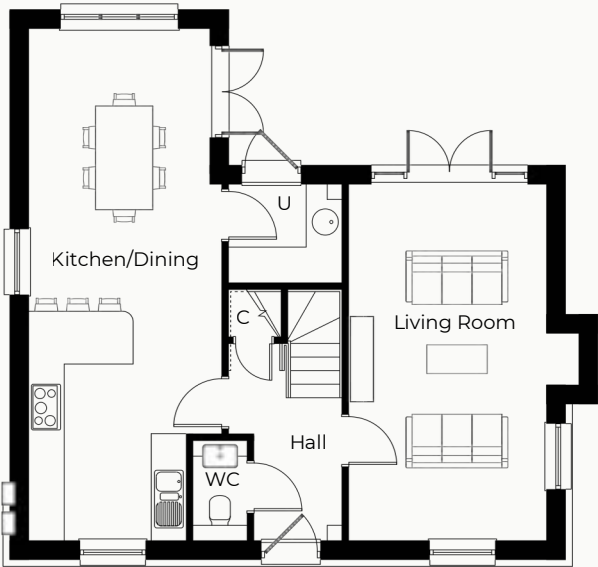
Master Bedroom	4.45m x 4.36m	14' 7" x 14' 3"
Master En-Suite	2.77m x 1.54m	9' 1" x 5' 0"
Bedroom 2	3.15m x 5.5m	10' 4" x 18' 0"
Bedroom 3	2.85m x 3.0m	9' 4" x 9' 11"
Bedroom 4	2.45m x 3.0m	8' 0" x 9' 11"
Bathroom	2.23m x 2.15m	7' 4" x 7' 0"

THE OAK

4 Bedroom detached house, with garage & driveway
Plots 4, 8 & 16 (Plot 16 - rendered finish)
Total floor area 1378 sq ft, 128 sqm

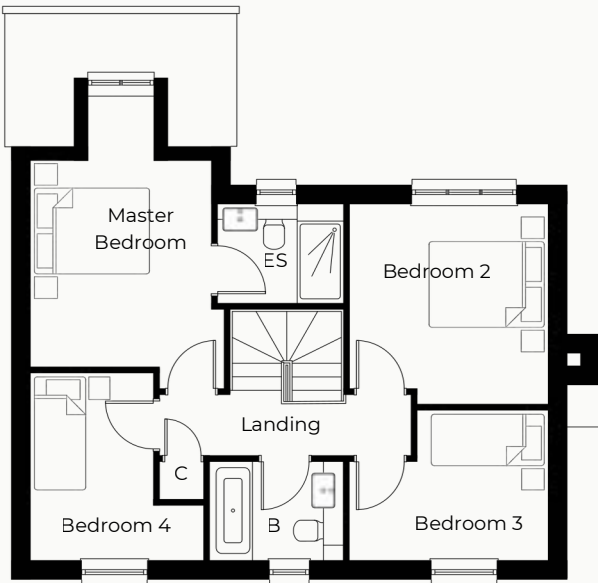
GROUND FLOOR PLAN

C: Cupboard
U: Utility



FIRST FLOOR PLAN

B: Bathroom
ES: En-Suite
C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen/Dining	8.9m x 3.2m	29' 2" x 10' 6"
Living Room	6.1m x 3.45m	20' 0" x 11' 4"
Utility	1.65m x 1.97m	5' 5" x 6' 5"
WC	1.7m x 0.95m	5' 7" x 3' 1"

FIRST FLOOR DIMENSIONS

Master Bedroom	3.5m x 3.1m	11' 6" x 10' 2"
Master En-Suite	1.7m x 2.2m	5' 7" x 7' 2"
Bedroom 2	3.5m x 3.4m	11' 6" x 11' 2"
Bedroom 3	2.6m x 3.4m	8' 6" x 11' 2"
Bedroom 4	3.25m x 2.14m	10' 8" x 7' 0"
Bathroom	1.7m x 2.3m	5' 7" x 7' 6"

THE POPLAR

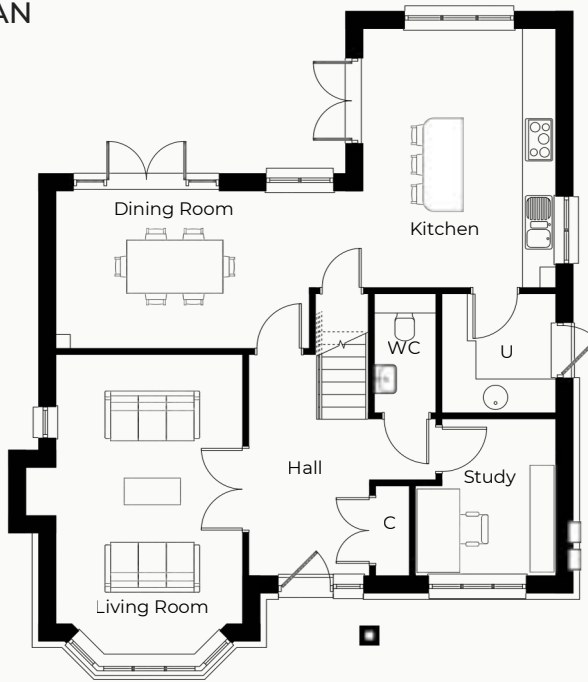
5 Bedroom detached house, with garage & driveway

Plot 12

Total floor area 1768 sq ft, 164 sqm

GROUND FLOOR PLAN

C: Cupboard
U: Utility



FIRST FLOOR PLAN

B: Bathroom
ES: En-Suite
C: Cupboard



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GROUND FLOOR DIMENSIONS

Kitchen	4.8m x 3.5m	15' 9" x 11' 6"
Dining Room	2.9m x 5.7m	9' 6" x 18' 8"
Living Room	5.1m x 3.5m	16' 9" x 11' 6"
Study	2.25m x 2.14m	7' 4" x 7' 0"
Utility	2.95m x 2.6m	9' 8" x 8' 6"
WC	2.25m x 1.17m	7' 4" x 3' 10"

FIRST FLOOR DIMENSIONS

Master Bedroom	5.6m x 3.5m	18' 4" x 11' 6"
Master En-Suite	2.3m x 1.7m	7' 6" x 5' 7"
Bedroom 2	3.6m x 3.6m	11' 10" x 11' 10"
Bedroom 3	3.7m x 3.25m	12' 1" x 10' 8"
Bedroom 4	2.4m x 3.5m	7' 10" x 11' 6"
Bedroom 5	3.25m x 2.4m	10' 8" x 7' 10"
Bathroom	2.65m x 2.0m	8' 8" x 6' 7"

SPECIFICATION



KITCHENS

- The kitchen is fitted with a range of bespoke cabinets from Roma Interiors with a choice of optional colours and finishes
- A choice of high grade laminate work surfaces, upstands and splashbacks (optional Quartz worktop upgrades available)
- Fully integrated Bosch appliances to include 2 single ovens, 5 ring induction hob, fridge freezer and dishwasher (other optional upgrades available)
- Utility rooms (where applicable) are fitted with a range of units and includes laminate work surfaces, sink, space and plumbing for freestanding washing machine and tumble dryer



BATHROOMS

- Contemporary white sanitaryware with chrome fittings
- Vanity units to bathrooms and en-suites
- Shower over bath with glass enclosure
- Rain showers with additional handheld shower head with contemporary glass enclosures
- Electric heated chrome towel rails
- Mirrors and shaver sockets



HEATING & ENERGY EFFICIENCY

- Highly energy efficient gas fired central heating and hot water systems
- Underfloor heating throughout ground floor and conventional radiators to the first floor with Smart App controlled thermostats
- High-grade insulation throughout to improve thermal and acoustic performance
- Solar Photovoltaic Panels installed on all roofs to improve energy efficiency and help reduce energy costs



ELECTRICAL

- LED recessed downlights to kitchen, bathroom and en-suites and hallways, with low energy pendant lights to living room, dining room, all bedrooms and landing
- Generous supply of brushed chrome power outlets throughout.
- TV and Telephone points in all main rooms, including CAT 6 cabling
- Power and lighting provided to loft space.

INTERIOR FINISHES

- Choice of Amtico style flooring to kitchen, utility, hallway and cloakroom. A selection of fitted carpet options to living room, all bedrooms, and landing
- Porcelain wall and floor tiles to bathroom and en-suites
- White satin painted internal moulded doors with brushed chrome ironmongery
- Selection of fitted wardrobes to bedrooms are offered as optional upgrade from Roma Interiors

EXTERIOR FINISHES

- Block paved driveways
- Fully landscaped front and rear gardens including turf and patio paving
- Cold mains outside tap
- Electric vehicle charging point (EVCP) to all homes
- Close board fencing to rear gardens
- 'Secured by Design' uPVC double glazed windows and external doors
- Mains supplied smoke and heat detectors with battery back up



AT TOLMAN HOMES, WE BELIEVE A HOME SHOULD ENRICH YOUR LIFE, REFLECT YOUR VALUES, AND FEEL LIKE IT TRULY BELONGS TO YOU.

We don't just build houses. We craft thoughtfully designed homes where families grow, friends gather, and memories are made. Every home we create is shaped with care, built with purpose, and designed to last.

Rooted in the communities we serve, Tolman Homes is proud to be a local builder with a deep understanding of what makes a neighbourhood thrive. We're intentional in our planning, ensuring each new development feels like a natural extension of its surroundings. Because to us, community isn't an afterthought. It's the foundation.

What sets us apart is the way we build - with attention to every detail, from the ground up. We design homes with flow, light, and functionality in mind, blending timeless materials with modern touches. Our homes are crafted to support real lives - not just to impress on paper, but to feel good to live in, day after day. You'll find that every corner serves a purpose, every finish is chosen with care, and every decision has your future in mind.

Buying a home is one of the biggest decisions you'll make. We honour that by making your experience with us as smooth, honest, and supportive as it can be. From your first visit to the site, to the moment we hand you the keys - and well beyond that - we're here to guide you, to listen, and to deliver on our promise. We don't take your trust lightly, and we're proud to

say that many of our buyers stay in touch long after they've moved in. That kind of lasting relationship means everything to us. Whether you're a first-time buyer, a growing family, or someone looking to put down roots in a new community, Tolman Homes is here to help you find your place.

At the heart of it all is a simple belief: that your home should enhance your everyday life. It should feel like it was built for you - not just for today, but for the years to come. When you choose a Tolman home, you're choosing a place that's been built with care, shaped by purpose, and made to last.

We're proud of the homes we build and even prouder of the lives they help shape. We can't wait to welcome you to a place that feels just right - for now, for tomorrow, and for whatever's next.

Fraser Tolman

Fraser Tolman



OUR PREVIOUS DEVELOPMENTS



OAKS GREEN

Oaks Green is a small and exclusive development of three and four-bedroom homes, nestled in the heart of the Kent countryside in the peaceful village of Bethersden.



BAY TREE HOUSE

Bay Tree House is an architecturally designed collection of six luxury apartments, set in the heart of the desirable coastal town of Hythe, Kent.



THE BARN HOUSE

The Barn House is a striking, bespoke four-bedroom home set within nearly an acre of beautifully landscaped gardens in the village of Elham.



HEATHLAND HOUSE

Heathland House is a beautifully designed, four-bedroom detached home with a double carport, set in the charming Kent village of Hothfield.

JUST LAUNCHED

The Crescent

FOLKESTONE | KENT

Tucked behind iron gates, The Crescent is a development of 19, 5 bedroom town houses in the heart of Kent's most up and coming town - Folkestone

www.tolmanhomes.co.uk/the-crescent



TOLMAN HOMES

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