

The Crescent

FOLKESTONE | KENT

TOLMAN HOMES



The Crescent

FOLKESTONE | KENT

Tucked behind iron electric gates and surrounded by picturesque parkland, The Crescent offers a secluded haven just moments from the vibrant heart of one of Kent's most up-and-coming towns. This striking new development offers the perfect blend of peaceful living and urban convenience.

Crafted to the exceptional standards you'd expect from an award-winning developer, Tolman Homes has meticulously designed every detail to bring you this exclusive, stylish new community.

Each home boasts thoughtfully curated spaces that exude modern elegance and are enriched with premium features.

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Folkestone | Kent

Once a small fishing harbour, Folkestone has evolved into a vibrant town offering some of the best places to eat in the Southeast, high-achieving schools, amazing public spaces, and an inspirational Creative Quarter.

With easy access to London via a high-speed rail service, and major Kent towns and cities like Canterbury just a short drive away, Folkestone is the ideal location to commute from during the week and recharge at the weekends with fresh sea air and scenic countryside

Charming and characterful, Folkestone is a town of cobbled streets, quirky shops, and a lively atmosphere. Recent regeneration projects have injected new life into the area, making it one of the most sought-after places to live in Kent.



Fully immerse yourself in country life with a delicious roast in a traditional pub followed by a stroll among the abundance of woodland and parks. Practice your swing at one of the many local golf clubs or enjoy the majestic scenery on the North Downs as they sweep towards the coastline and the famous White Cliffs of Dover.



Eating out

- 1

Rock Salt

 Michelin Star
- 2

Harbour Arm

★ 5.0
- 3

Radnor Arms

★ 5.0
- 4

Marleys

★ 5.0
- 5

El Cortador Tapas Bar

★ 4.8
- 6

Marco Pierre White Steakhouse

★ 5.0
- Plus many more

Shopping & Entertainment

- 7

Bouverie Place
- 8

The Old High Street
- 9

Tesco
- 10

Sainsburys
- 11

Leas Cliff Hall
- 12

Quarterhouse
- 13

Harbour Arm

Leisure

- 14

Folkestone Sports & Swimming Centre
- 15

Three Hills Sports Park
- 16

Folkestone Rugby Club
- 17

Folkestone Rowing Club
- 18

Folkestone Invicta Football Club
- 19

Hythe Tennis Club
- 20

Hythe Cricket Club
- 22

Bannatyne Health Club
- 23

PureGym

Coast & Countryside

- 24

Radnor Park
- 25

Folkestone & Sandgate Beach
- 26

Folkestone Warren Natural Reserve
- 27

Folkestone Coastal Park

Travel

EXCELLENT CONNECTION

The Crescent is ideally situated just a short drive to the Port of Dover, major towns and cities within easy access, and a high-speed rail service to London.

For commuters, there is a main train station a ten minute walk away and trains run direct to St. Pancras station in under an hour.

The more adventurous residents can hop onto LeShuttle service for a 35-minute trip to Calais for a quick and easy getaway to a European destination.

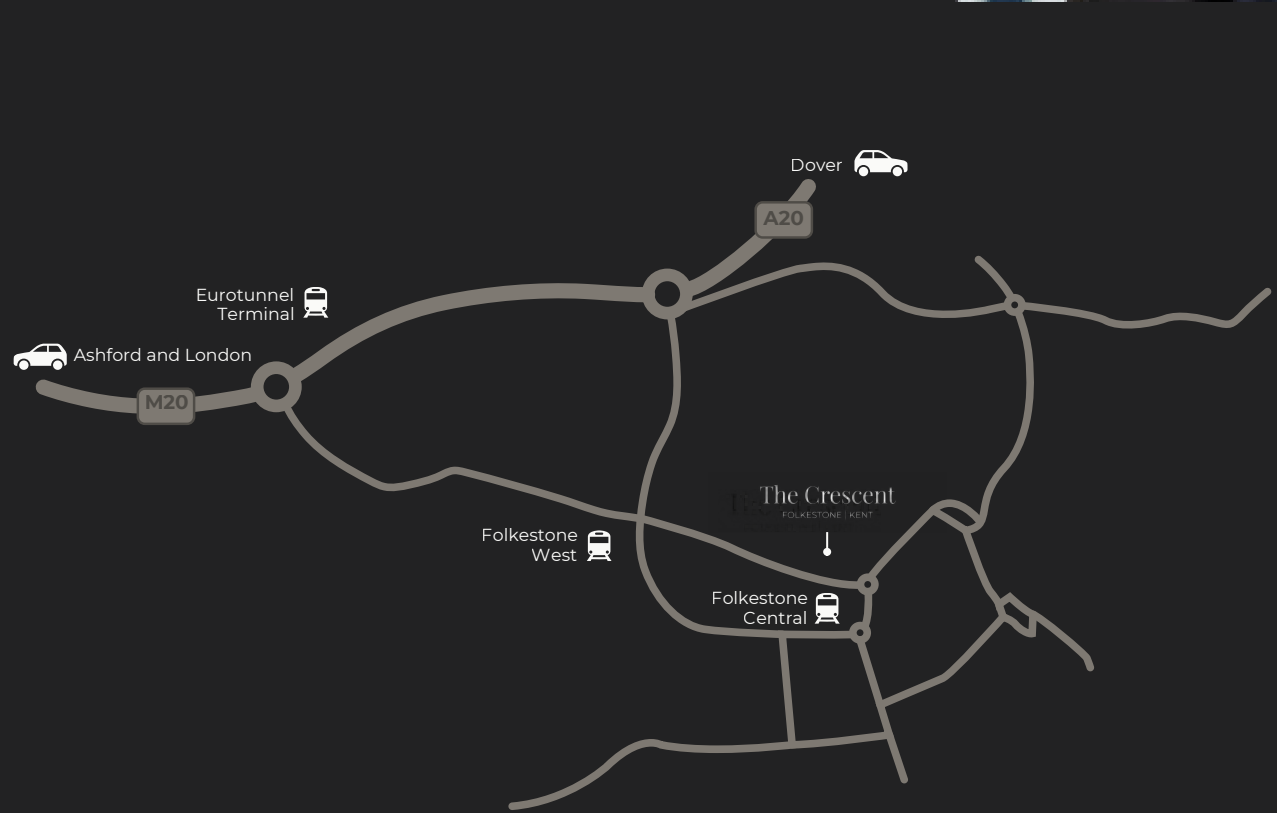
The historic city of Canterbury is a half-hour drive and nearby towns such as Ashford and Dover provide plenty of options for shopping and leisure time.



Folkestone Central Station is a 5 minute walk away with links to London Stations via Ashford International : St. Pancras, Charing Cross & Victoria.



The LeShuttle departure gate is a 10-minute drive away making exploring Europe an accessible luxury.



The Crescent is a 3 minute drive to the M20, making access to the surrounding areas easy and quick.

	To London	95 minutes
	To Ashford	23 minutes
	To Canterbury	23 minutes
		51 minutes
	To Dover	16 minutes
		39 minutes





Education

EDUCATIONAL EXCELLENCE ON YOUR DOORSTEP

Families at The Crtescent will benefit from a wealth of educational opportunities right on their doorstep. From nurturing local primary schools to highly regarded secondary the area offers options to suit every stage of a child’s learning journey. With a focus on academic excellence, creativity, and personal development, these schools provide a strong foundation for children to thrive, while the surrounding community supports enrichment beyond the classroom, from sports and arts to outdoor learning and local events.

Primary schools

Folkestone and the surrounding area offer excellent options for primary education, combining strong academic standards with a supportive, community-focused environment. Families can feel confident knowing that children benefit from nurturing settings close to home, encouraging curiosity, creativity, and a love of learning from the very start.

- 1 St Eanswythes C of E Primary School
Ofsted: Outstanding in all areas – 2025
 - 2 Stella Maris Catholic Primary School
Ofsted: Good - 2023. Catholic/denominational: Outstanding
 - 3 St Martin's C of E Primary School
Ofsted: Good & Outstanding in areas - 2025
 - 4 Morehall Primary School
Ofsted: Good - 2023
- Plus many more



Secondary schools and Grammar schools

- 5 The Harvey Grammar School
Ofsted: Outstanding - 2022
- The Folkestone School For Girls
Ofsted: Good & Outstanding in areas - 2022
- 7 Folkestone Academy
Ofsted: Good - 2022
- 8 Turner Free School
Ofsted: Good - 2023





EDUCATIONAL EXCELLENCE FURTHER AFIELD

Outstanding education extends well beyond the town. From respected local secondary schools and selective grammar schools, to independent colleges and prestigious universities, the surrounding area offers a wealth of opportunities for every stage of learning.

Other Secondary Schools

Brockhill Park Ofsted: Good – Good - 2021	 17 minutes	 33 minutes
St Anselms Catholic School Ofsted: Outstanding - 2023	 32 minutes	 55 minutes
The Archbishops School Ofsted: Good - Good - 2023	 37 minutes	 60 minutes

Grammar schools

Simon Langton Ofsted: Good - 2023	 32 minutes	 60 minutes
Barton Court Grammar School Ofsted: Good – 2023	 33 minutes	 60 minutes

Private schools

Earlscliffe School	 5 minutes	 12 minutes
Ashford School	 22 minutes	 35 minutes
The King’s School	 37 minutes	 60 minutes
St. Edmunds School	 37 minutes	 1 hour, 5 minutes
Kent College	 42 minutes	 1 hour, 10 minutes

Colleges

East Kent College - Folkestone Ofsted: Outstanding – March 2023	 5 minutes	 12 minutes
East Kent College - Ashford Ofsted: Outstanding – March 2023	 27 minutes	 35 minutes
East Kent College - Canterbury Ofsted: Outstanding – March 2023	 35 minutes	 50 minutes

Universities

Canterbury Christ Church University	 32 minutes	 50 minutes
University for the Creative Arts	 32 minutes	 55 minutes
University of Kent	 37 minutes	 60 minutes

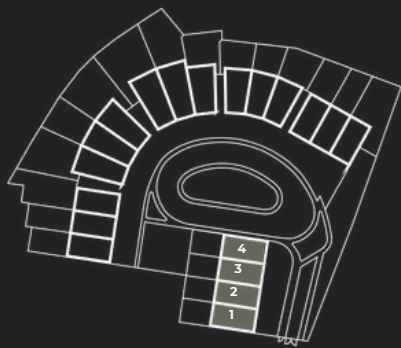


The Crescent

FOLKESTONE | KENT

1-4 The Crescent

5 3 1895 ft² / 176m²

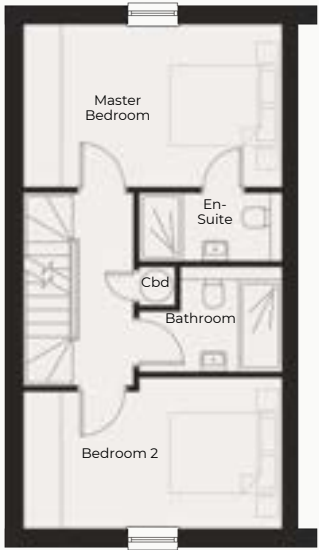


Ground Floor



Kitchen/Dining	2.27m x 3.25m	7' 5" x 10' 8"
Living Room	4.75m x 6.15m	15' 7" x 20' 2"
W/C	2.0m x 0.9m	6' 7" x 2' 11"

First Floor



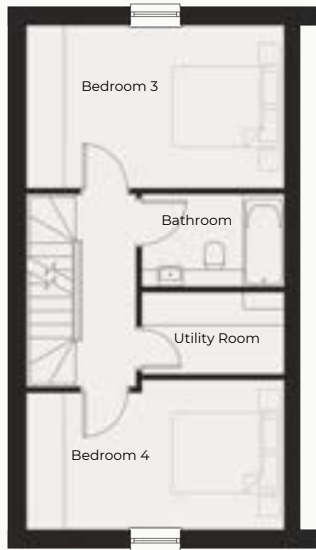
Master bedroom	4.75m x 3.0m	15' 7" x 9' 10"
Master ensuite	2.6m x 1.25m	8' 6" x 4' 1"
Bedroom 2	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.93m	8' 6" x 6' 4"

Second Floor



Bedroom 3	4.75m x 3.0m	15' 7" x 9' 10"
Bedroom 4	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.7m	8' 6" x 5' 7"
Utility	2.6m x 1.5m	8' 6" x 4' 11"

Third Floor

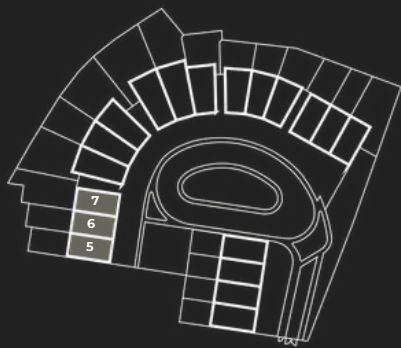


Bedroom 5	5.2m x 4.75m	17' 1" x 15' 7"
Office	4.75m x 3.0m	15' 7" x 9' 10"

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

5-7 The Crescent

5 3 1895 ft² / 176m²

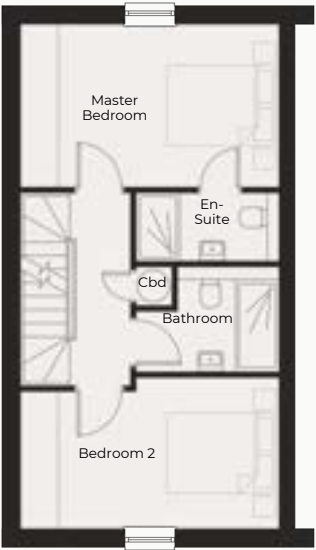


Ground Floor



Kitchen/Dining	2.27m x 3.25m	7' 5" x 10' 8"
Living Room	4.75m x 6.15m	15' 7" x 20' 2"
W/C	2.0m x 0.9m	6' 7" x 2' 11"

First Floor



Master bedroom	4.75m x 3.0m	15' 7" x 9' 10"
Master ensuite	2.6m x 1.25m	8' 6" x 4' 1"
Bedroom 2	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.93m	8' 6" x 6' 4"

Second Floor



Bedroom 3	4.75m x 3.0m	15' 7" x 9' 10"
Bedroom 4	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.7m	8' 6" x 5' 7"
Utility	2.6m x 1.5m	8' 6" x 4' 11"

Third Floor

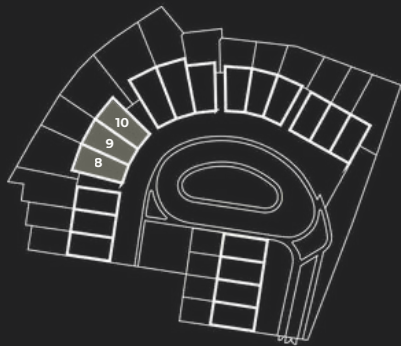


Bedroom 5	5.2m x 4.75m	17' 1" x 15' 7"
Office	4.75m x 3.0m	15' 7" x 9' 10"

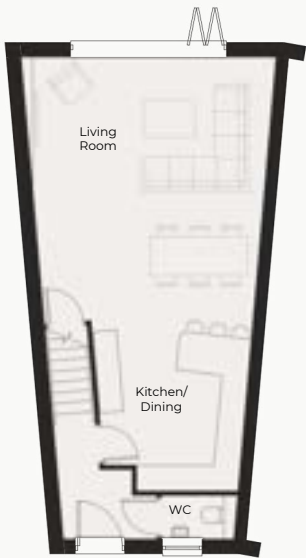
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8-10 The Crescent

 5  4  2100 ft² / 195m²

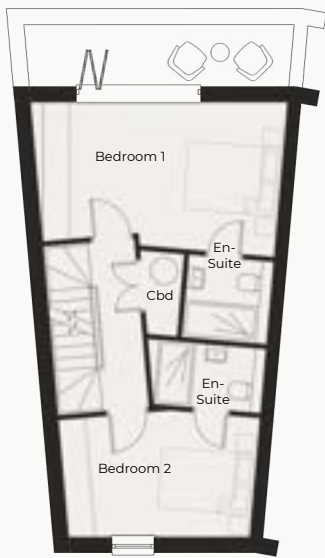


Ground Floor



Kitchen/Dining	3.2m x 4.9m	10' 6" x 16' 1"
Living Room	5.2m x 5.7m	17' 1" x 18' 8"
W/C	1.6m x 1m	5' 3" x 3' 3"

First Floor



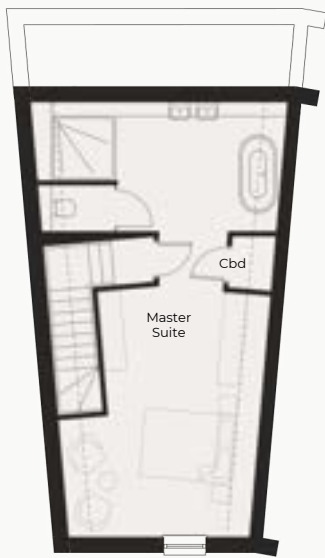
Bedroom 1	5.3m x 3.3m	17' 5" x 10' 10"
Ensuite 1	2m x 1.6m	6' 7" x 5' 3"
Bedroom 2	4.1m x 2.4m	13' 5" x 7' 10"
Ensuite 2	2.3m x 1.3m	7' 7" x 4' 3"

Second Floor



Bedroom 3	5.3m x 3.3m	17' 5" x 10' 10"
Bedroom 4	4.2m x 2.6m	13' 9" x 8' 6"
Bathroom	2.5m x 1.6m	8' 2" x 5' 3"
Utility	2.5m x 1.4m	8' 2" x 4' 7"

Third Floor

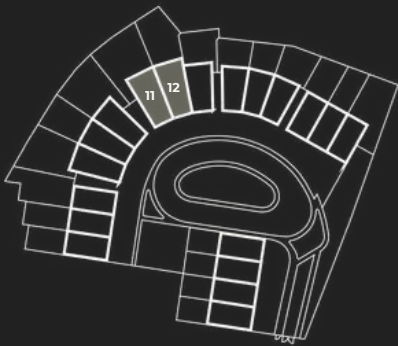


Master bedroom	3.9m x 5.4m	12' 10" x 17' 9"
Master ensuite	4.2m x 2.7m	13' 9" x 8' 10"

Please note: Floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. Furniture and fittings indicative only. Tolman Homes reserves the right to change the specification. These measurements are representative of plot 10. Please discuss the individual plot with the sales advisor for more information.

11-12 The Crescent

5 4 2346 ft² / 217m²

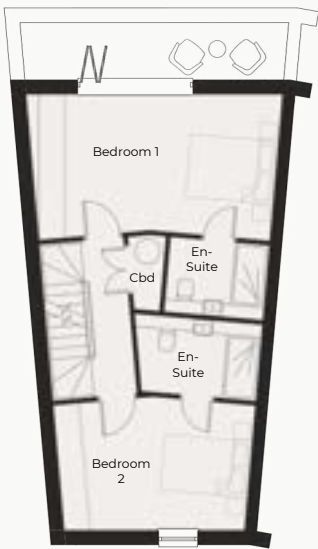


Ground Floor



Kitchen/Dining	2.4m x 6.2m	7' 10" x 20' 4"
Living Room	5.7m x 6.7m	18' 8" x 22' 0"
W/C	1m x 1.4m	3' 3" x 4' 7"

First Floor



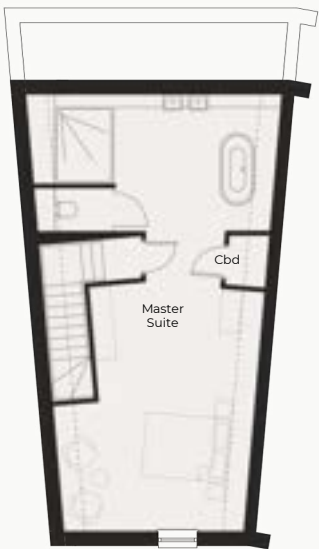
Bedroom 1	5.7m x 3.4m	18' 8" x 11' 2"
Ensuite 1	2.3m x 1.5m	7' 7" x 4' 11"
Bedroom 2	4.6m x 3m	15' 1" x 9' 10"
Ensuite 2	2.8m x 1.5m	9' 2" x 4' 11"

Second Floor



Bedroom 3	5.6m x 3.4m	18' 4" x 11' 2"
Bedroom 4	4.5m x 3m	14' 9" x 9' 10"
Bathroom	2.8m x 1.9m	9' 2" x 6' 3"
Utility	2.9m x 1.5m	9' 6" x 4' 11"

Third Floor

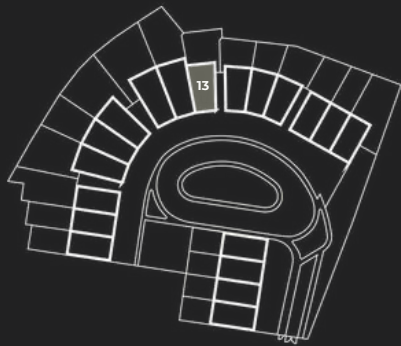


Master bedroom	3.9m x 5.7m	12' 10" x 18' 8"
Master ensuite	4.6m x 3.1m	15' 1" x 10' 2"

Please note: Floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. Furniture and fittings indicative only. Tolman Homes reserves the right to change the specification. These measurements are representative of plot 12. Please discuss the individual plot with the sales advisor for more information.

13 The Crescent

5 4 2239 ft² / 208m²

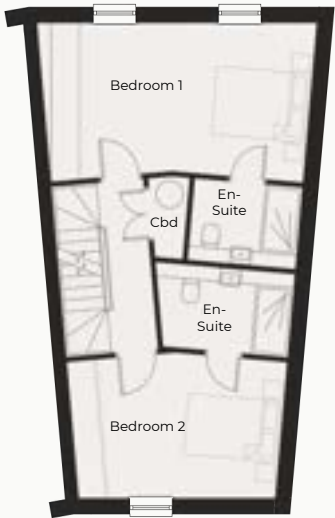


Ground Floor



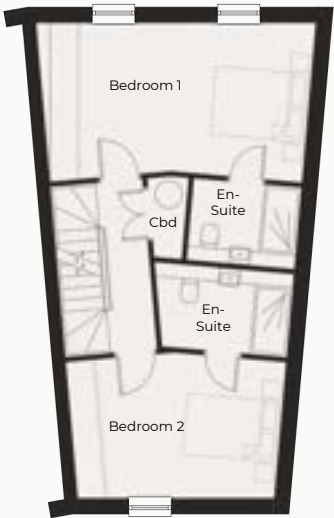
Kitchen/Dining	3.5m x 5m	11' 6" x 16' 5"
Living Room	4.3m x 5.6m	14' 1" x 18' 4"
W/C	1.7m x 0.9m	5' 7"x 2' 11"

First Floor



Bedroom 1	5.6m x 3.4m	18' 4" x 11' 2"
Ensuite 1	2.3m x 1.5m	7' 7" x 4' 11"
Bedroom 2	4.6m x 2.9m	15' 1"x 9' 6"
Ensuite 2	2.8m x 1.5m	9' 2" x 4' 11"

Second Floor



Bedroom 3	5.7m x 3.4m	18' 8" x 11' 2"
Bedroom 4	4.5m x 2.9m	14' 9" x 9' 6"
Bathroom	2.9m x 1.9m	9' 6" x 6' 3"
Utility	3m x 1.5m	9' 10" x 4' 11"

Third Floor

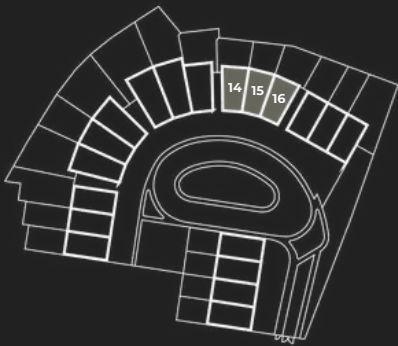


Master bedroom	4.2m x 5.6m	13' 9" x 18' 4"
Master ensuite	4.8m x 3.1m	15' 9" x 10' 2"

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

14-16 The Crescent

5 4 1895 ft² / 176m²

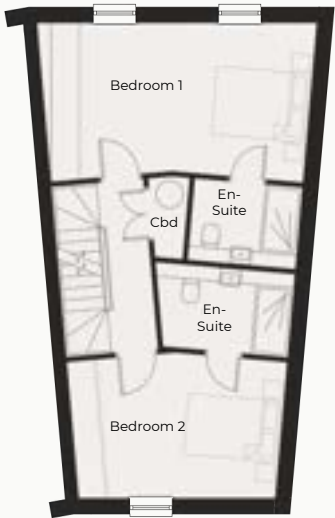


Ground Floor



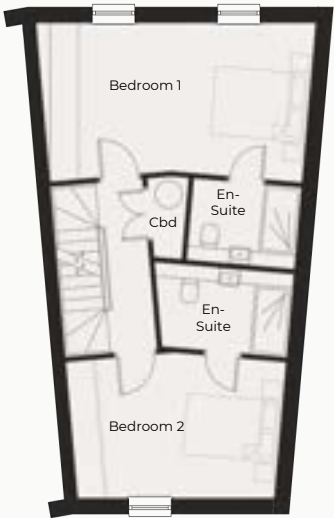
Kitchen/Dining	3.2m x 4.8m	10' 6" x 15' 9"
Living Room	5.3m x 3.7m	17' 5" x 12' 2"
W/C	1.5m x 1m	4' 11" x 3' 3"

First Floor



Bedroom 1	4.7m x 3.3m	15' 5" x 10' 10"
Ensuite 1	1.2m x 1.8m	3' 11" x 5' 11"
Bedroom 2	4.1m x 2.6m	13' 5" x 8' 6"
Ensuite 2	2.1m x 1.4m	6' 11" x 4' 7"

Second Floor



Bedroom 3	5.3m x 2.4m	17' 5" x 7' 10"
Bedroom 4	4.2m x 2.5m	13' 9" x 8' 2"
Bathroom	2.7m x 1.6m	8' 10" x 5' 3"
Utility	2.7m x 1.4m	8' 6" x 4' 7"

Third Floor

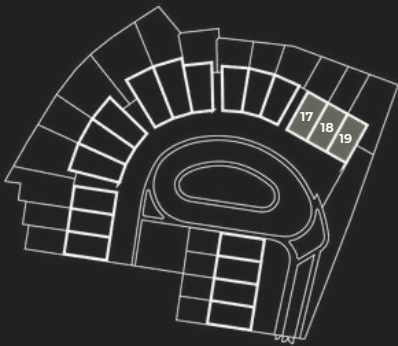


Master bedroom	3.9m x 5.4m	12' 10" x 17' 9"
Master ensuite	4.2m x 2.6m	13' 9" x 8' 6"

Please note: Floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. Furniture and fittings indicative only. Tolman Homes reserves the right to change the specification. These measurements are representative of plot 16. Please discuss the individual plot with the sales advisor for more information.

17-19 The Crescent

4 3 1500 ft² / 140m²

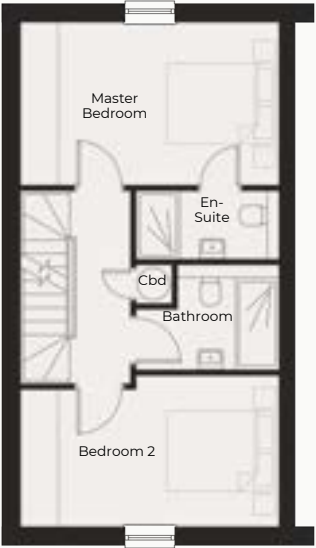


Ground Floor



Kitchen/Dining	2.27m x 3.25m	7' 5" x 10' 8"
Living Room	4.75m x 6.15m	15' 7" x 20' 2"
W/C	2.0m x 0.9m	6' 7" x 2' 11"

First Floor



Master bedroom	4.75m x 3.0m	15' 7" x 9' 10"
Master ensuite	2.6m x 1.25m	8' 6" x 4' 1"
Bedroom 2	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.93m	8' 6" x 6' 4"

Second Floor



Bedroom 3	4.75m x 3.0m	15' 7" x 9' 10"
Bedroom 4	4.75m x 2.8m	15' 7" x 9' 2"
Bathroom	2.6m x 1.7m	8' 6" x 5' 7"
Utility	2.6m x 1.5m	8' 6" x 4' 11"

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Specification

Every home at The Crescent is shaped with care - thoughtful materials, practical design and a quiet layer of refinement running through every space. What follows is a closer look at the specification, bringing together long-lasting craftsmanship, energy-efficient technology and considered details that make everyday living feel that little bit easier.



Structural & External Features

- Homes are constructed in a mixture of Crest Kingston Weathered Gault and Nero Black bricks finished with a grey tiled roof and black guttering, giving a timeless, distinctive look.
- Black aluminium triple-glazed windows, bifold doors and a matching front door combine style with energy efficiency.
- External lighting is thoughtfully placed at the front and rear of each property.
- Patios, terraces and paths are paved in natural stone, with fully landscaped gardens, turf, and close-board fencing to define boundaries.
- The development features block-paved roads
- Each home has a driveway with an EV charging point.



Internal Construction & Finishes

- Amtico LVT runs through the ground floor, complemented by thick, high-quality carpet in the lounge and bedrooms.
- White panelled doors are paired with matt black handles and fittings.
- Skirtings and architraves are a modern style, and finished in white.
- Staircases feature a black handrail

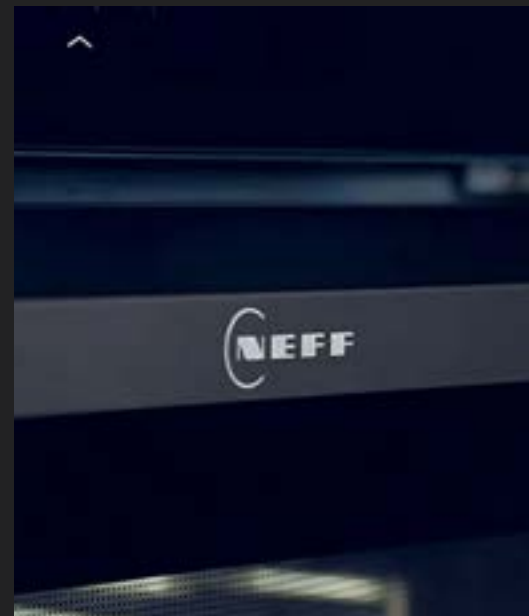
Kitchen and Utility

- Kitchens by Roma Interiors feature contemporary handleless cabinet paired with quartz worktops, splashbacks and upstands.
- Composite sinks are complemented with brushed stainless steel taps.
- Integrated Neff appliances include 2 single ovens, 5 ring induction hob alongside Bosch integrated fridge freezer, dishwasher and a wine cooler in selected plots.
- Utility areas include a stainless steel sink and space with plumbing for a washing machine and tumble dryer.



Bathrooms & Ensuites

- Bathrooms feature white sanitaryware with brushed chrome fittings for a clean, contemporary look.
- Walk-in showers include a rain shower head, handheld shower and overflow bath filler, all controlled by easy-access valves.
- Vanity units and illuminated electric mirrors provide storage and convenience.
- A choice of contemporary wall and floor tiling allows a personalised finish.
- Black heated towel rails add comfort and style.



Heating & Hot Water

- Underfloor heating is installed throughout the ground floor, with conventional radiators to the first floor, all controllable via smart thermostats.
- Gas fired central heating and hot water system

Electrical & Technology

- Brushed chrome sockets and switches provide a stylish and practical finish.
- Lighting combines white downlights and pendant fittings to create a balanced scheme.
- TV and data points are installed in lounges, offices and bedrooms to ensure connectivity.



Safety Features

- Smoke and carbon monoxide detectors are fitted throughout each home.
- Fire doors are installed where required to enhance safety.



Sustainability

At Tolman Homes, sustainability is built in - not added on. Every home is designed with the future in mind, using high-performance insulation, airtight construction, energy-efficient windows and doors, energy-saving lighting and smart heating controls to reduce energy use and increase comfort.



From here, we go further - with features such as EV charging points and solar panels and - helping homes at The Crescent work smarter, last longer and live lighter on the planet.



Solar Panels

Harnessing renewable energy to support day-to-day living and reduce running costs.



Insulation & Glazing

High-performance insulation and airtight, windows and doors - for better temperature control and lower emissions.



EV Charging Points

Making it easier to transition to electric vehicles and reduce reliance on fossil fuels.



Biodiverse Landscaping

Biodiversity-enhancing landscaping - From thoughtful planting to habitat-friendly garden spaces, we aim to enrich the natural environment, not just build on it.



Energy-Saving Lighting

Lower electricity bills and improved carbon footprint without compromising on brightness, warmth or atmosphere.



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 developments

CRAFTED WITH CARE AND BUILT TO LAST.

Every development reflects our commitment to quality, thoughtful design, and attention to detail. Explore where we've built before, where we're building now, and what's coming next.



The Coppice - Saltwood | Kent



Grasslands - Ashford | Kent



Bay Tree House - Hythe | Kent



Oaks Green - Bethersden | Kent

COMING SOON

Nursery Fields

WOODNESBOROUGH | KENT

Set within the village of Woodnesborough, this bespoke collection of eight barn-style homes brings countryside calm together with crafted design and modern comfort.

www.tolmanhomes.co.uk/nursery-fields



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