

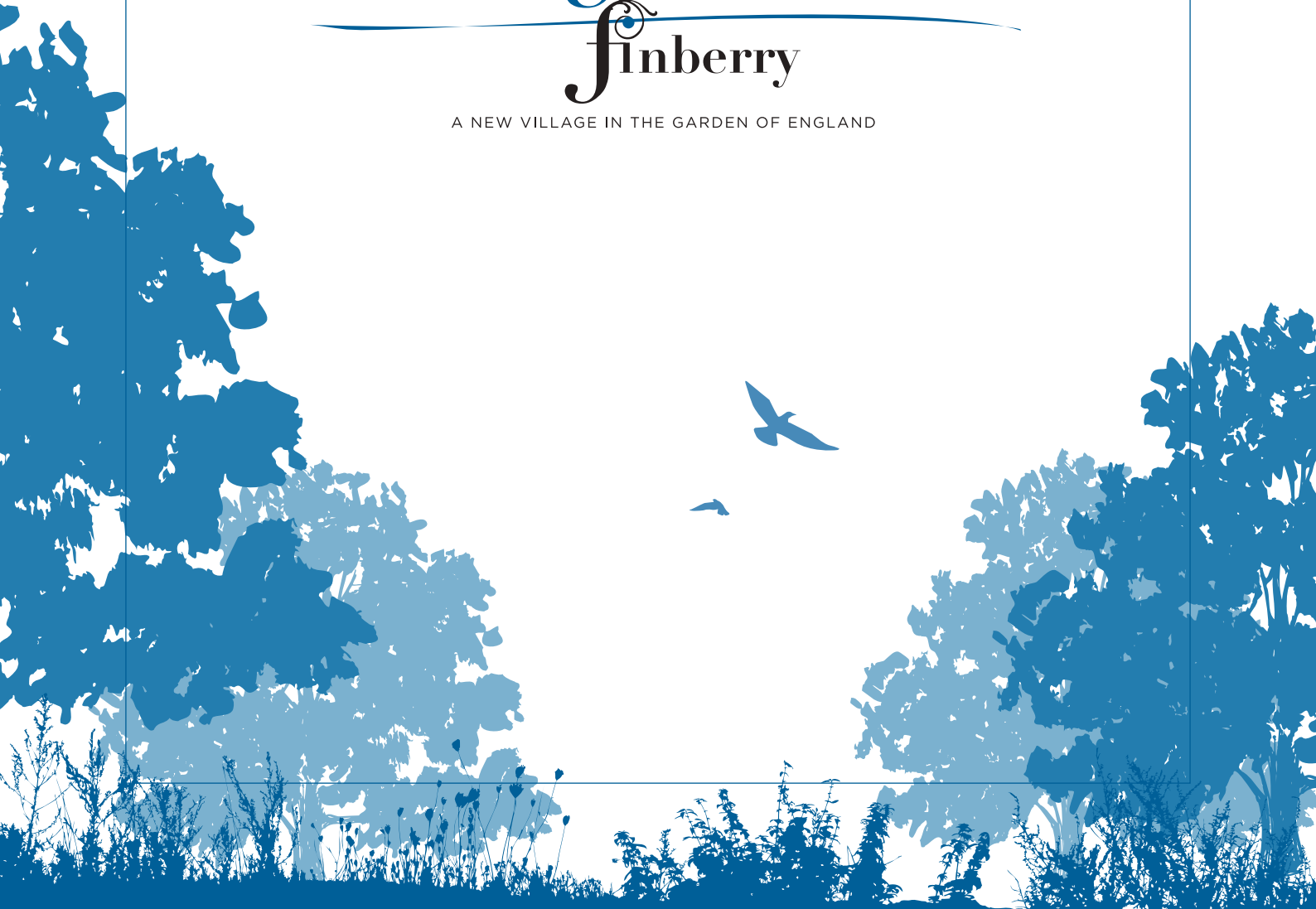


Crest  
NICHOLSON



# The Village Centre Finberry

A NEW VILLAGE IN THE GARDEN OF ENGLAND





The  
Village Centre  
Finberry

A NEW VILLAGE IN THE GARDEN OF ENGLAND

## WELCOME TO THE VILLAGE CENTRE

The Village Centre is the latest exciting phase at Finberry, a new village in the Garden of England. It features a choice of apartments and houses, designed with inspiration, built to exceptionally high standards and with all the features you'd expect in a 21st century home.

Living at The Village Centre means easy access to a range of amenities, including shops, a school and a community centre. There are green spaces for you to relax, countryside close at hand to enjoy long walks and family-friendly facilities to enjoy.

A home at The Village Centre combines comfort and convenience to offer a better lifestyle for you.

# FINBERRY FROM THE SKY

## THIS IS FINBERRY - A PLACE WITH A RICH HISTORY AND HERITAGE.

Imagine living in a place that feels like a traditional village, but boasts all the conveniences and comforts we expect in our busy lifestyles. That's the concept behind Finberry.

An archaeological survey has found evidence of life on the Finberry site dating back 12 millennia, giving you a feeling of continuity with the past.

- 1 Captain's wood conservation and amenity area
- 2 Landscaping to the front and entrance of Finberry
- 3 The Village Centre with primary school, food store, proposed shops and a public house
- 4 River Stour tributary
- 5 Water meadows
- 6 Existing farmland
- 7 80 bedroom extra care facility (coming soon)
- 8 Community centre and sports pitches (coming soon)
- 9 Neighbourhood play areas
- 10 Primary school



THE VILLAGE CENTRE

# The Village Centre Finberry

## COMMUNITY FACILITIES

**1 AND 2 BEDROOM APARTMENTS**

- THE ASHTON
- THE HENSLOW
- THE HEYWOOD

**2 BEDROOM COACH HOUSES**

- THE TUNSTALL

**2 BEDROOM COTTAGES**

- THE BROOK

**3 BEDROOM HOUSES**

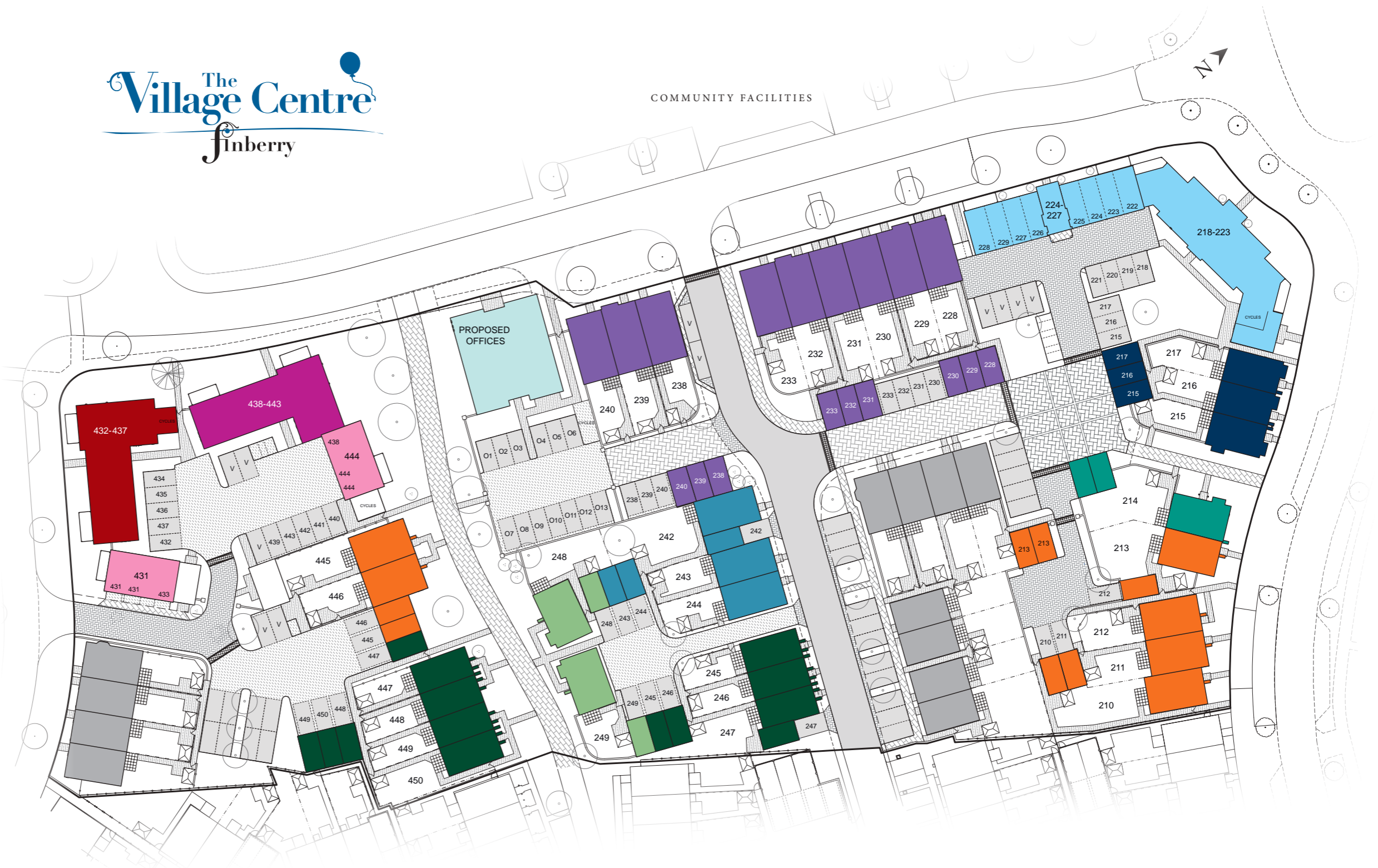
- THE HAWKENBURY
- THE FARTHING
- THE FAIRFIELD
- THE SANDHURST
- THE CRANBROOK

**LIVE/WORK HOUSES**

- THE WINSLOW

Please speak to a Sales Advisor for more information

HOUSING ASSOCIATION PROPERTIES



# THERE'S NO PLACE LIKE HOME

## KITCHENS

- Choice of fully fitted Commodore kitchens with laminate worktop and upstand\*
- Apartments to feature Moon Light Grey wall units & Newport Country Oak base units, with Glacial Storm laminate worktop
- Bosch gas hob with integrated extractor fan\*
- Bosch single or double integrated electric oven
- Glass splashback to the hob
- Integrated Bosch fridge freezer
- Integrated Bosch washer/dryer included to apartments and coach houses only
- Low energy lighting to underside of wall units
- Recycling bins incorporated into a kitchen base unit
- Stainless steel 1 1/2 bowl sink in kitchen with Hansgrohe mono block tap
- Plumbing for freestanding washer/dryer †
- Removable base unit and plumbing for dishwasher
- Space and plumbing for a freestanding washing machine and tumble dryer

## BATHROOM

- Contemporary fully-fitted Roca Gap sanitaryware in white
- Shower enclosure to en-suite
- Chrome Hansgrohe taps and shower fittings, aerated to save on water bills
- Choice of Amtico Spacia flooring to bathroom, en-suites and cloakrooms\*
- Choice of ceramic wall tiles from the Porcelanosa range\*
- Tiles fitted at full height to bath and shower enclosures and half height tiling to other walls with sanitaryware

## JOINERY & DOORS

- White painted satin finish architraves, door frames and skirting boards
- Foil wrapped oak internal doors with chrome furniture
- Portico fitted wardrobes with white glass sliding doors to the master bedroom

## CENTRAL HEATING

- Energy efficient gas fired central heating to help reduce your fuel bills
- Radiators to all rooms and hallways

## ELECTRICAL

- White low energy recessed downlighters to the kitchen, bathroom, en-suite and cloakroom, whilst all other rooms will have low energy pendant lighting
- Fibre Optic BT points fitted to the living room and master bedroom
- Lighting to loft (where applicable)
- Low energy security lamp fitted to the front door with automatic shut off
- Wiring for satellite TV to the living room and bedroom 1+
- Media plate also provided in living room
- Master BT socket in the hall cupboard ∞
- Shaver socket to bathroom and en-suite
- Power and lighting to some carports where applicable †
- Numerous power points throughout
- Heated towel rails to bathroom and en-suite

\* Subject to stage of construction.

• The location of plumbing in some homes may vary.

† SKY product subject to customer subscription and additional wiring undertaken by SKY engineers

## DECORATION

- White painted ceilings
- Bathroom, en-suite and cloakroom to be painted white
- Houses finished in Smoked Glass throughout
- Apartments to be painted white

## EXTERNAL FINISHES

- Landscaped front gardens
- Turf to rear gardens

## SECURITY AND PEACE OF MIND

- External doors with multipoint locking system
- Mains operated smoke and carbon monoxide detectors fitted
- Sealed unit double glazed windows to ensure minimal heat loss and exceptional sound insulation
- Window security locks fitted to the latest NHBC standards
- GRP front doors
- U'PVC French doors

## WARRANTY AND AFTER CARE

- Each home comes complete with a 10 year NHBC warranty against structural defects, you will receive the support from our customer care team for the first two years. Each property is thoroughly inspected before being handed over to its owner and advice is provided on the best way to look after the property in the future.

‡ Please ask Sales Advisors for more details.

∞ Please note there are limited broadband providers for Fibre Optic please ask Sales Advisors for more details.



*Good quality fittings and practical solutions to everyday living*





The  
**Village Centre**  
Finberry

## APARTMENTS

*The spacious apartments at The Village Centre offer open plan living accommodation, quality specification kitchens and well proportioned double bedrooms. Each home also benefits from its own private parking space.*





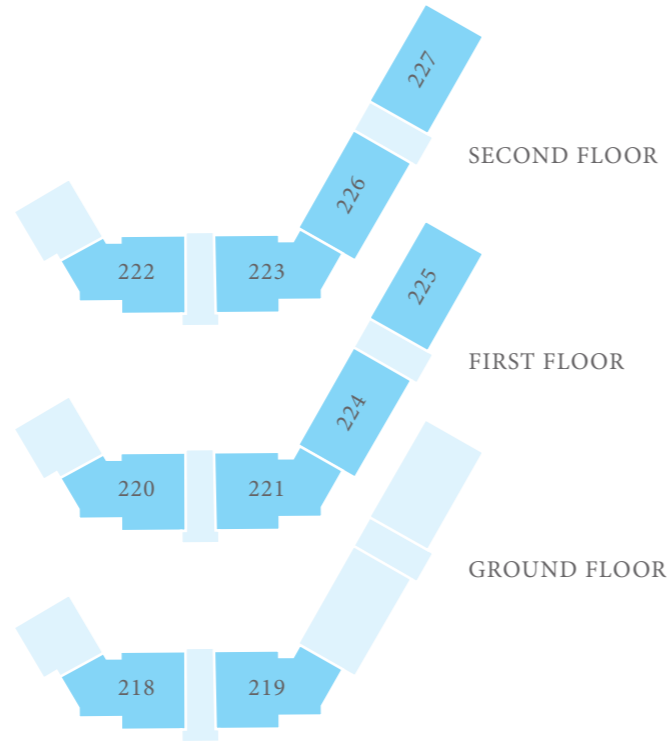
# THE ASHTON APARTMENTS

2 Bedroom Apartments

PLOTS 218 | 219 | 220 | 221 | 222  
223† | 224 | 225 | 226 | 227

**TOTAL FLOOR SPACE**

Plots 218 - 221 83.71m<sup>2</sup> 900.9ft<sup>2</sup>



**APARTMENT TYPE 1**

PLOTS 218 | 220

Bedroom 1	4.37 x 3.39m	14'4 x 11'2
Bedroom 2	4.37 x 3.09m	14'4 x 10'2
Kitchen/Living/Dining	5.60 x 4.60m	18'5 x 15'1

**APARTMENT TYPE 2**

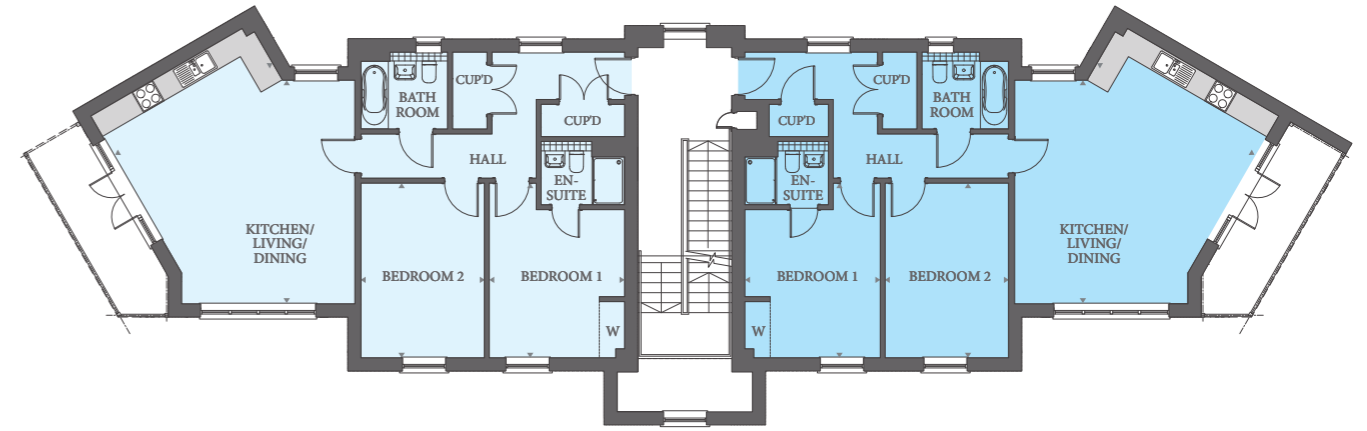
PLOTS 219 | 221

Bedroom 1	4.37 x 3.39m	14'4 x 11'2
Bedroom 2	4.37 x 3.09m	14'4 x 10'2
Kitchen/Living/Dining	5.60 x 4.60m	18'5 x 15'1

For full disclaimer details relating to these floor plans, please see back page.



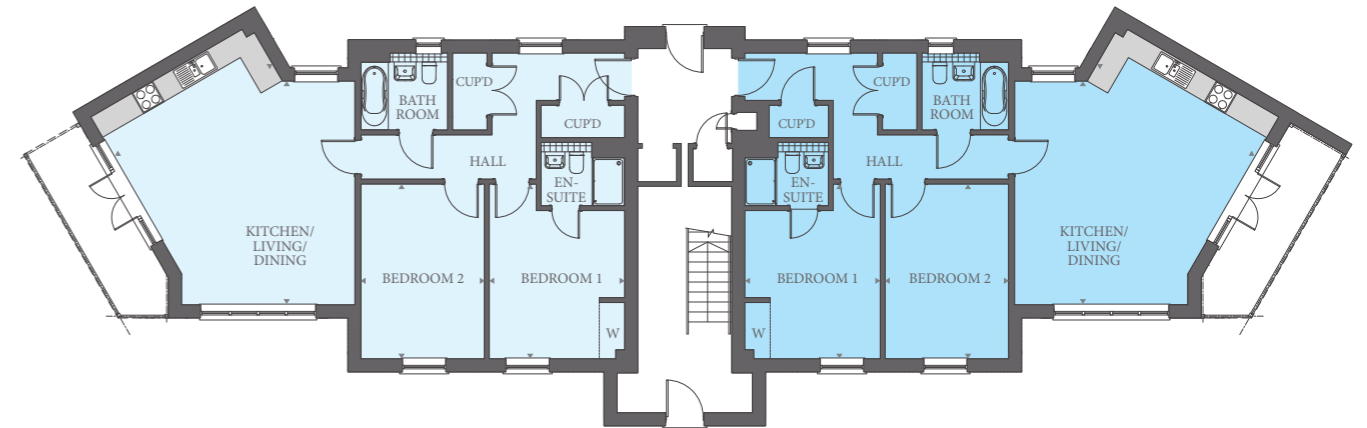
**FIRST FLOOR**



APARTMENT TYPE 1, PLOT 220

APARTMENT TYPE 2, PLOT 221

**GROUND FLOOR**



APARTMENT TYPE 1, PLOT 218

APARTMENT TYPE 2, PLOT 219



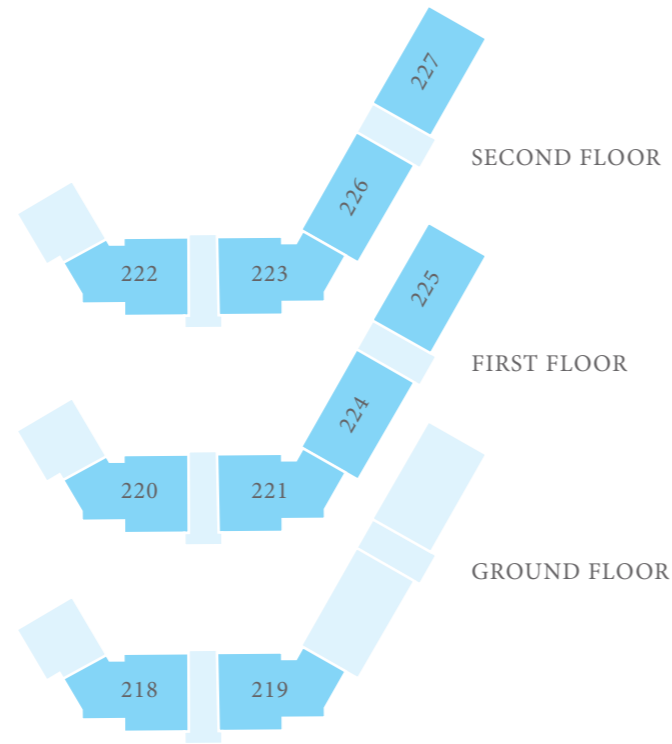
# THE ASHTON APARTMENTS

1 and 2 Bedroom Apartments

PLOTS 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227

**TOTAL FLOOR SPACE**

Plots 222, 223	53.1m <sup>2</sup>	572ft <sup>2</sup>
Plots 224 - 227	73.2m <sup>2</sup>	787.9ft <sup>2</sup>



**APARTMENT TYPE 3**

PLOTS 224 | 225 | 226 | 227

Bedroom 1	3.71 x 3.43m	12'2 x 11'3
Bedroom 2	3.43 x 3.42m	11'3 x 11'3
Kitchen/Living/Dining	6.42 x 4.19m	21'1 x 13'9

**APARTMENT TYPE 4**

PLOTS 222 | 223

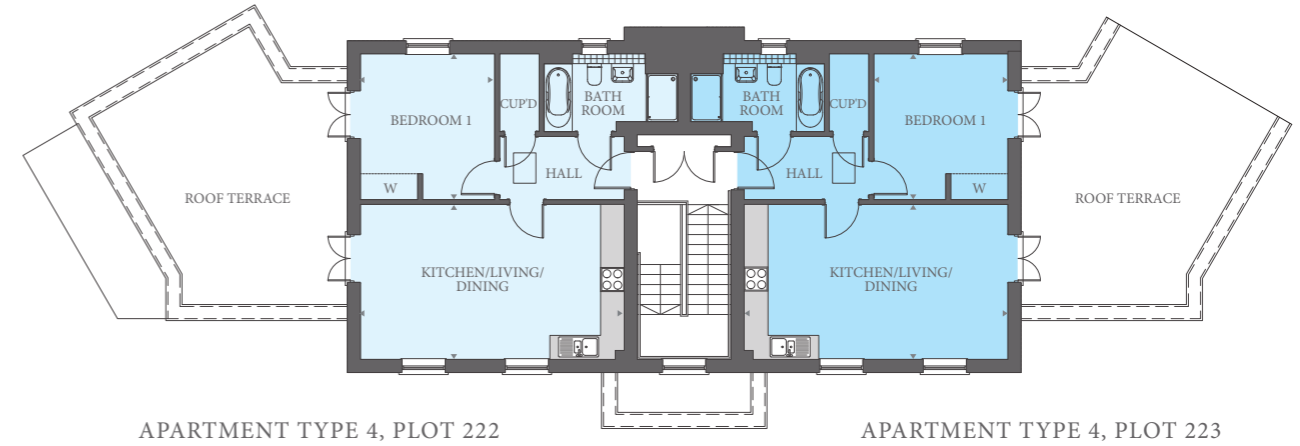
Bedroom 1	3.65 x 3.36m	12'0 x 11'0
Kitchen/Living/Dining	6.60 x 3.88m	21'8 x 12'9

\* Loft hatch to Plots 226 and 227 only.

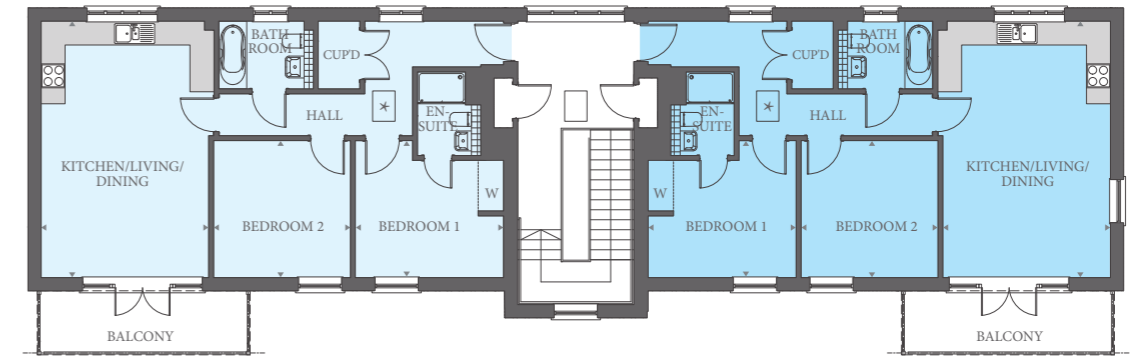
For full disclaimer details relating to these floor plans, please see back page.



**SECOND FLOOR**



**FIRST & SECOND FLOORS**



APARTMENT TYPE 3, PLOTS 224 and 226

APARTMENT TYPE 3, PLOTS 225 and 227





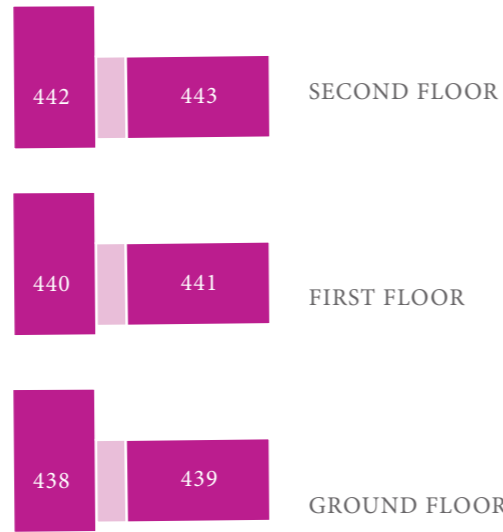
# THE HENSLOW APARTMENTS

2 Bedroom Apartments

**PLOTS** 438 | 439 | 440  
441 | 442 | 443

**TOTAL FLOOR SPACE**

Plots 438, 440, 442	70.1m <sup>2</sup>	754.5ft <sup>2</sup>
Plots 439, 441, 443	72.7m <sup>2</sup>	782.5ft <sup>2</sup>



**APARTMENT TYPE 1**

**PLOTS** 438 | 440 | 442

Bedroom 1	4.60 x 3.06m	15'1 x 10'1
Bedroom 2	3.82 x 3.18m	12'7 x 10'5
Kitchen/Living/Dining	6.42 x 4.47m	21'1 x 14'8

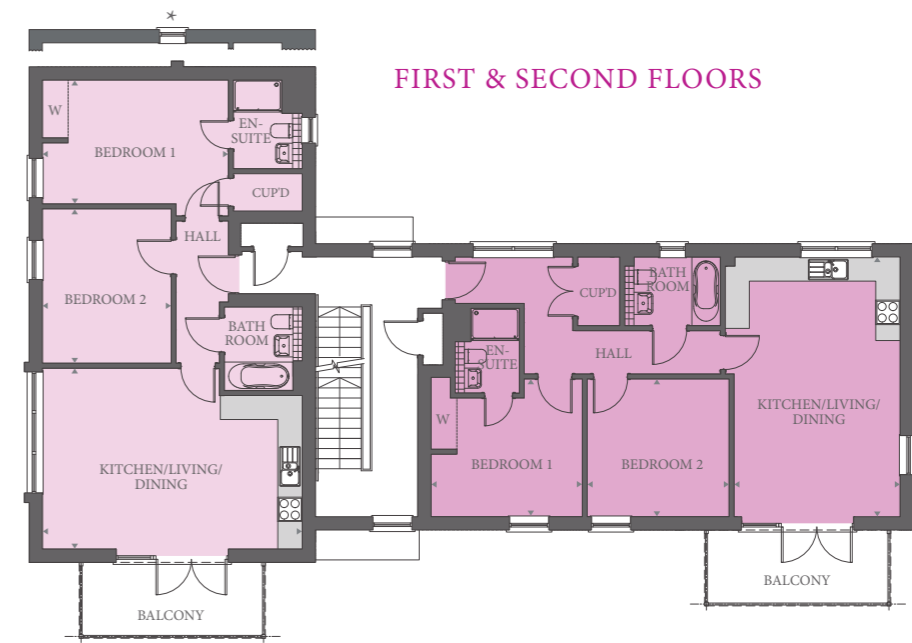
**APARTMENT TYPE 2**

**PLOTS** 439 | 441 | 443

Bedroom 1	3.73 x 3.40m	12'3 x 11'2
Bedroom 2	3.51 x 3.40m	11'6 x 11'2
Kitchen/Living/Dining	6.42 x 4.32m	21'1 x 14'2

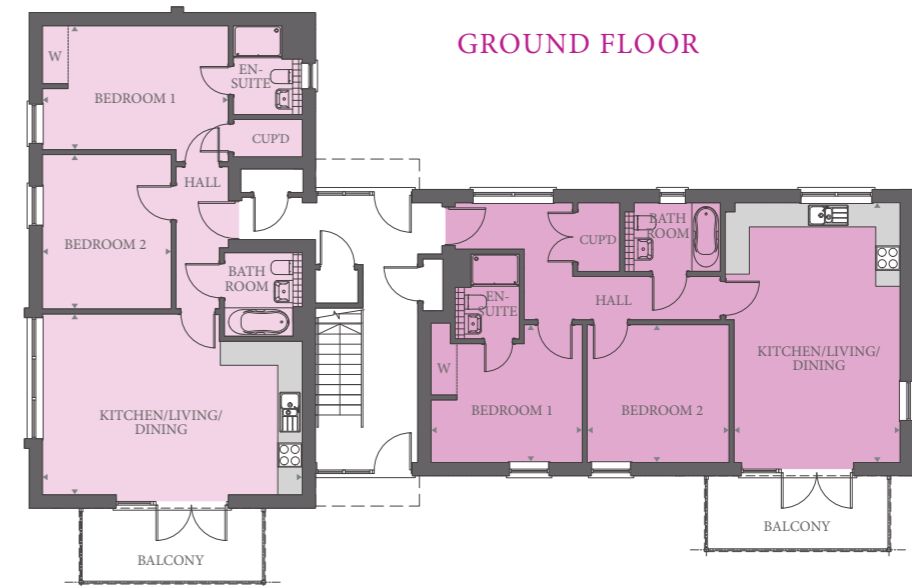
\* Window extract to second floor only.

For full disclaimer details relating to these floor plans, please see back page.



APARTMENT TYPE 1,  
PLOTS 440 and 442

APARTMENT TYPE 2,  
PLOTS 441 and 443



APARTMENT TYPE 1,  
PLOT 438

APARTMENT TYPE 2,  
PLOT 439



# THE HEYWOOD APARTMENTS

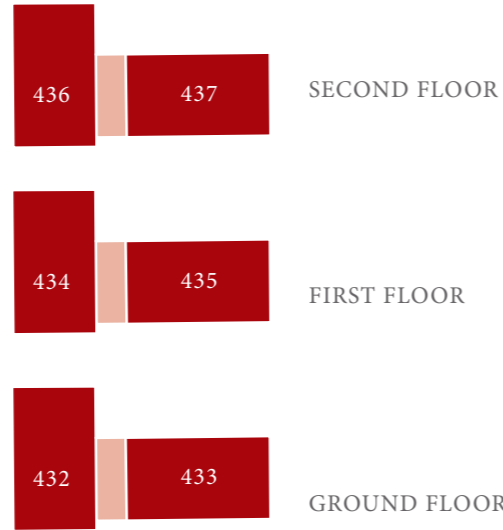
2 Bedroom Apartments



**PLOTS** 432 | 433 | 434  
435 | 436 | 437

**TOTAL FLOOR SPACE**

Plots 432, 434, 436	70.1m <sup>2</sup>	754.5ft <sup>2</sup>
Plots 433, 435, 437	72.7m <sup>2</sup>	782.5ft <sup>2</sup>



**APARTMENT TYPE 1**

PLOTS 432 | 434 | 436

Bedroom 1	4.60 x 3.06m	15'1 x 10'1
Bedroom 2	3.82 x 3.18m	12'7 x 10'5
Kitchen/Living/Dining	6.42 x 4.47m	21'1 x 14'8

**APARTMENT TYPE 2**

PLOTS 433 | 435 | 437

Bedroom 1	3.73 x 3.40m	12'3 x 11'2
Bedroom 2	3.51 x 3.40m	11'6 x 11'2
Kitchen/Living/Dining	6.42 x 4.32m	21'1 x 14'2

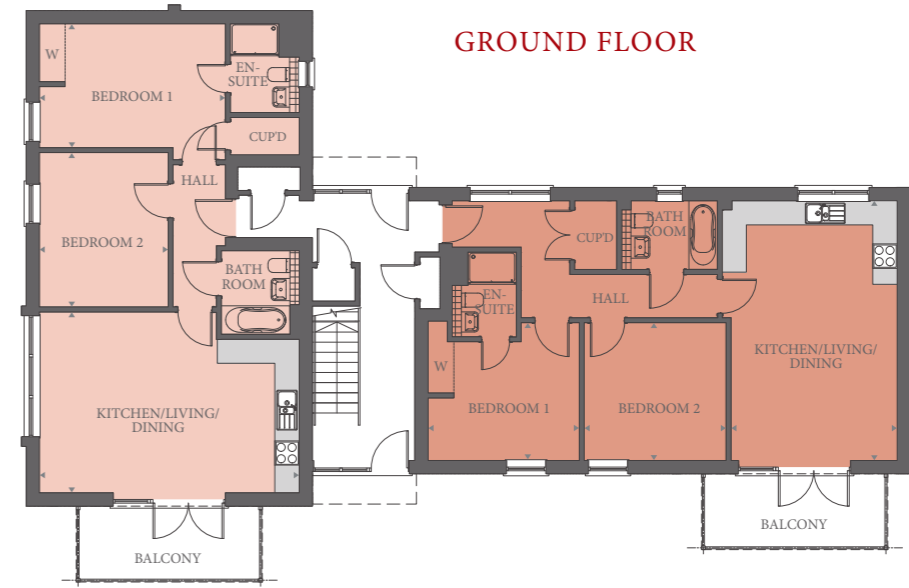
\* Window extract to second floor only.

For full disclaimer details relating to these floor plans, please see back page.



APARTMENT TYPE 1,  
PLOTS 434 and 436

APARTMENT TYPE 2,  
PLOTS 435 and 437



APARTMENT TYPE 1,  
PLOT 432

APARTMENT TYPE 2,  
PLOT 433



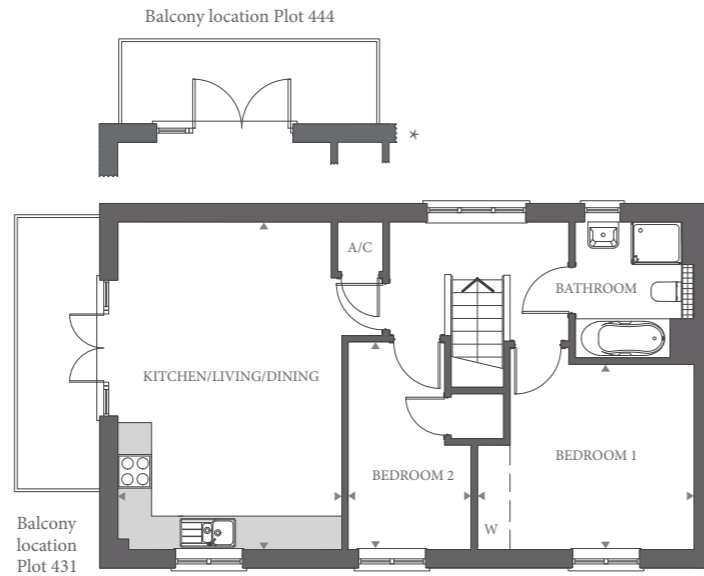
**THE TUNSTALL**  
2 Bedroom Coach Houses

PLOTS 431 † 444 †

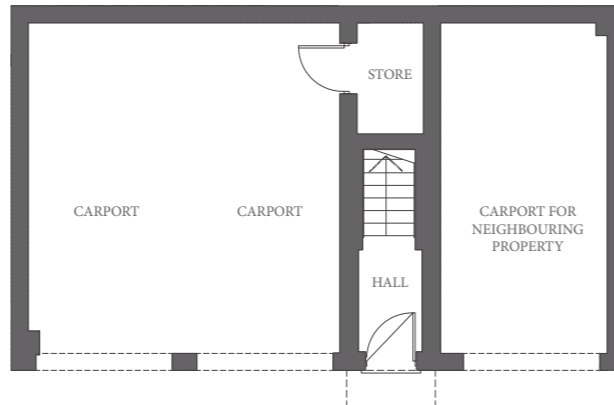
TOTAL FLOOR SPACE 64.5m<sup>2</sup>/694.3ft<sup>2</sup>

FIRST FLOOR

Bedroom 1	3.31 x 3.29m	10'10 x 10'10
Bedroom 2	3.71 x 2.19m	12'2 x 7'3
Kitchen/Living/ Dining	5.85 x 3.99m	19'3 x 13'2



GROUND FLOOR



\* Wall layouts as per Plots 444, which extracts to rear.  
† Plot 444 is handed.

For full disclaimer details relating to these floor plans, please see back page.





The Village Centre  
Finberry

## 2 BEDROOM COTTAGES

*Boasting an open plan living/dining space and kitchen, these beautiful two bedroom cottages have been designed with you in mind. Each home also benefits from a carport or parking space.*





# THE BROOK

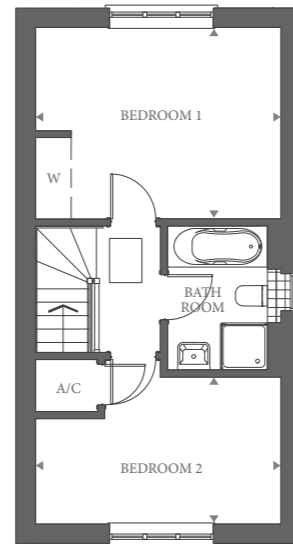
2 Bedroom Cottage

PLOTS 245 | 246 | 247† | 447  
448† | 449 | 450†

TOTAL FLOOR SPACE 70.46m<sup>2</sup>/757.7ft<sup>2</sup>

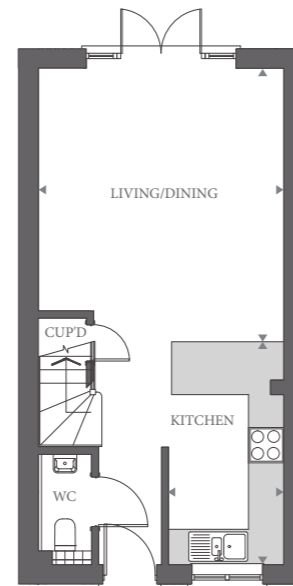
## FIRST FLOOR

Bedroom 1	4.17 x 3.25m	13'8 x 10'8
Bedroom 2	4.17 x 2.49m	13'8 x 8'2



## GROUND FLOOR

Living/Dining	4.65 x 4.17m	15'3 x 13'8
Kitchen	3.79 x 1.95m	12'5 x 6'5



† Plots 247, 448 and 450 are handed.

For full disclaimer details relating to these floor plans, please see back page.



The  
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Finberry

## 3 BEDROOM HOUSES

*With three well-proportioned bedrooms, an en-suite, open plan kitchen and dining area and spacious living room, these are houses with plenty of space to entertain or simply enjoy some time to yourself.*





# THE HAWKENBURY

3 Bedroom House

PLOTS 210 | 211 | 212† | 213  
445† | 446

TOTAL FLOOR SPACE 89.2m<sup>2</sup>/960.1ft<sup>2</sup>

## FIRST FLOOR

Bedroom 1	3.04 x 2.70m	10'0 x 8'10
Bedroom 2	3.01 x 3.01m	9'11 x 9'11
Bedroom 3	3.00 x 2.47m	9'10 x 8'2

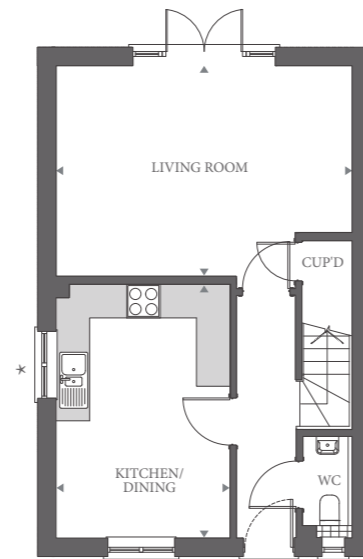
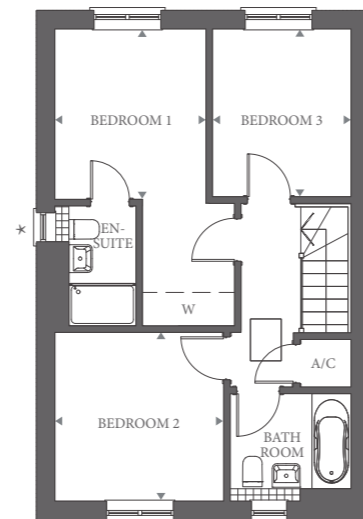
## GROUND FLOOR

Living Room	5.29 x 3.76m	17'5 x 12'4
Kitchen/Dining	4.53 x 3.10m	14'11 x 10'2

\*Window omitted on Plots 211 and 446 only.

† Plots 212 and 445 are handed.

For full disclaimer details relating to these floor plans, please see back page.



# THE FARTHING

3 Bedroom House



PLOTS 242 | 243 | 244†

TOTAL FLOOR SPACE 87m<sup>2</sup>/936.4ft<sup>2</sup>

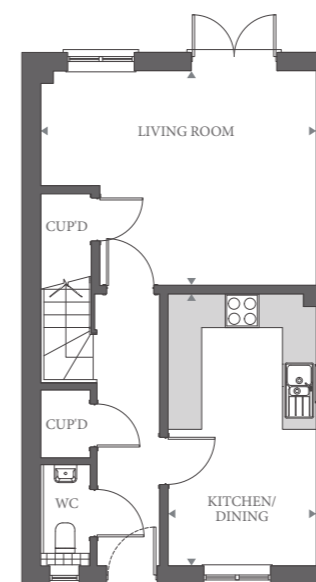
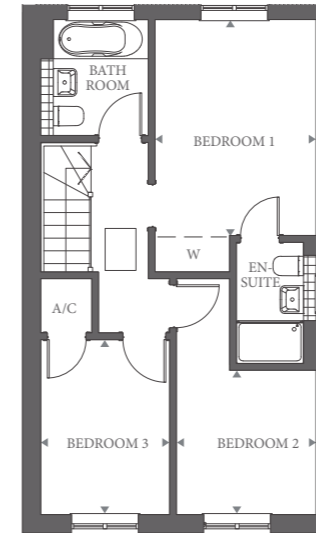
## FIRST FLOOR

Bedroom 1	3.86 x 2.87m	12'8 x 9'5
Bedroom 2	2.58 x 2.49m	8'6 x 8'2
Bedroom 3	3.12 x 2.30m	10'3 x 7'7

## GROUND FLOOR

Living Room	4.92 x 3.84m	16'2 x 12'7
Kitchen/Dining	4.86 x 2.64m	15'11 x 8'8

† Plot 244 is handed.





# THE FAIRFIELD

3 Bedroom House

PLOT 214

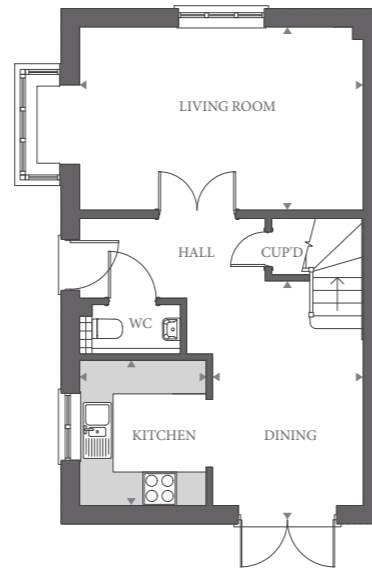
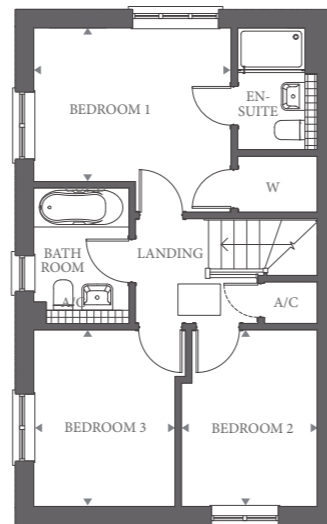
TOTAL FLOOR SPACE 86.6m<sup>2</sup>/932.1ft<sup>2</sup>

## FIRST FLOOR

Bedroom 1	3.52 x 2.74m	11'7 x 9'0
Bedroom 2	3.15 x 2.52m	10'4 x 8'3
Bedroom 3	3.15 x 2.43m	10'4 x 8'0

## GROUND FLOOR

Living Room	5.06 x 3.27m	16'8 x 10'9
Kitchen	2.59 x 2.26m	8'6 x 7'5
Dining	4.01 x 2.69m	13'2 x 8'10



For full disclaimer details relating to these floor plans, please see back page.



# THE SANDHURST

3 Bedroom House



PLOTS 248 | 249†

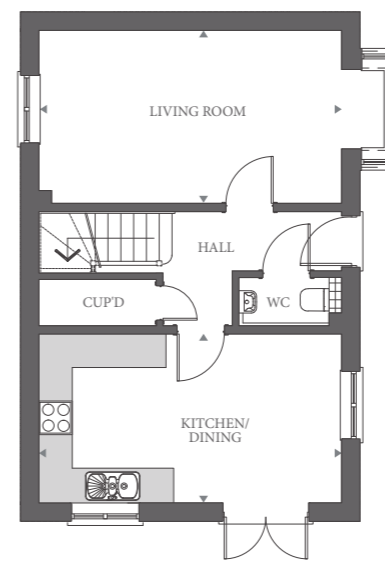
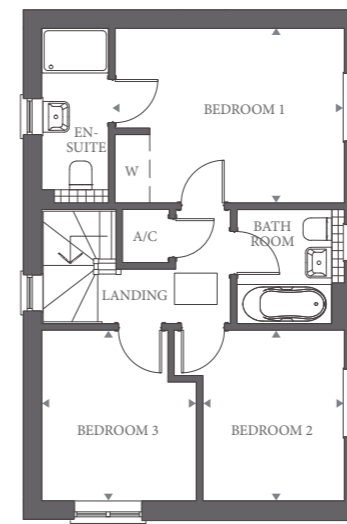
TOTAL FLOOR SPACE 91.2m<sup>2</sup>/981.6ft<sup>2</sup>

## FIRST FLOOR

Bedroom 1	4.09 x 3.12m	13'5 x 10'3
Bedroom 2	3.05 x 2.53m	10'0 x 8'4
Bedroom 3	3.05 x 2.76m	10'0 x 9'1

## GROUND FLOOR

Living Room	5.40 x 3.09m	17'9 x 10'2
Kitchen/Dining	5.40 x 3.02m	17'9 x 9'11



† Plot 249 is handed.





# THE CRANBROOK

3 Bedroom House

## FIRST FLOOR

Bedroom 2	4.73 x 2.65m	15'6 x 8'9
Bedroom 3	3.09 x 2.61m	10'2 x 8'7
Study	2.00 x 1.83m	6'7 x 6'0

## SECOND FLOOR

Bedroom 1	6.01 x 3.57m	19'9 x 11'9
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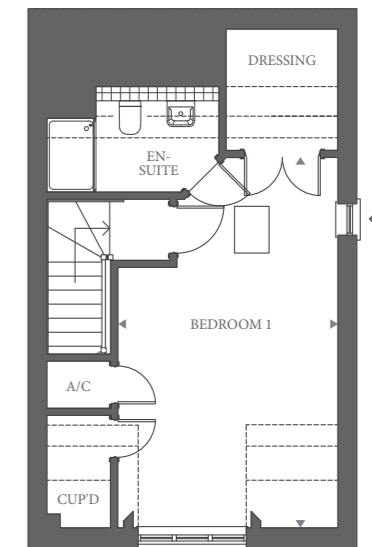
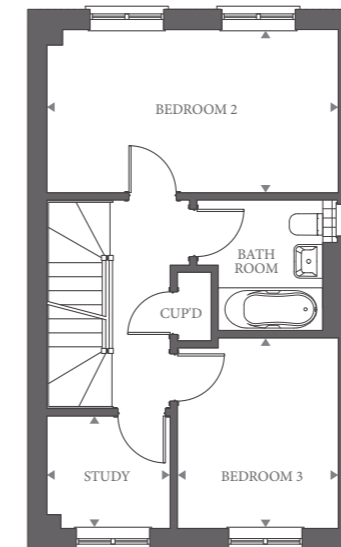
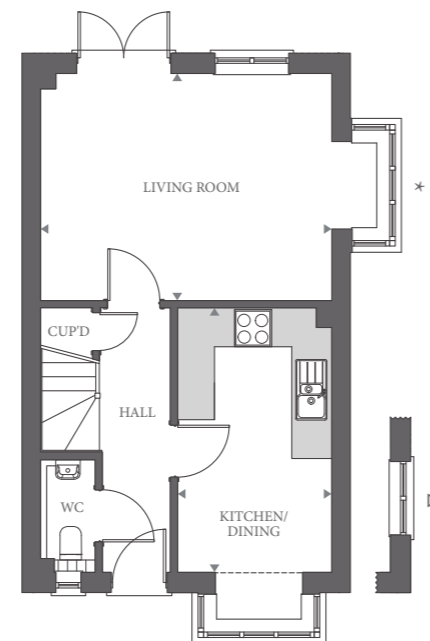
PLOTS 215† | 216 | 217

### TOTAL FLOOR SPACE

Plot 215	112.2m <sup>2</sup>	1207ft <sup>2</sup>
Plots 216, 217	111.1m <sup>2</sup>	1196ft <sup>2</sup>

### GROUND FLOOR

Living Room	4.73 x 3.69m	15'6 x 12'1
Kitchen/Dining	4.30 x 2.50m	14'1 x 8'3



- \* Window to Plot 215 only.
- ▷ Window to Plot 217 only.
- ◆ Windows omitted to Plot 216 only.
- † Plot 215 is handed.

For full disclaimer details relating to these floor plans, please see back page.







# TEN REASONS

*To buy new*

There are many good reasons to invest in a new-build home at Finberry. Value for money, creature comforts and energy efficiency top the list, closely followed by quality assurance and after-sales support. Plus you won't have to worry about repairs or renovations.

## ONE

### A BRILLIANT LOCATION

At Finberry you'll be part of a community and well connected. Excellent transport links take you around Kent and beyond.

## TWO

### GREAT LOCAL AMENITIES

The built-in attractions of Finberry speak for themselves: a school and community centre, green spaces, a children's play area. Not to mention beautiful surrounding countryside.

## THREE

### DESIGN FOR LIFE

The homes at Finberry are all about inspirational design underpinned by time-honoured values, such as comfort and practicality. There's something for everyone.

## FOUR

### MAKE YOUR MARK

Adding those personal touches will soon make your home feel like a place to call your own.

## FIVE

### NO MODIFICATIONS

There's no need to allow for a new kitchen or repairs to the roof. Just move in and relax.

## SIX

### GREENER LIVING

High levels of energy efficiency save you money and cut your carbon footprint.

## SEVEN

### AT YOUR SERVICE

The reassurance of high-quality aftercare for two years following completion.

## EIGHT

### BUY WITH CONFIDENCE

Your home will have a ten-year NHBC warranty to cover you against major defects.

## NINE

### HIGH BUILD QUALITY

High standards of construction are used in all homes, ensuring built-in quality.

## TEN

### A NAME TO TRUST

At Crest Nicholson we've been building new homes for over 50 years. We have a commitment to creating vibrant, sustainable communities and we place our customers at the heart of everything we do.



# The Village Centre Finberry

## MARKETING SUITE

Avocet Way,  
Finberry, Ashford,  
Kent, TN25 7FR

[www.crestnicholson.com/thevillagecentre](http://www.crestnicholson.com/thevillagecentre)

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Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask Sales Advisor for further details.