



The Ferns at Kennett Garden Village

KENNETT, NEWMARKET



THE
ARTISAN
COLLECTION

Bellway



Choose a fine quality of life at The Ferns

A wealth of activities and amenities at your fingertips

The Ferns at Kennett Garden Village presents a fantastic location off Station Road and Dane Hill Road, less than five miles from Newmarket, 12 miles from Bury St Edmunds and around 18 miles from Cambridge.

Major roads within convenient distance of The Ferns at Kennett Garden Village include the A11 (for London, Thetford and Norwich), the M11 (for Cambridge, Bishop's Stortford, Harlow, Loughton and the M25), and the A14 (for Bury St Edmunds, Ipswich, Felixstowe, Cambridge, Huntingdon, Kettering and the M1).

Regular train services run from Kennett Station to Newmarket, Bury St Edmunds, Ipswich, Ely, Peterborough and Cambridge where commuters will find rail links into London. For international travel, Stansted Airport is 40 minutes by car from the development via the A11 and the M11.

Daily conveniences are in abundance at The Ferns. The future village centre will offer residents an idyllic setting combining truly local amenities surrounded by considered landscaping throughout the site such as a village green, pond, orchards and allotments. Newmarket town centre is popular with shoppers from across the region. The Guineas Shopping Centre and High Street are the main retail areas boasting a good selection of chain stores and independents between them. A twice weekly market also takes place along High Street with traders selling a wide range of goods, including fresh produce, street food and crafts.

Bury St Edmunds town centre is also popular with shoppers and lies 10 miles to the east of Kennett. There, the Arc mall contains a wealth of boutiques and high-street names, while surrounding streets – such as Abbeygate Street, Butter Market, St John's Street and The Traverse are populated by a vibrant mix of boutiques, specialist stores, restaurants, coffee houses and traditional pubs.

Residents of these new homes in Newmarket can enjoy 12.5 acres of open space planned as part of the development, which could be used for recreational activities, such as dog walking, jogging and cycling. For families, there's a children's play area on site. Kentford and Kennett Village Hall is situated nearby and is a popular venue for local activities.

The Bell Inn, dating from the 16th century, just a mile from the development, is the village's only pub and offers a varied menu of home cooked food.

Other sports facilities locally include Newmarket Leisure Centre, which has two swimming pools, a sports hall, a gym and fitness studio, as well as a soft play zone for youngsters, Royal Worlington & Newmarket Golf Club, and Links Golf Club – all around 10 minutes' drive away.

For film fans, the nearest multiplex is in Bury St Edmunds. The town is also home to the Abbeygate Cinema, which presents a varied selection of arthouse, independent and world cinema, as well as new releases, family favourites and live event screenings. Newmarket Kings Theatre and the Theatre Royal in Bury St Edmunds both staging comprehensive programmes of drama, comedy, live music, family shows and workshops throughout the year.

Residents with young children could benefit from plans to include a primary school as part of the development. There are also a number of well-regarded schools nearby, including Kennett Primary School, which is just a few minutes' walk from The Ferns at Kennett Garden Village. Other schools catering to young children include Moulton CEVC Primary School, The Pines Primary – both five minutes' drive from the development – and Fordham CE Primary, which is around 10 minutes' drive away. For older students, Mildenhall College Academy, Newmarket Academy and Soham Village College can all be reached in less than 15 minutes by car.

Beautifully crafted homes in an ideal location

Excellent local amenities, transport connections and countryside combine

A development of new homes in Kennett, set against a backdrop of open countryside and around five minutes' drive from historic Newmarket and its many amenities.

This collection of 2, 3 and 4-bedroom homes is certain to appeal to a range of potential purchasers, including first-time buyers, families and professionals working in Newmarket, Cambridge and surrounding towns.



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what3words provides exact locations
so you know exactly where to find
our development.



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Bellway