

GOODNESTONE FARMSTEAD





Goodnestone Farmstead

Goodnestone Farmstead is an exclusive development of just three individually designed luxury homes, set within the heart of a conservation area in the picturesque village of Goodnestone. Surrounded by gently undulating farmland and timeless Kentish countryside, each home enjoys an elevated position with far-reaching views across open fields and tree-lined horizons. With Goodnestone Park Gardens just a short walk away, this is a rare opportunity to live in a setting that feels both historic and deeply serene.

This peaceful rural enclave offers a lifestyle of balance. Secluded, yet superbly connected. Situated roughly equidistant between the vibrant city of Canterbury and the charming coastal town of Deal, the location provides excellent access to both cultural landmarks and seaside charm. The nearby towns and villages offer everyday conveniences, while a network of scenic walking routes and cycle paths weave through the surrounding countryside. Whether heading to the coast for fish and chips, or to the city for fine dining and theatre, everything is comfortably close.

As is always the case with Fernfield Homes, each of the three homes is individually designed and crafted by hand to combine elegance with practicality, offering four spacious bedrooms across two floors. Designed with modern family life in mind, every home includes private parking, generous gardens, and carefully considered layouts that make the most of the views and natural light. With their peaceful setting and refined architectural detailing, these homes offer a truly exceptional place to live.



Goodnestone

The heart of rural England, with heritage that speaks volumes

Nestled in the rolling Kent countryside, Goodnestone offers the perfect blend of heritage charm and rural tranquility. Just a short drive from the historic city of Canterbury, this picturesque village is surrounded by lush farmland, winding lanes, and timeless landscapes that capture the very essence of England's Garden.

Goodnestone Park House and its celebrated gardens provide a cultural and horticultural landmark, with ties to Jane Austen and centuries of history. Goodnestone itself is a conservation village with historic buildings like St. Bartholomew's Church and Goodnestone Court.

The village offers a warm, welcoming community atmosphere, with traditional pubs, local farm shops, and seasonal events.

Goodnestone is more than a location—it's a lifestyle. Here, you'll find the tranquility of rural living paired with the convenience of city and coast connections. Whether strolling through historic gardens, enjoying a coffee in Canterbury, or exploring Kent's coastline.

- Canterbury: 7 miles
- Wingham: 1 mile
- Sandwich: 5 miles
- Deal: 10 miles

Shortest distance by road from development to destination mentioned, source: [google.co.uk/maps](https://www.google.co.uk/maps)

Idyllic Village Living Views That Inspire



Little village
charm,
big city
connections

Nearby Towns

- Sandwich – 5 miles
- Canterbury – 7 miles
- Deal – 7.5 miles
- Dover – 9 miles
- Ramsgate – 10 miles
- Margate – 11.6 miles
- Folkestone – 11.7 miles
- Ashford – 17 miles

Primary Schools

Goodnestone CE - 0.2 miles	Ofsted Good
Adisham CE - 1.5 Miles	Ofsted Oustandng
Wickambreaux - 3 Miles	Ofsted Outstanding

Secondary Schools

Dover Grammar Girls - 9 miles	Ofsted Oustanding
Dover Grammar Boys - 9 miles	Ofsted Good
Simon Langton Girls - 7 miles	Ofsted Outstanding
Simon Langton Boys - 7 miles	Ofsted Outstanding
Sandwich Technology - 5 miles	Ofsted Good
Sir Roger Manwood - 5 miles	Ofsted Outstanding

Local & Village Options

Old Dairy Cafe, Goodnestone Park – Café and gift shop offering homemade food, and local produce.
Goodnestone Park Gardens – On-site shop
Goodnestone Park Farm – Local farm produce and essentials.
Goodnestone Park Manor House & Orangery, Wedding Venue, Private and Corporate Events.



Specification

Kitchens

- A range of bespoke wall and base units
- Work surface with complimentary up-stand
- Induction Hob
- Integrated appliances and wine cooler

Bathrooms

- Contemporary sanitary ware
- Wall mounted vanity units
- Heated towel radiator
- Porcelain wall tiles, with complimentary floor tiles

Flooring

- Flooring included as standard

Heating & Electrical

- Air source heat pumps
- Hot water cylinder
- Underfloor Heating to the ground floor.
Radiators to the upper floor.
- Heated towel radiators to Bathrooms and En-suite
- Wood Burner

External

- Landscaped Gardens
- 1.8m Closed board fencing
- Patio
- Driveway / Carport / or garage (plot dependent)
- EV Charging provision
- External tap

Warranty

- 10 Year New Build
Warranty
- Two year Developer
Aftercare

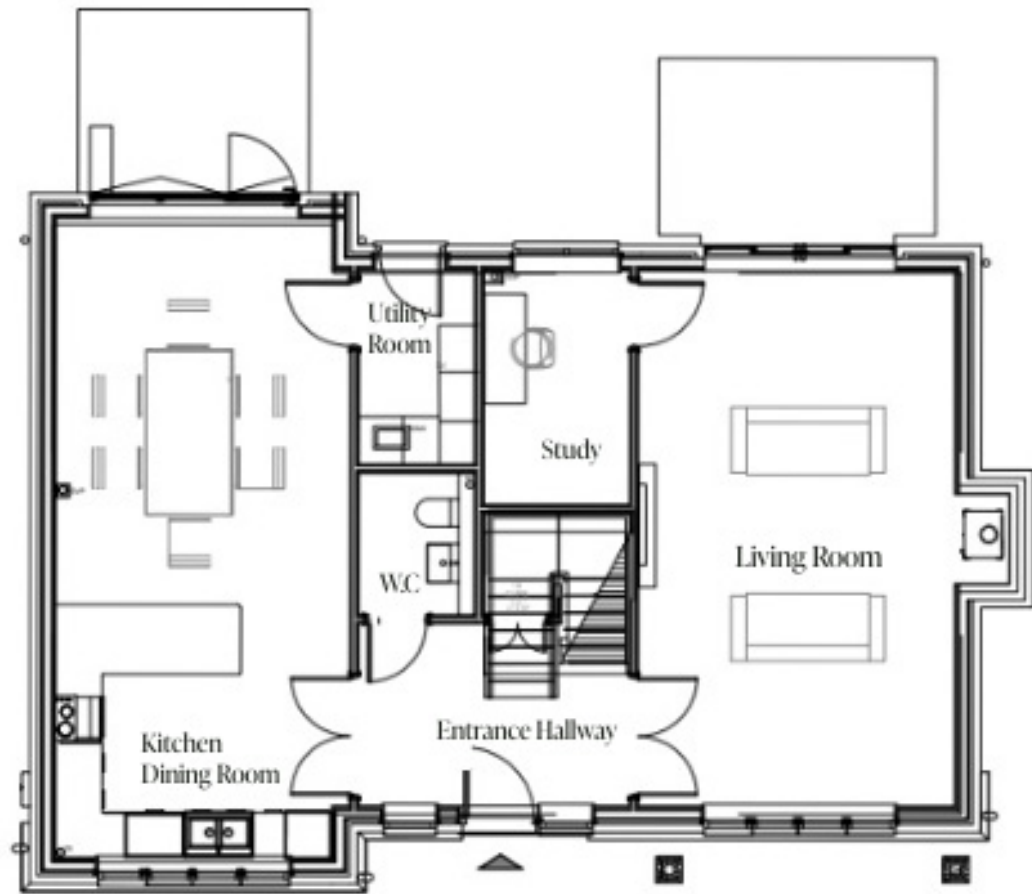






Plot One

Four Bedrooms, Three Bathrooms Total Area: 173 m² / 1862 ft²



Ground Floor

Kitchen / Dining Room 8.3 m x 3.5 m / 27' 2" x 14' 1" ft

Utility Room

Cloakroom

Study 3.1m x 1.8m / 10' 2" x 5' 10" ft

Living Room 6.9m x 4m / 22' 7" x 13' 1" ft

First Floor

Principle Bedroom - 3.3 m x 4.1m / 10' 9" x 13' 5" ft

Ensuite - 3m x 1.5m / 9'10" x 4'11"

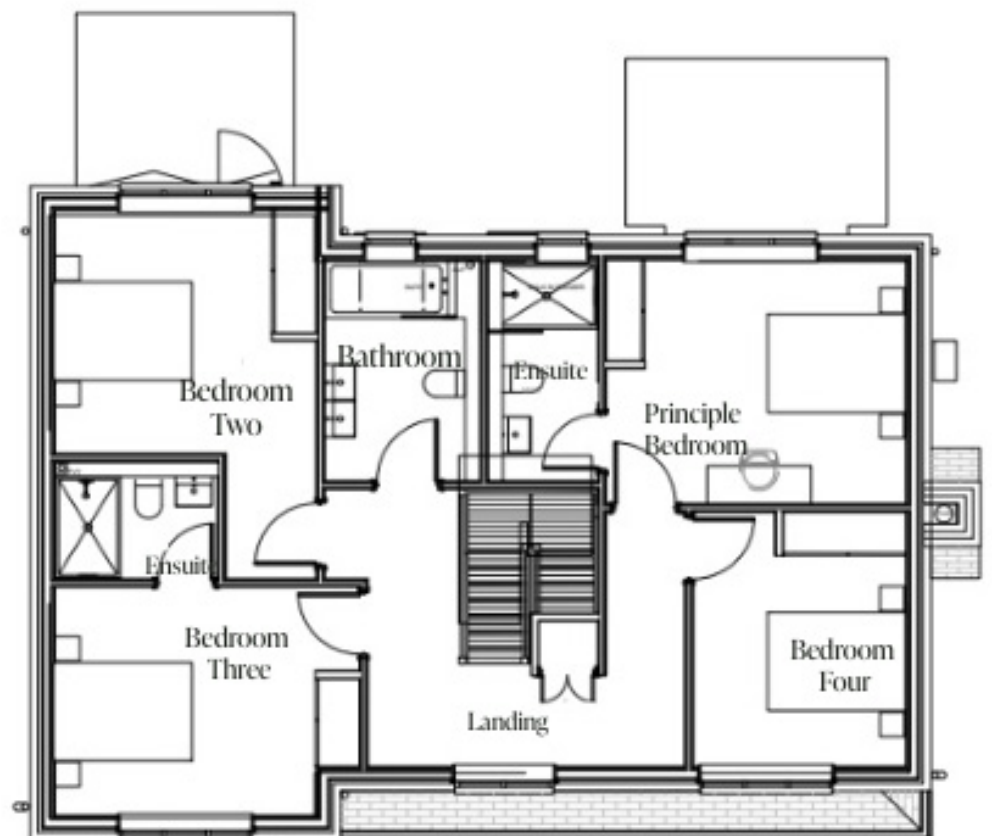
Bedroom Two - 5m x 3.6m / 16' 4" x 11' 9" ft

Bedroom Three - 3.2 x 4.2m / 10' 5" x 13' 9" ft

Ensuite - 1.5m x 2.2m / 4'11" x 7'2"

Bedroom Four - 3.4 m x 4m / 11'1" x 13'1"

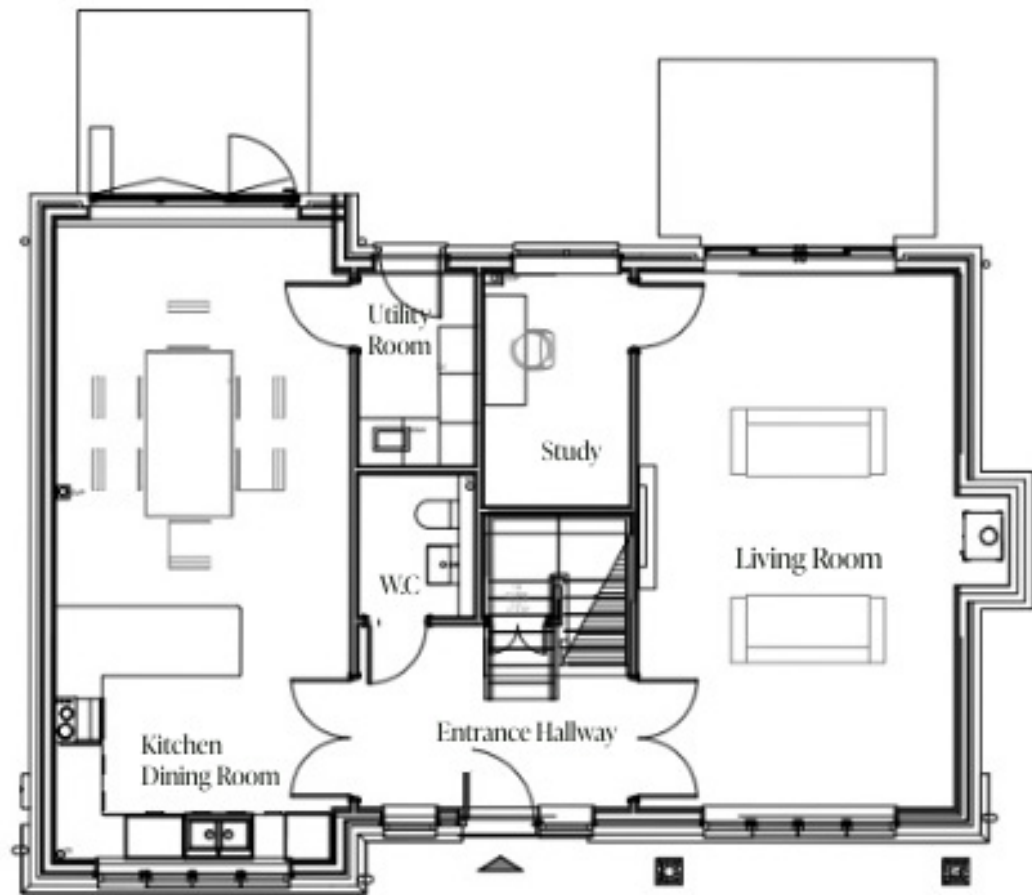
Family Bathroom - 3m x 2.2m / 9'10" x 7'2"





Plot Two

Four Bedrooms, Three Bathrooms Total Area: 173 m² / 1860 ft²



Ground Floor

Kitchen / Dining Room 8.3 m x 3.5 m / 27' 2" x 14' 1" ft

Utility Room

Cloakroom

Study 3.1m x 1.8m / 10' 2" x 5' 10" ft

Living Room 6.9m x 4m / 22' 7" x 13' 1" ft

First Floor

Principle Bedroom - 3.3 m x 4.1m / 10' 9" x 13' 5" ft

Ensuite - 3m x 1.5m / 9'10" x 4'11"

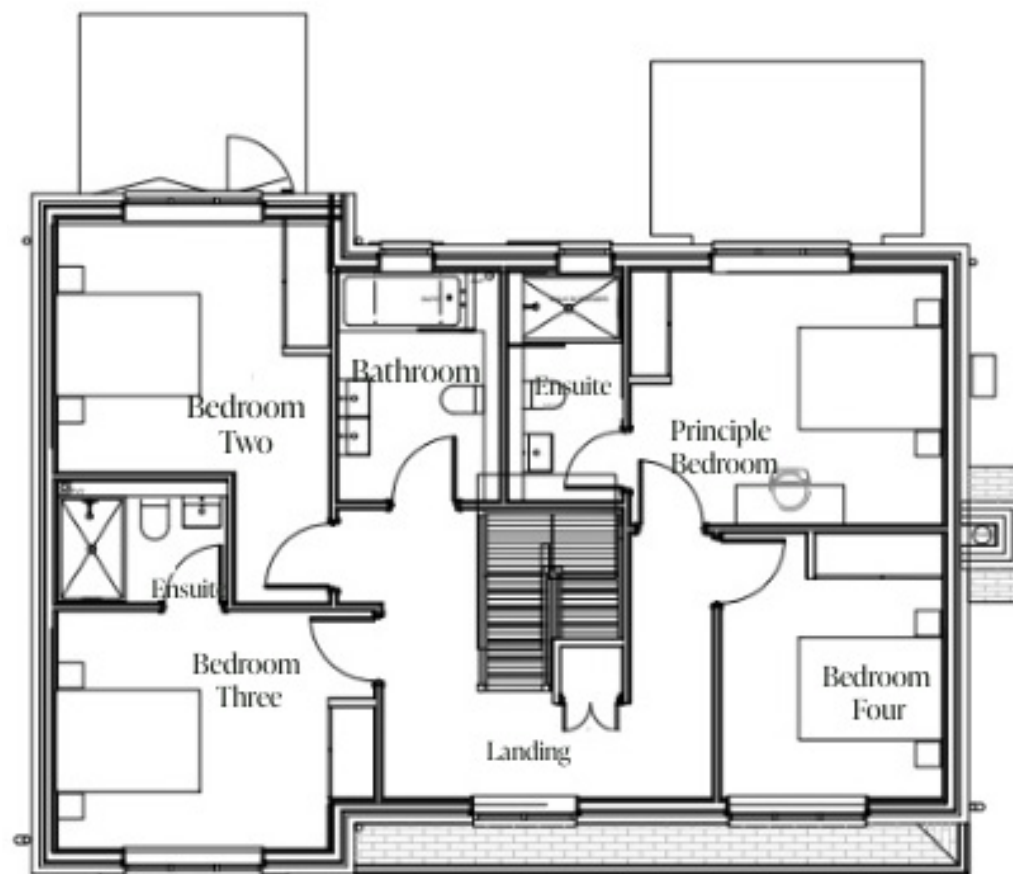
Bedroom Two - 5m x 3.6m / 16' 4" x 11' 9" ft

Bedroom Three - 3.2 x 4.2m / 10' 5" x 13' 9" ft

Ensuite - 1.5m x 2.2m / 4'11" x 7'2"

Bedroom Four - 3.4 m x 4m / 11'1" x 13'1"

Family Bathroom - 3m x 2.2m / 9'10" x 7'2"

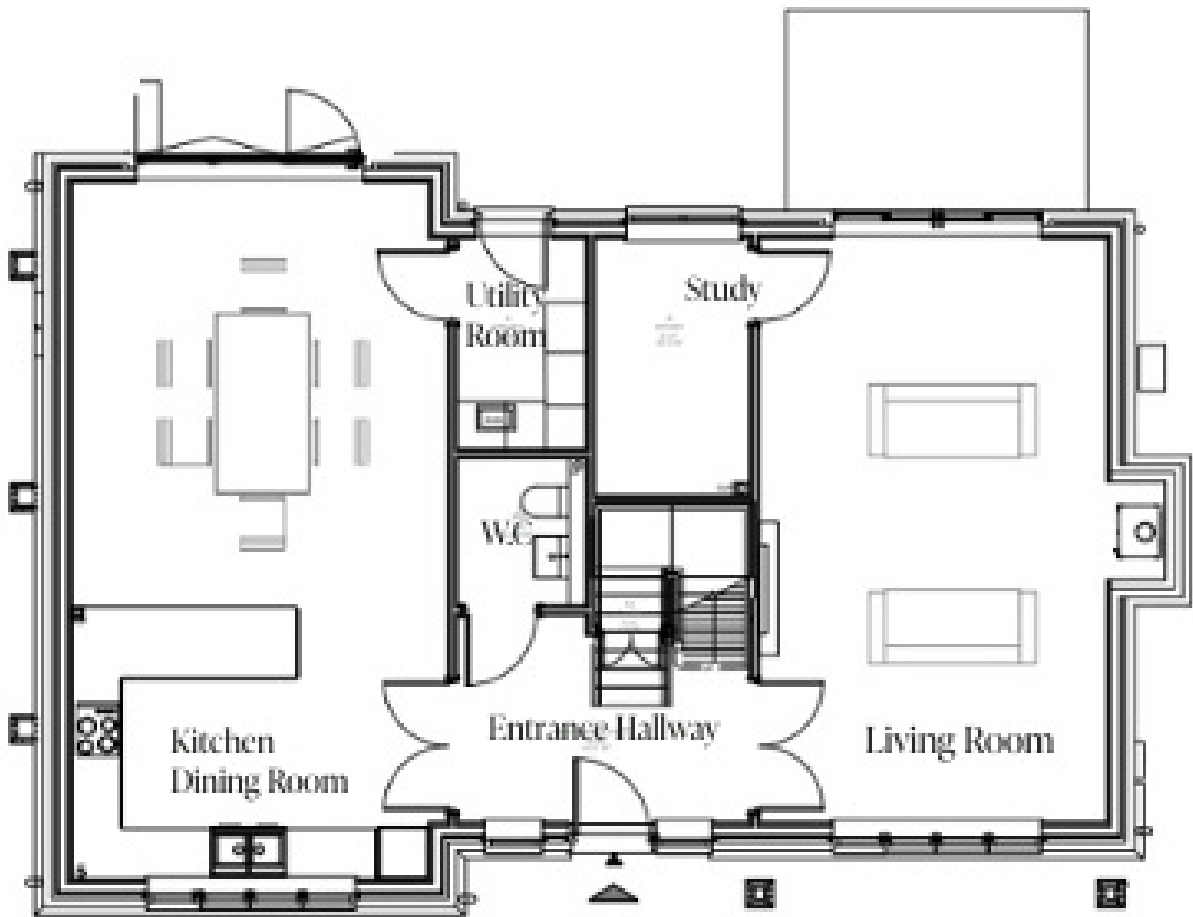




Plot Three

Five Bedrooms, Three Bathrooms Total Area: 186m² / 2000 ft²

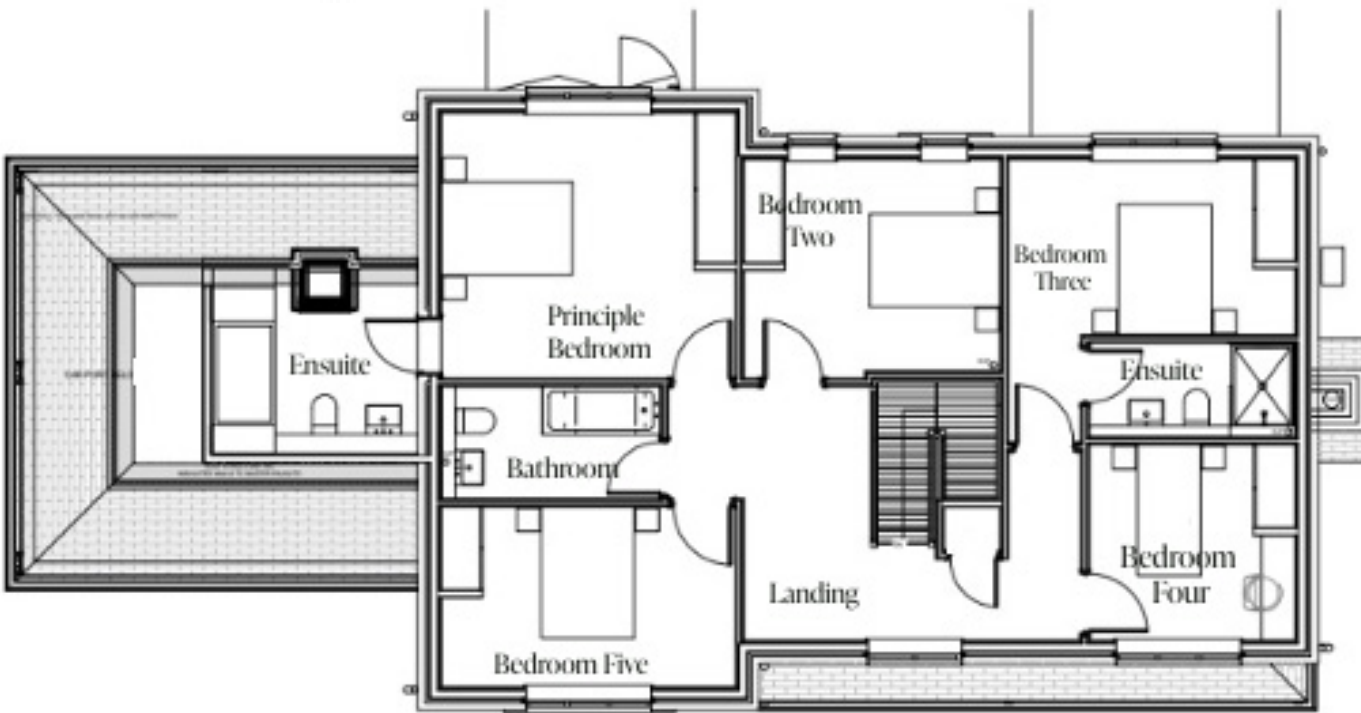
Ground Floor



- Kitchen / Dining Room
8.3 m x 4.3m / 27' 2" x 14' 1" ft
- Utility Room
- Cloakroom
- Study
3.1m x 1.8m / 10' 2" x 5' 10" ft
- Living Room
7m x 4.2m / 22'11" x 13' 9" ft

First Floor

- Principle Bedroom
3.8 m x 4.2m / 12' 5" x 13' 9" ft
- Ensuite
- Bedroom Two
3.1m x 3.6m / 10' 2" x 11' 9" ft
- Bedroom Three
4m x 4.1m / 13' 1" x 13' 5" ft
- Ensuite
- Bedroom Four
2.7m x 2.9m / 8'10" x 9'6"
- Bedroom Five
2.6m x 4.2m / 8'6" x 13' 9"
- Family Bathroom







Sole Agent
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