



POPPY FIELDS

HAWKINGE



Pentland

Homes

Discover the difference



WELCOME TO



POPPYFIELDS
HAWKINGE

A charming collection of 2, 3, and 4-bedroom homes nestled on the edge of the picturesque town of Hawkinge. Situated in the Kent Downs area of natural outstanding beauty, this exclusive development of only 76 homes showcases classic Kentish design enhanced with a more contemporary look.



THE VERY BEST OF KENTISH LIVING

“The vibrant community of
Hawkinge is an ideal place to
make lasting connections.”

Discover the allure of Poppyfields, where picturesque living meets unparalleled convenience. This prestigious development of stunning new homes is situated in one of the most desirable and picturesque areas of the country bordering an area of outstanding Natural beauty. Just a stone's throw from a lively coastal town and with excellent transport links for London commuters, Poppyfields is your gateway to the best of both worlds.

It boasts a wealth of local amenities; from the essential supermarkets, post offices, and pharmacies to the charming shopping

experiences of Folkestone, brimming with unique boutiques and lively markets. Dining out adventures await with an array of restaurants serving up everything from international flavours to classic British dishes.

For the active and community-minded, it is a treasure trove of recreational pursuits. Engage in a variety of sports, join the local activity hubs, or flex your muscles at community fitness centres. And for those who relish the green, nearby golf clubs beckon with their lush fairways set against stunning backdrops. Discover Poppyfields: where life's conveniences bloom amidst nature's splendour.





DISCOVER THE BENEFITS

The traditional architecture of rural Kent has inspired the design at Poppyfields. Great care has been taken to select materials and external finishes that reflect time-honoured styles providing interesting, individual street scenes and open spaces. Set on the edges of a vibrant coastal town with excellent transport links for London commuters, yet with a huge expanse of beautiful countryside on your doorstep. An excellent range of schools located within easy reach of home. Poppyfields is a development that buyers of all kinds will aspire to live.



The computer generated illustration shows the housetypes in a mature setting and is for general guidance only.

CREATING LASTING MEMORIES

This is a place to immerse yourself in the delights of the English countryside and truly connect with nature. You and your family can discover all the pleasures of rural living and build a lifetime of memories. Historic houses, areas of outstanding natural beauty, country parks, cycle trails, and miles of fabulous country walks mean you will never be short of places to explore.

PLACES TO VISIT

- Etchinghill Golf Course
- Wingham Wildlife Centre
- Port Lympne Safari Park
- Terlingham Vineyard
- Battle Britain Museum
- Folkestone Harbour Arm
- Lower Leas Coastal Park

DAYS OUT

- 1 Terlingham Vineyard
- 2 Folkestone Harbour Arm
- 3 Port Lympne Safari Park
- 4 Wingham Wildlife Park
- 5 Romney Hythe & Dymchurch Railway

RESTAURANTS

- 6 The White Horse
- 7 Rocksalt
- 8 Marco Pierre White Steakhouse Bar & Grill
- 9 The Pullman
- 10 Rosemont
- 11 The Tiger Inn

SPORTING VENUES

- 12 Etchinghill Golf Course
- 13 F51 Skatepark and Climbing
- 14 Folkestone Sports Centre
- 15 Hythe and Saltwood Sailing Club
- 16 Cave hotel and Golf resort

HERITAGE SITES

- 17 Kent Battle of Britain Museum
- 18 The Leas
- 19 St Leonards Church and Ossuary, Hythe
- 20 Canterbury Cathedral
- 21 Folkestone Museum
- 22 Dover Castle

TRAIN STATIONS

- 23 Folkestone West
- 24 Folkestone Central
- 25 Ashford International
- 26 Canterbury West

SHOPPING

- 27 Lidl, Hawkinge
- 28 Tesco Express, Hawkinge
- 29 The Old High Street, Folkestone
- 30 Sainsbury's Park Farm, Folkestone
- 31 Designer Outlet, Ashford
- 32 Whitefriars Canterbury

LOCAL AMENITIES

- 33 Hawkinge Primary School
- 34 Hawkinge & Elham Valley Practice
- 35 Pennypot Dental Hawkinge
- 36 Hawkinge Veterinary Surgery



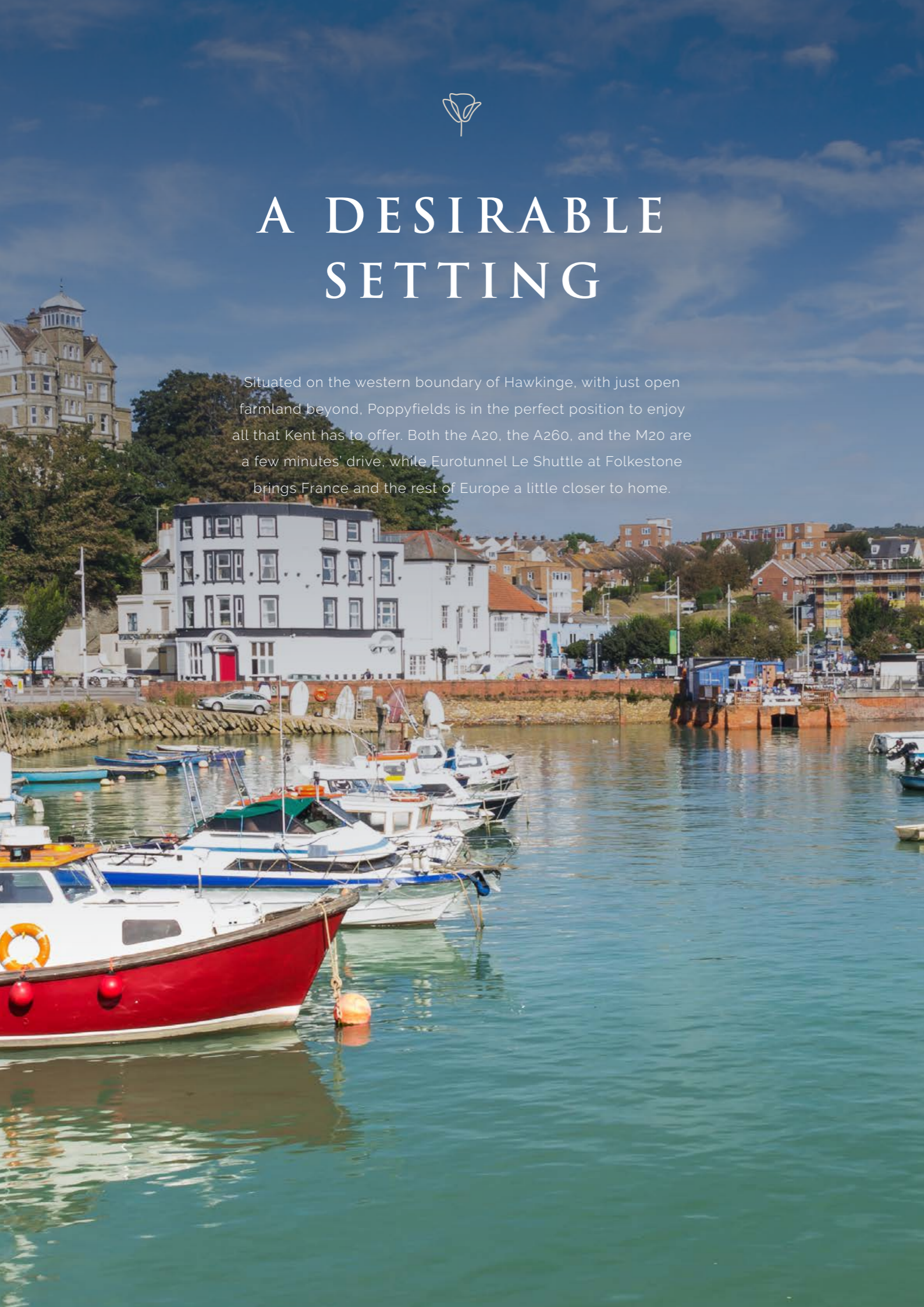
IN THE AREA

*Drive times are approximate.








A DESIRABLE SETTING

Situated on the western boundary of Hawkinge, with just open farmland beyond, Poppyfields is in the perfect position to enjoy all that Kent has to offer. Both the A20, the A260, and the M20 are a few minutes' drive, while Eurotunnel Le Shuttle at Folkestone brings France and the rest of Europe a little closer to home.









WHERE FAMILIES CAN THRIVE

PRIMARY SCHOOLS

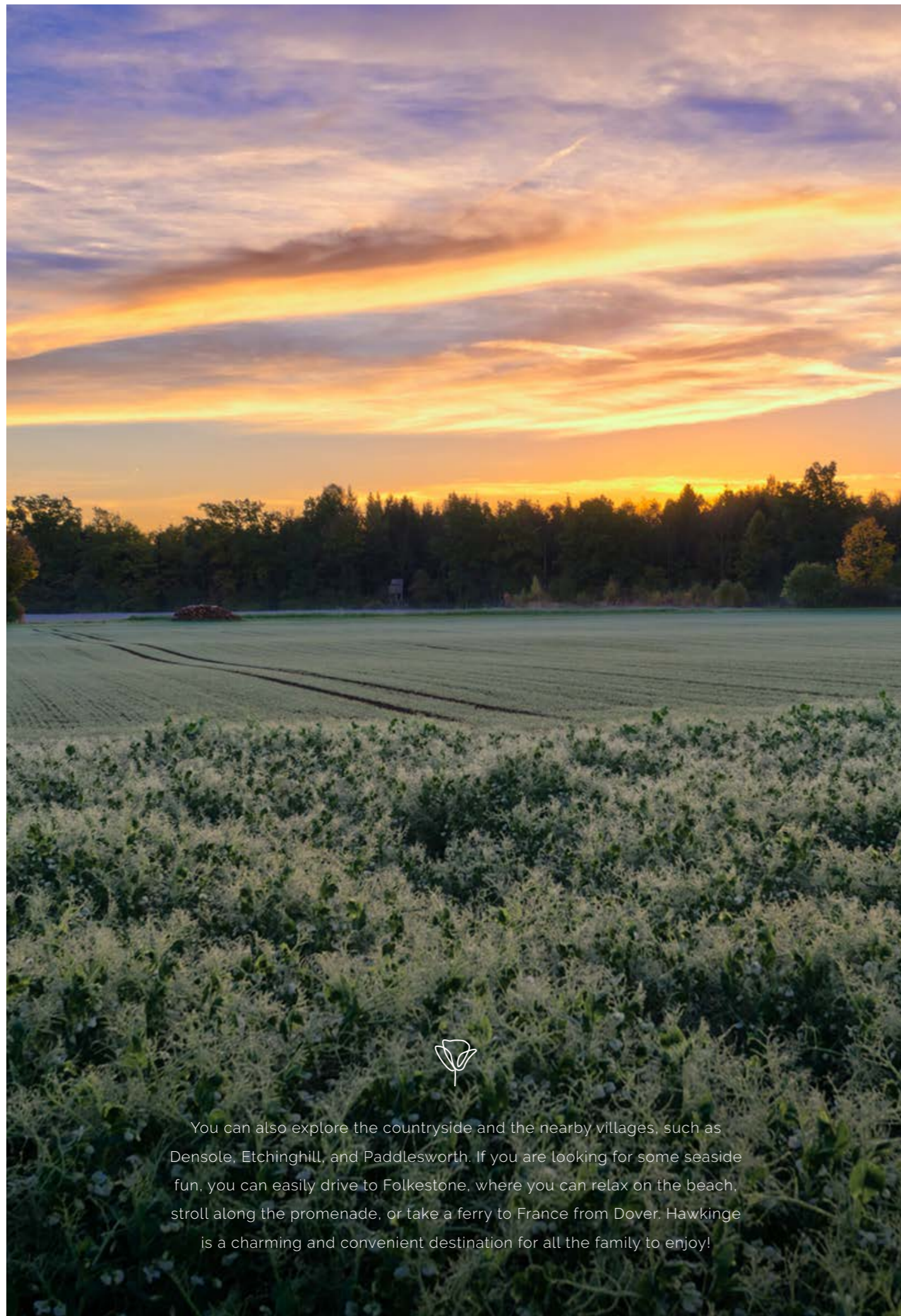
		
 The Churchill School.....	3 mins	0.7 mile
 Hawkinge Primary School.....	4 mins	1.0 mile
 Folkestone Primary.....	9 mins	3.4 miles
 Sandgate Primary School.....	12 mins	4.3 miles

SECONDARY SCHOOLS

 Folkestone Academy	9 mins	3.3 miles
 Earlscliffe (independent).....	10 mins	3.6 miles
 The Harvey Grammar School.....	10 mins	3.8 miles
 Folkestone School for girls.....	13 mins	4.5 miles
 Dover college (independent).....	15 mins	9.0 miles
 Simon Langton Grammar School.....	24 mins	13.8 miles

This area of Kent is renowned for the quality of its schools. It is one of only a handful of counties in England that still operates the 11+ grammar school system. Its selective secondary schools, including The Harvey Grammar School, and Simon Langton Grammar School are among the highest performing in the country and many have an Ofsted Outstanding rating. There is also an excellent range of state and independent primary and secondary schools within a few miles of Poppyfields.

*All journey times are from Poppyfields (by road) and are approximate. Sources: Google Maps.



You can also explore the countryside and the nearby villages, such as Densole, Etchinghill, and Paddlesworth. If you are looking for some seaside fun, you can easily drive to Folkestone, where you can relax on the beach, stroll along the promenade, or take a ferry to France from Dover. Hawkinge is a charming and convenient destination for all the family to enjoy!



DISCOVER THE DIFFERENCE

At Pentland Homes, we understand that newly built homes today must meet new challenges to have a more positive impact on the environment. From reduced carbon emissions and enhanced energy efficiency to water conservation and healthier living spaces, we strive for a sustainable future for both homeowners and the planet. We are committed to creating homes that are not just sustainable, comfortable, and secure, but also built to embrace smart technology, supporting and enhancing biodiversity and local wildlife whilst continually raising standards and pushing boundaries. Each Pentland Homes property is meticulously planned and professionally built to the highest standards, maximising space, and

light. Designed to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first-time buyers to established families. Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. We are passionate and committed to creating great places where people love to live, work, and relax with a real sense of community, where we carefully plan public areas to enhance wellbeing and the quality of life for residents and visitors. For extra peace of mind, all new properties come with a 10-year build warranty and a 2-year Pentland home warranty.



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Map not to scale. Properties comply with relevant building regulations. All details are correct at time of going to press. However, Pentland Homes reserve the right to alter specifications at any time without notice and vary the prices accordingly, the contents should be used only as a guide and does not, in any way, form part of a contract or warranty. Details may vary from plot to plot. Please ask for details of your chosen plot.