



THE FAIRWAYS

LYMINGE



Pentland

Homes

Discover the difference

WELCOME TO



THE FAIRWAYS
LYMINGE

A quintessential English village in the Garden of England, The Fairways is a carefully curated collection of exceptional 2, 3, 4 and 5 bedroom homes overlooking Etchinghill Golf Course and the surrounding countryside. Conveniently located near Folkestone and Canterbury, these homes provide the pinnacle of modern living.



A PICTURE PERFECT COMMUNITY

Lyminge is perfectly located
for a flourishing lifestyle

Set within the thriving community of Lyminge, in the Kent Downs Area of Outstanding Natural Beauty, Lyminge is an ideal setting for family life. Not only are there great schools nearby, but there are numerous community and sports associations, including baby/toddler, fitness, art and music groups, providing plenty of opportunities to make friends, fuel interests and get active.

With a monthly farmers' market, convenient village store, post office, doctors' surgery and pharmacy, Lyminge has everything you might need for everyday living. Just a few minutes' walk from The Fairways, the Coach and Horses is a popular country pub

with live music and quiz nights to entertain its patrons. Additionally, the Coffee Cabin serves as the village's central spot, offering a variety of cakes and hot drinks for everyone to enjoy.

For a wider choice of restaurants and shops, the historic coastal town of Folkestone is just 16 minutes' drive, home to both cobbled streets and the vibrant Harbour Arm. Folkestone offers a number of schools (both state and private) along with sports and leisure facilities, entertainment, culture and art. The beaches at Hythe and Sandgate are also within easy reach, ensuring the charms of countryside and coastline can be equally enjoyed.





ENJOY THE QUAIN VILLAGE LIFE

The glorious countryside on the doorstep makes for an idyllic setting. In addition to the adjacent golf course and nearby Tayne Park, cycle paths and walking routes within nearby Lyminge Forest, one of the largest areas of woodland in Kent. Local attractions include the Elham Valley Vineyard, Port Lympe Animal Park and Saltwood Castle, offering unforgettable experiences, while Canterbury is just 30 minutes away, home to the iconic cathedral.



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

...WITH MANY PLACES TO EXPLORE

On the southern edge of Lyminge, The Fairways is situated between Folkestone to Canterbury. In an enviable location, it is easy to access the A20 and M20, offering a quick and convenient journey to London, Ashford, Dover and the South Coast. There are regular bus services between Folkestone – Canterbury and Hythe – Canterbury, with a bus stop a few minutes' walk away. Cycling is encouraged on the safe and leafy lanes, with National Cycle Route 17 passing through Lyminge Parish. So whether you fancy a bike ride, a country walk or perhaps a trip to the beach, at The Fairways its all on your doorstep.

PLACES TO VISIT

- Folkestone Beach
- Harbour Arm
- Coach & Horse Pub
- Lyminge Forest
- Canterbury City
- Port Lympe

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

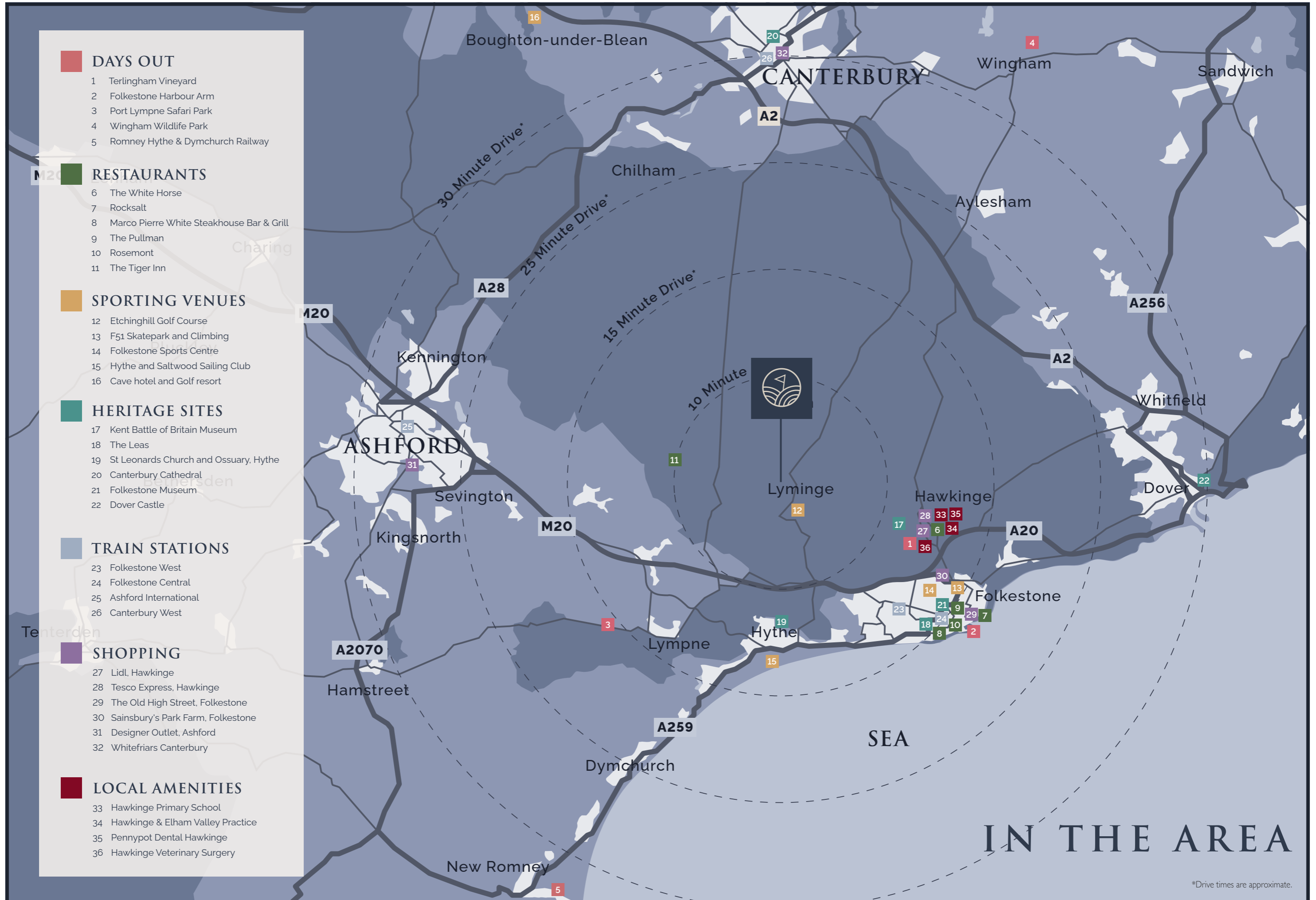
- 23 Folkestone West
- 24 Folkestone Central
- 25 Ashford International
- 26 Canterbury West

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



*Drive times are approximate.









A PLACE WITH GREAT CONNECTIONS

While you relax and enjoy the stunning views, Sandling National Rail Station is just a six-minute drive away, providing effortless connections. Regular services run to Ashford International, London St Pancras International, and Canterbury, which is only a 30-minute drive away. Direct routes are also available to London Charing Cross.









WHERE YOUNG MINDS THRIVE

PRIMARY SCHOOLS

		
 Lyminge COFE Primary School.....	2 mins	0.5 mile
 Hawkinge Primary School.....	13 mins	5.6 mile
 Sandgate Primary School.....	13 mins	5.7 miles
 Folkestone Primary.....	13 mins	6.3 miles

SECONDARY SCHOOLS

 Folkestone Academy	12 mins	6.0 miles
 The Harvey Grammar School.....	13 mins	5.5 miles
 Earlscliffe (independent).....	14 mins	6.5 miles
 Folkestone School for girls.....	14 mins	5.9 miles
 Simon Langton Grammar School.....	20 mins	10.8 miles
 Dover college (independent).....	21 mins	13.6 miles

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

Children will get a great start by living in Lyminge, with Lyminge Pre-School rated Outstanding by Ofsted and Lyminge CofE Primary rated as Good. Kent is home to many of the country's finest independent state nursery, primary and secondary schools. It is one of only a handful of counties in England that still operates the 11+ grammar school system, with selective secondary schools, including The Harvey Grammar School and Folkestone School for Girls, among the highest performing in the country.



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.