



GROVEHURST GATE

SITTINGBOURNE



Pentland
Homes

Discover the difference

WELCOME TO



Nestled in the heart of Kent, Grovehurst Gate is an exciting new development bringing a beautifully crafted collection of 2, 3, and 4-bedroom family homes to the thriving town of Sittingbourne.

Perfectly blending modern living with a community feel, this development is ideal for growing families, first-time buyers, and those looking to settle into a more peaceful pace of life - all without sacrificing connectivity or convenience.



A DIVERSE & WELCOMING COMMUNITY

Sittingbourne: Ideal living, rooted in Kent's heritage with great connections

Sittingbourne offers the best of both worlds - modern convenience and a slower, more mindful pace of life. Here, big-name supermarkets and high street essentials sit comfortably alongside local butchers, bakers and weekend markets. It's a town where you can pick up dinner from a major retailer or stroll to an independent deli for something special, depending on your mood.

This is a place where life feels easy but full - where everything you need is within reach and there's always something to dip into. From family fun days at Milton Creek Country Park to seasonal fêtes and makers' markets, the community spirit is alive and well.

Whether you're raising a family or simply want a more balanced lifestyle, Sittingbourne has the rhythm and resources to match.

Food lovers are spoilt for choice. Enjoy a pizza night or a hearty roast at one of the nearby village pubs. And when the weekend calls for something more, the coast is a short drive away and London is under an hour by train - so you're never far from adventure or opportunity.





A PLACE TO PUT DOWN ROOTS

Grovehurst Gate is built for how families really live everyday moments, special occasions and everything in between. These aren't just houses, they're homes designed for memory-making. Open-plan living spaces, private gardens and contemporary finishes provide the perfect backdrop for everything from your child's first steps to celebratory family dinners. And with thoughtful landscaping and communal green areas, there's a genuine sense of place and belonging running throughout the development.

The layout of Grovehurst Gate promotes neighbourly living, while still offering privacy and peace. Whether you're hosting a BBQ in the garden or watching your kids make new friends on the green, it's a place that encourages connection. And with plenty of room to grow - whether that's a home office, playroom or an extra bedroom - these homes are ready to adapt with you through every chapter.

For young families, professionals and even downsizers looking for a slower pace, Grovehurst Gate ticks all the boxes. You're close to the coast, surrounded by countryside, and just a train ride from London. It's the kind of place you move to for a better quality of life - and stay in because it feels like home.



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

EXPLORE THE OUTDOORS

From peaceful nature walks to family adventures, you're spoiled for choice when it comes to green spaces. The nearby Milton Creek Country Park offers scenic trails and wildlife watching, while The Kent Downs Area of Outstanding Natural Beauty is just a short drive away - perfect for picnics, weekend hikes or simply recharging in nature. If you're after some seaside air, the coast is less than 30 minutes away with shingle shoreline beaches to Sittingbourne lie across The Swale in Whitstable. Both Blue Flag or Seaside Award icons. For more variety, a short drive or train ride east opens up coastal gems like Whitstable (famed for oysters and quirky shops) and Herne Bay (Victorian pier charm) and even Margate, a pop-art seaside town with a stunner of a sunset.

PLACES TO VISIT

- Milton Creek Country Park
- Whitstable
- Bluewater Shopping Centre
- Kent Downs
- Herne Bay
- Margate



IN THE AREA

DAYS OUT

- 1 Domaine Evremond Vineyard
- 2 Diggerland
- 3 Howletts Wild Animal Park
- 4 St Andrews Lakes

TRAIN STATIONS

- 5 Sittingbourne Station
- 6 Kemsley Station
- 7 Ebbsfleet International
- 8 Ashford International

RESTAURANTS

- 9 Boys Hall - Willesborough
- 10 Firepit Restaurant at The Cave
- 11 The Pig at Bridge Place
- 12 The Swan - West Malling

SHOPPING

- 13 Ashford Outlet
- 14 Bluewater Shopping Centre
- 15 Whitefriars Canterbury
- 16 Fremlin Walk Maidstone

SPORTING VENUES

- 17 Battlekart Sittingbourne
- 18 Faversham Golf Club
- 19 Chatham Snowsports Centre
- 20 Planet Ice Gillingham

LOCAL AMENITIES

- 21 Kemsley Pharmacy
- 22 The Grovehurst Surgery
- 23 Sittivets (Veterinary Surgery)
- 24 Macknade Foodhall

HERITAGE SITES

- 25 Historic Dockyard
- 26 Aviation Museum
- 27 Leeds castle
- 28 Tonbridge Castle

SCHOOLS

- 29 Teynham Community Pre-school
- 30 Kemsley Primary Academy
- 31 The Sittingbourne School
- 32 MidKent College

*Drive times are approximate.



GREAT SCHOOLS, BRIGHT FUTURES

For families, education is a top priority - and Grovehurst Gate is ideally placed for access to a range of high-performing schools. Local primaries include Kemsley Primary Academy and the highly regarded Rodmersham School. For older children, The Sittingbourne School and Borden Grammar School provide excellent secondary and sixth form options.

PRIMARY SCHOOLS

- Kemsley Primary Academy
- Milton Court Primary Academy
- Rodmersham School

SECONDARY SCHOOLS

- The Sittingbourne School
- Borden Grammar School
- Highsted Grammar School



EXCELLENT TRAVEL LINKS

Commuting or travelling further afield is a breeze from Grovehurst Gate, with Kemsley Station only a 6 minute walk away. Sittingbourne Station offers direct trains to London Victoria, St Pancras and Cannon Street in under an hour. Ideal for city workers and day-trippers alike. By car, you're well connected via the A249, with swift access to the M2 and M20 - so whether it's business or pleasure, you're always just a short journey away.

*From Grovehurst Gate (Kemsley Station) by rail**

Canterbury East	Ebbsfleet International	Stratford International	London St Pancras International	London Victoria
25 mins	39 mins	50 mins	58 mins	1 hr 5 mins

*From Grovehurst Gate by road**

Sittingbourne	Canterbury	Ashford	Dartford	Ebbsfleet	Folkestone Eurotunnel
8 mins	30 mins	38 mins	40 mins	42 mins	47 mins

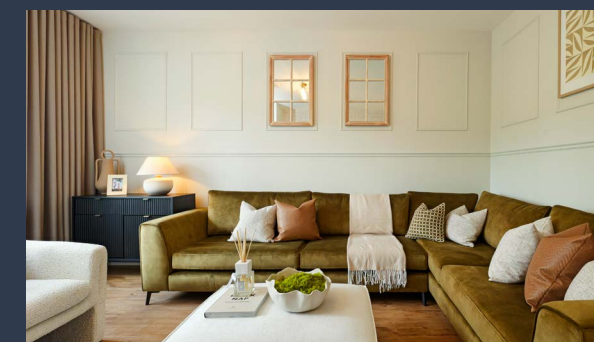
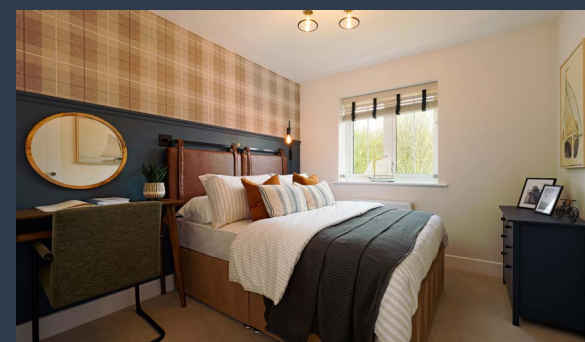
*All journey times (rail/road) are approximate. Sources: Trainline and Google Maps.



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.