

FERNHAM
HOMES

FAVERSHAM

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FAVERSHAM

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Welcome to Fernham Homes at Faversham

Life in the picturesque medieval market town of Faversham in the heart of Kent awaits you. Here you'll find our new collection of beautifully crafted three, four and five bedroom homes for sale, alongside one and two bedroom affordable homes.

With a children's day nursery, shops, a convenience food store, a care home and play area, Fernham Homes at Faversham is set to be a new focus for the community, welcoming everyone from children and young families, professional couples and those looking to downsize. There's a large area of employment space adjacent to it, bringing new opportunities for residents, both established and new.

The homes are set within 8 acres of open space, including an ecology area and an extensive amount of new planting, putting nature on your doorstep.

Each home demonstrates Fernham Homes signature flair for design and quality, with light, well thought-out living areas and large windows. The all-inclusive specification includes everything you would expect and more. There's underfloor heating to the ground floor, Bosch kitchen appliances, built in wardrobes to the principal bedrooms, turfed rear gardens, patios with Indian Sandstone paving, as well as all the smaller but equally important details such as mirrors and robe hooks. In addition to dedicated parking for

each home, we're also looking to the future by providing each home with an electric vehicle charging point and an air source heat pump.

Faversham's charming town is just over a mile away, giving you an excellent choice of shops, pubs and restaurants, and there's more in Ashford, 14 miles from home. Good connections include a 1 hour 8 minute journey to London St Pancras from Faversham station, which is 1.4 miles away, and a 2 minute drive to the M2 junction 7, 1.1 miles away.

The Faversham area offers excellent educational facilities too, including state, grammar and private schools as well as the University of Kent in Canterbury, just over 9 miles away.



Well Connected

Faversham is in north Kent, four miles south of the wild marshes of the Swale estuary, an important area for wildlife and it has excellent transport connections.

If you need to commute to London by train, your starting point is Faversham station, 1.4 miles from home, just a 5 minute drive. There are direct services from there to London St Pancras (1 hour 8 minutes) and London Victoria (1 hour 14 minutes).

The M2 motorway is 2 minutes' drive (1.1 miles) from home, with connections to the A2 both east to the coast and west to London.

Join the M20 junction 7 via the A249 Sittingbourne Road (18 miles). Stay on the A249 for Maidstone (19.6 miles).

The historic city of Canterbury famous for its cathedral is 8.8 miles, and the delightful coastal town of Whitstable is 8.4 miles on the A229 Thanet Way.

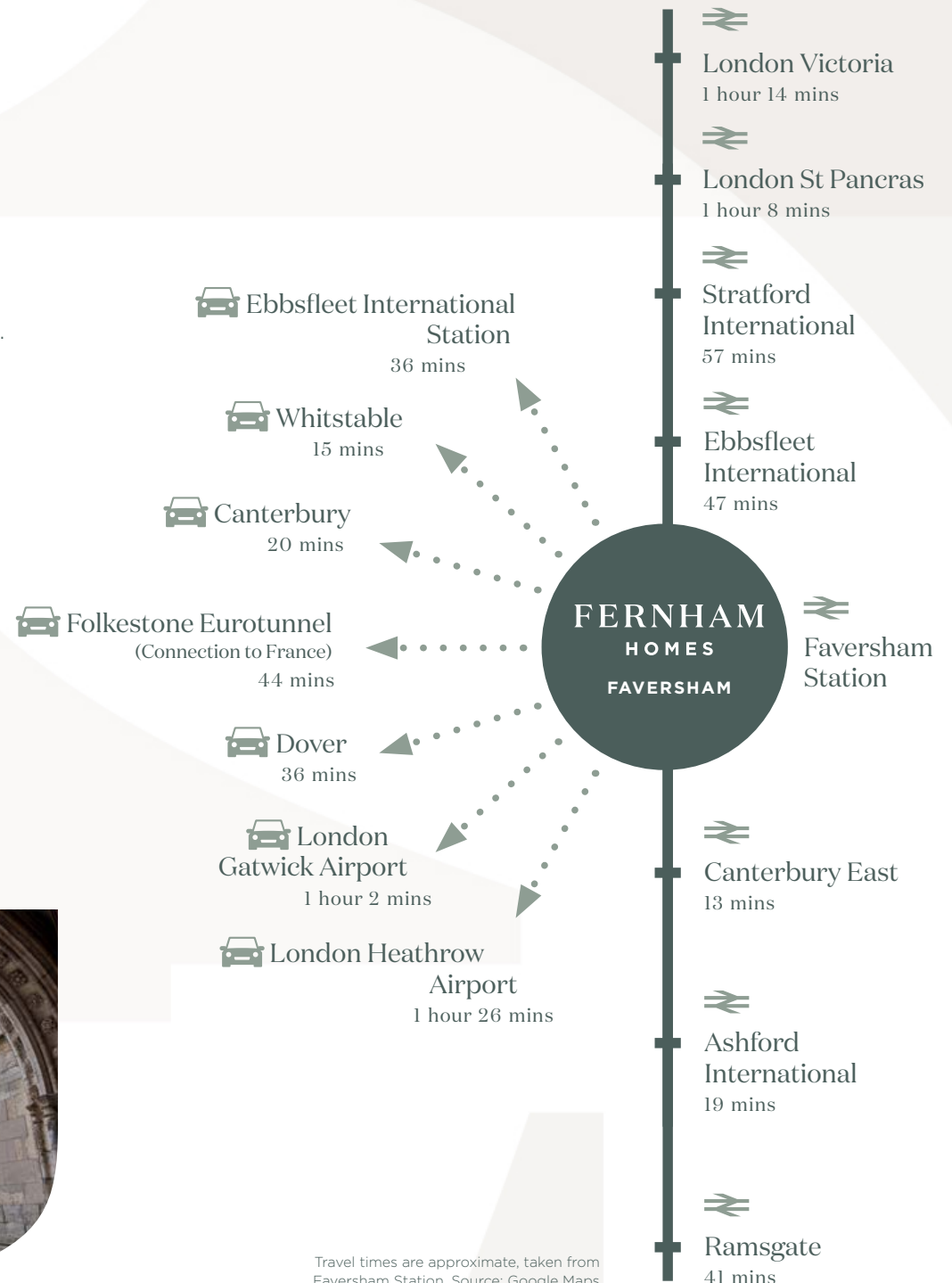
If you're heading abroad, Dover Ferry Port is 25 miles via the A2. Alternatively, Folkestone Eurotunnel is just a 44 minute drive away.



Faversham Station



Canterbury Cathedral



Travel times are approximate, taken from Faversham Station. Source: Google Maps

Everything you need

Markets and supermarkets, healthcare, schools, a library, cinema and theatre; plus restaurants, pubs and cafés to suit all tastes, can all be found in Faversham. There will be shops, a convenience store and children's day nursery as part of our new development too.

Sport and Leisure

- 1 Faversham Tennis Club
- 2 Faversham Recreation Ground
- 3 Faversham Cricket Club
- 4 Abbey Sports Centre
- 5 Faversham Pools
- 6 Oare Gunpowder Works Country Park
- 7 Oare Marshes Nature Reserve
- 8 Boughton Golf Club
- 9 Faversham Golf club

Shopping

- 1 Macknade Food Hall
- 2 ALDI
- 3 Tesco Superstore
- 4 Faversham Market
- 5 Sainsbury's
- 6 Standard Quay
- 7 Whitefriars Canterbury

Dining

- 1 Sun Inn
- 2 The Anchor
- 3 The Phoenix Tavern
- 4 Posillipo - Faversham
- 5 Creek Creative Studios + Gallery Kitchen Cafe
- 6 Albion Taverna
- 7 Ours
- 8 Papà Bianco
- 9 Shepherd Neame Brewery
- 10 The Korean Cowgirl at Cave Hotel
- 11 Firepit Restaurant at Cave Hotel
- 12 The Dairy Restaurant & Bar
- 13 The Pig at Bridge Place
- 14 The Bridge Arms

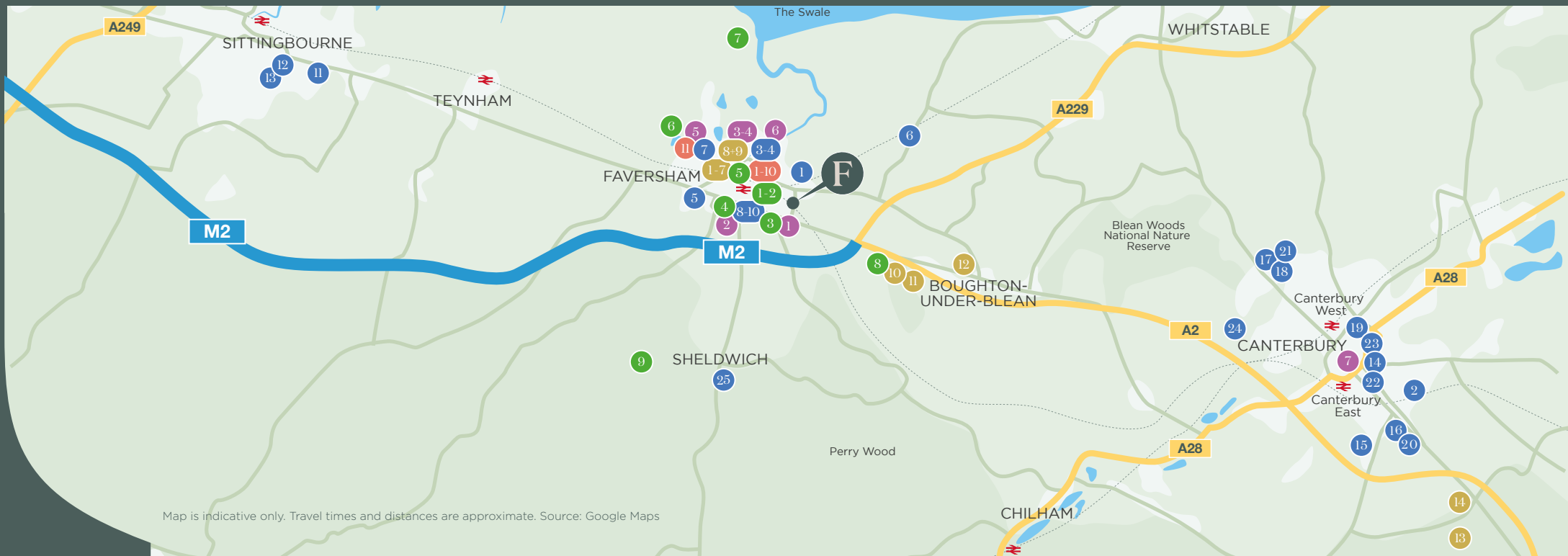
Amenities

- 1 Faversham Medical Practice
- 2 Faversham Cottage Hospital
- 3 Boots Pharmacy
- 4 Faversham Library
- 5 Faversham Post Office
- 6 Faversham Dental Practice
- 7 Faversham Veterinary Clinic
- 8 Newton Place Surgery
- 9 Queen Elizabeth II Soft Play Centre
- 10 The Royal Cinema
- 11 West Faversham Community Centre

Education

- 1 Faversham House Day Nursery
- 2 Bright Horizons Canterbury Day
- 3 St Mary of Charity Church
- 4 Queen Elizabeth's Grammar School
- 5 Ospringe C of E Primary School

- 6 Graveney Primary School
- 7 Bysing Wood Primary School
- 8 The Abbey School
- 9 Ethelbert Road Primary School
- 10 Townsend Montessori Nursery
- 11 The Sittingbourne School
- 12 Fulston Manor School
- 13 Highsted Grammar School
- 14 Barton Court Grammar School
- 15 Simon Langton Grammar School (Boys)
- 16 Simon Langton Grammar School (Girls)
- 17 Kent College Senior School
- 18 St Edmund's School
- 19 The King's School Canterbury
- 20 St Anselm's Catholic School
- 21 University of Kent
- 22 University for the Creative Arts
- 23 Canterbury Christ Church University
- 24 Kent College Junior School
- 25 Sheldwich Primary School



LEISURE IN THE GARDEN OF ENGLAND

- | | | |
|-------------------------------|---------|---|
| • Faversham Cricket Club | 2 mins |  |
| • Faversham Recreation Ground | 3 mins |  |
| • Faversham Tennis Club | 3 mins |  |
| • Abbey Sports Centre | 5 mins |  |
| • Faversham Pools | 6 mins |  |
| • Faversham Golf Club | 10 mins |  |



Royal Theatre, Faversham



Faversham Golf Club



Oare Gunpowder Works Country Park

Leisure and culture on the doorstep

There are ample facilities locally in Faversham for sport and fitness, including a swimming pool and gym at Faversham Pools, tennis and cricket clubs, and a gym and sports hall at Abbey Sports Centre. All are within 1.5 miles of home. Golfers only have to travel a little further, to Boughton Golf Club (2.5 miles) and Faversham Golf Club (4.1 miles).

Faversham is brimming with culture. The Arden Theatre is a true community enterprise, with a programme of drama, family entertainment and new works. The independent Royal Cinema is housed in a period building showing all the latest releases. The town also puts on an annual literary festival and a hop festival. It is, after all, the home of the Shepherd Neame Brewery, founded in 1698, and comprising a visitor centre as well as a working brewery.

Natural attractions are plentiful, offering many opportunities for outdoor leisure. One of the closest is Oare Gunpowder Works Country Park, (2.5 miles) which in spite of its name, is a haven of woodland and wildlife. Oare Marshes Nature Reserve (3.8 miles), on the river Swale, is an unspoilt landscape of wetland and grazing pasture, internationally renowned for its birdlife.

And to the south of Faversham, you have the wild acres of the Kent Downs National Landscape to explore, an Area of Outstanding Natural Beauty reaching down to the white cliffs of Dover.



Faversham Creek



Standard Quay, Faversham



Macknade Food Hall

Shopping and Dining

Faversham is a historic market town and these still form an important part of its shopping scene. As well as the usual fruit and veg, household goods, clothes and trinkets, there are speciality markets for 'Best of Faversham' food and crafts, antique and vintage finds. Supermarkets of course have a presence too; you can take your pick from Aldi, Tesco and Sainsbury's. The award-winning Macknade Food Hall is a supermarket with a difference, selling produce from local and ethical suppliers, hosting wine tastings and running a popular café. For something truly unique, Standard Quay brings together antique shops, independent retailers, art galleries and eateries in a historic waterfront setting.

There's an excellent range of places to eat and drink in Faversham. Pubs include The Sun Inn, The Anchor and The Phoenix Tavern. These are all traditional hostelrys serving great food as well as drinks. Some of the restaurants have a picturesque setting on the edge of Faversham Creek. Posillipo's is one, with an authentic Italian menu, and so is Papà Bianco, an airy pizzeria. The Albion Taverna is another; here the food and drinks are Mexican-British. Within the town centre, there are numerous cafés and coffee shops to choose from, while 2.8 miles away in Boughton, an old dairy has been returned to life as The Dairy Restaurant and Bar, with a menu of wholesome hearty dishes.

Great schools in the neighbourhood

The Faversham area offers a broad range of educational opportunities, with access to well-regarded primary and secondary schools. Kent is known for its selective education system, including grammar schools accessible via the 11+.

Families will find a variety of options nearby, from highly rated state schools to independent institutions. The area also benefits from local nursery provision, including plans for a day nursery within our new Faversham community.

Nursery/Pre-School	Miles	Ofsted	Private	Miles
• Faversham House Day Nursery	0.5	Good	• Kent College Senior School	8.0
• Townsend Montessori Nursery	0.7	Good	• St Edmund's School	8.2
• Bright Horizons Canterbury Day	13.8		• The King's School Canterbury	8.7
Primary Schools			College	
• St Mary of Charity Church	0.8	Outstanding	• St Anselm's Catholic School	9.5
• Ethelbert Road Primary School	1.4	Outstanding		
• Ospringe C of E Primary School	1.7	Good	Universities	
• Graveney Primary School	2.3	Good	• University of Kent	8.5
• Bysing Wood Primary School	2.4	Good	• University for the Creative Arts	9.1
• Sheldwich Primary School	3.4	Outstanding	• Canterbury Christ Church University	9.3
• Kent College Junior School	6.7			
Secondary Schools				
• The Abbey School	1.2	Good		
• Queen Elizabeth's Grammar School	1.3	Good		
• The Sittingbourne School	7.0	Good		
• Canterbury Academy	7.7	Good		
• Fulston Manor School	8.0	Good		
• Highsted Grammar School	8.3	Outstanding		
• Barton Court Grammar School	9.3	Good		
• Simon Langton Grammar School (Boys)	12.6	Outstanding		
• Simon Langton Grammar School (Girls)	13.4	Good		



Home Finder

All homes benefit from a private garden with an Indian Sandstone patio and private surface parking, garage or carport, plus EV charging.

- 25 26 30 31 32 42 54 56
- 57 60 64 67 79 80 83 84

The Fairfield
3 BEDROOM HOME

- 23 24 52 53 61 62 74 75
- 76 77

The Eastwell
3 BEDROOM HOME

- 29 48 72

The Kensham
4 BEDROOM HOME

- 43 51 63 73 78

The Heavenham
4 BEDROOM HOME

- 45 47 69

The Wingham
4 BEDROOM HOME

- 41 55 59 65 66

The Wisley
3 BEDROOM HOME

- 27 28 81 82

The Selsted
4 BEDROOM HOME

- 71

The Chiddingstone
4 BEDROOM HOME

- 46 49 68

The Sheldwich
4 BEDROOM HOME

- 44

The Applehurst
4 BEDROOM HOME

- 50 70

The Shepherdswell
5 BEDROOM HOME



Site plan is indicative only and subject to change.



The Fairfield

Homes 25, 26, 30, 31, 32, 42, 54, 56, 57, 60, 64, 67, 79, 80, 83 and 84

The Fairfield is a 3 bedroom home extending to 953 square feet, with an open-plan kitchen, breakfast bar and dining area which opens seamlessly onto the Indian Sandstone patio and garden laid to turf. A separate living room is at the front of the property. The cloakroom and storage cupboard in the hallway maximises space and convenience.

Upstairs, there is a principal bedroom with an ensuite and a fitted wardrobe. Bedroom 2 is a double bedroom adjacent to the family bathroom and bedroom 3 could be used as a single bedroom or a home office.

The Fairfield

Homes 25*, 26, 30*, 31, 32, 42, 54*, 56*, 57, 60, 64*, 67, 79*, 80, 83* and 84

Total Floor Area 88.6 m² 953 ft²

Kitchen / Dining
5.46m x 3.09m 17'10" x 10'1"

Living Room
3.11m x 4.88m 10'2" x 16'0"

Principal Bedroom
3.23m x 2.87m 10'7" x 9'5"

Bedroom 2
2.93m x 2.81m 9'7" x 9'2"

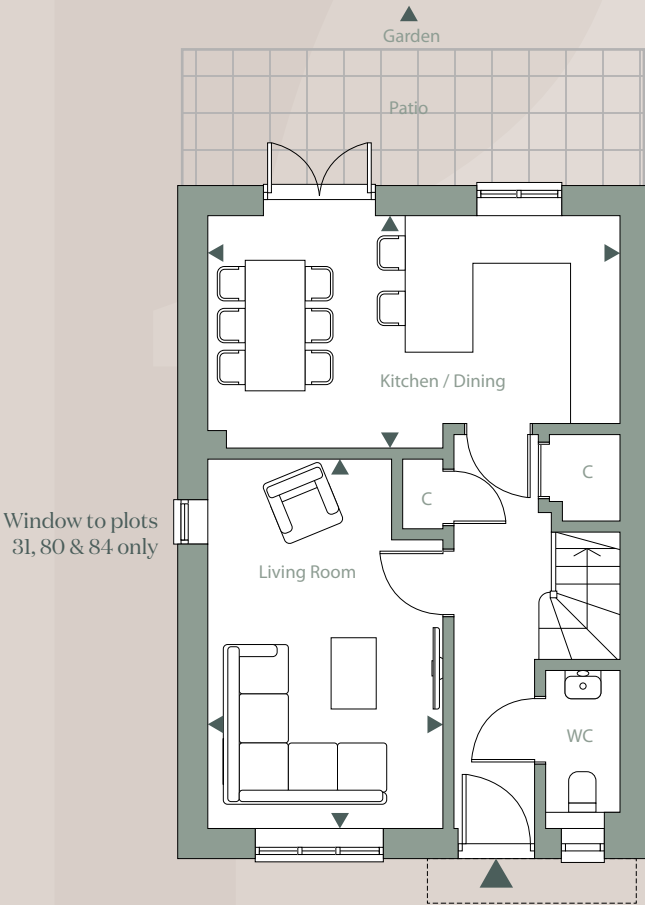
Bedroom 3
2.40m x 2.81m 7'10" x 9'2"

*Homes 25, 30, 54, 56, 64, 79 and 83 are handed.

Key

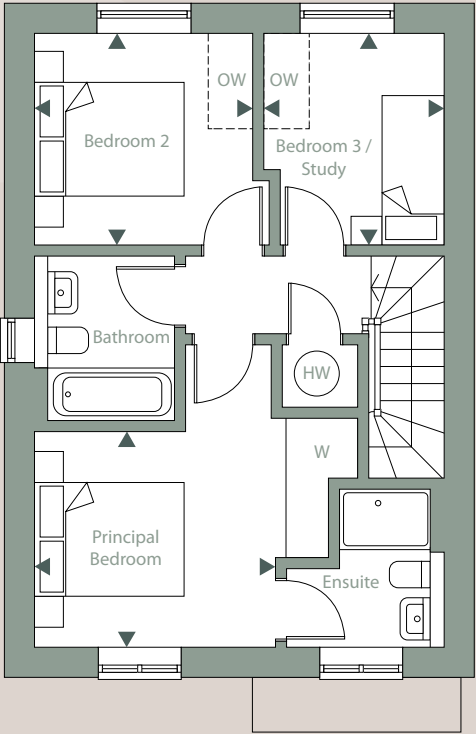
W - Wardrobe OW - Optional Wardrobe
C - Cupboard HW - Hot Water Cylinder

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Ground Floor

Plot 25 does not have a window in this location



First Floor





The Wisley

Homes 41, 55, 59, 65 & 66

The Wisley is an impressive double-fronted 3 bedroom home with a total area of 1,020 square feet. The home features an open-plan kitchen with a three-seat breakfast bar and dining area that opens seamlessly onto the Indian Sandstone patio and garden laid to turf. There is a separate, spacious living room. The ground floor also includes a cloakroom and storage space for convenience.

Upstairs, the principal bedroom features an ensuite and a fitted wardrobe. The remaining two bedrooms have access to the family bathroom.

The Wisley

Homes 41, 55*, 59, 65* and 66

Total Floor Area 94.7 m² 1,020 ft²

Kitchen / Dining

5.68m x 2.99m 18'7" x 9'9"

Living Room

5.68m x 2.91m 18'7" x 9'6"

Principal Bedroom

5.08m x 3.02m 16'8" x 9'10"

Bedroom 2

3.35m x 2.93m 10'11" x 9'7"

Bedroom 3

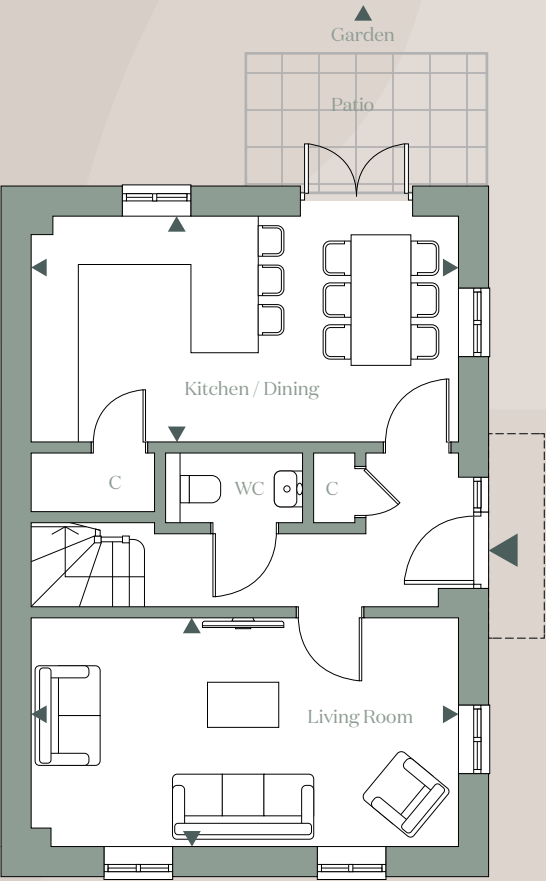
2.58m x 2.93m 8'6" x 9'7"

*Homes 55 and 65 are handed.

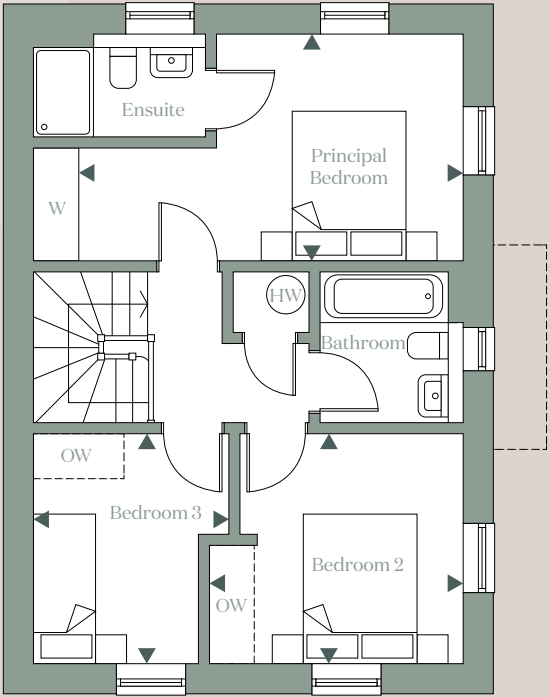
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Ground Floor



First Floor



The Eastwell

Homes 23, 24, 52, 53, 61, 62, 74, 75, 76 and 77

The Eastwell is a 3 bedroom home comprising a total of 1,169 square feet. On the ground floor, there's an open-plan kitchen with breakfast bar, living and dining room with French doors opening onto the Indian Sandstone patio and garden laid to turf. There is also plenty of storage space and a cloakroom.

On the first floor there are two double bedrooms, with a family bathroom. The spacious landing could accommodate a desk by the window for working from home.

On the second floor, the principal bedroom features an ensuite shower room and dressing area with fitted wardrobes.



The Eastwell

Homes 23*, 24, 52*, 53, 61*, 62, 74*, 75, 76* and 77

Total Floor Area 108.6 m² 1,169 ft²

Living / Dining
4.96m x 3.62m 16' 3" x 11' 11"

Kitchen
2.49m x 4.16m 8' 2" x 13' 8"

Principal Bedroom
3.86m x 3.41m 12' 8" x 11' 2"

Bedroom 2
2.75m x 4.19m 9' 0" x 13' 9"

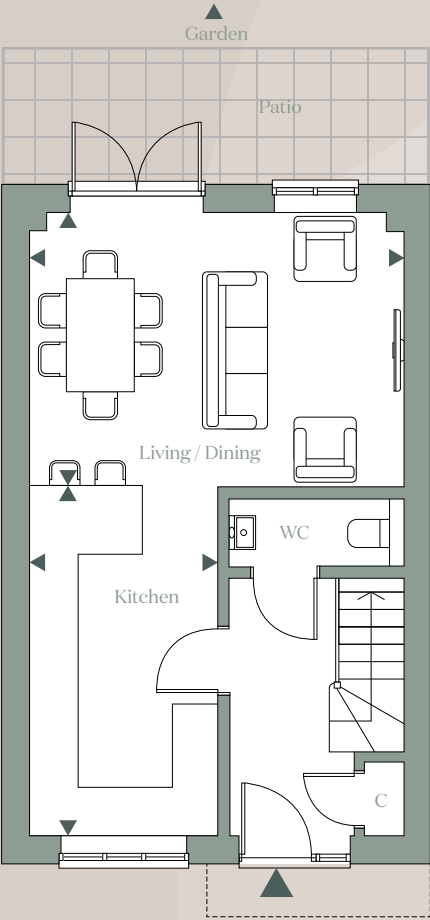
Bedroom 3
2.75m x 3.92m 9' 0" x 12' 10"

*Homes 23, 52, 61, 74 and 76 are handed.

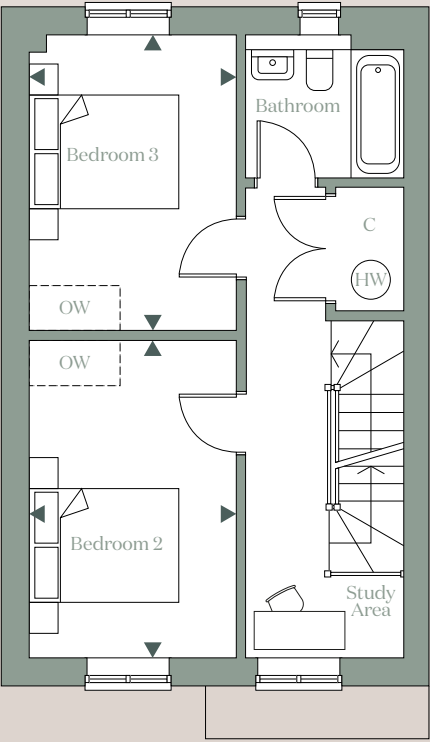
Key

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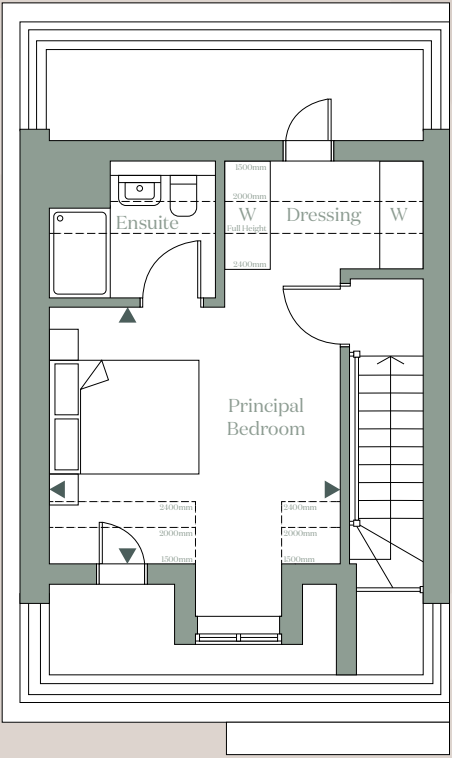
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Ground Floor



First Floor



Second Floor





The Kensham

Homes 29, 48 & 72

The Kensham is a 4 bedroom house which extends to 1,226 square feet. The ground floor includes an open-plan kitchen, breakfast bar and dining area opening on to the Indian Sandstone patio and garden laid to turf, as well as a separate living room. It also includes a cloakroom, utility, and storage space.

Upstairs you will find the principal bedroom features an ensuite and a fitted wardrobe. The remaining three double bedrooms have access to the family bathroom.

The Kensham

Homes 29, 48 and 72

Total Floor Area 113.9 m² 1,226 ft²

Kitchen/Dining/Family
5.99m x 3.85m 19' 7" x 12' 7"

Living
3.62m x 4.47m 11' 10" x 14' 8"

Principal Bedroom
2.85m x 3.54m 9' 4" x 11' 7"

Bedroom 2
2.85m x 3.54m 9' 4" x 11' 7"

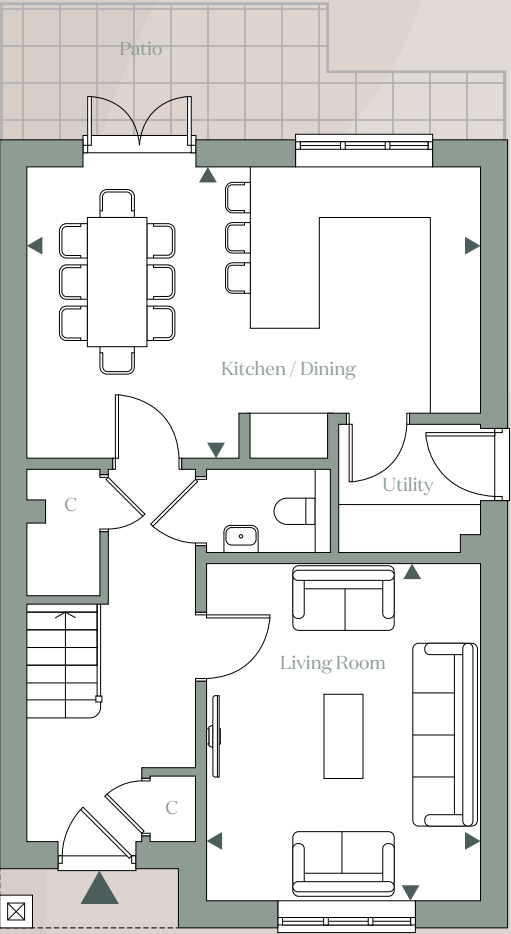
Bedroom 3
3.02m x 2.48m 9' 11" x 8' 1"

Bedroom 4
3.02m x 2.42m 9' 11" x 7' 11"

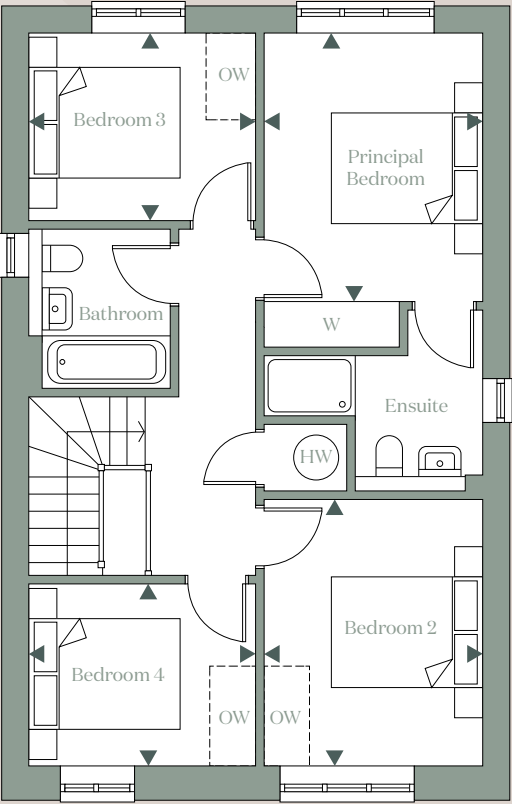
Key

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C - Cupboard HW - Hot Water Cylinder

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Ground Floor



First Floor



The Selsted

Homes 27, 28, 81 & 82

The Selsted is a 4-bedroom home with a total of 1,262 square feet arranged over three floors.

On the ground floor, you'll find a stylish kitchen with breakfast bar, along with a dining and utility room. The spacious open-plan living/dining room opens directly onto the Indian Sandstone patio and garden laid to turf. There is a separate living room, with a beautiful bay window, plus cloakroom and storage cupboard.

On the first floor are bedrooms 2 and 3 which are doubles and bedroom 4 which is a single. The spacious landing provides a study area for working from home.

The principal bedroom, with its ensuite and fitted wardrobe, occupies the second floor.



Computer Generated Imagery is indicative only.

The Selsted

Homes 27*, 28, 81* and 82

Total Floor Area 117.2 m² 1,262 ft²

Kitchen/Dining
5.30m x 2.65m 17' 4" x 8' 8"

Living
3.00m x 4.42m 9' 10" x 14' 6"

Principal Bedroom
4.12m x 3.48m 13' 6" x 11' 5"

Bedroom 2
3.14m x 3.10m 10' 3" x 10' 2"

Bedroom 3
3.14m x 2.81m 10' 3" x 9' 2"

Bedroom 4
2.03m x 3.05m 6' 8" x 10' 0"

*Homes 27 and 81 are handed.

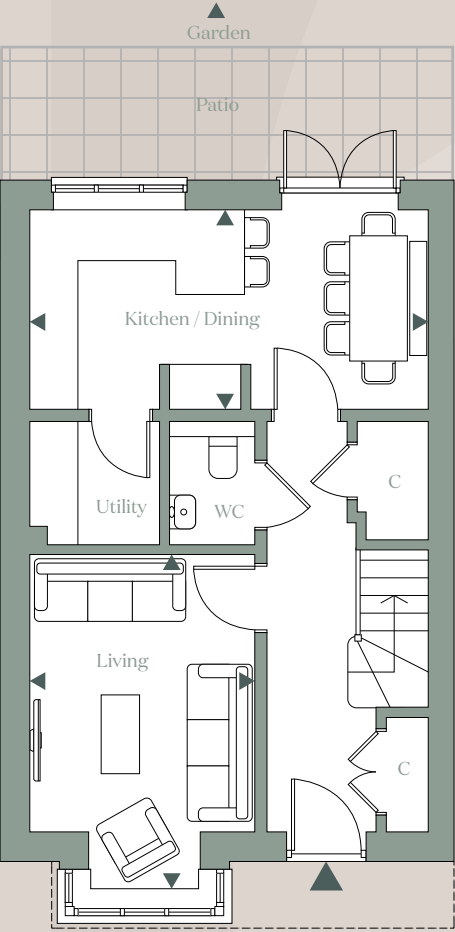
- Key
- W - Wardrobe

OW - Optional Wardrobe

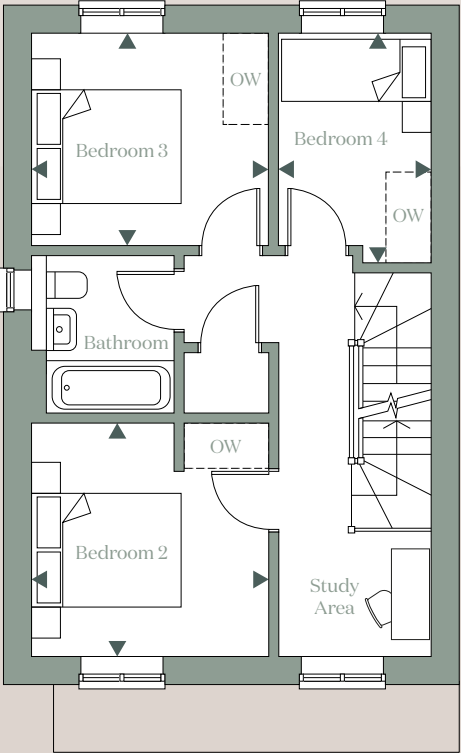
C - Cupboard

HW - Hot Water Cylinder

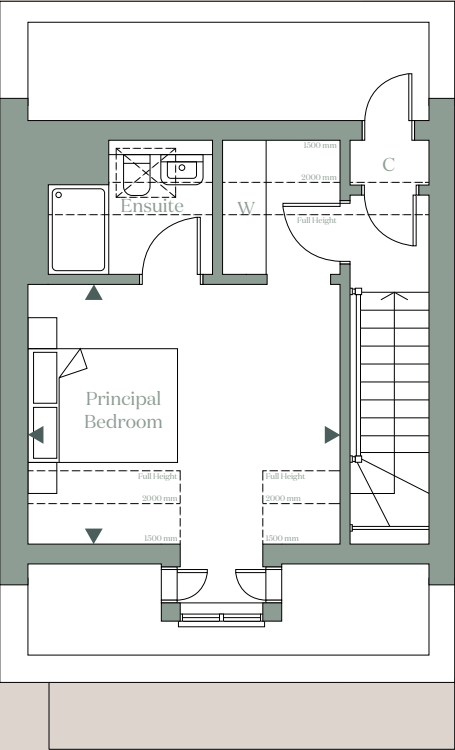
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Ground Floor



First Floor



Second Floor



The Chiddingstone

Home 71

The Chiddingstone is a four bedroom detached home at 1,350 square feet. On the ground floor, the open-plan kitchen and dining area open directly onto the Indian Sandstone patio and garden laid to turf, while the living room offers a separate space to relax. There is also a study at the front of the house, helping to separate home and work life. The utility room, cloakroom, and additional storage maximise space and convenience.

Upstairs, there is a principal bedroom with an ensuite and fitted wardrobe. Bedrooms 2 and 3 are both double bedrooms and bedroom 4 is a single bedroom, all with access to the family bathroom.



Computer Generated Imagery is indicative only.

The Chiddingstone

Home 71

Total Floor Area 125.4 m² 1,350 ft²

- Kitchen / Dining

3.67m x 6.65m

12'0" x 21'9"
- Living Room

3.23m x 4.56m

10'7" x 14'11"
- Study

3.23m x 2.75m

10'7" x 9'0"
- Principal Bedroom

3.25m x 3.25m

10'7" x 10'7"
- Bedroom 2

3.70m x 3.26m

12'1" x 10'8"
- Bedroom 3

3.60m x 3.26m

11'10" x 10'8"
- Bedroom 4

3.19m x 2.66m

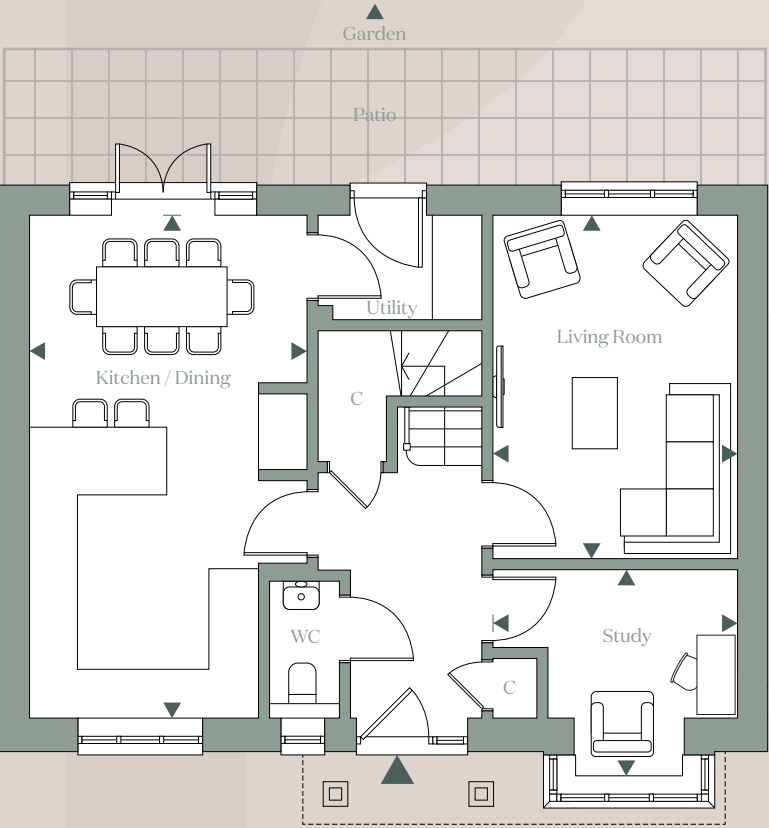
10'6" x 8'9"

Key

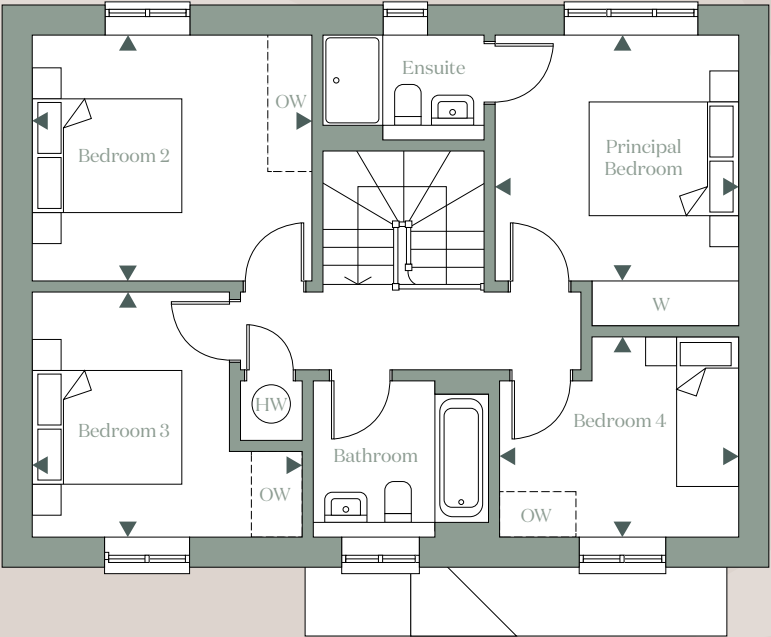
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Ground Floor



First Floor



The Heaverham

Homes 43, 51, 63, 73 & 78

The Heaverham is a 4 bedroom house spanning 1,372 square feet with an impressive wide frontage. On the ground floor, the kitchen and dining area open onto the Indian Sandstone patio with garden laid to turf, while the living room is a separate space for entertaining and relaxation. There is also a utility room and cloakroom for convenience.

Upstairs, the principal bedroom includes an ensuite and a fitted wardrobe. The remaining three bedrooms are all doubles with access to a family bathroom.



Computer Generated Imagery is indicative only.

The Heaverham

Homes 43, 51, 63*, 73 and 78*

Total Floor Area 127.5 m² 1,372 ft²

Kitchen / Dining
3.47m x 6.65m 11'5" x 21'9"

Living Room
3.67m x 6.65m 12'0" x 21'9"

Principal Bedroom
3.50m x 3.14m 11'5" x 10'3"

Bedroom 2
3.70m x 3.76m 12'1" x 12'4"

Bedroom 3
3.55m x 2.76m 11'7" x 9'0"

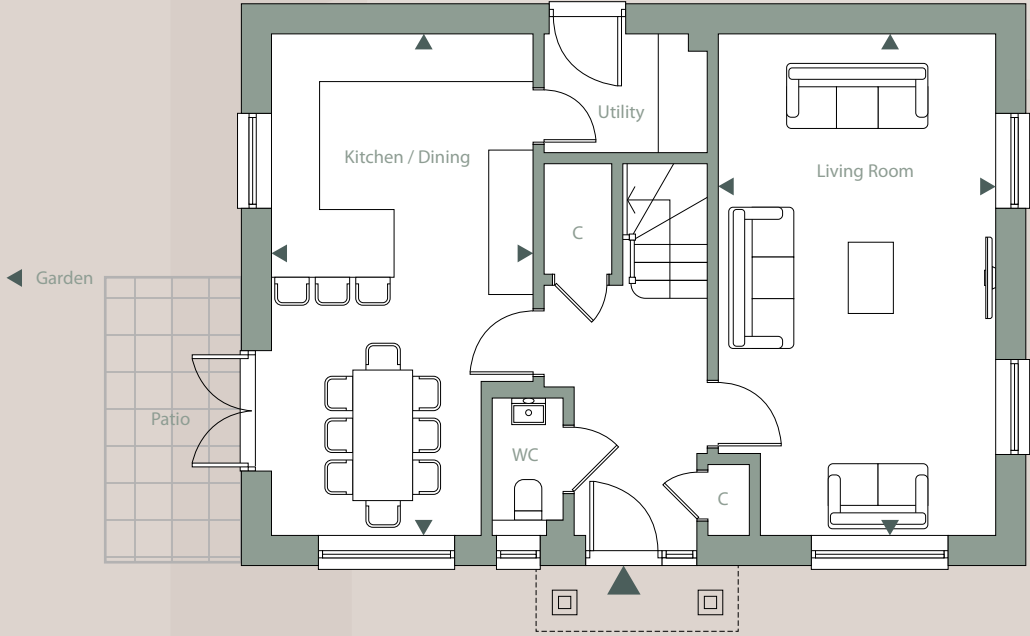
Bedroom 4
3.66m x 2.76m 12'0" x 9'0"

*Homes 63 and 78 are handed.

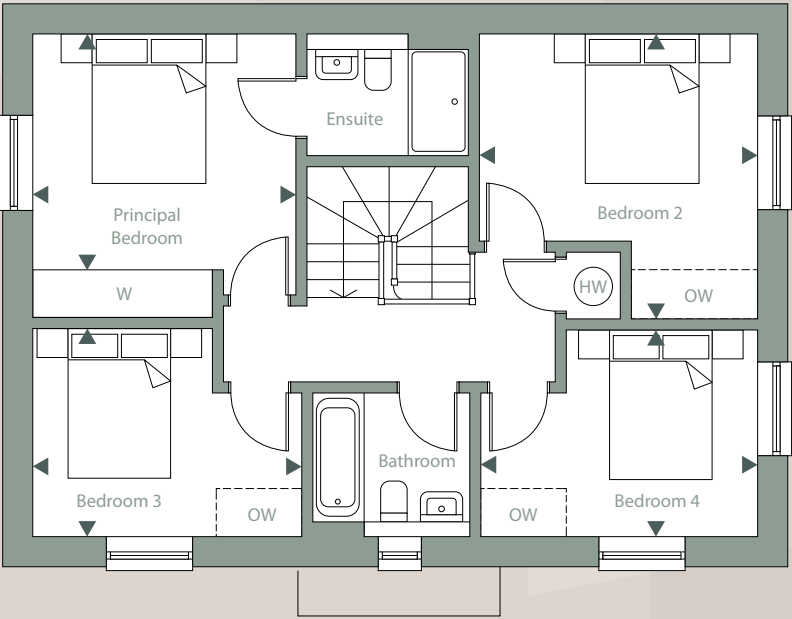
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Ground Floor



First Floor



The Sheldwich

Homes 46, 49 & 68

The Sheldwich is a 4 bedroom double fronted home which extends to 1,443 square feet. On the ground floor, the spacious kitchen, dining and family room provides access to the Indian Sandstone patio and garden laid to turf, whilst the separate living room allows for entertaining and relaxation. There is also a utility room, cloakroom and separate study for convenience.

Upstairs, the principal bedroom has an ensuite and fitted wardrobes. Bedroom 2 also benefits from a separate ensuite. The remaining two bedrooms are both doubles with access to the family bathroom.

The Sheldwich

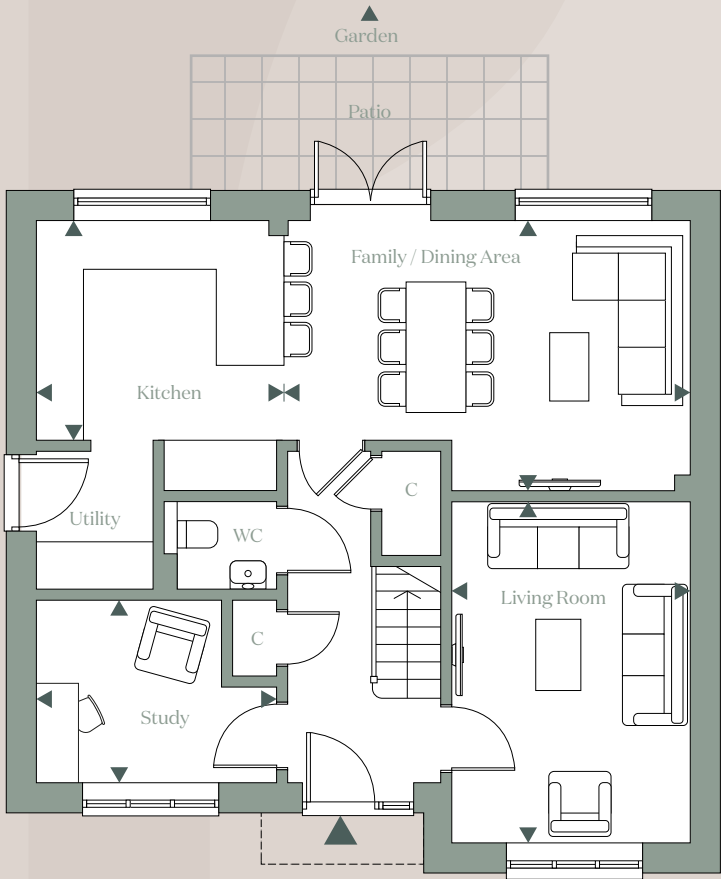
Homes 46, 49 and 68

Total Floor Area 134.1 m² 1,443 ft²

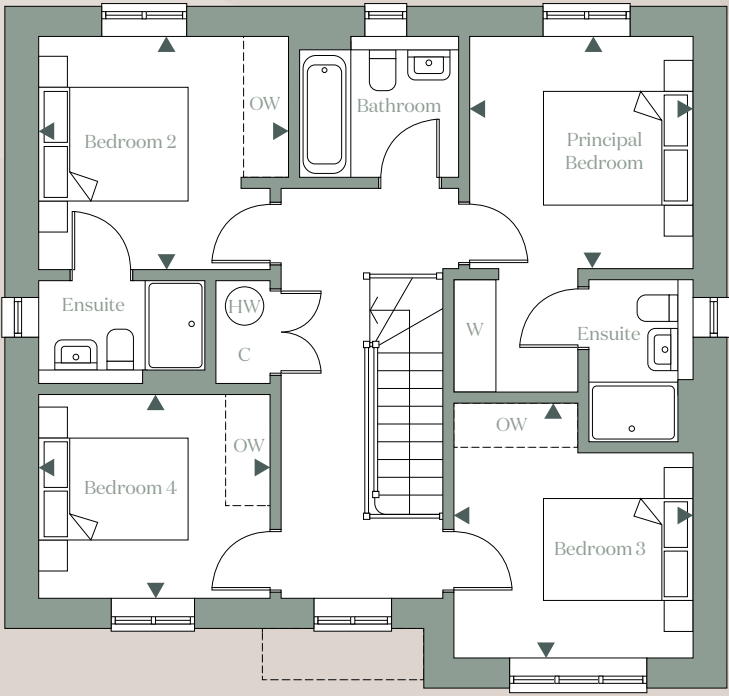
Kitchen	
3.92m x 2.93m	12' 10" x 9' 7"
Family/Dining Area	
5.39m x 3.58m	17' 8" x 11' 9"
Living Room	
3.16m x 4.50m	10'4" x 14'9"
Study	
3.20m x 2.43m	10'5" x 7'11"
Principal Bedroom	
2.97m x 3.10m	9'8" x 10'2"
Bedroom 2	
3.33m x 3.11m	10'11" x 10'2"
Bedroom 3	
3.17m x 3.37m	10' 5" x 11' 1"
Bedroom 4	
3.14m x 2.71m	10' 4" x 8' 11"

Key	
W - Wardrobe	OW - Optional Wardrobe
C - Cupboard	HW - Hot Water Cylinder

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Patio layouts will vary depending on each home, please ask for details.



Ground Floor



First Floor



The Wingham

Homes 45, 47 & 69

The Wingham is a 4 bedroom home extending to 1,623 square feet. The ground floor features an open-plan kitchen, dining, and family area with direct access to the Indian Sandstone Patio and garden laid to turf, alongside a separate living room offering additional space to relax. The home also features a study, utility room and cloakroom, perfect for family living.

Upstairs there are four double bedrooms. The principal bedroom includes an ensuite and dressing area with fitted wardrobes. Bedroom 2 also benefits from an ensuite, while bedrooms 3 and 4 share a well-appointed family bathroom. Thoughtfully designed storage solutions ensure practicality throughout the home.



Computer Generated Imagery is indicative only.

The Wingham

Homes 45, 47 and 69

Total Floor Area 150.8 m² 1,623 ft²

Family / Dining Area

5.01m x 3.41m 16'5" x 11'2"

Kitchen

3.90m x 3.41m 12'9" x 11'2"

Living Room

3.13m x 4.90m 10'3" x 16'1"

Principal Bedroom

3.18m x 3.45m 10'5" x 11'3"

Dressing Room

2.16m x 3.16m 7' 1" x 10' 5"

Bedroom 2

3.28m x 3.47m 10'9" x 11'4"

Bedroom 3

3.35m x 3.14m 11'0" x 10'4"

Bedroom 4

3.20m x 2.89m 10'5" x 9'5"

Study

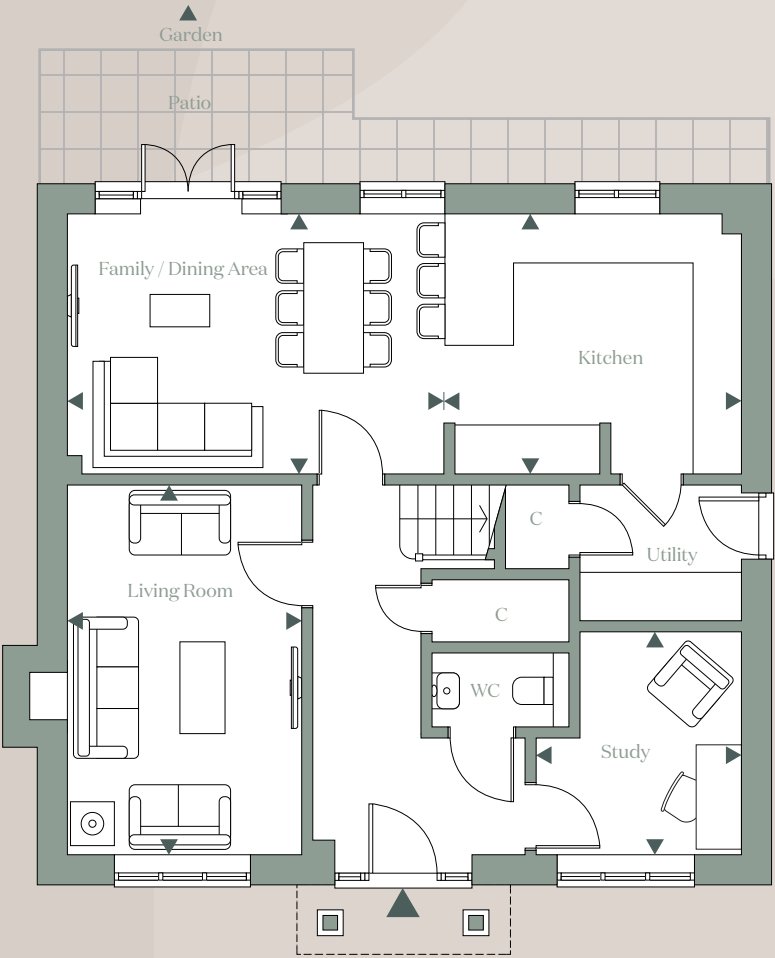
2.70m x 3.00m 8'9" x 9'9"

Chimney to plot 45 only
- TV location is above
fireplace in plot 45

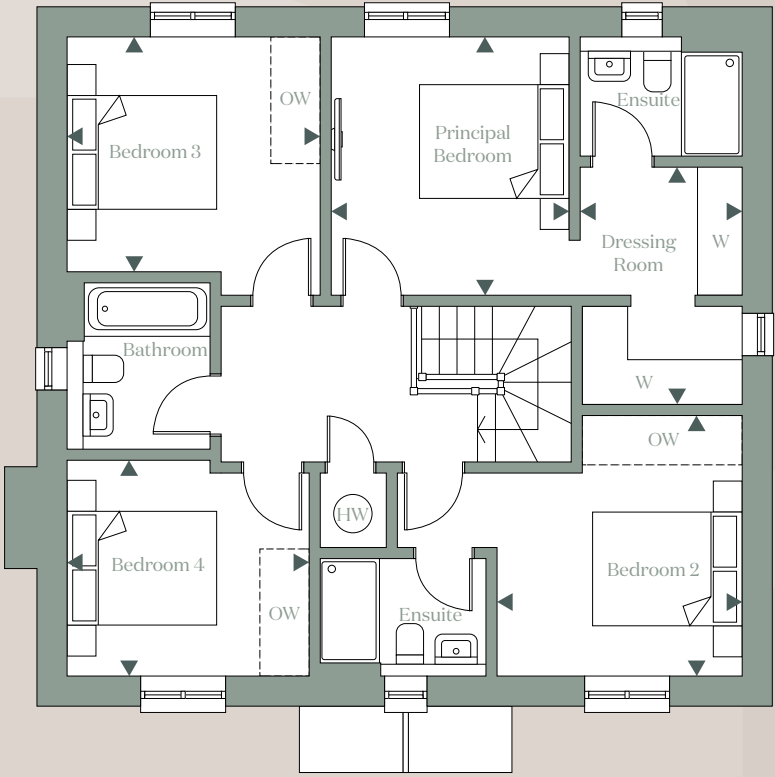
Key

W - Wardrobe OW - Optional Wardrobe
C - Cupboard HW - Hot Water Cylinder

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Ground Floor



First Floor



The Applehurst

Home 44

This impressive 4 bedroom home offers 1,814 square feet of thoughtfully designed living space and includes the benefit of a spacious double garage.

On the ground floor, the open-plan kitchen, complete with a breakfast bar, flows effortlessly into the family dining area, which opens directly onto the Indian Sandstone patio and garden laid to turf, with access to the utility room provided from the dining space. A door from the garage also provides convenient garden access onto the patio. The separate living room, study, cloakroom, and storage cupboard complete the ground floor layout.

Upstairs there are four double bedrooms. The principal bedroom boasts a spacious dressing area with fitted wardrobes and a private ensuite shower room. Bedroom 2 also benefits from its own ensuite, while bedrooms 3 and 4, both generous doubles, share the family bathroom.



Computer Generated Imagery is indicative only.

The Applehurst

Home 44

Total Floor Area 168.5 m² 1,814 ft²

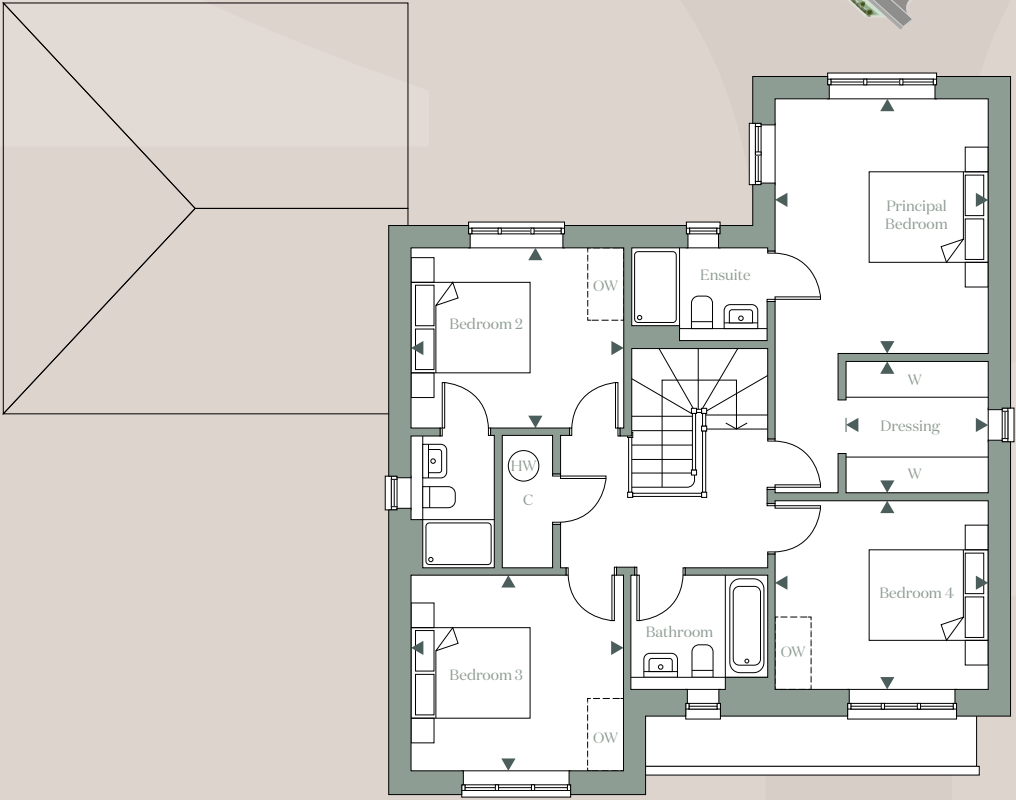
- Kitchen**
3.51m x 3.90m11' 6" x 12' 10"
- Family / Dining Area**
3.51m x 4.79m11' 6" x 15' 9"
- Living**
3.51m x 5.29m11' 6" x 17' 4"
- Study**
2.90m x 3.98m9' 6" x 11' 1"
- Principal Bedroom**
3.51m x 4.23m11' 6" x 13' 10"
- Dressing Area**
2.39m x 2.20m7' 10" x 7' 3"
- Bedroom 2**
3.54m x 3.00m11' 7" x 9' 10"
- Bedroom 3**
3.51m x 3.26m11' 6" x 10' 8"
- Bedroom 4**
3.51m x 3.15m11' 6" x 10' 4"

- Key**
- W - Wardrobe OW - Optional Wardrobe
- C - Cupboard HW - Hot Water Cylinder

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Ground Floor



First Floor





The Shepherdswell

Homes 50 and 70

The Shepherdswell is a double fronted 5 bedroom home, extending to 1,850 square feet over three levels with a double garage. The kitchen and family dining area extends the whole width of the house and has a utility room opening off it. You can step out straight onto the Indian Sandstone patio with garden laid to turf through double doors. Also on the ground floor is a generous living room and study, both with bay windows. A cloakroom and understairs storage provide extra convenience.

On the first floor there are three double bedrooms with the principal suite offering a dressing area fitted with wardrobes. Bedrooms 2 and 3 have access to the family bathroom.

On the second floor, you will find bedrooms 4 and 5 both doubles, which share a shower room.

The Shepherdswell

Homes 50 and 70

Total Floor Area 171.9 m² 1,850 ft²

Kitchen 3.58m x 3.01m	11' 9" x 9' 11"
Dining/Family Area 4.88m x 3.01m	16' 0" x 9' 11"
Living 3.04m x 5.14m	9' 11" x 16' 10"
Study 2.87m x 3.13m	9' 5" x 10' 3"
Principal Bedroom 3.09m x 3.55m	10' 2" x 11' 7"
Dressing Area 2.00m x 1.87m	6' 7" x 6' 2"
Bedroom 2 2.92m x 3.78m	9' 6" x 12' 5"
Bedroom 3 2.92m x 3.66m	9' 6" x 12' 0"
Bedroom 4 3.93m x 6.09m	12' 10" x 19' 11"
Bedroom 5 3.08m x 6.09m	10' 2" x 19' 11"

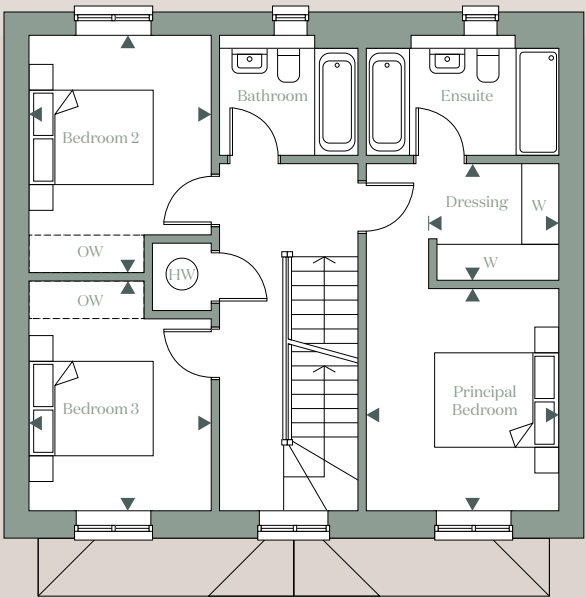
Key

W - Wardrobe OW - Optional Wardrobe
C - Cupboard HW - Hot Water Cylinder

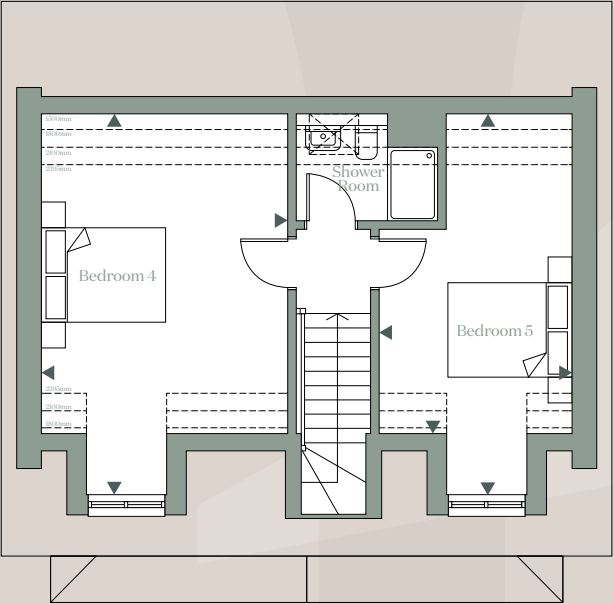
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Ground Floor



First Floor



Second Floor



The Fernham Finish

Our homes come with an all-inclusive specification. From flooring and appliances, right down to the mirrors, robe hooks, toilet roll holders, bathroom cabinets, coat cupboard rail and fitted wardrobe to the principal bedroom – everything you need to move more effortlessly into your new Fernham home.



Example finishes shown are indicative only.

KITCHEN

- Shaker cabinet doors and drawers with soft closing function
- Slimline laminate worktops with matching upstands (The Fairfield, The Wisley, The Eastwell, The Selsted)
- Slimline Quartz worktops with matching upstands (The Kensham, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Inset quartz composite sink with drainer (The Fairfield, The Wisley, The Eastwell, The Selsted)
- Undermount quartz composite sink(s) (The Kensham, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Feature tiled splashback to hob
- LED strip lighting to underside of wall cabinets
- Stylish brushed steel mixer tap
- Pull out waste bin (The Applehurst, The Shepherdswell)
- Bosch built-in single oven
- Bosch built-in microwave oven (The Kensham, The Selsted, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Bosch 4 zone induction hob (The Fairfield, The Wisley,

The Eastwell, The Kensham, The Selsted, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham)

- Bosch 5 zone induction hob (The Applehurst, The Shepherdswell)
- Elica concealed extractor
- Bosch fully integrated dishwasher
- Bosch built-in 70/30 fridge freezer (The Fairfield, The Wisley, The Eastwell, The Kensham, The Selsted)
- Bosch built-in 50/50 fridge freezer 2nr. (The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Built-in washing machine (The Eastwell)

UTILITY CUPBOARD (The Fairfield, The Wisley)

- Bosch freestanding washing machine

UTILITY ROOM

(The Kensham, The Selsted, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham)

- Shaker cabinet doors with soft closing function
- Slimline laminate worktops with matching upstands
- Inset quartz composite sink with stylish brushed steel mixer tap
- Bosch freestanding washing machine

UTILITY ROOM

(The Applehurst, The Shepherdswell)

- Shaker cabinet doors with soft closing function
- Broom cupboard and wall mounted shelving
- Slimline laminate worktops with matching full height splashback to the understand of wall shelving and upstands elsewhere
- Inset quartz composite sink with stylish brushed steel mixer tap
- Bosch freestanding washing machine and tumble dryer. Stacking kit with pull out shelf between appliances

WC

- Wall hung hand-washbasin with stylish brushed nickel basin mixer (The Fairfield, The Wisley, The Eastwell)
- Vanity unit with hand-washbasin and stylish brushed nickel basin mixer (The Kensham, The Selsted, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Oval mirror to wall
- Brushed nickel toilet roll holder and towel ring
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring
- Half height tiling to all walls

FAMILY BATHROOM

- Two drawer vanity unit with washbasin
- Oval mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Bath with glass screen and bath panel to match vanity unit
- Stylish brushed nickel BagnoDesign brassware including:
 - Mono basin mixer
 - Slide rail shower kit
 - Bath filler waste and overflow
 - Concealed thermostatic bath/shower valve
 - Toilet roll holder
 - Robe hooks
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in anthracite finish
- Amtico stone effect vinyl flooring
- Full height tiling to walls above bath. Half height tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

EN SUITE 1

- Two drawer vanity unit with washbasin
- Oval mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Shower enclosure with sliding shower door. (Infold door provided to The Kensham house type)
- Double ended bath with brushed nickel hand-held shower and bath filler waste and overflow (The Shepherdswell)
- Stylish brushed nickel BagnoDesign brassware including:
 - Mono basin mixer
 - Slide rail shower kit (The Fairfield, The Wisley, The Eastwell)
 - Wall mounted shower head and separate hand-held shower (The Kensham, The Selsted, The Chiddingstone, The Heaverham, The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
 - Concealed thermostatic shower valve
 - Toilet roll holder
 - Robe hooks
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in anthracite finish
- Amtico stone effect vinyl flooring
- Full height tiling to walls surrounding shower. Half height tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

GUEST EN-SUITE / SHOWER ROOM

- Two drawer vanity unit with washbasin
- Oval mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Shower enclosure with sliding shower door
- Stylish brushed nickel BagnoDesign brassware including:
 - Mono basin mixer
 - Slide rail shower kit
 - Concealed thermostatic shower valve
 - Toilet roll holder
 - Robe hooks
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in anthracite finish
- Amtico stone effect vinyl flooring
- Full height tiling to walls surrounding shower. Half height tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted contemporary internal doors with stylish satin nickel lever handles
- White painted skirting boards and architraves

- Stained oak handrail and newel caps to staircase
- Amtico wood-effect vinyl flooring to ground floor (excluding living room)
- Carpet fitted to living room*, stairs, landing, bedrooms and upper floor cupboards
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf and hanging rail
- Lighting to blanket shelf and pull-out mirror to wardrobe (The Applehurst, The Shepherdswell)
- Shelf and hanging rail fitted to ground floor coat cupboard
- Wire shelving fitted to linen cupboard

*Amtico wood-effect vinyl flooring to living room (The Eastwell)



SPECIFICATION

HOME ENTERTAINMENT

- Television point provided to main living area and principal bedroom
- Television point provided to family area (The Sheldwich, The Wingham, The Applehurst, The Shepherdswell)
- Telephone point provided to main living area

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, utility room, WC, bathroom and en suites
- Pendant lights to dining/family area, living room, study, landing* and bedrooms
- USB socket to kitchen
- Shaver socket to bathroom and en suite
- Mains powered door bell and push button

*Downlights provided to landing (The Shepherdswell)

HEATING & HOT WATER

- Air source heat pump and hot water cylinder
- Underfloor heating to ground floor
- Wall mounted radiators to first floor

EXTERNAL

- Allocated parking spaces to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens
- EV charger to all homes

SECURITY & PEACE OF MIND

- Premier Guarantee 10-year warranty
- 2-year customer care
- Mains fed smoke and heat detectors
- External security light to front



Photography of previous Fernham Homes.

Hallmarks of a Fernham Home



We have a proactive approach to customer service

We'll contact you at 2, 7, and 28 days after your move-in to ensure you're happy with every aspect of your new home. During your two-year warranty period, we'll also check in at 11 and 23 months to make sure everything continues to meet your expectations.



We keep our promises

What you see in the brochure is what we deliver.



Your home, our commitment

Every home is personally signed off by a member of our senior management team before the keys are handed over.



Your feedback matters

Every customer receives an independent survey 6 weeks after moving in. The results are also shared with all of the Fernham team members so that we can learn from your feedback.



We have earned homeowners' trust

97% of our customers in the past six years would recommend Fernham Homes to a friend. In 2024 we had a Net Promoter Score of 88*.



We are a proud Kent-based business

We lovingly champion local architecture, suppliers and materials, investing in the local economy and community.



Every detail has been considered

Our in-house specialists oversee the design and specifications of each home, from interior finishes to landscaping.



We are an active, long-term partner of award-winning Kent charity, Spadework

Supporting their mission through fundraising, strategic partnerships and volunteer work. To date we have raised over £105,000 for our partner charity.



We believe that the spaces between the buildings are just as important as the buildings themselves

Working closely with our landscape architects and horticulturists, we craft beautiful outdoor spaces with mature planting and native species that support local wildlife.



We invest in our people

Our people receive the training and development they need so we can ensure the very best quality, products and service to our customers.



When we say our homes are ready to live in, we really mean it

From flooring and all appliances, right down to the mirrors, robe hooks and fitted wardrobes to the principal bedroom – everything you need to start life in your new Fernham home, all included within the price.

Sustainability

We're building for the future.

Here are some of the practices we've implemented to champion energy-efficient, responsible construction and contractors.

- We work with local suppliers and contractors to support the economy
- We implement LED lighting
- We install EV charging points
- We use Air Source Heat Pumps (ASHP)
- We are members of The Considerate Constructors Scheme

The Housebuilder of Choice in Kent

We are proud to have been recognised for our excellence in housebuilding. Our achievements include the Evening Standard New Homes Award 2021 and 2022, and the In-House Gold Award for customer satisfaction six years running in addition to the prestigious Outstanding Achievement Award in 2024.

Our vision is to be the housebuilder of choice in Kent. Every customer is independently surveyed 6 weeks after they move in. They are asked to rate out of 10 how likely they would be to recommend Fernham Homes. We are thrilled to have a Net Promoter Score of 88* from purchasers who legally completed in 2024.

By way of comparison, the Average Net Promoter score for the members of the Housebuilder Federation is 44.



Fernham Homes at Matfield.

*The Net Promoter Score is correct at time of print.



In-House Gold for Customer Satisfaction
6 years running



Best Small
Housebuilder



Best Family Home
£750,000 to £1.5m
Hillside Park, Linton



Best Family Home
£750,000 to £1.5m
Hillbury Fields, Ticehurst



Outstanding
Achievement For
Customer Satisfaction



Winner 2025



Awarded to Fawkham October 2024
Newington December 2024



Considerate Constructors Scheme
National Site Awards 2025
Awarded to Fawkham and
West Malling



A Truly Local Housebuilder

Based in West Malling in the heart of Kent, we are proud to add value to our beautiful county. In all our designs, we lovingly champion traditional architecture and materials, working closely with local suppliers and contractors. Homes built this way not only have a unique character — they're also more sustainable.

Buying a Fernham Home

We work really hard to make your journey to buying your new home with Fernham as pleasant and seamless as possible. Throughout reservation and up until exchange of contracts, our sales team is on hand to answer any questions you may have. They have extensive experience in new-build purchases and will guide you each step of the way.

Following exchange of contracts, a member of our customer service team will contact you to introduce themselves. They will be your point of contact through to legal completion and beyond, supporting you at every stage. We're proud to say that over the past five years, 97% of our customers said they would recommend Fernham Homes to a friend.*

You're in Safe Hands

Our meticulous craftsmanship, combined with a 10-year build warranty including a 2-year customer service support, gives you the peace of mind that every home buyer deserves.

*According to independent surveys conducted by In-House 2023-2024 over a rolling 12-month period. Score correct at time of print.

What our customers say

“What really set Fernham apart for me was the fantastic level of customer service I received from start to finish. Jen in particular played a huge role in keeping me informed about every milestone with the build. She made my experience easy and seamless all the way through, from putting my deposit down to receiving my keys, it was all a breeze.”

Resident, Rosewood Place, Matfield

“The quality of build, fixtures and fittings and the overall service has been excellent.”

Resident, West Malling

“They were very personable and friendly, and they made sure we had everything we needed. There were some gifts for us. We were the first ones to move in.”

Resident, Fernham Homes at Rainham

“We received excellent customer service and care from the beginning. Even after moving in, they have been great.”

Resident, Sissinghurst

“It was the first home we came across and it totally blew us away with what you get with a new home.”

Resident, Hillbury Fields, Ticehurst



Hillbury Fields, Ticehurst.

Investing in Our Local Community

Investing in people is one of Fernham Homes company values. We are proud to partner with Spadework, which offers support to adults with learning disabilities, people experiencing problems with their mental health and those living with early-onset dementia. The charity, just a mile from our head office, has been running over 40 years and has a café, garden centre and farm shop where trainees (those who use the services) gain practical and social skills across horticulture, creativity, cooking, woodwork and more.

We've already raised over £105,000 for Spadework, trebling our target to raise £30,000 in the first three years. We also provide hands-on help – everyone at Fernham has 4 volunteering days a year to donate their time and expertise.

Proud Partners of



Fundraising with Spadework.

Joint Celebration of Spadework's 40th anniversary and Fernham Homes 25th anniversary at Spadework.

FERNHAM HOMES FAVERSHAM



Contact Us

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Sales and Marketing Suite

Love Lane, Faversham, ME13 8YJ

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Protection for new-build home buyers

FERNHAM

HOMES

FAVERSHAM