

FERNHAM
HOMES

SUTTON VALENCE

**Weald House, Biddenden House
and The Bethersden**

FERNHAM
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 SUTTON VALENCE

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INTRODUCTION

Welcome to Fernham Homes at Sutton Valence

An idyllic village lifestyle is waiting for you in one of our beautiful new Fernham homes at Sutton Valence, in the heart of Kent, the garden of England.

Sutton Valence offers a mix of one and two bedroom Discount Market Sale maisonettes, including a two bedroom coach house, as well as three, four and five bedroom houses for sale, together with affordable housing from Golding Homes.

Almost 8 acres will be open space, including 3 acres of new woodland, where we are planting 3,000 trees, so nature really is on your doorstep. With new amenities planned, including a convenience store and doctor’s surgery, it is destined to become a desirable new hub for the village.

Each home demonstrates Fernham’s signature flair for design and quality, characterised by light, well thought-out living areas and large windows.

All homes benefit from an all inclusive specification with everything you need, from flooring and appliances to mirrors and robe hooks, ensuring they are ready to live in. We’re looking to the future too and have provided sustainable features such as electric vehicle charging points and air source heat pumps.

Sutton Valence village, just a couple of minutes’ walk away is rich in historic charm, with a delightful mix of architectural buildings. In the heart of the village are the newly refurbished King’s Head and the Queen’s Head, winner of Pub of the Year 2024 – offering stylish settings and serving fine food. Follow the hilly high street, sunk between mellow stone walls, and you are on the leafy lanes leading into the Weald of Kent.

It’s a relaxed lifestyle, but you’ll be connected to the daily essentials too. There are London commuter services from Headcorn station, 3 miles away. From here there are direct trains to Waterloo East in 1 hour 4 minutes, Charing Cross in 1 hour 7 minutes and Cannon Street in 1 hour 12 minutes. You can also choose from excellent schools in the neighbourhood, including the highly regarded Sutton Valence School (part of the Westminster Group of Schools) and enjoy a wide range of pubs, shops and restaurants in Headcorn and Maidstone, 3 and 5 miles away respectively.



Travel times are approximate. Source: Google Maps.

Computer generated image of Weald House and Biddenden House is indicative only.

A Rare Opportunity in the Heart of Sutton Valence

We're proud to offer a limited collection of just 11, one and two bedroom maisonettes, along with a two bedroom coach house, available to eligible buyers at 20% below market value through the Discount Market Sale* (DMS) scheme.

Each home features its own private entrance, allocated parking, an EV charger and the coach house benefits from an air source heat pump. Inside, you'll find the same Fernham attention to detail, including quality flooring, integrated appliances and modern fittings throughout.

This initiative is designed to support local people, key workers, and those with strong community ties who might otherwise be priced out of the market. If you're looking to get on the property ladder or re-enter it, DMS offers an achievable route to home ownership.

Ownership is 100% yours, but the home is sold at just 80% of its independently assessed value, typically requiring only a 5% deposit on the reduced price. Unlike shared ownership, there's no rent to pay, and no compromise on quality.

Each home comes with award-winning customer service from Fernham Homes.

These homes are available exclusively to those who meet all the criteria below:

- You must be over 18 years old and live, work, or have a close family member (parent, child, or sibling) living within a 5-mile radius of the development
- If no eligible buyers can be found, this area is widened to include Maidstone Borough and then throughout Kent
- Your gross annual household income must not exceed £80,000
- You must be unable to afford to buy a suitable home on the open market
- You must not own another property at the time of purchase
- You must be able to secure a mortgage and have sufficient funds for your deposit and associated acquisition costs

With just 11 homes available and a strong focus on helping local people stay rooted in the community, this is a rare and valuable opportunity.

* Strict eligibility criteria apply, speak to our sales consultants today to learn more. Computer generated image is indicative only.

Well Connected

Headcorn is the nearest railway station and is less than 9 minutes' drive. From here, there are direct regular services to London Waterloo East in 1 hour 4 minutes, Charing Cross in 1 hour 7 minutes and Cannon Street in 1 hour 12 minutes.

The A274 runs through the village, running south to Headcorn or north towards Maidstone via the A229. Stay on the road to connect to the M20 at junction 8, which is less than 8 miles away.

Other major destinations nearby for work or leisure include Canterbury, Royal Tunbridge Wells, Tonbridge and Sevenoaks, all easily within an hour's drive.

International travel is convenient too. Folkestone Eurotunnel is just 43 minutes by car and Gatwick Airport in under an hour.



Your Neighbourhood

They're all close to home: major supermarkets, independent shops and boutiques, cosy pubs and coffee shops, as well as restaurants catering for every taste.

There's education ranging from nursery to secondary school, and healthcare to cover all needs. Don't forget, you will have a new convenience store and doctor's surgery on your doorstep when the development is completed.

Sport and Leisure

- 1 Sutton Valence Village Hall
- 2 The Ridge Golf Club
- 3 Weald of Kent Golf Course & Hotel
- 4 Leeds Castle & Park
- 5 Headcorn Aerodrome
- 6 Ledian Gardens
- 7 National Trust - Stoneacre
- 8 Mote Park
- 9 Lockmeadow Health Club

Dining

- 1 The King's Head
- 2 The Queen's Head
- 3 The Romney at Mote House
- 4 Frankie's Farmshop & Café
- 5 Krishna Indian Restaurant
- 6 Tap17
- 7 The Gurkha Kitchen
- 8 Frederic Bistro
- 9 La Taberna
- 10 The Herbalist
- 11 The Stag
- 12 The Potting Shed

Amenities

- 1 Cobtree Medical Practice
- 2 Headcorn
- 3 Maidstone Hospital
- 4 KIMS Hospital
- 5 Senacre Dental Clinic

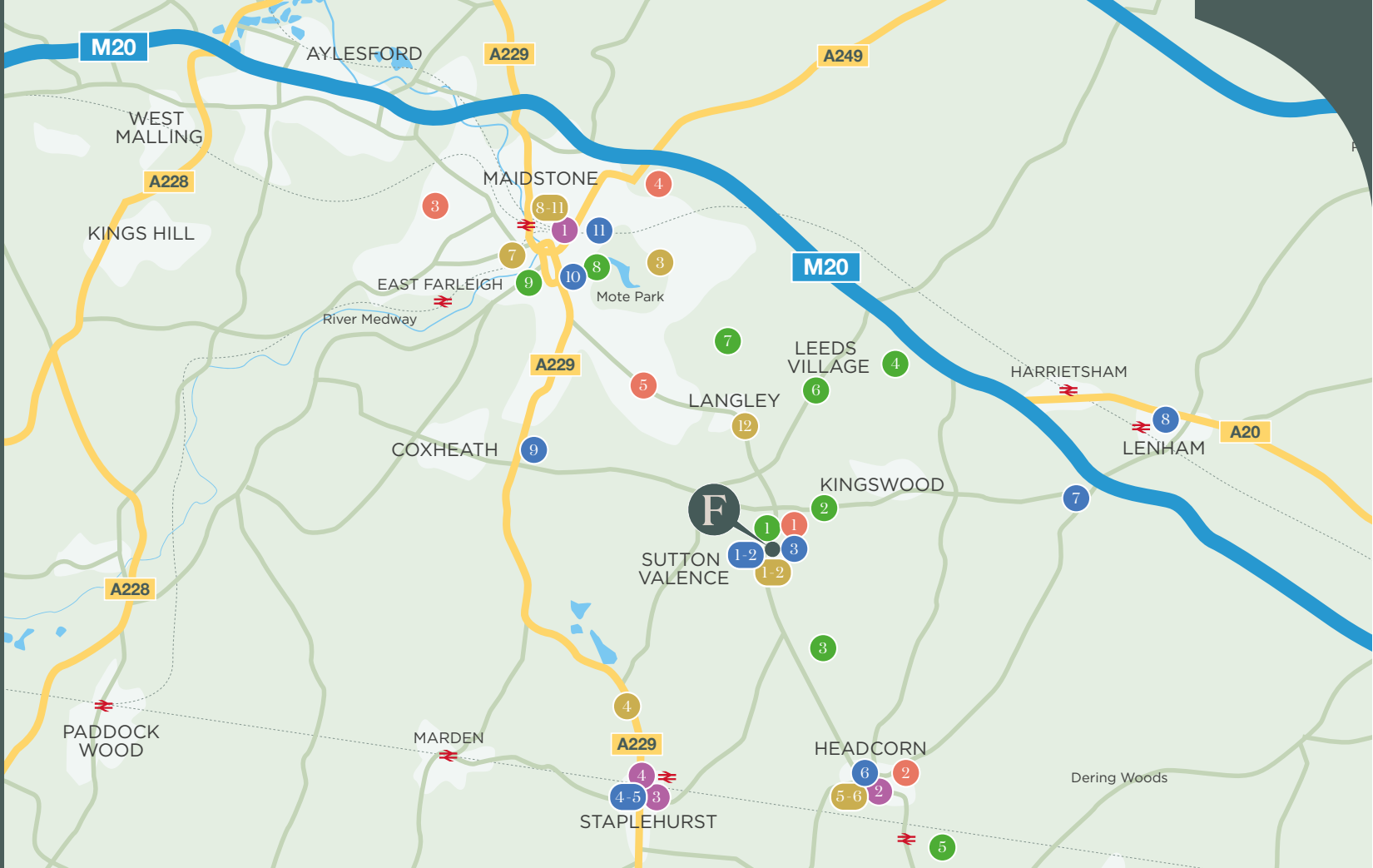
Education

- 1 Sutton Valence Pre-School
- 2 Sutton Valence Primary School
- 3 Sutton Valence School (Senior)
- 4 Staplehurst Under 5s
- 5 Staplehurst School
- 6 Headcorn Primary School
- 7 Platts Heath Primary School
- 8 Lenham School
- 9 Cornwallis Academy
- 10 Maidstone Grammar School
- 11 Invicta Grammar School

Shopping

- 1 Fremlin Walk, Maidstone
- 2 High Street, Headcorn
- 3 High Street, Staplehurst
- 4 Sainsbury's, Staplehurst

Map is indicative only.
Source: Google Maps



- | | | |
|------------------------------|---------|--|
| • The Ridge Golf Club | 5 mins | |
| • Weald of Kent Golf Club | 5 mins | |
| • Ledian Gardens | 6 mins | |
| • National Trust - Stoneacre | 8 mins | |
| • Go Ape Leeds Castle | 9 mins | |
| • Leeds Castle | 10 mins | |
| • Mote Park | 20 mins | |
| • Sissinghurst Castle Garden | 21 mins | |



Mote Park



Leeds Castle



Sutton Valence High Street



The Ridge Golf Club

Leisure in the Garden of England

If you love sport and fitness, history and culture, gardens and nature, the glorious Kent countryside provides the perfect backdrop for all of it.

You can step back in time at Leeds Castle, which is over 900 years old and standing in the heart of a mirror-like lake. It also hosts concerts and events. Another historic attraction is the timbered medieval Stoneacre, which dates from the 15th century and has a scenic setting in the Otham Valley.

Golfers can tee off nearby at The Ridge or Weald of Kent Golf Clubs. Walking and cycling, both gentle and more strenuous, can be enjoyed everywhere. You might want to join the North Downs Way, which passes just north of Maidstone, offering over 150 miles of waymarked trails. Go Ape, at Leeds Castle, is for all those who enjoy a rush of adrenaline.

Mote Park in Maidstone offers fun for all, with water sports, open-air theatre and expansive parkland. For horticultural enthusiasts, Sissinghurst Castle Garden and Pashley Manor all provide inspiration and delight.

Just a 6 minute drive away in Leeds Village, Ledian Gardens offers a range of high-quality facilities open to the public, including a 17-metre indoor pool, gym, sauna, and steam rooms. Visitors can also enjoy fitness classes, a stylish café-bistro, hair salon, and treatment rooms—all in a welcoming, beautifully designed setting.

Travel times are approximate. Sources: Google Maps



Shopping and Dining

Aside from its public houses and schools, Sutton Valence offers a few local amenities, such as a hairdresser and a farmers’ market. For a wider choice, Maidstone is close by, with everything from large supermarkets to independent shops and well-known high street brands. In Fremlin Walk and The Mall you can browse fashion, beauty and homewares.

The region’s premier shopping destination is Bluewater, about 30 miles away. As well as over 300 shops, which include flagship Marks & Spencer and John Lewis stores, it includes a multiplex cinema and a wide range of places to eat.

Nearby Headcorn is a large village and provides a very good range of independent shops including an artisan bakery and family butcher, gift shop and florist.

The two Sutton Valence pubs, the newly refurbished King’s Head and the Queen’s Head, which won Pub of the Year in 2024, are both stylish and upmarket and serve fine food. Many of the surrounding villages - also boast a good pub. For example, The Potting Shed in Langley has a Scandi vibe with a large restaurant and is just 1.4 miles from home, while The Plough, more traditional and also in Langley, is only 0.8 miles away. Maidstone has the full complement of restaurants, cafés and pubs with international choices. And don’t forget the new convenience store on your doorstep.

Travel times are approximate. Sources: Google Maps.

Education in the Area

Families moving to Sutton Valence will be glad to know that there are excellent educational choices in the area, for all ages.

The prestigious Sutton Valence School is a highly rated independent school for children aged 3–18, celebrating its 450th year anniversary in 2026 with the Preparatory School just a 3 minute drive away. In the state sector, Headcorn Primary School (3.6 miles) Platts Heath Primary School (4.7 miles), Staplehurst Primary School (5.3 miles), and are all rated ‘Good’ by Ofsted.

Maidstone Grammar School (5.4 miles) Cornwallis Academy (3.8 miles), offer excellent secondary education options, with selective grammar and comprehensive streams and are both rated ‘Good’. Invicta Grammar School (6.4 miles) for girls is ‘Outstanding’.

Nursery/Pre-School	Miles	Ofsted
• Sutton Valence Pre-School	0.3	Good
• Staplehurst Under 5s	4.9	Good

Primary Schools		
• Sutton Valence Primary School	0.2	Good
• Headcorn Primary School	3.7	Good
• Platts Heath Primary School	4.7	Good
• Staplehurst School	5.3	Good

Secondary Schools		
• Sutton Valence School (Senior)	0.2	Good
• Cornwallis Academy	3.8	Good
• Maidstone Grammar School	5.4	Outstanding
• Invicta Grammar School	6.0	Outstanding
• Lenham School	6.4	Good

Information correct as of August 2025.
Sources: Google and school websites. Lifestyle photography is indicative only.



Home Finder



Weald House 19-24

20 21 22 23
1 BEDROOM MAISONETTE

19 24
2 BEDROOM MAISONETTE

Biddenden House 26-28

25 28
1 BEDROOM MAISONETTE

26 27
2 BEDROOM MAISONETTE

The Bethersden

29
2 BEDROOM COACH HOUSE

- Discount Market Sale
- Private for sale homes
- Affordable Rent Homes
- Shared Ownership Homes
- Visitor Parking

Weald House and Biddenden House

Homes 19 – 28

Weald House and Biddenden House, present a thoughtfully planned mix of one and two bedroom maisonettes. Each home benefits from its own private front door and entrance, as well as allocated parking spaces and EV charging. Inside, every home features a bright and contemporary open-plan kitchen, living and dining area creating a sociable, flexible space at the heart of the home.

One bedroom maisonettes

These homes feature a spacious principal bedroom, alongside a well-appointed family bathroom. These homes are ideal for individuals or couples looking for efficient yet stylish living in a beautiful village setting.

Two bedroom maisonettes

These homes offer a spacious second bedroom – perfect for guests, working from home, or growing households.



Computer generated image of Weald House and Biddenden House is indicative only.

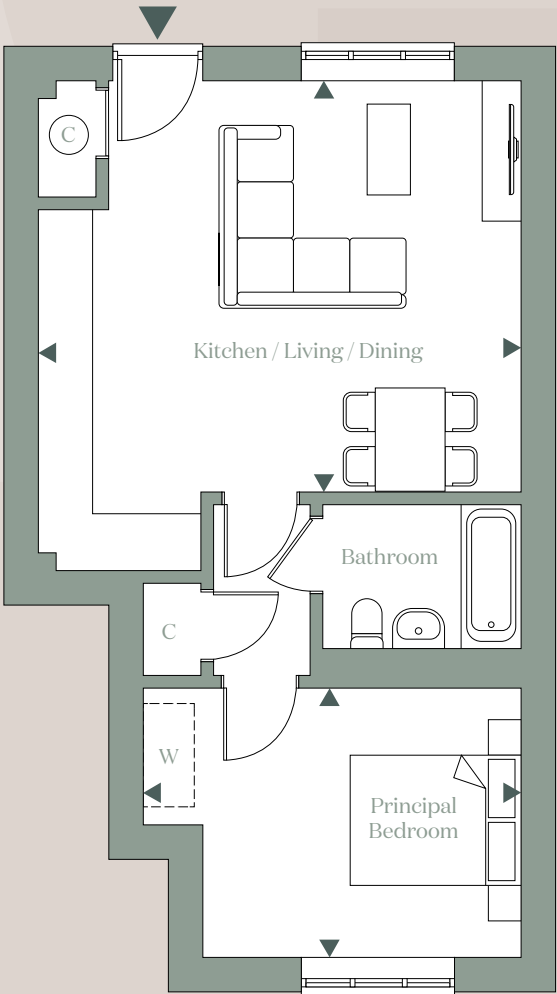
1 Bedroom, Ground Floor

Homes 20, 21* & 25
Total Floor Area 50.2 m² 540 ft²

Kitchen / Living / Dining
5.58m x 4.76m 18' 5" x 15' 8"

Principal Bedroom
4.37m x 3.14m 14' 5" x 10' 4"

*Home 21 is handed.

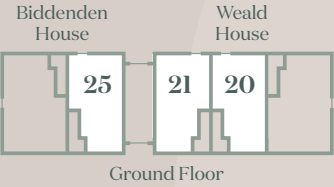


Ground Floor

Key

- W - Space for wardrobe
- C - Cupboard
- Ⓢ - Cylinder cupboard

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.



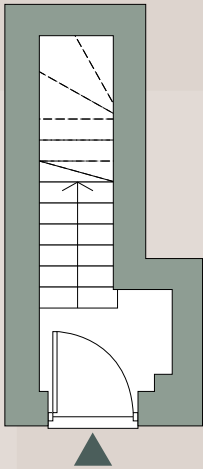
1 Bedroom, First Floor

Homes 22*, 23 & 28
Total Floor Area 57.1 m² 615 ft²

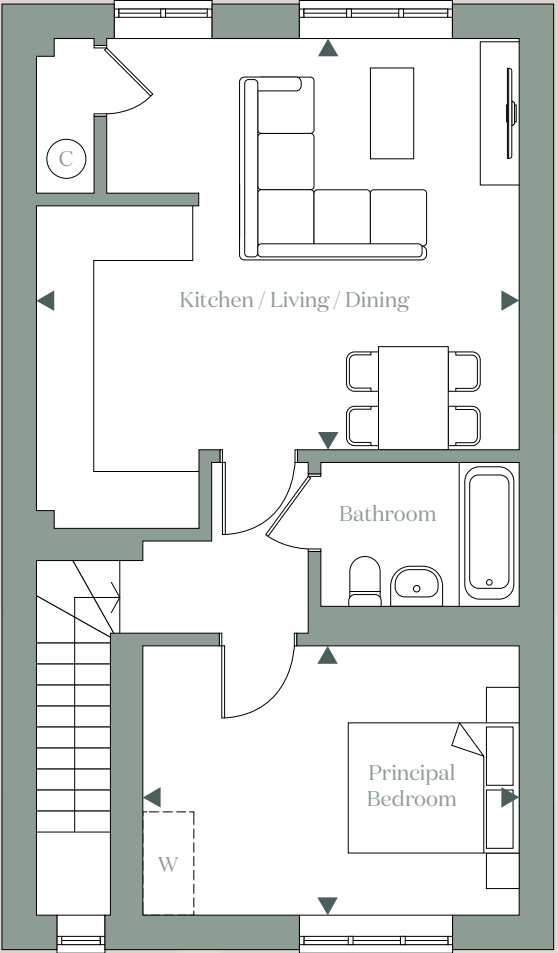
Kitchen / Living / Dining
5.58m x 4.76m 18' 5" x 15' 8"

Principal Bedroom
4.37m x 3.15m 14' 4" x 10' 4"

*Home 22 is handed.



Ground Floor

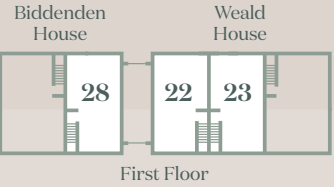


First Floor

Key

- W - Space for wardrobe
- Ⓢ - Cylinder cupboard

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2 Bedroom, Ground Floor

Homes 19 & 26*

Total Floor Area 60.4 m² 650 ft²

Kitchen / Living / Dining

5.41m x 5.62m 17' 9" x 18' 5"

Principal Bedroom

3.25m x 3.27m 10' 8" x 10' 8"

Bedroom 2

3.26m x 3.25m 10' 8" x 10' 8"

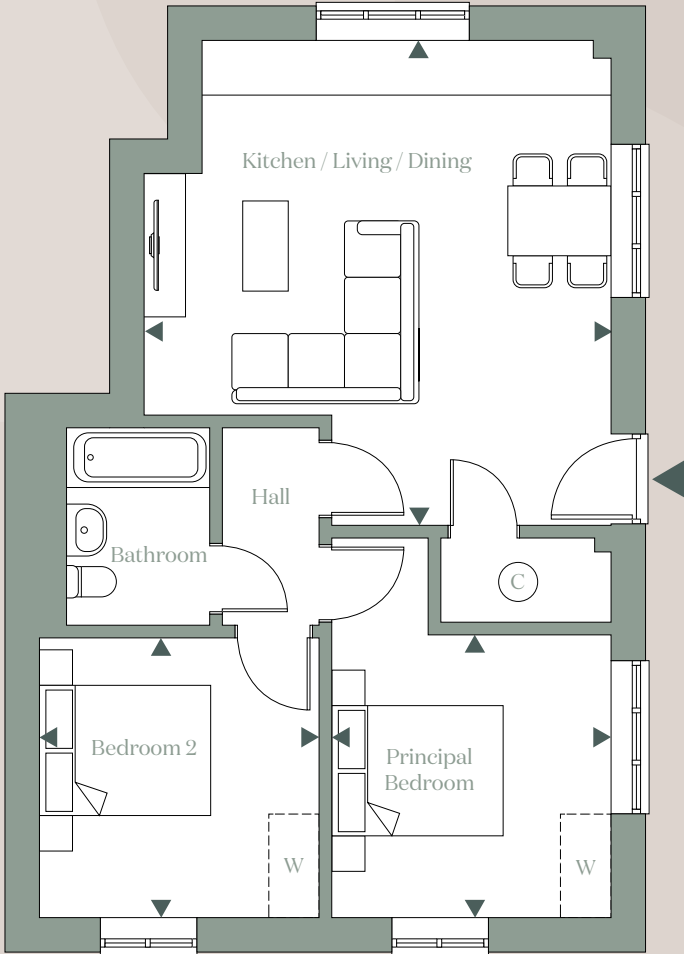
*Home 26 is handed.

Key

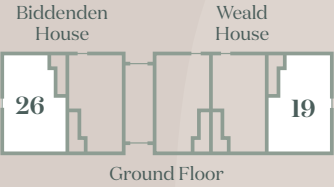
W - Space for wardrobe

Ⓢ - Cylinder cupboard

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Ground Floor



2 Bedroom, First Floor

Homes 24 & 27*

Total Floor Area 67.3 m² 724 ft²

Kitchen / Living / Dining

5.41m x 5.62m 17' 9" x 18' 7"

Principal Bedroom

3.23m x 3.27m 10' 8" x 10' 8"

Bedroom 2

3.26m x 3.25m 10' 8" x 10' 8"

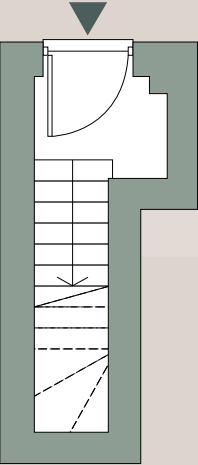
*Home 27 is handed.

Key

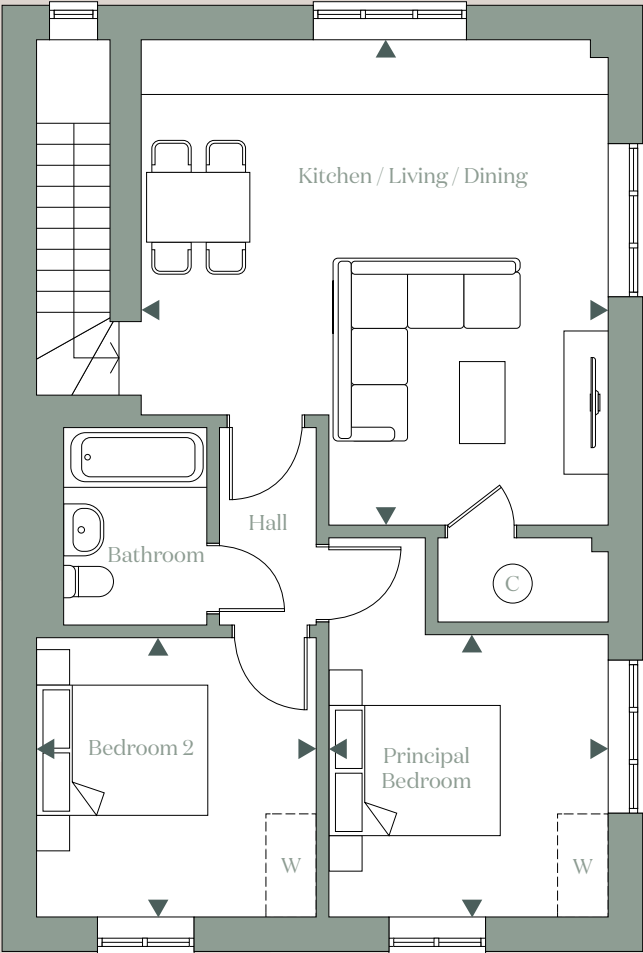
W - Space for wardrobe

Ⓢ - Cylinder cupboard

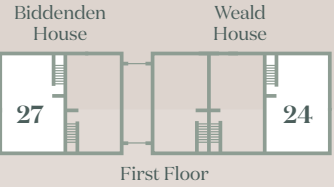
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Ground Floor



First Floor





Computer Generated Image of the Coach House is Indicative only.

The Bethersden

Home 29

A beautifully designed two bedroom coach house with its own private entrance and staircase to the first floor. This home combines the privacy and individuality of a standalone property with smart, contemporary design throughout. It also benefits from an air source heat pump, allocated parking, and EV charging, adding everyday convenience to its considered layout.

At its heart is a spacious open-plan kitchen, living and dining area, perfect for relaxing or entertaining, with access to a private balcony.

Both the principal and second bedrooms are generously sized and thoughtfully planned, each with space for a wardrobe to maximise comfort and practicality. A stylish family bathroom with a bath and overhead shower completes this beautifully finished home.

FLOORPLANS

2 Bedroom, Coach House

Home 29

Total Floor Area 65.5 m² 705 ft²

Kitchen / Living / Dining
7.43m x 5.42m 24' 4" x 17' 9"

Principal Bedroom
3.53m x 3.41m 11' 8" x 11' 3"

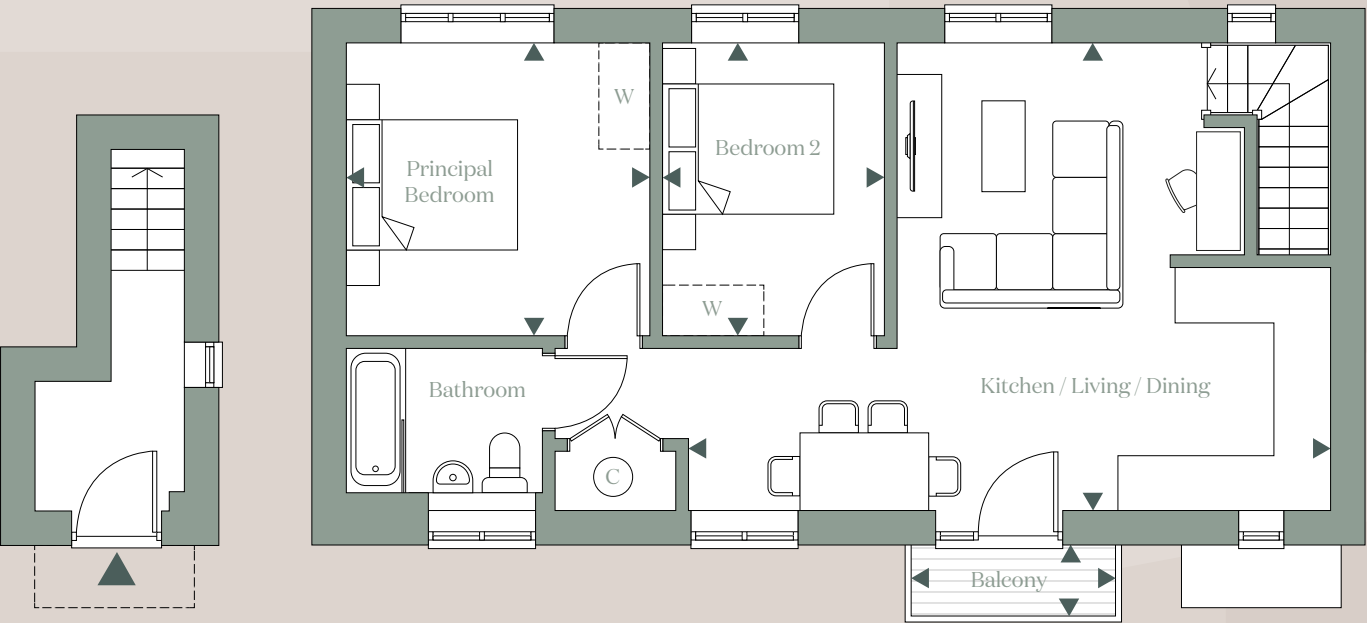
Bedroom 2
2.60m x 3.41m 8' 6" x 11' 3"

Balcony
2.36m x 0.83m 7' 9" x 2' 8"

Key

- W - Space for wardrobe
- © - Cylinder cupboard

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Ground Floor

First Floor

The Fernham Finish

Our homes are not just ready to move in, they are ready to live in. From flooring and all appliances, right down to the mirrors, robe hooks, toilet roll holders and bathroom cabinets – everything you need to move effortlessly into your new Fernham home.

KITCHEN

- Matt finish cabinet doors and drawers with soft closing function
- Slimline laminate worktops with feature aluminium composite hob splashback and upstands
- LED strip lighting to underside of wall cabinets
- Inset quartz composite sink with drainer and polished chrome single lever tap
- Electrolux built-in single oven
- Electrolux 4 zone ceramic hob
- Electrolux concealed extractor
- Electrolux fully integrated dishwasher
- Electrolux built-in fridge freezer
- Electrolux integrated washing machine

FAMILY BATHROOM

- Contemporary vanity unit with washbasin and polished chrome basin mixer
- Mirror to wall above washbasin (where space permits)

- Luxury steel bath with rotating glass screen
- Slide rail shower kit with 3-function shower handset and thermostatic bath / shower mixer
- Polished chrome robe hook and toilet roll holder
- Rimless close coupled WC and cistern with soft-close seat and cover
- Heated polished chrome towel radiator
- Karndean stone effect vinyl flooring
- Full height tiling to walls above bath. Tiled splashback above washbasin with timber skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted 2-panel internal doors with stylish polished chrome lever handles
- White painted skirting boards and architraves
- Karndean wood-effect vinyl flooring to entrance hall, hallway, kitchen / living / dining area and cupboards
- Carpet fitted to stairs and bedrooms

HOME ENTERTAINMENT

- Television point provided to main living area and principal bedroom

ELECTRICAL & LIGHTING

- LED downlights to entrance hall and bathroom
- Pendant lights to hallway, dining/living area and bedrooms
- Track lighting with spotlights to kitchen
- Shaver socket to bathroom
- Mains powered door bell and push button

HEATING & HOT WATER

- Heat pump cylinder and electric radiators (Homes 19-28)
- Air source heat pump and wet radiators (Home 29)

EXTERNAL

- Allocated parking spaces to each property
- 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



Computer generated images are indicative only.

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.

*Against an industry average of 44 in 2024 (source Housebuilder Federation).

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



Fernham Homes at West Malling

INDUSTRY RECOGNITION

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



Photography of Fernham Homes Head Office in 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, exceeding 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

SUTTON VALENCE



Contact Us

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Sales and Marketing Suite
North Street, Sutton Valence, ME17 3HS

The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Fernham Homes show house and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health and safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority. September 2025.



Protection for new-build home buyers

FERNHAM
HOMES

SUTTON VALENCE

Discount Market Sale