

# Ospringe Gardens

Faversham

CONSUMER  
CODE FOR  
HOME BUILDERS

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## Around the local neighbourhood

- |  |   |                               |
|--|---|-------------------------------|
| <b>1</b> Bysing Wood Primary School        | <b>5</b> Westside Pre-school                  | <b>9</b> The Royal Cinema     |
| <b>2</b> Oare Gunpowder Works Country Park | <b>6</b> Queen Elizabeth's Grammar School     | <b>10</b> Faversham Pools     |
| <b>3</b> Sainsbury's supermarket           | <b>7</b> Shepherd Neame Shop & Visitor Centre | <b>11</b> Abbey Sports Centre |
| <b>4</b> West Faversham Community Centre   | <b>8</b> Faversham Market                     | <b>12</b> The Abbey School    |

## Ospringe Gardens Faversham

A superb collection of 2, 3 & 4 bedroom homes.

Situated in the Kentish town of Faversham, Ospringe Gardens is a fabulous new development of 2, 3 & 4 bedroom homes, conveniently located for the town centre, yet close to coast and countryside. Faversham enjoys a genuine sense of community and offers a host of amenities and facilities for education, shopping, entertainment, sport and leisure. For further retail and leisure opportunities, the world-famous cathedral city of Canterbury, so steeped in history, heritage and culture, is only 10 miles away.

With beautiful countryside nearby and seaside towns such as Whitstable, within easy reach, the area offers many great days out. Whether it's visiting nature reserves, such as Oare Marshes, areas of natural beauty, such as the South Downs, or UNESCO world heritage sites in Canterbury, there's something for everyone. Ospringe Gardens is ideally connected, with bus routes nearby, plus easy access to the A2, M2, M20 and M25. Faversham station is less than 2 miles away, providing regular rail services to Canterbury (11 mins) and London Victoria (74mins).

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). October 2020.

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# Development layout



## 4 bedroom home

- The Aslin
- The Goodridge
- The Mylne
- The Cranbrook
- The Pembroke

## 3 bedroom home

- The Eveleigh
- The Mountford
- The Wyatt

## 2 bedroom home

- The Harcourt
- The Harcourt Variant

## Affordable Housing \*

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

V Visitor Parking Space    □ Cycle Store

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.



# The Harcourt 2 bedroom home

Homes 83, 84, 104, 119, 120, 121 & 122

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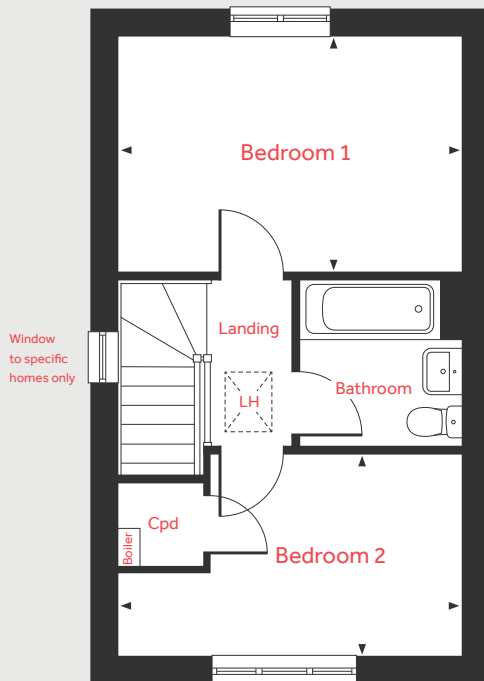
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# The Harcourt

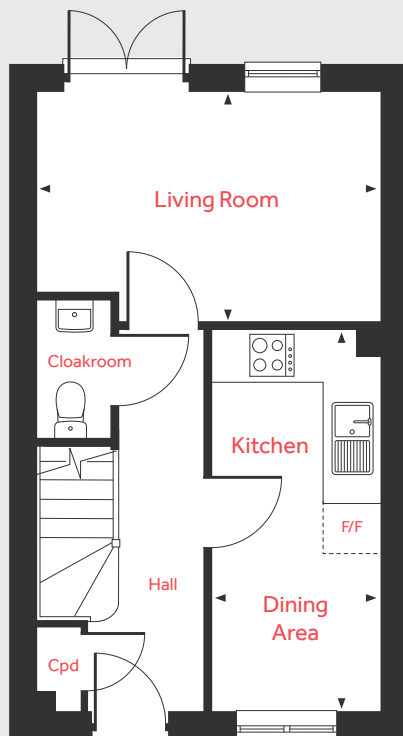
2 bedroom home

Home 83, 84, 104, 119, 120, 121 & 122

First Floor



Ground Floor



## Ground Floor

### Living Room

4.08m x 2.75m 13'4" x 9'0"

### Kitchen/Dining Area

4.56m x 2.00m 14'11" x 6'7"

## First Floor

### Bedroom 1

4.08m x 2.84m 13'4" x 9'4"

### Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Harcourt Variant 2 bedroom home

Homes 66, 67, 85, 86, 95, 100, 112 & 116

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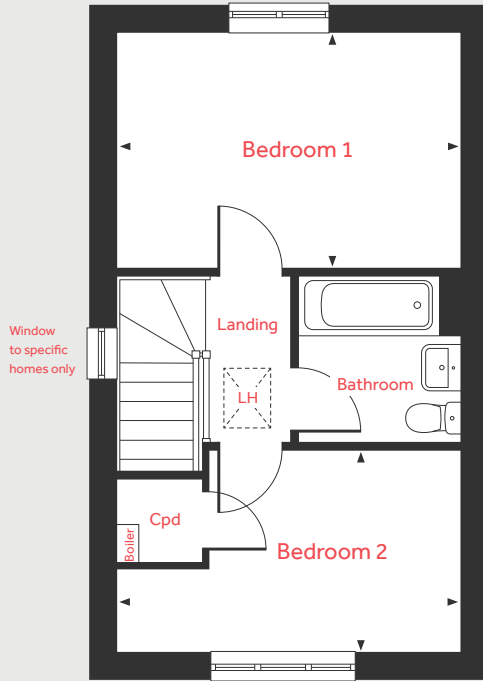
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# The Harcourt Variant

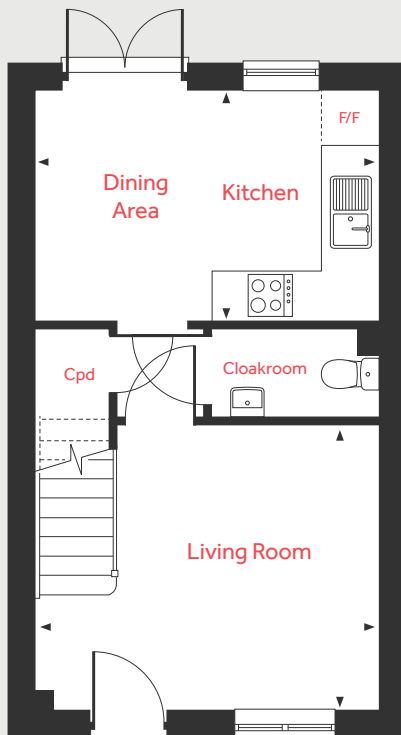
2 bedroom home

Home 66, 67, 85, 86, 95, 100, 112 & 116

First Floor



Ground Floor



## Ground Floor

### Living Room

4.08m x 3.41m 13'4" x 11'2"

### Kitchen/Dining Area

4.08m x 2.75m 13'4" x 9'0"

## First Floor

### Bedroom 1

4.08m x 2.84m 13'4" x 9'4"

### Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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## The Eveleigh 3 bedroom home

Homes 64, 65, 68, 69, 73, 77, 82, 87, 96, 97, 98, 99, 103, 105, 113, 114, 115, 118 & 123

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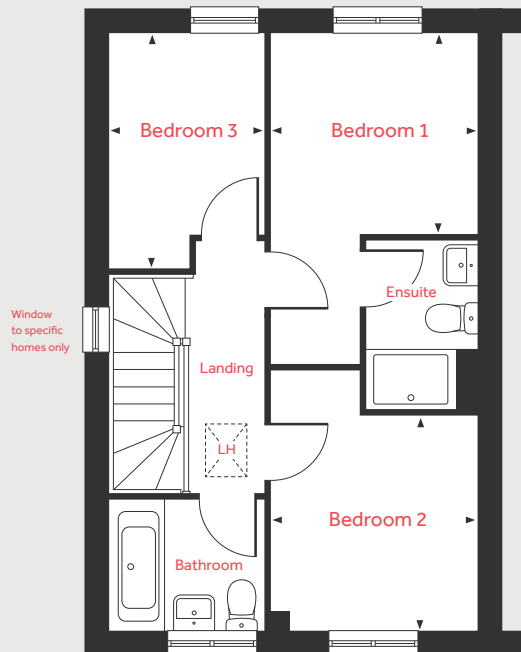


# The Eveleigh

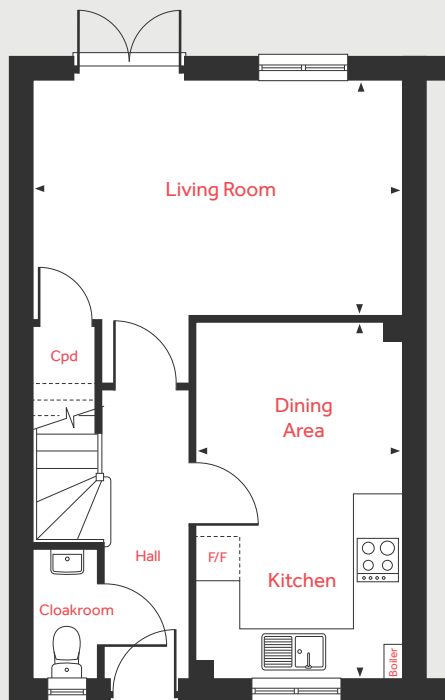
3 bedroom home

Homes 64, 65, 68, 69, 73, 77, 82, 87, 96, 97, 98, 99, 103, 105, 113, 114, 115, 118 & 123

First Floor



Ground Floor



## Ground Floor

### Living Room

4.98m x 3.20m 16'4" x 10'6"

### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

## First Floor

### Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

### Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Mountford 3 bedroom home

Homes 49, 63 & 70

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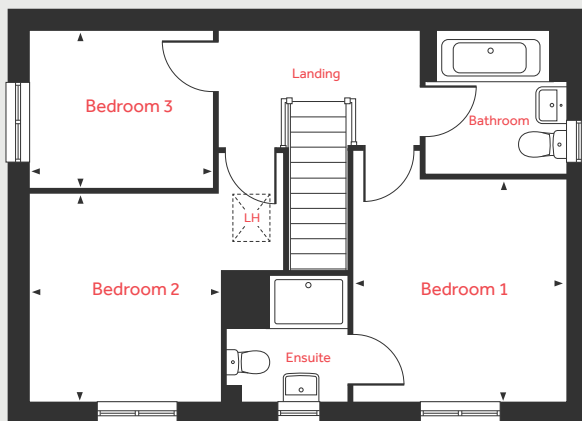
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# The Mountford

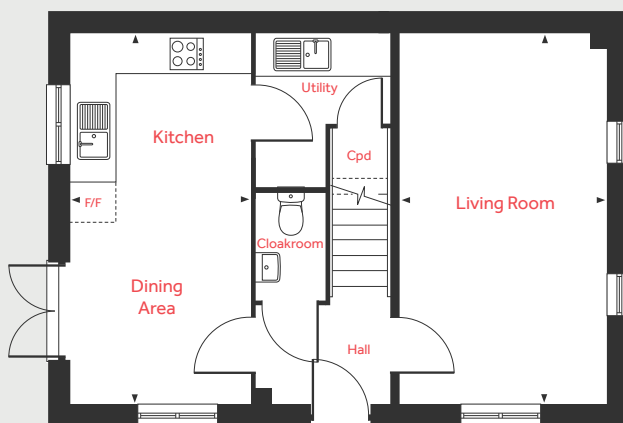
3 bedroom home

Homes 49, 63 & 70

## First Floor



## Ground Floor



### Ground Floor

Living Room  
5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area  
5.59m x 2.70m 18'4" x 8'10"

### First Floor

Bedroom 1  
3.36m x 3.19m 11'0" x 10'5"

Bedroom 2  
3.15m x 2.86m 10'4" x 9'5"

Bedroom 3  
2.76m x 2.36m 9'0" x 7'9"

LH Loft hatch F/F Space for fridge freezer  
Cpd Cupboard ◀ ▶ Measuring points

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## The Wyatt 3 bedroom home

Homes 4, 5, 6, 12, 13, 14, 15, 20, 21, 22, 74, 75 & 76

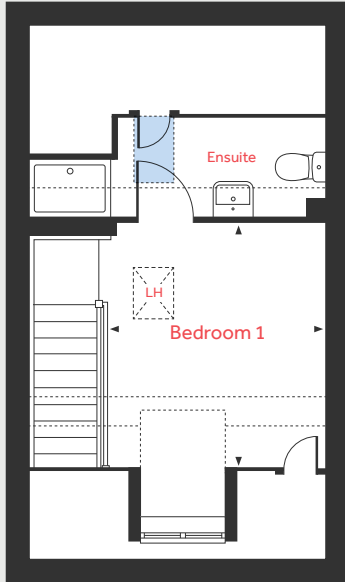
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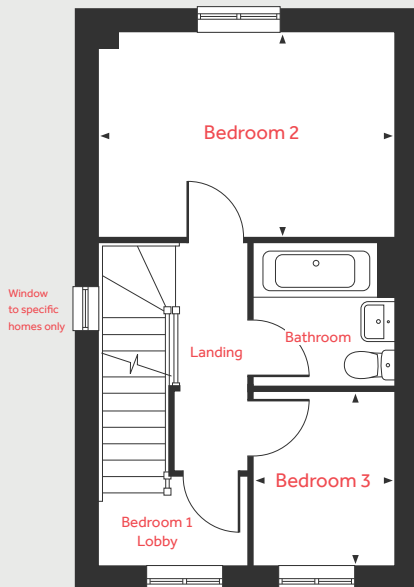
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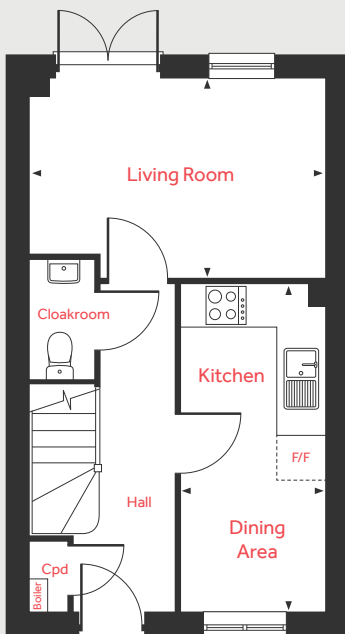
## Second Floor



## First Floor



## Ground Floor



# The Wyatt

## 3 bedroom home

Homes 4, 5, 6, 12, 13, 14, 15, 20, 21, 22, 74, 75 & 76

### Ground Floor

#### Living Room

4.08m x 2.75m 13'4" x 9'0"

#### Kitchen/Dining Area

4.56m x 2.00m 14'11" x 6'7"

### First Floor

#### Bedroom 2

4.08m x 2.84m 13'4" x 9'4"

#### Bedroom 3

2.41m x 1.93m 7'11" x 6'4"

### Second Floor

#### Bedroom 1

3.42m x 3.02m 11'3" x 9'11"

LH	Loft hatch		Velux window
Cyl	Hot water cylinder		Measuring points
Cpd	Cupboard		Reduced ceiling height
F/F	Space for fridge freezer		

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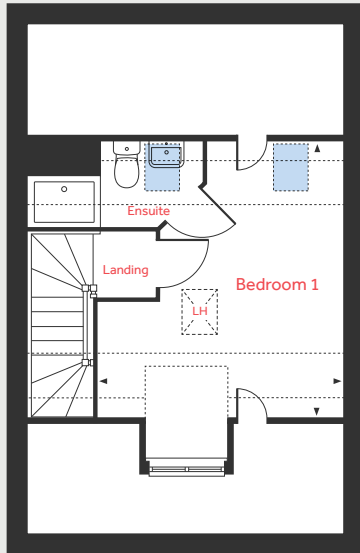
# The Aslin 4 bedroom home

Homes 2, 3, 7, 8, 11, 16, 19 & 23

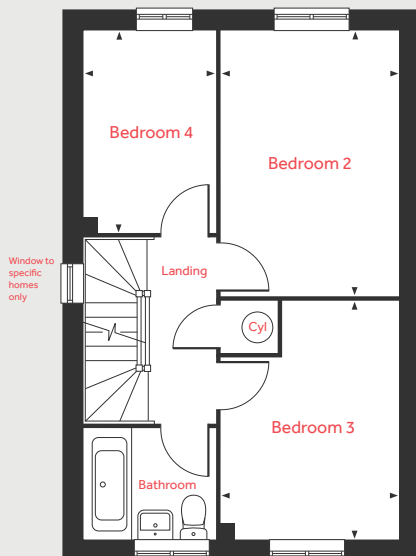
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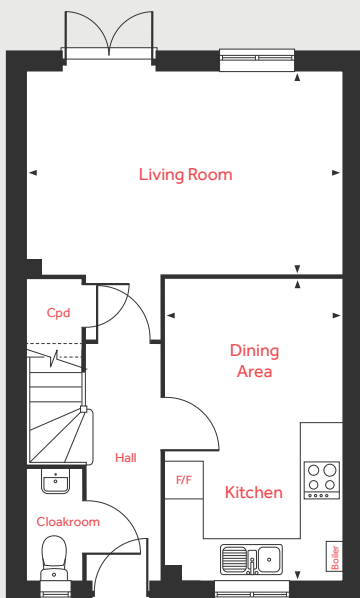
## Second Floor



## First Floor



## Ground Floor



# The Aslin

4 bedroom home

Homes 2, 3, 7, 8, 11, 16, 19 & 23

### Ground Floor

Living Room  
4.98m x 3.20m      16'4" x 10'6"

Kitchen/Dining Area  
4.78m x 2.80m      15'8" x 9'2"

### First Floor

Bedroom 2  
4.21m x 2.80m      13'9" x 9'2"

Bedroom 3  
3.78m x 2.80m      12'4" x 9'2"

Bedroom 4  
3.20m x 2.10m      10'6" x 6'10"

### Second Floor

Bedroom 1  
4.42m x 3.89m      14'6" x 12'9"

LH	Loft hatch		Velux window
Cyl	Hot water cylinder		Measuring points
Cpd	Cupboard		Reduced ceiling height
F/F	Space for fridge freezer		

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# The Goodridge 4 bedroom home

Homes 81, 88, 102 & 106

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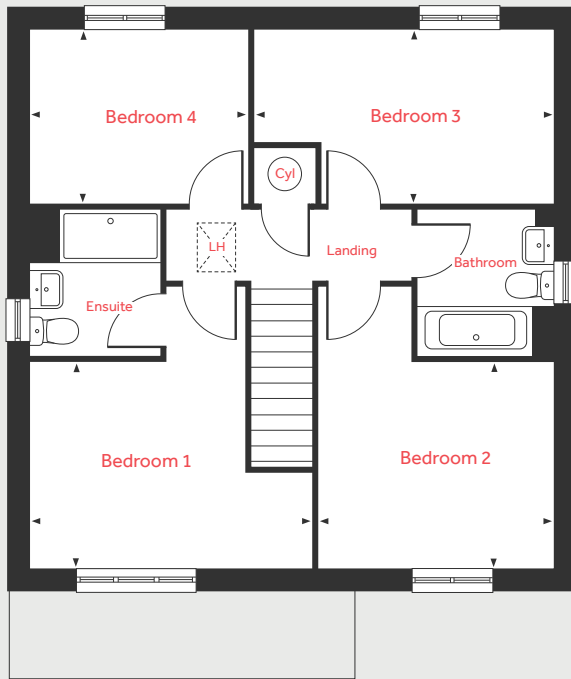


# The Goodridge

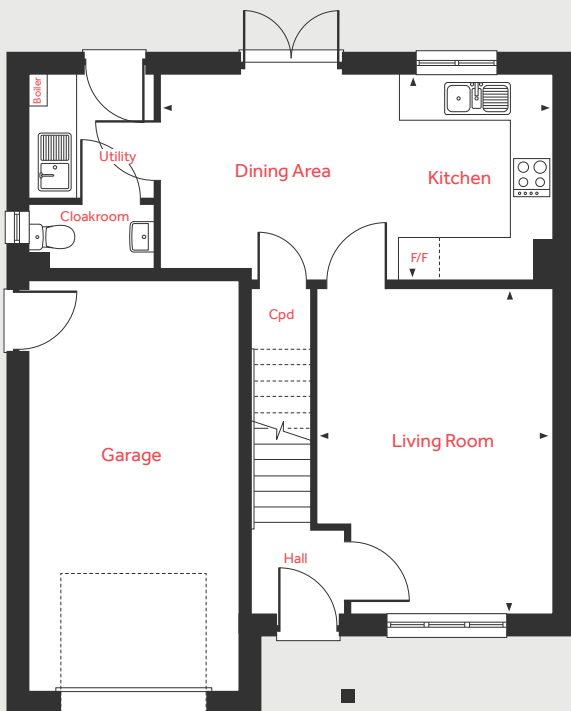
4 bedroom home

Homes 81, 88, 102 & 106

## First Floor



## Ground Floor



### Ground Floor

Living Room  
4.73m x 3.43m 15'6" x 11'3"

Kitchen/Dining Area  
5.74m x 2.96m 18'10" x 9'8"

### First Floor

Bedroom 1  
4.10m x 3.00m 13'5" x 9'10"

Bedroom 2  
3.43m x 3.00m 11'3" x 9'10"

Bedroom 3  
4.36m x 2.52m 14'3" x 8'3"

Bedroom 4  
3.17m x 2.52m 10'5" x 8'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Mylne 4 bedroom home

Homes 72, 78, 90, 91, 92, 93, 107, 108, 109 & 110

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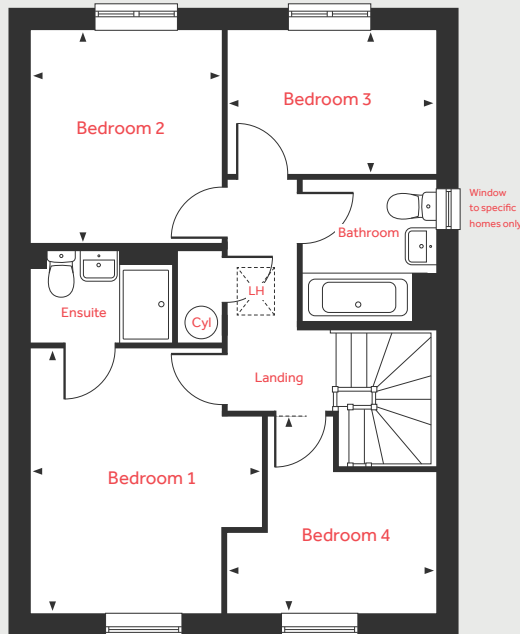
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# The Mylne

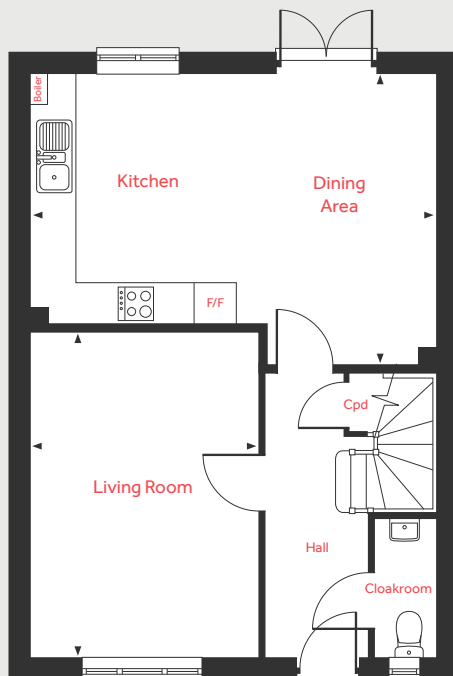
4 bedroom home

Homes 72, 78, 90, 91, 92, 93, 107, 108, 109 & 110

## First Floor



## Ground Floor



### Ground Floor

Living Room  
4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area  
6.04m x 4.37m 19'9" x 14'4"

### First Floor

Bedroom 1  
3.95m x 3.46m 12'11" x 11'4"

Bedroom 2  
3.20m x 2.86m 10'6" x 9'4"

Bedroom 3  
3.10m x 2.16m 10'2" x 7'1"

Bedroom 4  
3.10m x 2.92m 10'2" x 9'7"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Cranbrook 4 bedroom home

Homes 1, 9, 10, 17, 18, 24, 94, 101, 111 & 117

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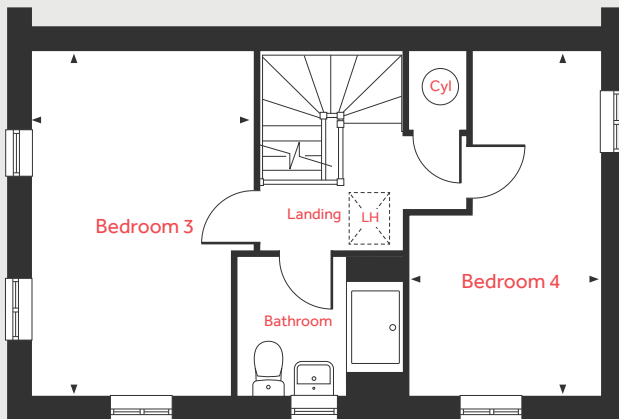
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# The Cranbrook

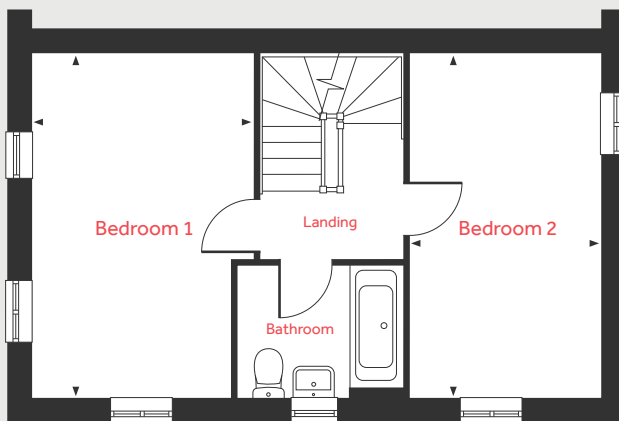
4 bedroom home

Homes 1, 9, 10, 17, 18, 24, 94, 101, 111 & 117

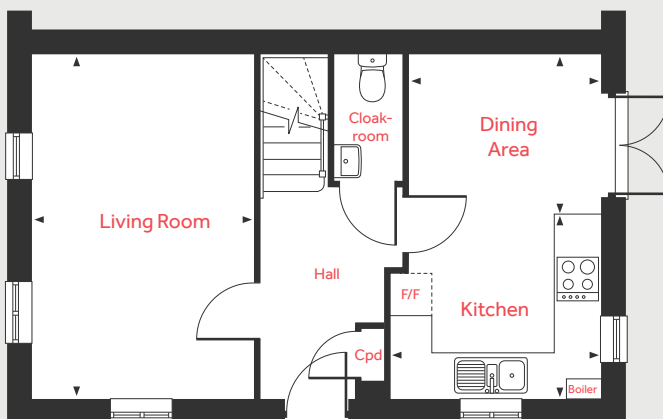
## Second Floor



## First Floor



## Ground Floor



### Ground Floor

**Living Room**  
4.89m x 3.15m      16'0" x 10'4"

**Dining Area**  
2.73m x 2.27m      8'11" x 7'5"

**Kitchen**  
2.99m x 2.61m      9'10" x 8'7"

### First Floor

**Bedroom 1**  
4.89m x 3.15m      16'0" x 10'4"

**Bedroom 2**  
4.89m x 2.73m      16'0" x 8'11"

### Second Floor

**Bedroom 3**  
4.89m x 3.15m      16'0" x 10'4"

**Bedroom 4**  
4.89m x 2.73m      16'0" x 8'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Pembroke 4 bedroom home

Homes 71, 79, 80 & 89

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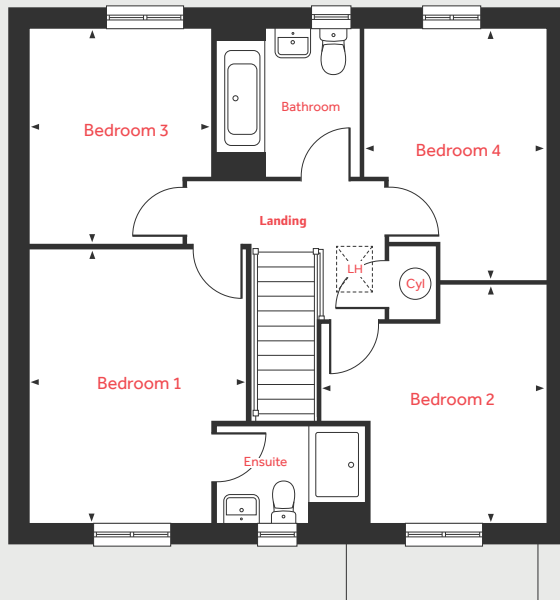
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# The Pembroke

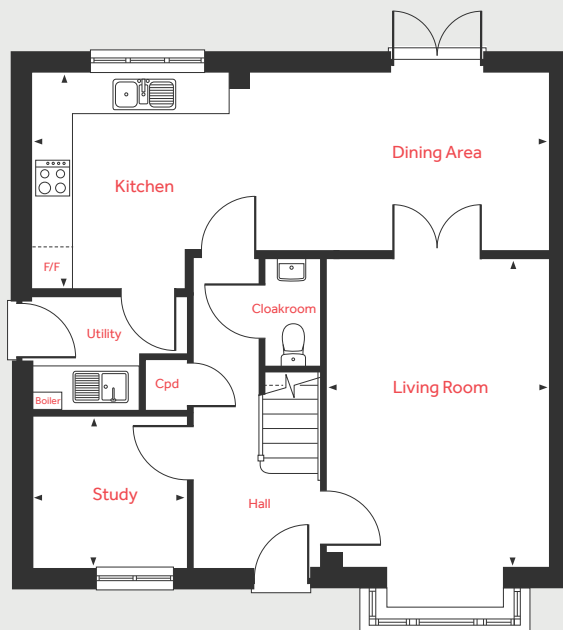
4 bedroom home

Homes 71, 79, 80 & 89

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

4.83m x 3.50m 15'10" x 11'5"

#### Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

#### Study

2.41m x 2.37m 7'11" x 7'9"

### First Floor

#### Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

#### Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

#### Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

#### Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# Specification

We give you so much more

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes

3 bedroom homes

4 bedroom homes

### Kitchens

Symphony fitted kitchen (Plaza) with premium worktops, upstand and stainless steel splashback behind hob	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■	■
Inset 1½ bowl stainless steel sink with drainer and single lever mixer tap			■
Single stainless steel under worktop oven, gas stainless steel hob and integrated cooker hood	■	■	■

### Bathrooms, cloakrooms & ensembles

White sanitaryware with contemporary chrome fittings	■	■	■
Close-coupled WC with soft close lid	■	■	■
Single-ended bath with wall mounted bath/shower mixer, high-level showerhead and clear glass screen	■		
Single-ended bath with wall mounted bath/shower mixer and low-level, hand-held showerhead		■	■
Thermostatic shower with clear glass enclosure and silver frame to ensuite		■	■
Splashback tiling to basins	■	■	■
Full height tiling to walls around bath	■		
450mm height tiling to walls around bath		■	■
Full height tiling to shower enclosure		■	■

### Electrical & lighting

BT point to service cupboard (master) and living room	■	■	■
Hard wired smoke alarm and battery operated carbon monoxide detector	■	■	■
External light to front door area	■	■	■

### Internal finishes

Internal doors in oak finish with polished chrome lever on rose door handles	■	■	■
White matt emulsion walls and smooth white matt emulsion ceilings	■	■	■
White gloss woodwork	■	■	■
White painted timber staircase with white painted handrail	■	■	■

### Heating

Gas fired boiler, zone controlled, combined programmer and thermostats	■	■	■
Radiators with thermostatic radiator valves	■	■	■

### External features

GRP main entrance door with 3 point locking system (refer to Sales Executive for colour)	■	■	■
PVCu windows with energy efficient glazing	■	■	■
PVCu French and patio doors with energy efficient glazing	■	■	■
Buff riven paving, paths and patios	■	■	■
Rotivated front and rear gardens and turfed front gardens (where not hard landscaped)	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Executive for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. October 2020.

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