

Nursery Fields

WOODNESBOROUGH | KENT

TOLMAN HOMES



Nursery Fields

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Nursery Fields is a thoughtfully designed collection of eight barn-style homes, bringing together countryside calm, considered design and modern comfort. Ranging from three to five bedrooms, each home has its own character, with generous layouts, carefully chosen details and a finish that feels both contemporary and rooted in its rural surroundings.

Tucked away in the village of Woodnesborough, the development offers a peaceful setting without feeling remote. Everyday essentials, nearby towns and the Kent coastline are all within easy reach, making it a place that balances tranquillity with convenience.

Inspired by the agricultural heritage of the surrounding landscape, these homes have been designed to sit naturally within their setting. Built with longevity in mind, they are homes made to adapt, grow and be enjoyed for years to come.

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Woodnesborough | Kent

Woodnesborough is a charming Kent village, offering the tranquillity of the countryside with the convenience of nearby towns and the coast. Surrounded by open farmland and a welcoming community, it's a place where life moves at a gentler pace, without feeling remote.

Just a few minutes away, the historic town of Sandwich offers independent shops, cafés, restaurants and riverside walks, while nearby Deal provides a vibrant seafront, bustling high street and an ever-growing collection of places to eat and drink. Canterbury is also within easy reach, bringing a wealth of shopping, leisure and cultural attractions.



From scenic countryside walks and cycle routes to beautiful beaches and traditional village pubs, Woodnesborough offers an enviable lifestyle that combines rural charm, coastal living and excellent connections across Kent and beyond.

Coast & Countryside

- 1 Pegwell Bay
- 2 Sandwich Bay
- 3 Deal Seafront
- 3 Betteshanger Park

Shopping

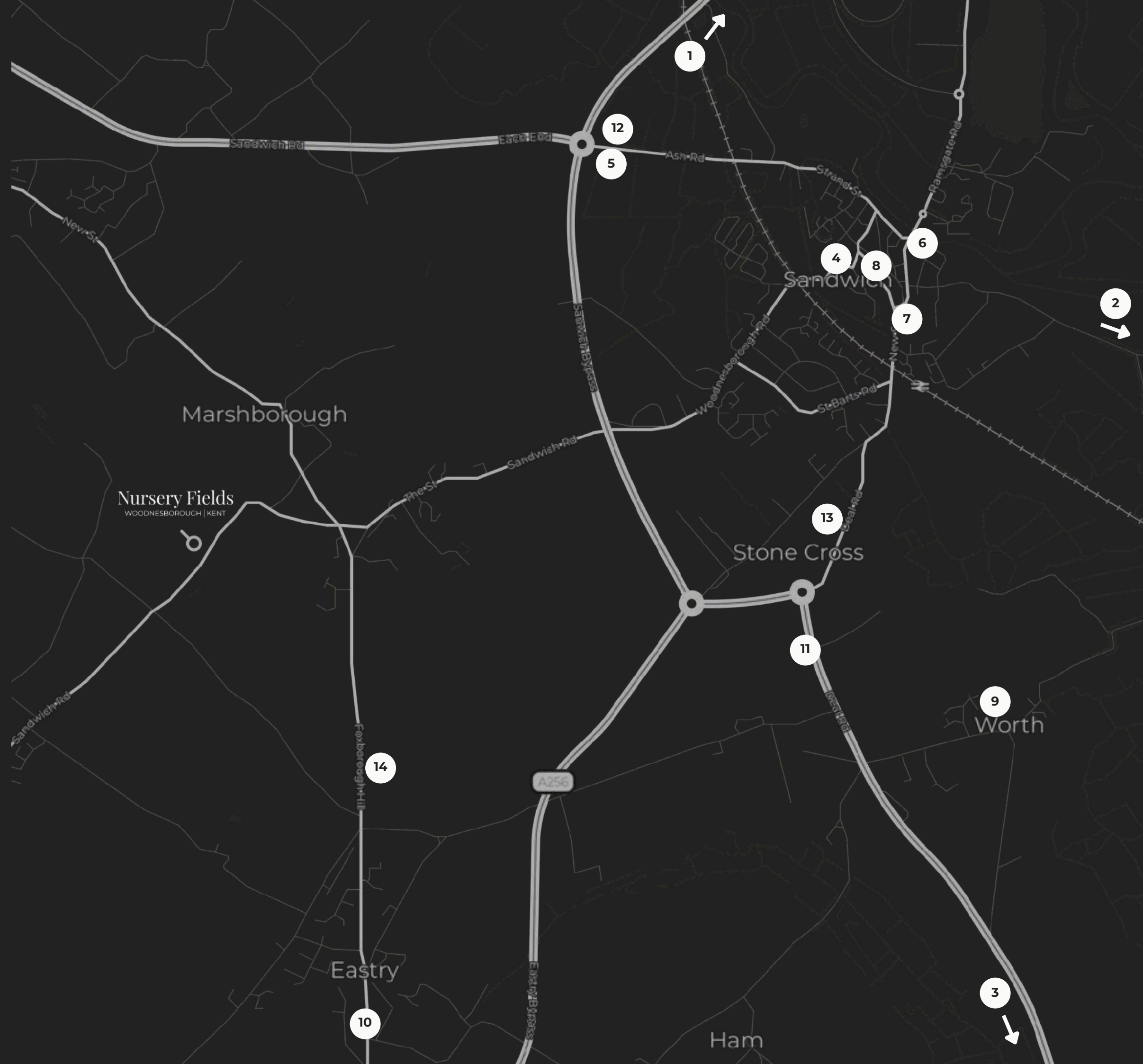
- 4 Sandwich Town Centre
- 4 Co-op
- 5 White Mill Farm Shop

Eating out

- | | | | |
|----------------|------------------|-----|---|
| 6 | Luigi's | 4.6 | ★ |
| 6 | Namaste | 4.7 | ★ |
| 6 | The Drill Hall | 4.5 | ★ |
| 7 | DiVino Wine Bar | 4.6 | ★ |
| 6 | The Toll Bridge | 4.4 | ★ |
| 8 | The Haven | 4.8 | ★ |
| 9 | The Blue Pigeons | 4.8 | ★ |
| 10 | The Five Bells | 4.5 | ★ |
| Plus many more | | | |

Leisure

- 11 Felderland PYO farm
- 2 The Royal St George's Golf Club
- 12 Whitemills Wake & Aqua Park
- 13 Sandwich Leisure Centre
- 14 Woodnesborough Football Club



Travel

EXCELLENT CONNECTION

Nursery Fields enjoys a peaceful village setting while remaining exceptionally well connected to the rest of Kent and beyond. Historic Sandwich is just a five-minute drive away, offering a range of independent shops, cafés, restaurants and everyday amenities.

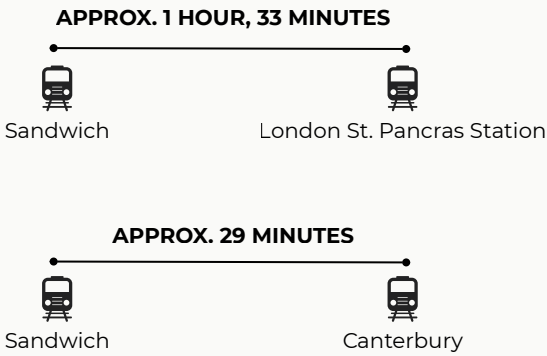
For commuters, Sandwich railway station provides regular services to Canterbury, Ashford International and London St Pancras via high-speed rail, making travel into the capital straightforward.

The nearby A256 links easily to Dover, Canterbury and Thanet, while the Port of Dover and LeShuttle terminal are both within easy reach, opening up convenient travel to mainland Europe.

Whether you're heading to the coast for the day, exploring Canterbury's historic streets or commuting to London during the week, Woodnesborough offers the perfect balance of countryside living and excellent connectivity.



Sandwich railway station is just a five-minute drive away, with regular services to Canterbury, Ashford International and London St Pancras via high-speed rail



The nearby A256 provides easy links to the surrounding area

	Sandwich	5 minutes
		15 minutes
	Deal	10 minutes
		35 minutes
	Canterbury	25 minutes
		40 minutes
	Dover	20 minutes
		35 minutes
	Ashford	30 minutes



Education

EDUCATIONAL EXCELLENCE ON YOUR DOORSTEP

For families, Woodnesborough offers the best of both worlds – a peaceful village setting with access to an excellent range of educational opportunities. Well-regarded nurseries and primary schools are close by, while secondary, grammar and independent schools can all be reached within a short journey. Combined with strong transport links to nearby towns and cities, it's a location that allows children to grow, learn and thrive, while parents enjoy the benefits of countryside living.



Early Years

- 1 Merry Go Round Pre-School
Ofsted: Good - 2024
- 2 Spring – St Bart's House
Ofsted: Good - 2025
- 3 Little Explorers Eastry
Ofsted: Not yet inspected

Primary Education

- 4 Eastry Church of England Primary School
Ofsted: Good - 2023
- 5 Ash Cartwright and Kelsey Church of England Primary School
Ofsted: Good - 2025
- 6 Worth Primary School
Ofsted: Good - 2024
- 7 Sandwich Infant School
Ofsted: Good - 2024
- 8 Sandwich Junior School
Ofsted: Outstanding - 2022



Secondary Education

- 9 Sandwich Technology School





EDUCATIONAL EXCELLENCE FURTHER AFIELD

Outstanding education extends well beyond the village. From respected local secondary schools and selective grammar schools, to independent colleges and prestigious universities, the surrounding area offers a wealth of opportunities for every stage of learning.

Other Secondary Schools

Goodwin Academy Ofsted: Good – 2025	 15 minutes	 25 minutes
St Anselm's Catholic School Ofsted: Good – 2023	 25 minutes	 45 minutes
Barton Manor School Ofsted: Good - 2025	 25 minutes	 45 minutes

Grammar schools

Sir Roger Manwood's School Ofsted: Good - 2022	 5 minutes	 15 minutes
Barton Court Grammar School Ofsted: Good – 2024	 25 minutes	 45 minutes
Simon Langton Grammar School for Boys Ofsted: Outstanding – 2024	 25 minutes	 45 minutes
Simon Langton Girls' Grammar School Ofsted: Good – 2023	 25 minutes	 45 minutes

Private schools

St. Faith's Prep School	 5 minutes	 10 minutes
The King's School	 25 minutes	 45 minutes
Junior King's School	 25 minutes	 50 minutes
Kent College	 30 minutes	 55 minutes
St Edmund's School	 30 minutes	 55 minutes

Colleges

East Kent College - Dover Ofsted: Outstanding - 2023	 20 minutes	 35 minutes
East Kent College - Canterbury Ofsted: Outstanding – 2023	 25 minutes	 45 minutes
East Kent College - Broadstairs Ofsted: Outstanding – 2023	 25 minutes	 40 minutes

Universities

Canterbury Christ Church University	 25 minutes	 45 minutes
University for the Creative Arts	 25 minutes	 45 minutes
University of Kent	 25 minutes	 45 minutes

Nursery Fields

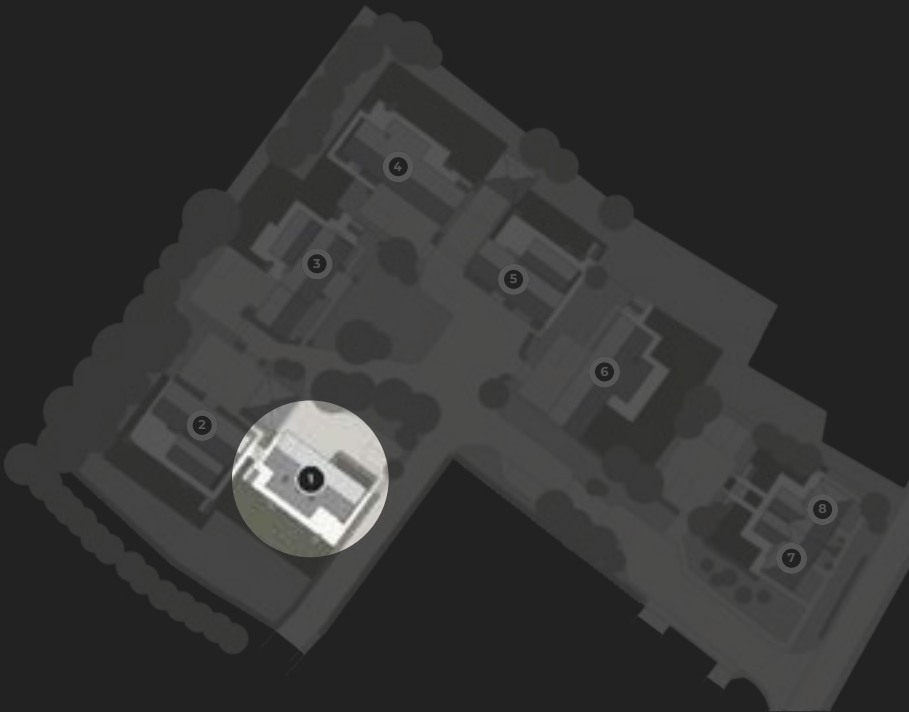
WOODNESBOROUGH | KENT



- ① THE CALIMERO
- ② ⑤ THE REAGAN
- ③ THE BALTICA
- ④ ⑥ THE ROSSANO
- ⑦ ⑧ THE ANASTASIA

The Calimero PLOT 1

 4  3  2002 ft² / 186m²



Ground Floor

Living Room	4.66 x 5.91 m	15'3" x 19'5"
Kitchen	2.97 x 4.44 m	9' 9" x 14' 7"
Dining	5.06 x 3.35 m	16' 7" x 11' 0"
Utility	2.90 x 2.28 m	9' 6" x 7' 6"
WC	1.15 x 1.83 m	3' 9" x 6' 0"



First Floor

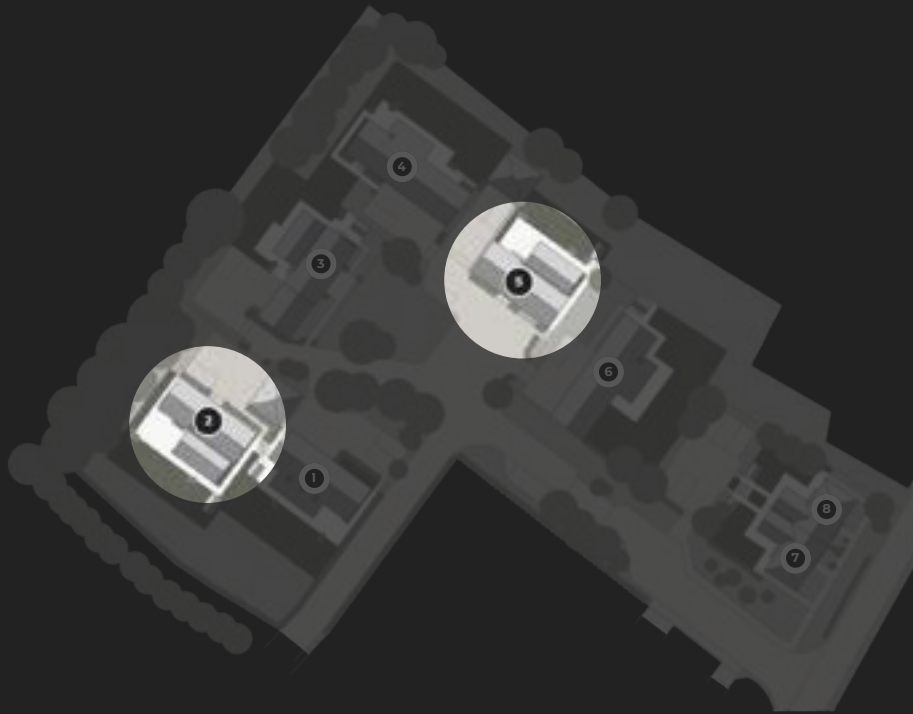
Master Bedroom	5.26 x 2.91 m	17' 3" x 9' 7"
Master Ensuite	1.90 x 1.84 m	6' 3" x 6' 0"
Bedroom 2	2.91 x 4.19 m	9' 7" x 13' 9"
Bedroom 3	2.91 x 4.66 m	9' 7" x 15' 3"
Bedroom 4	2.91 x 4.66 m	9' 7" x 15' 3"
Bathroom	2.57 x 2.45 m	8' 5" x 8' 0"

Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.

The Reagan

PLOT 2 & 5

 5  3  2131 ft² / 198m²



Ground Floor

Living Room	4.54 x 5.58 m	14' 11" x 18' 4"
Kitchen / Dining	7.83 x 4.27 m	25' 8" x 14' 0"
Study	4.55 x 2.95 m	14' 11" x 9' 8"
Utility	4.55 x 1.91 m	14' 11" x 6' 3"
WC	2.12 x 0.95m	6' 11" x 3' 1"



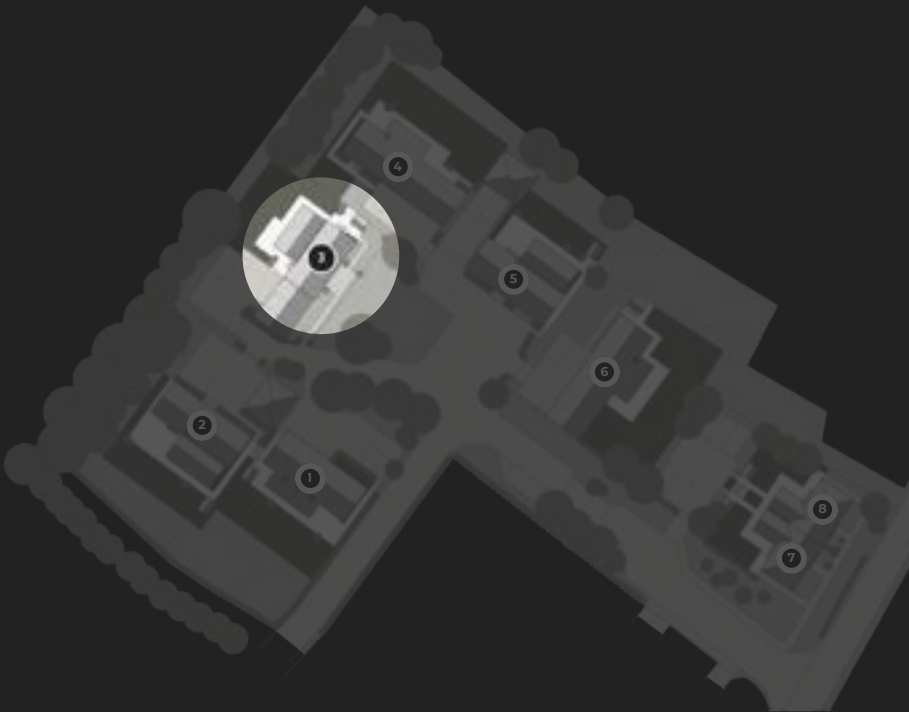
First Floor

Master Bedroom	4.99 x 3.34 m	16' 4" x 11' 0"
Master Ensuite	2.15 x 2.55 m	7' 1" x 8' 4"
Bedroom 2	3.20 x 4.13 m	10' 6" x 13' 7"
Bedroom 2 Ensuite	2.44 x 1.25 m	8' 0" x 4' 1"
Bedroom 3	3.20 x 4.13 m	10' 6" x 13' 7"
Bedroom 4	3.34 x 3.76 m	11' 0" x 12' 4"
Bedroom 5	2.57 x 3.34 m	8' 5" x 11' 0"
Bathroom	2.55 x 2.15 m	8'4" x 7'1"

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The Baltica PLOT 3

4 3 1744 ft² / 162m²



Ground Floor

Living Room	5.57 x 4.15 m	18' 3" x 13' 7"
Kitchen \ Dining	7.37 x 3.97 m	24' 2" x 13' 0"
Study	3.33 x 3.13 m	10' 11" x 10' 3"
Utility	2.12 x 3.01 m	6' 11" x 9' 11"
WC	2.12 x 0.95m	6' 11" x 3' 1"



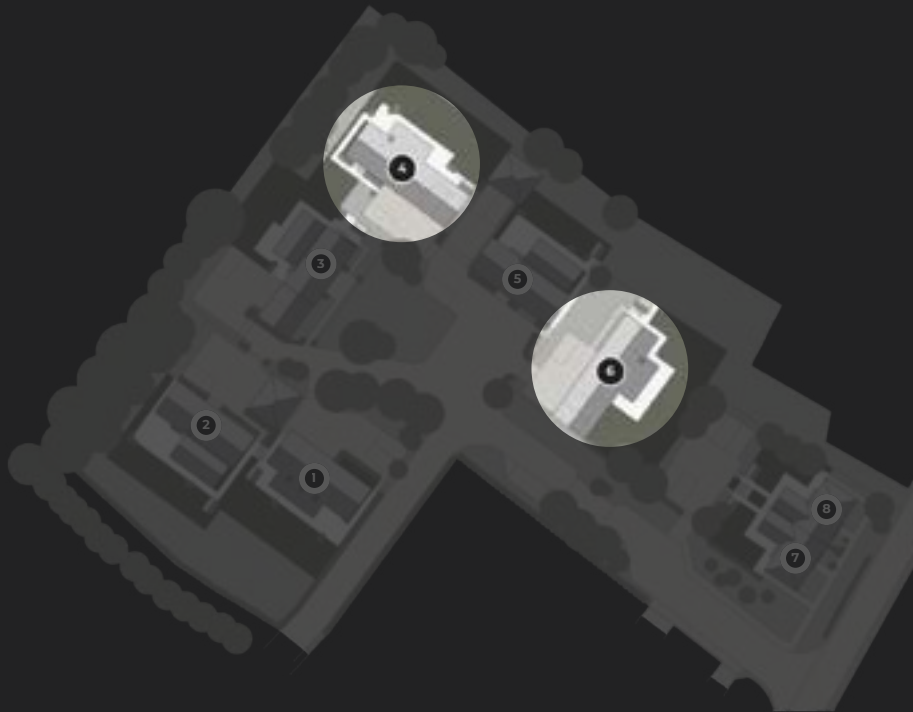
First Floor

Master Bedroom	4.15 x 5.57m	13' 7" x 18' 3"
Master Ensuite	2.29 x 1.85 m	7' 6" x 6' 1"
Bedroom 2	2.97 x 3.97 m	9' 9" x 13' 0"
Bedroom 2 Ensuite	1.25 x 2.44 m	4' 1" x 8' 0"
Bedroom 3	4.21 x 2.97 m	13' 10" x 9' 9"
Bedroom 4	4.07 x 3.33 m	13' 4" x 10' 11"
Bathroom	2.12 x 2.77 m	6' 11" x 9' 1"

Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.

The Rossano PLOT 4 & 6

 4  3  2002 ft² / 186m²



Ground Floor

Living Room	4.04 x 5.91 m	13' 3" x 19' 5"
Kitchen	4.44 x 4.72 m	14' 7" x 15' 6"
Dining	4.51 x 3.10 m	14' 10" x 10' 2"
Utility	2.28 x 1.87 m	7' 6" x 6' 2"
WC	1.46 x 1.53 m	4' 9" x 5' 0"



First Floor

Master Bedroom	2.91 x 5.57 m	9' 7" x 18' 3"
Master Ensuite	1.75 x 2.25 m	5' 9" x 7' 5"
Bedroom 2	2.91 x 5.47 m	9' 7" x 17' 11"
Bedroom 2 Ensuite	1.84 x 1.94 m	6' 0" x 6' 4"
Bedroom 3	2.79 x 3.80 m	9' 2" x 12' 6"
Bedroom 3 Ensuite	2.30 x 1.75 m	7' 7" x 5' 9"
Bedroom 4	4.03 x 2.91 m	13' 3" x 9' 7"
Bathroom	1.75 x 3.44 m	5' 9" x 11' 3"

Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.

The Anastasia PLOT 7 & 8

 3  2  1227 ft² / 114m²



Ground Floor

Living Room	5.46 x 3.52 m	17' 11" x 11' 7"
Kitchen / Dining	3.67 x 4.19 m	12' 0" x 13' 9"
Study	2.52 x 2.60 m	8' 3" x 8' 6"
Utility	2.52 x 1.48 m	8' 3" x 4' 10"
WC	1.20 x 1.65 m	3' 11" x 5' 5"



First Floor

Master Bedroom	3.67 x 4.19 m	12' 0" x 13' 9"
Ensuite	2.21 x 1.65 m	7' 3" x 5' 5"
Bedroom 2	3.52 x 3.42 m	11' 7" x 11' 3"
Bedroom 3	2.52 x 4.38 m	8'3" x 14'5"
Bathroom	2.45 x 1.95 m	8'0" x 6'5"

Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.





Specification

Every home at Nursery Fields is shaped with care - thoughtful materials, practical design and a quiet layer of refinement running through every space. What follows is a closer look at the specification, bringing together long-lasting craftsmanship, energy-efficient technology and considered details that make everyday living feel that little bit easier.



Structural & External Features

- Homes are constructed in a combination of Cavendish Antique brick, black feather-edge boarding, natural and black tongue and groove weatherboarding, with red/brown roof clay tiles or black cement slates and black rainwater goods.
- Black aluminium, double-glazed windows, bifold doors and a matching front door combine style with energy efficiency.
- External lighting is thoughtfully placed at the front and rear of each property.
- Patios, terraces and paths are paved, with fully landscaped gardens, turf, and close-board fencing to define boundaries.
- The development features block-paved driveways with allocated parking bays for residents.
- Homes benefit from either a double car port with lighting, a power socket and an integrated electric vehicle charging point, or allocated parking spaces with an integrated electric vehicle charging point.



Internal Construction & Finishes

- Amtico LVT runs through the ground floor, complemented by thick, high-quality carpet in the lounge and bedrooms.
- White panelled doors are paired with matt black handles and fittings.
- Skirtings and architraves are finished in white traditional style.
- Staircases feature black metal spindles and a natural oak handrail.
- Built-in loft hatch and ladder for practical storage.

Kitchen and Utility

- Kitchens by Roma Interiors feature shaker-style cabinet doors with a choice of colours, paired with a mixture of quartz and laminate worktops, splashbacks and upstands, with the opportunity to upgrade in certain plots.
- Composite sinks are complemented with a brushed stainless-steel tap.
- Integrated Neff appliances include a set up with 2x single ovens, or a single oven & combi microwave, induction hob, and dishwasher, with a Bosch fridge freezer & Elica Era extractor.
- Utility areas include a stainless-steel sink with a brushed nickel tap and space with plumbing for washing appliances.



Bathrooms & Ensuites

- Bathrooms feature Roca white sanitaryware with Vado brushed chrome fittings for a clean, contemporary look.
- Walk-in showers include a rain shower head, handheld shower and overflow bath filler, all controlled by easy-access valves.
- Vanity units and illuminated electric mirrors provide storage and convenience.
- A choice of contemporary wall and floor tiling allows a personalised finish.
- Brushed chrome heated towel rails add comfort and style.



Heating & Hot Water

- Underfloor heating is installed throughout the ground floor, with conventional radiators to the first floor, all controllable via smart thermostats.
- An Air Source Heat Pump provides energy-efficient heating and hot water.

Electrical & Technology

- Brushed chrome sockets and switches provide a stylish and practical finish.
- Lighting combines white downlights and pendant fittings to create a balanced scheme.
- TV and data points are installed in lounges, offices and bedrooms to ensure connectivity.



Safety Features

- Smoke detectors are fitted throughout each home.
- Fire doors are installed where required to enhance safety.



Sustainability

At Tolman Homes, sustainability is built in - not added on. Every home is designed with the future in mind, using high-performance insulation, airtight construction, energy-efficient windows and doors, energy-saving lighting and smart heating controls to reduce energy use and increase comfort.



From here, we go further - with features such as EV charging points and air source heat pumps - helping homes at Nursery Fields work smarter, last longer and live lighter on the planet.



EV Charging Points

Making it easier to transition to electric vehicles and reduce reliance on fossil fuels.



Air Source Heat Pump

Using natural warmth in the air to efficiently heat your home and hot water.



Energy-Saving Lighting

Lower electricity bills and improved carbon footprint without compromising on brightness, warmth or atmosphere.



Insulation & Glazing

High-performance insulation and airtight, windows and doors - for better temperature control and lower emissions.



Biodiverse Landscaping

Biodiversity-enhancing landscaping - From thoughtful planting to habitat-friendly garden spaces, we aim to enrich the natural environment, not just build on it.



At Tolman Homes, we believe a home should enrich your life, reflect your values, and feel like it truly belongs to you.

We don't just build houses. We craft thoughtfully designed homes where families grow, friends gather, and memories are made. Every home we create is shaped with care, built with purpose, and designed to last.

Rooted in the communities we serve, Tolman Homes is proud to be a local builder with a deep understanding of what makes a neighbourhood thrive. We're intentional in our planning, ensuring each new development feels like a natural extension of its surroundings. Because to us, community isn't an afterthought. It's the foundation.

What sets us apart is the way we build - with attention to every detail, from the ground up. We design homes with flow, light, and functionality in mind, blending timeless materials with modern touches. Our homes are crafted to support real lives - not just to impress on paper, but to feel good to live in, day after day. You'll find that every corner serves a purpose, every finish is chosen with care, and every decision has your future in mind.

Buying a home is one of the biggest decisions you'll make. We honour that by making your experience with us as smooth, honest, and supportive as it can be. From your first visit to the site, to the moment we hand you the keys - and well beyond that - we're here to guide you, to listen, and to deliver on our promise. We don't take your trust lightly, and we're proud to say that

many of our buyers stay in touch long after they've moved in. That kind of lasting relationship means everything to us. Whether you're a first-time buyer, a growing family, or someone looking to put down roots in a new community, Tolman Homes is here to help you find your place.

At the heart of it all is a simple belief: that your home should enhance your everyday life. It should feel like it was built for you - not just for today, but for the years to come. When you choose a Tolman home, you're choosing a place that's been built with care, shaped by purpose, and made to last.

We're proud of the homes we build and even prouder of the lives they help shape. We can't wait to welcome you to a place that feels just right - for now, for tomorrow, and for whatever's next.

Fraser Tolman

Fraser Tolman



Our developments

CRAFTED WITH CARE AND BUILT TO LAST.

Every development reflects our commitment to quality, thoughtful design, and attention to detail. Explore where we've built before, where we're building now, and what's coming next.



The Crescent - Folkestone | Kent



Grasslands - Ashford | Kent



The Coppice - Saltwood | Kent



Oaks Green - Bethersden | Kent

COMING SOON

Netherfield Gardens

HARTLEY | KENT

Nestled in the heart of Hartley, Netherfield Gardens is an exclusive collection of just nine thoughtfully designed family homes, combining timeless architecture with the opportunity to create a home that's truly your own.

www.tolmanhomes.co.uk/netherfield-gardens



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