



FERNHAM

HOMES

RAINHAM

**FERNHAM**  
**HOMES**  
**RAINHAM**

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# Welcome to Fernham Homes at Rainham

Fernham Homes at Rainham is a collection of 3-bedroom detached and semi-detached houses, just off Bloors Lane. All homes are fully equipped with everything you need, from flooring and appliances to mirrors and robe hooks, ensuring they are ready to live in. Additionally, each home features a private rear garden, a landscaped front garden and two designated parking spaces. With only 20 homes, it's a small, quiet collection, nestled in an established neighbourhood, with excellent amenities and Thames View Primary School opposite.

There's a Tesco Extra a short walk away, Tesco Superstore 5 minutes' drive away, and plenty of shops and restaurants on High Street. Getting around is easy thanks to great road and rail connections. Located just over a mile from the A2, which leads to the Medway towns and London to the west, and Canterbury and Dover to the east. You're also only a 5-minute drive (or a 19-minute walk) from Rainham train station. A direct train will take you to London St Pancras in 49 minutes and to London Victoria in 57 minutes.



# Nestled in Scenic Kentish Countryside

Located between the River Medway estuary and the rolling hills of the Kent Downs Area of Outstanding Natural Beauty, Rainham is an excellent gateway to everything our Kentish countryside has to offer. Wander the many scenic walks in the North Downs, hop on a train to historic Canterbury, or take a quick 28-minute journey to explore the picturesque Whitstable coast.

With London less than one hour away and set within the picturesque Kent countryside, Rainham is the ideal place to call home.



Kent Downs Area of Outstanding Natural Beauty.



Whitstable.



# For Everyday Needs

You'll find all your day-to-day essentials in the town centre, from popular eateries to shops, pubs and supermarkets. Just 10 minutes away, Hempstead Valley Shopping Centre offers more stores, beauty and hair salons, and travel agents.

## Shopping

- 1 Tesco Superstore
- 2 Hempstead Valley Shopping Centre
- 3 The Pentagon Shopping Centre
- 4 Rainham Shopping Centre
- 5 Dockside Shopping Outlet

## Dining

- 6 Café Nucleus
- 7 Rose Inn Pub
- 8 Hon's Chinese Restaurant
- 9 The Cricketers

## Sport & leisure

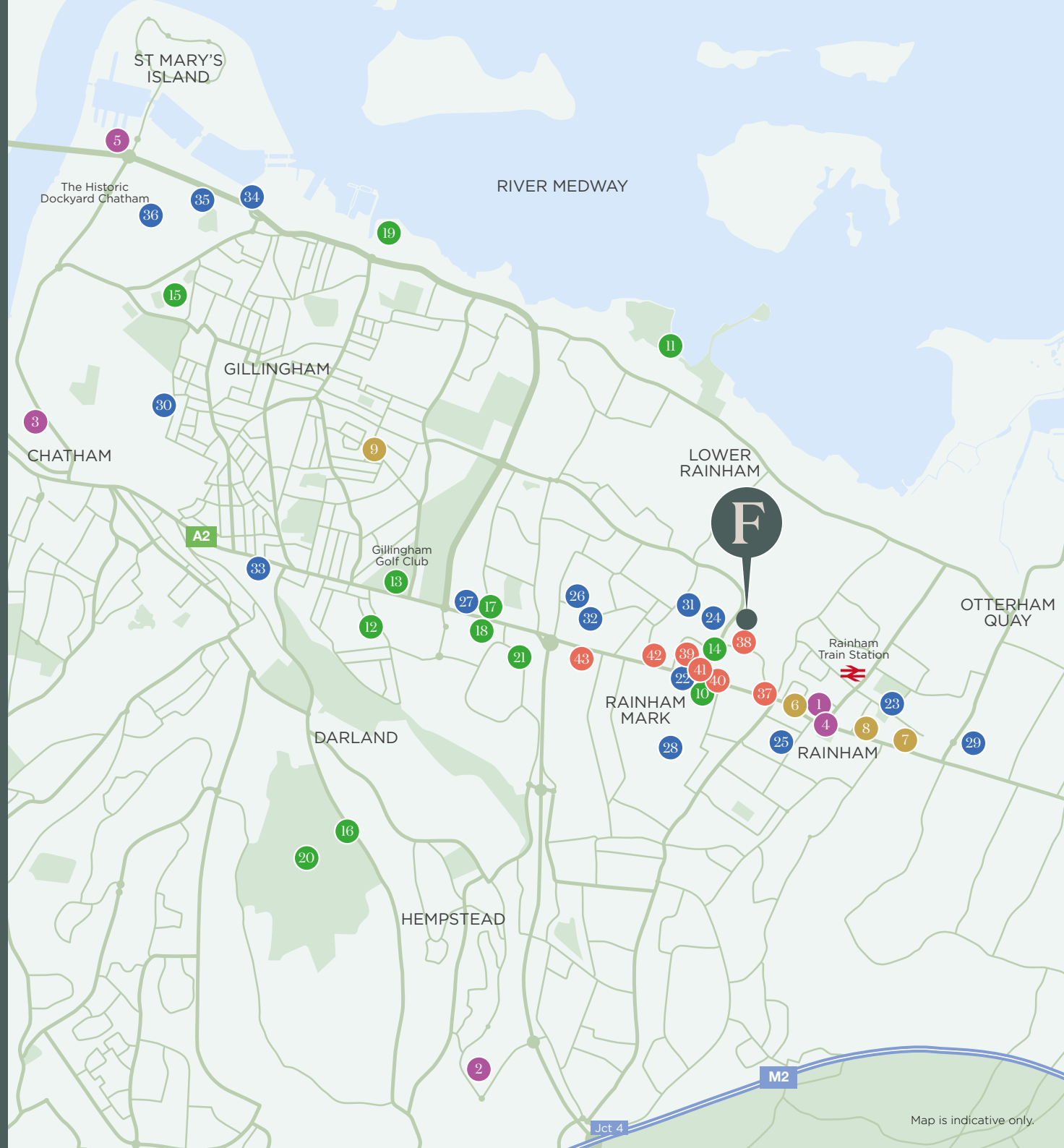
- 10 PSA Performance Centre
- 11 Riverside Country Park
- 12 Anchorians Football Club
- 13 Gillingham Golf Club
- 14 Cozenton Park Sports Centre
- 15 Medway Sport Centre
- 16 Chatham Snowsports Centre
- 17 Avenue Tennis
- 18 Roko Health Club
- 19 The Strand Leisure Park
- 20 Capstone Farm Country Park
- 21 Planet Ice

## Education

- 22 Seallywags Nursery
- 23 Busy Bees Nursery
- 24 Thames View Primary School
- 25 St Margaret's C Of E Junior School
- 26 Twydall Primary School and Nursery
- 27 Danecourt Special School
- 28 The Howard School
- 29 Leigh Academy
- 30 Brompton Academy
- 31 Rainham Mark Grammar School
- 32 St Thomas of Canterbury
- 33 Chatham Grammar
- 34 Waterfront UTC College
- 35 University of Kent
- 36 University of Greenwich

## Amenities

- 37 Rainham Post Office
- 38 Hales & Moore Fishmongers
- 39 Boyces Bakery
- 40 Orchard Family Practice
- 41 NatWest Bank
- 42 Rainham Dental & Implant Clinic
- 43 Tesco Extra





Riverside Country Park.



Lifestyle photography is indicative only.

- PSA Performance Centre 2 mins 
- Riverside Country Park 7 mins 
- Anchorians Football Club 7 mins 
- Gillingham Golf Club 8 mins 
- Cozenton Park Sports Centre 2 mins 

# Sports and Nature on Your Doorstep

There are plenty of opportunities to enjoy the outdoors and lead a healthy lifestyle in Rainham. Just a 7-minute drive away, Riverside Country Park is a haven for wildlife and a perfect place for a scenic walk along the estuary. The PSA Performance Centre and Anchorians Football Club are popular with football enthusiasts of all ages.

There are also several excellent golf courses in the area, including Gillingham Golf Club. And just 322 meters away on Bloors Lane, the new multi-million-pound Cozenton Park Sports Centre is due to open in summer 2024. It will feature swimming pools, a beach area, a gym and fitness studios.

\*Due to open Summer 2024  
Travel times are approximate. Sources: Google Maps

Lifestyle photography is indicative only.



The Three Tuns, Halston.

# Shopping and Dining

Rainham is surrounded by charming towns and villages, each with its own character. A 20-minute drive will take you to historic Rochester, where cosy restaurants dot the medieval streets. For a proper village pub, head to The Three Tuns in Halstow, dating back to the 15th century.

And if you fancy shopping, you've got two excellent options: Hempstead Valley Shopping Centre (10 minutes' drive) or Bluewater Shopping Centre in Greenhithe (24 minutes' drive), featuring a vast selection of brands, boutiques, and dining options.



Bluewater shopping centre, Greenhithe.



Travel times are approximate. Source: Google Maps



Rochester Castle.

# Great Schools Within Easy Reach

Kent has an outstanding reputation for state schools, with its 11+ system providing access to grammar schools, in addition to the abundance of private and independent schools.

Nurseries	Miles	Ofsted
• Scallywags	0.4	Outstanding
• Busy Bees	1.0	Good

## Primary Schools

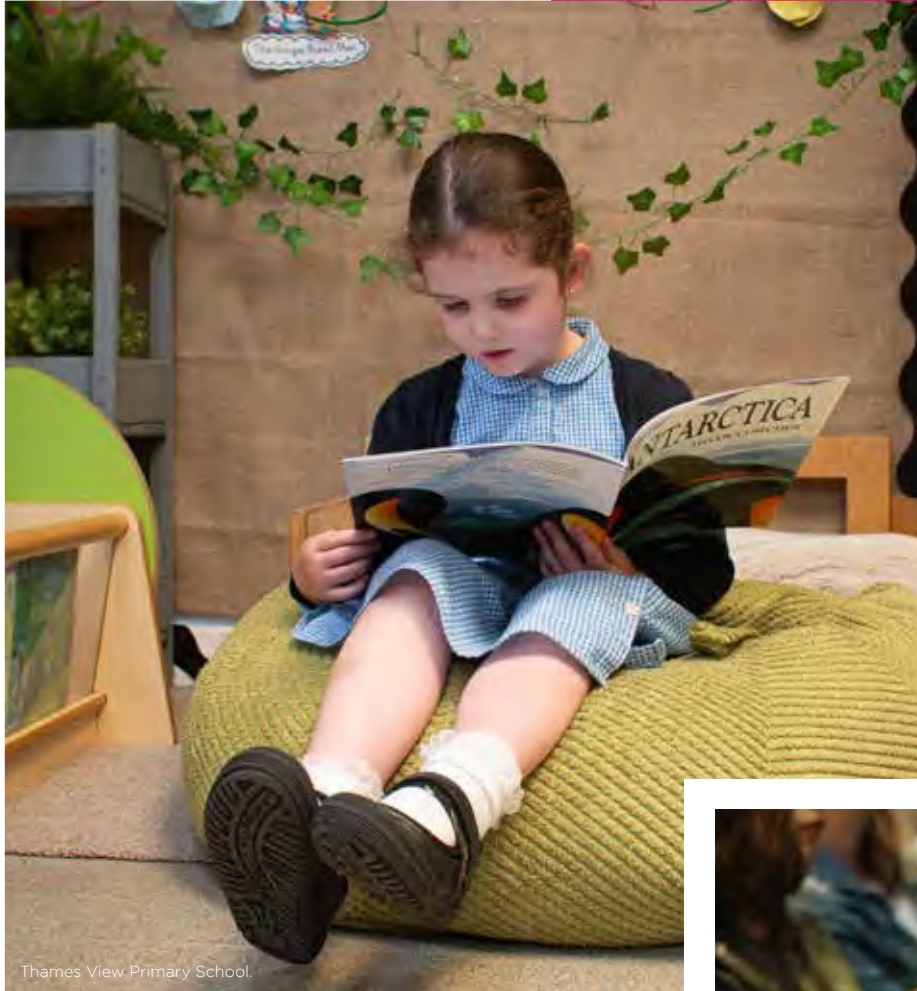
• Thames View Primary School	0.1	Good
• St Margaret's C of E Infant & Junior Schools	1.0	Good
• Twydall Primary School	1.1	Good
• Danecourt Special School	2.0	Good
• St Thomas of Canterbury RC Primary School	1.1	Good

## Academy (Secondary) Schools

• The Howard School	0.8	Good
• Leigh Academy	1.6	Good
• Waterfront UTC College	3.6	Good

## Grammar (Secondary) Schools

• Rainham Mark Grammar School	0.6	Good
• Chatham Grammar	2.5	Good



## Private Schools

• Kings Rochester	5.0	Excellent
• Bryony School	1.1	Good
• Gads Hill School	8.9	N/A

## Universities

		Ranking*
• University of Greenwich	3.7	651-700
• University of Kent	9.6	336



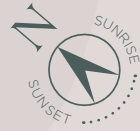
\* QS World University Ranking.  
Information correct as of January 2024. Sources: Google & school websites.  
Lifestyle photography is indicative only.



# Home Finder

Each home features a private rear garden and landscaped front garden. Additionally, every home offers the convenience of two designated parking spaces, with an EV charger.

EXISTING RESIDENTIAL



Bloors Lane



Kingdom Hall

**1 & 19** **The Fairfield**  
3 BEDROOM HOME ON TWO FLOORS

**2** **The Wisley**  
**20** **The Halstow**  
3 BEDROOM HOME ON TWO FLOORS

EXISTING RESIDENTIAL

**3 – 18** **The Eastwell**  
3 BEDROOM HOME ON THREE FLOORS

G – Gate  
V – Visitor Parking  
S/S – Substation  
■ – Bin Store  
Site plan is indicative only and subject to change.



**Homes 13 & 14**  
Brick and render.

Computer Generated Imagery is indicative only.



**Homes 5 & 6**  
Brick finish, as pictured (left).  
**Homes 11, 12, 15 & 16**  
Brick finish with red slate roof.

## The Eastwell

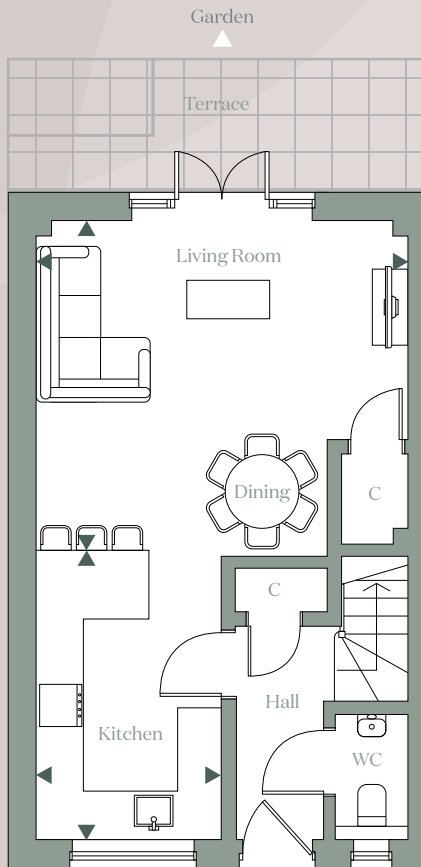
The Eastwell is the largest home in the collection at 1,169 square feet. On the ground floor, there's an open-plan kitchen, living and dining room with French doors opening into the garden, plenty of storage space and a cloakroom. On the first floor there are two double bedrooms, with a 'Jack and Jill' bathroom. The spacious landing could accommodate a desk by the window for working from home. On the second floor, the Principal Bedroom features an en-suite bathroom, fitted wardrobes and access to loft storage.

# The Eastwell

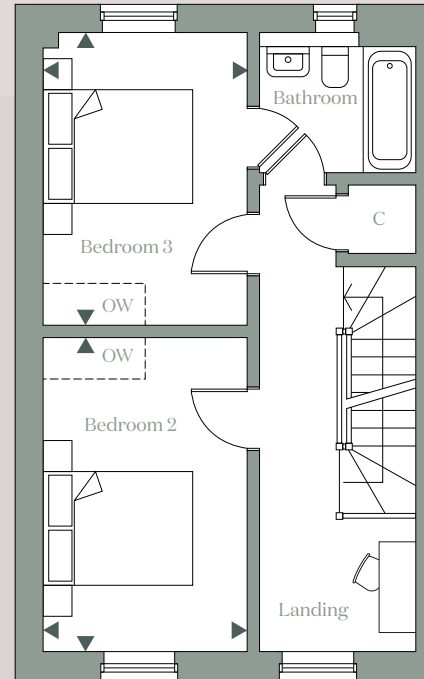


## Homes 3, 5, 7, 9, 11, 13, 15 & 17

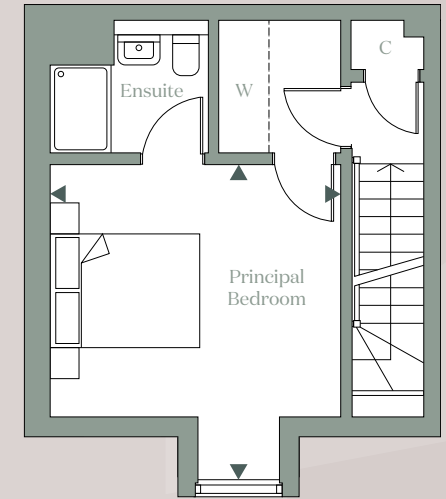
Living / Dining	4.96m x 4.40m	16' 3" x 14' 5"
Kitchen	3.83m x 2.49m	12' 7" x 8' 2"
Principal Bedroom	4.19m x 3.87m	13' 9" x 12' 8"
Bedroom 2	4.19m x 2.75m	13' 9" x 9' 0"
Bedroom 3	3.92m x 2.75m	12' 10" x 9' 0"
<b>Total Floor Area</b>	<b>108.60 m<sup>2</sup></b>	<b>1,169 ft<sup>2</sup></b>



Ground Floor



First Floor



Second Floor

**Key**

C - Cupboard

W - Wardrobe

OW - Optional wardrobe

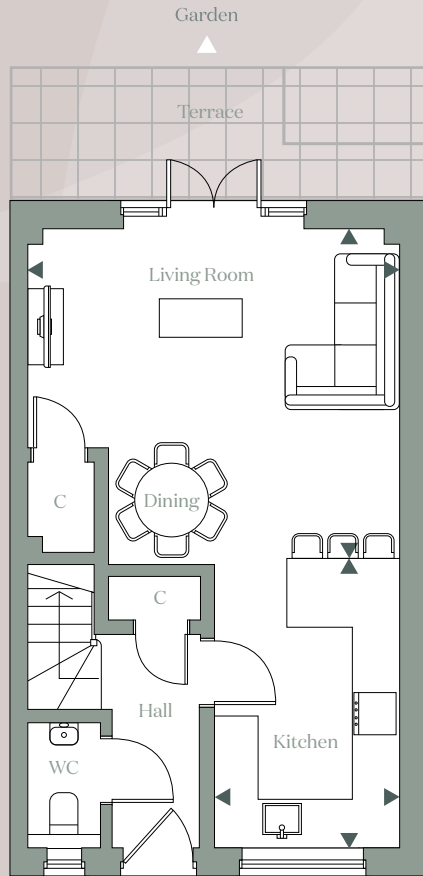
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative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

# The Eastwell

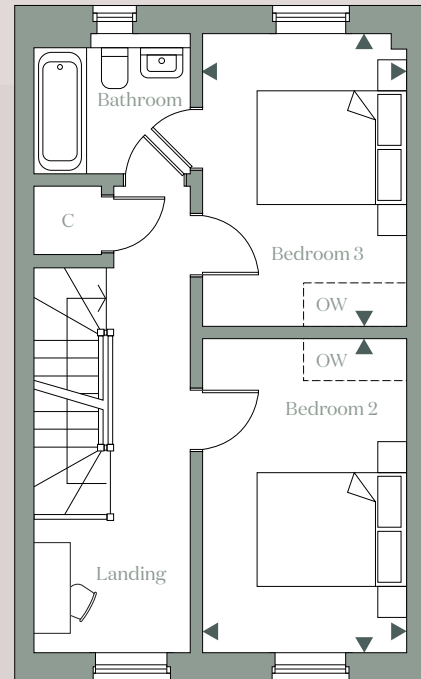


## Homes 4, 6, 8, 10, 12, 14, 16 & 18

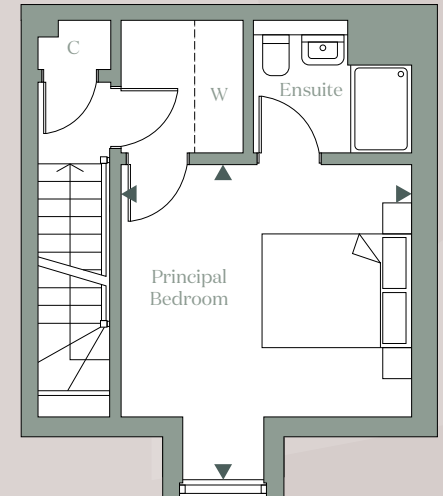
Living / Dining	4.96m x 4.40m	16' 3" x 14' 5"
Kitchen	3.83m x 2.49m	12' 7" x 8' 2"
Principal Bedroom	4.19m x 3.87m	13' 9" x 12' 8"
Bedroom 2	4.19m x 2.75m	13' 9" x 9' 0"
Bedroom 3	3.92m x 2.75m	12' 10" x 9' 0"
<b>Total Floor Area</b>	<b>108.60 m<sup>2</sup></b>	<b>1,169 ft<sup>2</sup></b>



Ground Floor



First Floor



Second Floor

**Key**

C - Cupboard

W - Wardrobe

OW - Optional wardrobe

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.



## Home 1

Render finish, as shown (left).

# The Fairfield

The Fairfield is a 3-bedroom home extending to 953 square feet, with an open-plan kitchen, breakfast bar and dining area that seamlessly extends to the garden, together with a separate living room at the front of the property. The cloakroom and storage maximise space and convenience.

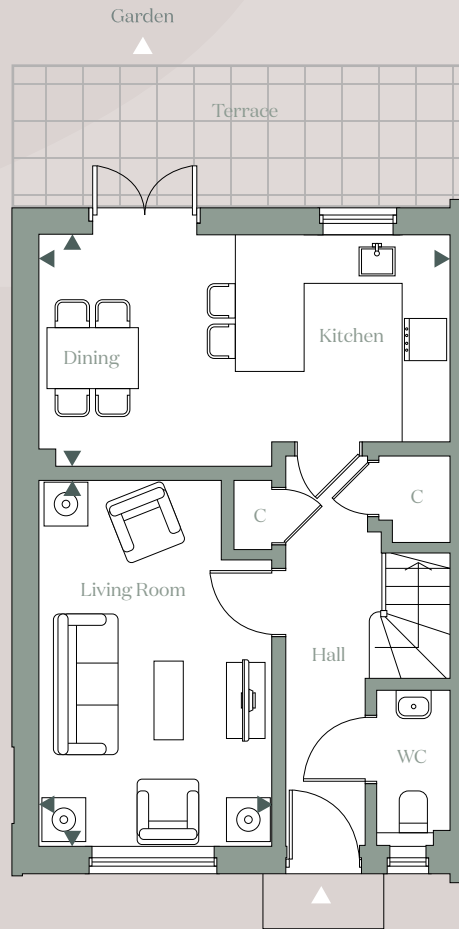
Upstairs, there's a Principal Bedroom with an en-suite and a fitted wardrobe. Bedroom 2 is a double bedroom with access to a 'Jack and Jill' bathroom and Bedroom 3 could be used as a home office.

# The Fairfield

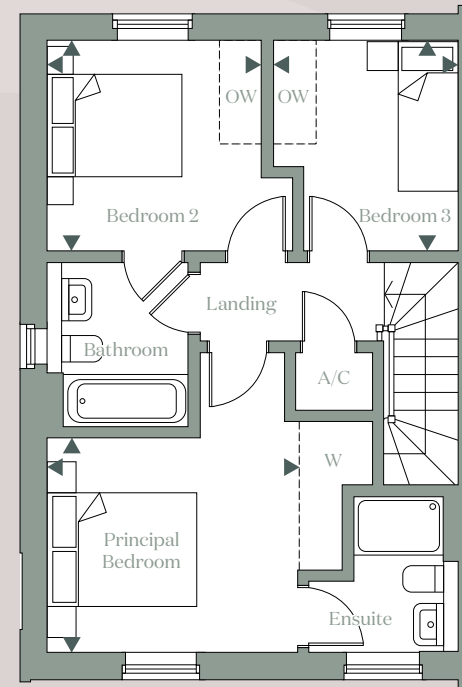


## Homes 1 & 19

Kitchen / Dining / Family	5.46m x 3.09m	17' 11" x 10' 1"
Living Room	4.88m x 3.11m	16' 0" x 10' 3"
Principal Bedroom	3.34m x 2.87m	11' 0" x 9' 5"
Bedroom 2	2.87m x 2.81m	9' 5" x 9' 3"
Bedroom 3	2.81m x 2.47m	9' 3" x 8' 1"
<b>Total Floor Area</b>	<b>88.54 m<sup>2</sup></b>	<b>953 ft<sup>2</sup></b>



Ground Floor



First Floor

**Key**

- C - Cupboard
- W - Wardrobe
- OW - Optional wardrobe

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.

# The Wisley

The Wisley is a double-fronted three bedroom home which extends to 1,020 square feet. The ground floor features a kitchen with a breakfast bar and dining area, a separate dual aspect living room, a cloakroom, and storage spaces. Upstairs, you'll find a Principal Bedroom with an en-suite bathroom and a fitted wardrobe, a further double bedroom, a single bedroom and a family bathroom.



# The Wisley



## Home 2

Kitchen / Dining / Family	5.68m x 2.89m	18' 8" x 9' 6"
Living Room	5.68m x 3.01m	18' 8" x 9' 11"
Principal Bedroom	5.08m x 2.92m	16' 8" x 9' 7"
Bedroom 2	3.04m x 2.99m	10' 0" x 9' 10"
Bedroom 3	3.04m x 2.58m	10' 0" x 8' 6"

**Total Floor Area**      **94.76 m<sup>2</sup>**      **1,020 ft<sup>2</sup>**



### Key

C - Cupboard

W - Wardrobe

OW - Optional wardrobe

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.



# The Halstow

As you enter The Halstow, there's a kitchen with a breakfast bar and dining area to one side and a separate dual aspect living room to the other - both rooms extend into the garden through the French doors.

Upstairs, there's a Principal Bedroom with an en-suite bathroom and a fitted wardrobe. Bedroom 2 is a double bedroom with access to a 'Jack and Jill' bathroom and Bedroom 3 could be used as a home office.

The cloakroom and storage space complete the floorplan, making The Halstow functional and comfortable.

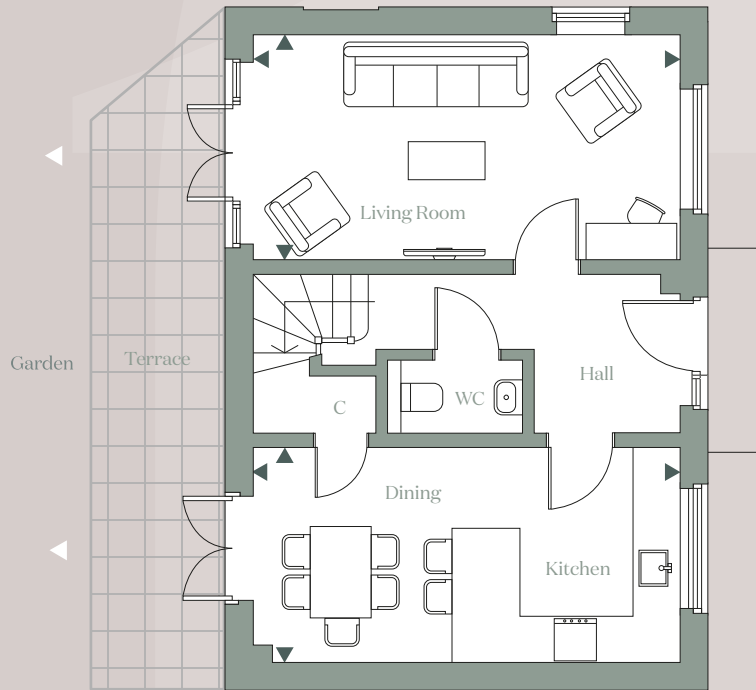


# The Halstow

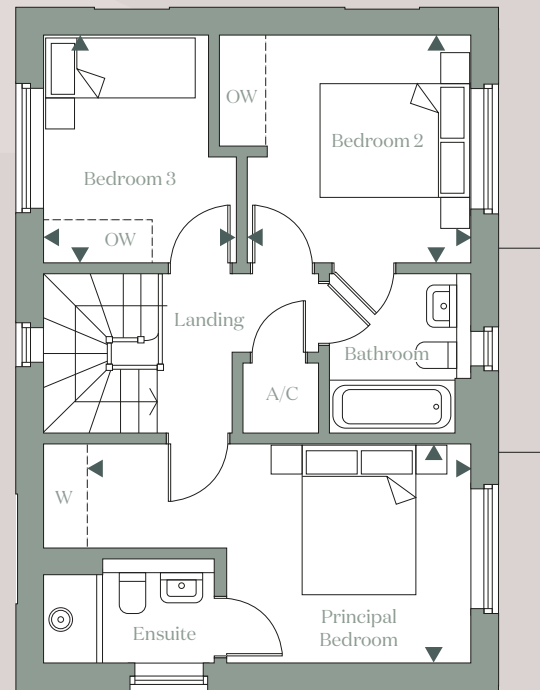


## Home 20

Kitchen / Dining / Family	5.68m x 2.89m	18' 8" x 9' 6"
Living Room	5.68m x 3.01m	18' 8" x 9' 11"
Principal Bedroom	5.08m x 2.92m	16' 8" x 9' 7"
Bedroom 2	3.04m x 2.99m	10' 0" x 9' 10"
Bedroom 3	3.04m x 2.58m	10' 0" x 8' 6"
<b>Total Floor Area</b>	<b>94.76 m<sup>2</sup></b>	<b>1,020 ft<sup>2</sup></b>



Ground Floor



First Floor

**Key**

C - Cupboard

W - Wardrobe

OW - Optional wardrobe

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.

# The Fernham Finish

When we say our homes are ready to live in, we really mean it. From flooring and 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.

## Kitchen

- Handle-less cabinet doors and drawers with soft closing function
- Contemporary 20mm laminate worktops with matching upstands and full height splashback to underside of wall cabinets
- LED strip lighting to underside of wall cabinets
- Stainless steel inset sink and mobile drainer with stylish polished chrome mixer tap
- Bosch built-in single oven
- Bosch 4-zone induction hob
- Elica concealed extractor above induction hob
- Fully integrated dishwasher
- Built-in full height fridge freezer\*

## Utility Cupboard

- Bosch freestanding washing machine to cupboard

## Interior Finishes

- White painted ladder style moulded internal doors with stylish polished chrome lever handles
- White painted double groove skirting boards and architraves
- Oak handrail to staircase
- Amtico wood-effect vinyl flooring to ground floor\*\*
- Carpet fitted to stairs, landing, bedrooms and upper floor cupboards
- Bespoke fitted wardrobes with full height hinged doors to Principal Bedroom. Internal fittings to include shelf and hanging rail

## Family Bathroom

- Wall hung washbasin and mirror with stylish single lever basin mixer
- Contemporary bath with glass screen and bath filler waste with overflow
- Slide rail shower kit with concealed thermostatic bath / shower valve
- Polished chrome robe hook and toilet roll holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Dual fuel heated polished chrome towel radiator
- Amtico wood-effect vinyl flooring
- Full height tiling to walls above bath, including feature brick tile. Half height tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls



\* Home 20 will have separate under counter fridge and freezer

\*\* Carpet installed to separate living room where no patio doors.

# The Fernham Finish

## Principal Bedroom En-suite

- Wall hung washbasin and mirror with stylish single lever basin mixer
- Slide rail shower kit with concealed thermostatic shower valve
- Polished chrome robe hook and toilet roll holder
- Dual flush concealed cistern, soft-close seat and cover
- Dual fuel heated polished chrome towel radiator
- Amtico wood-effect vinyl flooring
- Full height tiling to walls surrounding shower. Half height tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## Heating and Hot Water

- Gas condensing boiler and mains pressure unvented hot water
- Wall mounted radiators throughout

## WC

- Wall hung washbasin and mirror with stylish single lever basin mixer
- Polished chrome toilet roll holder
- Dual flush concealed cistern, soft-close seat and cover
- Dual fuel heated polished chrome towel radiator
- Amtico wood-effect vinyl flooring
- Half height feature brick tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

## Home Entertainment

- Television point provided to main living area and Principal Bedroom (*including wiring for Sky Q, subject to future purchaser subscription*)
- Telephone point provided to main living area

## Electrical and Lighting

- LED downlights to kitchen, WC, bathroom and en-suite
- Pendant lights to hallway, living room, dining area, landing and bedrooms
- Shaver socket to bathroom and en-suite

## External

- Allocated parking spaces to each property
- Electric Vehicle charger
- Landscaped front garden
- Patio area and turfed rear garden
- External tap to rear garden

## Security and Peace of Mind

- NHBC 10-year warranty
- 2-year customer care
- Mains fed smoke / heat / CO detectors
- External security light to front



# Hallmarks of a Fernham Home



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

Supporting their mission through fundraising, strategic partnerships and volunteer work.



## We invest in our teams

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



## 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.



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

From flooring and 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.



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

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



## We proactively follow up with you

We contact you at 2, 7 and 28 days from the move-in day to make sure you're happy with your new home in every regard.



## Your feedback matters

Every customer receives an independent survey 6 weeks after moving in. The results are also shared with all Fernham team members so that we can maintain the highest standards.



## 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.



## We have earned homeowners' trust

100% of our customers in the past four years would recommend Fernham Homes to a friend.

# Sustainability

We're building for the future. Here are some of the practices we've implemented to champion energy-efficient, responsible construction.

- We work with local suppliers to support the economy
- We use 'A' rated, energy-efficient appliances
- We implement LED lighting
- We install EV charging points

## Did you know?

Latest research by the Home Builders Federation has shown that new build homes cut carbon emissions by 60%, saving homeowners on average £135 a month compared to second-hand homes. All our homes have an Energy Performance Rating of 'B', which is better for the planet and for your home budget.



# Recognised by Homebuyers and Industry Awards

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 five years running in addition to the prestigious Outstanding Achievement Award in 2024.

Customer satisfaction is our number one priority so we're particularly thrilled to have attained a recommended score of over 95% from purchasers who legally completed in 2023.



Hillbury Fields, Ticehurst

\*Source BPC Digital. [Visit link](#)



In-House Gold for Customer Satisfaction  
5 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

Based in West Malling, 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. Homes built this way not only have a unique character — they're also more sustainable.



We ♥  
Kent



# 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 legal completion, 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 100% 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 an independent survey conducted by In-House 2022-2023.

## 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

“They have been so caring from the sales team to the builders who came round. The whole team are just incredible.”

Resident, Hillbury Fields, Ticehurst

“I trust them as a home builder, they are producing good quality homes.”

Resident, Hillbury Fields, Ticehurst

“They have been excellent at communicating with me. They were there on the day, waiting for me to arrive. They showed a real commitment to making me feel welcome.”

Resident, Rosewood Place, Matfield

“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, local to our head office, has been running for nearly 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 almost £60,000 for Spadework in our first year, exceeding our pledge to raise £10,000 annually for three years. We also provide hands-on help – everyone at Fernham has 4 volunteering days a year to donate their time and expertise.

Proud sponsors of



Fundraising with Spadework.



Lifestyle photography is indicative only.

# FERNHAM HOMES RAINHAM



Contact Us

01634 558161 | [fernham-homes.co.uk](https://fernham-homes.co.uk)

### Sales and Marketing Suite

Charcott Close, Off Bloors Lane, Rainham, Kent, ME8 7DS

Open seven days a week, 10am-5pm

**What Three Words  
equal.acclaimed.march**

In association with



**Connells**

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 & 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. March 2024



Protection for new-build home buyers

FERNHAM

HOMES

RAINHAM