



FERNHAM

HOMES

NEWINGTON

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HOMES
NEWINGTON

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Welcome to Fernham Homes at Newington

Discover a beautiful lifestyle in Newington, a quiet village close to excellent amenities set in the scenic Kent countryside.

Fernham Homes at Newington consists of 15 three and four bedroom homes for sale and 10 affordable homes. Many of the homes benefit from fantastic views of the open countryside. Each home has been carefully designed with handpicked specifications and thoughtfully crafted interiors. 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. There's also private parking and EV charging to all homes, with additional visitor parking for your guests, and play spaces for children.

Situated on School Lane, this collection of homes is perfectly located for those who want to enjoy country living with easy

access to London. Newington offers essentials, such as a post office, doctor's surgery and local pub, and there are excellent supermarkets, shops and restaurants in nearby Rainham (2.5 miles) and Sittingbourne (3 miles). For commutes to the city, you're just a short stroll from Newington Station (0.5 miles) with trains to London Victoria in 1 hour 1 minute. If you're travelling by car, the A249 is nearby with easy access to the A2, M2 and M20.

With Newington Church of England Primary School on your doorstep, there are many more schools in the area offering fantastic education for children of all ages.

There is plenty nearby to cater for those craving a more active lifestyle, from wonderful country walks to sports centres, and golf and cricket clubs.



Well-Connected Country Living

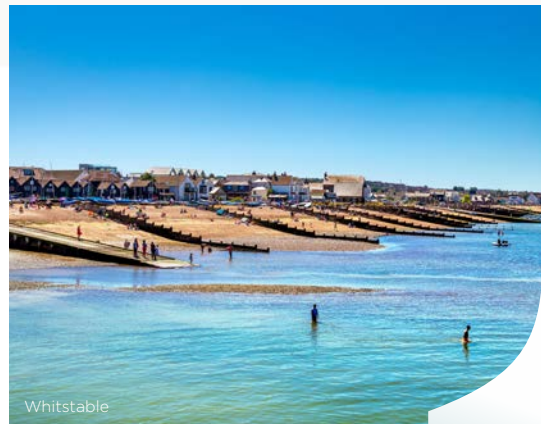
Nestled in a picturesque pocket of the Kent countryside, Newington offers the quintessential English country living, with rolling hills, charming hedgerows, and flourishing greenery.

In addition to its tranquil setting, Newington is remarkably well-connected, making it an ideal location for professionals. Direct trains will take you from Newington Station (0.5 miles) to London Victoria in 1 hour 1 minute and from Rainham Station (3.4 miles) to London St Pancras in 49 minutes.

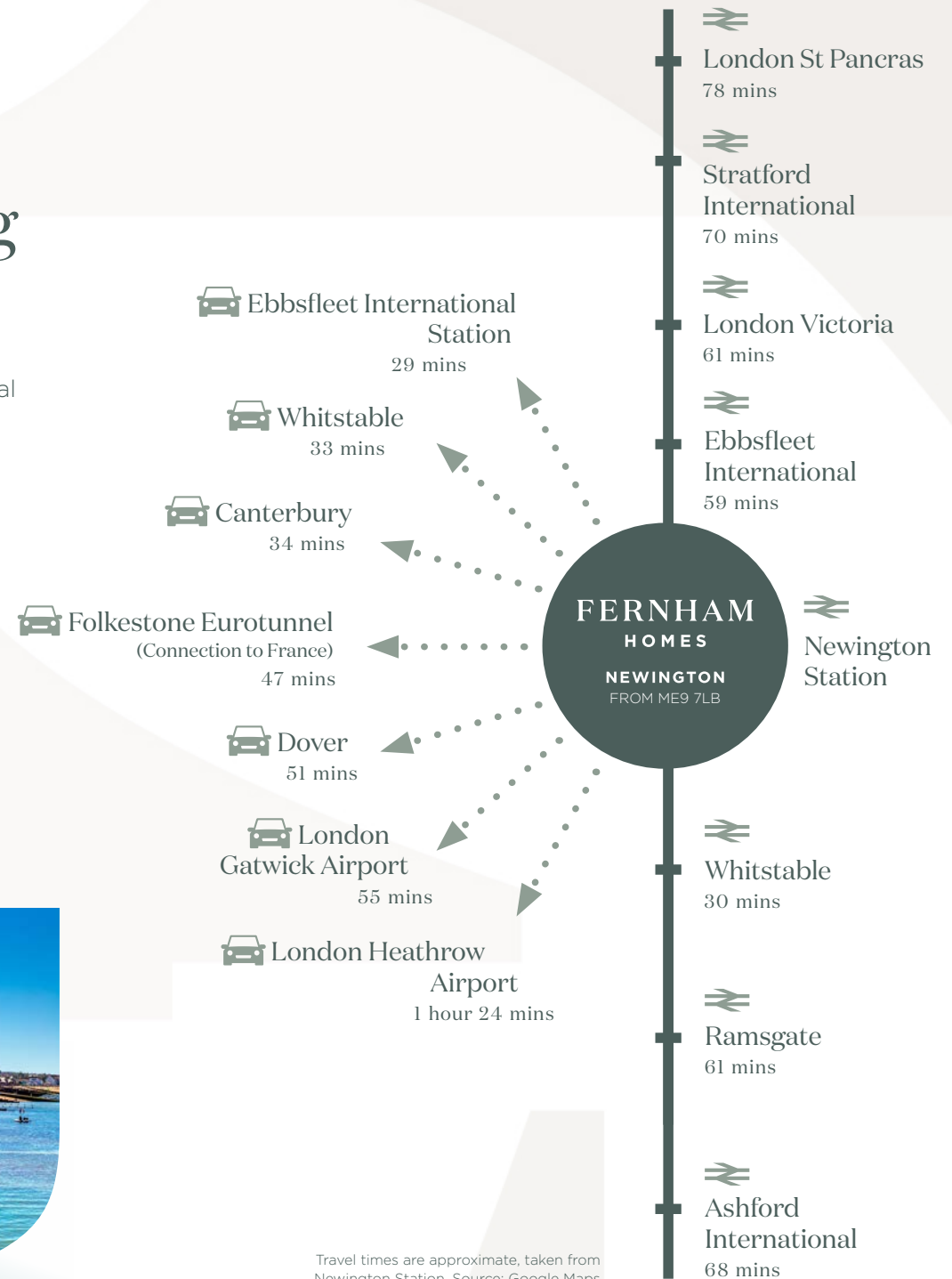
The historic towns of Canterbury, Whitstable and Dover are easily accessible for weekend adventures by train or car. Ebbsfleet International station is a 29 minute drive away, providing access to Stratford in 11 minutes and St Pancras in just 18 minutes, opening doors to international destinations like Paris within 3 hours.



Newington train station



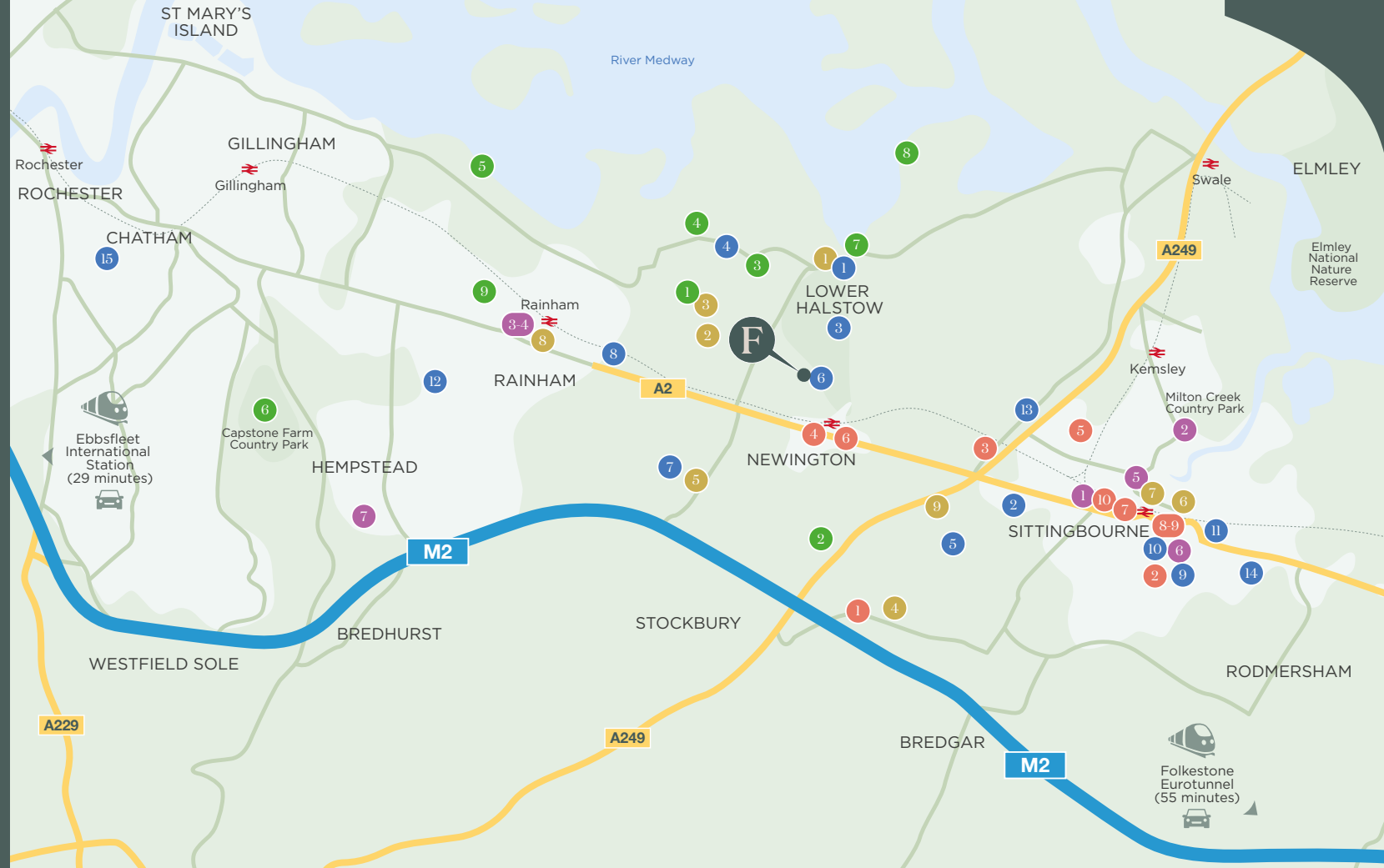
Whitstable



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

Everything you need

From Sainsbury's and Tesco Superstores to farm butchers and local bakeries, you get to enjoy both the convenience and the high quality of local produce. For dining out, there are great local pubs and restaurants around.



Sport and Leisure

- 1 Upchurch River Valley Golf Course
- 2 Sittingbourne & Milton Regis Golf Club
- 3 Upchurch Cricket Club
- 4 Horsham Fishing Lake
- 5 Riverside Country Park
- 6 Capstone Farm Country Park
- 7 Lower Halstow Yacht club
- 8 Halstow Creek Nature Reserve
- 9 Cozenton Park Sports Centre

Shopping

- 1 Tesco Express
- 2 Asda Sittingbourne Superstore
- 3 Tesco Superstore
- 4 Rainham Shopping Centre
- 5 Morrisons
- 6 Sainsbury's
- 7 Hempstead Valley Shopping Centre

Dining

- 1 The Three Tuns
- 2 The BarnYard
- 3 The Rivers Restaurant
- 4 Oad Street Food and Crafts
- 5 Rose & Crown - Hartlip
- 6 Ephesus Lounge & Meze Bar
- 7 The Vineyard Sittingbourne
- 8 Café Nucleus
- 9 Tudor Rose

Amenities

- 1 Applegate Farm Butchers
- 2 Memorial Hospital Sittingbourne
- 3 Bobbing Hill Veterinary Surgery
- 4 Newington Post Office
- 5 Kamsons Pharmacy
- 6 Newington Surgery
- 7 Cheran's Bakery
- 8 Barclays Local
- 9 Lloyds Bank
- 10 London Road Dental Practice

Education

- 1 Treasure Chest Pre-School
- 2 Westlands School
- 3 Lower Halstow Primary School
- 4 Holywell Primary School
- 5 Borden Village Pre-School
- 6 Newington C Of E Primary School
- 7 Hartlip Endowed C Of E Primary School
- 8 Leigh Academy Rainham
- 9 Highsted Grammar School
- 10 Borden Grammar School
- 11 VTC Independent School
- 12 Bryony School
- 13 Bobbing Village School
- 14 Meadowfield School
- 15 Blue Skies School

- Upchurch Cricket Club 5 mins 
- Sittingbourne & Milton Regis Golf Club 6 mins 
- Upchurch River Valley Golf Course 6 mins 
- Horsham Fishing Lake 7 mins 
- Riverside Country Park 16 mins 
- Capstone Farm Country Park 18 mins 



Made for Active Lifestyles

Newington and the surrounding area offer plenty of opportunities for an active lifestyle. Nature lovers will be delighted by the proximity to some of Kent's breathtaking landscapes, including Capstone Farm Country Park, located just an 18 minute drive away, and Riverside Country Park, only 16 minutes by car. The region boasts an extensive network of trails and footpaths, providing endless opportunities for walking, jogging, cycling and exploring the natural beauty of Kent.

Golf enthusiasts will appreciate the two nearby golf courses, both a 6 minute drive away- the Upchurch River Valley Golf Course, featuring the Riverside Restaurant, provides a wonderful dining experience to enhance your golfing visit. As well as the Sittingbourne & Milton Regis Golf Club which offers its own challenging course paired with stunning scenery.

The Upchurch Cricket Club provides a sporting experience for players and spectators alike, while the nearby Horsham fishing lake offers a tranquil spot for anglers seeking a peaceful day by the water. Additionally, the sports centre, Cozenton Park provides a range of facilities including fitness classes, swimming pools, and indoor sports courts, ensuring you have access to exercise throughout the year.



Three Tuns pub



Oad Street Food & Crafts



The BarnYard

Shopping and Dining

Newington has a great Mediterranean lounge and Meze bar, Ephesus, and the local favourite 15th-century Three Tuns pub.

There are several other great places to eat in the area, including The BarnYard set on a beautiful vineyard. For a unique experience, Oad Street Food & Crafts, a family-run establishment, offers delicious brunch and afternoon tea alongside a charming gift shop for browsing.

And if you fancy shopping, you've got three excellent options: Hempstead Valley Shopping Centre (16 minutes drive), Rainham Shopping Centre (10 minutes drive), and Bluewater (32 minutes drive), which features a big selection of brands, boutiques, and dining options.

Great Schools on your Doorstep

Kent has an outstanding reputation for state schools, with its 11+ system providing access to grammar schools. Additionally many highly regarded private and independent schools serve the area. Fernham Homes at Newington is adjacent to Newington C of E Primary and Cherry Class Nursery (Ofsted rating 'Good').

Pre-School	Miles	Ofsted
• Cherry Class Nursery (Newington C of E School)	0.0	Good
• Treasure Chest Pre-School	1.3	Good
• Borden Village Pre-School	2.6	Good

Primary Schools

• Newington C of E Primary School	0.0	Good
• Lower Halstow Primary School	1.4	Good
• Hartlip Endowed C of E Primary School	1.9	Good
• Holywell Primary School	2.0	Good
• Bobbing Village Primary School	2.4	

Secondary Schools

• Westlands School Sittingbourne	2.4	Good
• Leigh Academy Rainham	2.5	Good
• Borden Grammar School	3.5	Good
• Highsted Grammar School	3.9	Good



Special Needs Schools	Miles	Ofsted
• Meadowfields School (4-19yrs)	7.0	Outstanding
• Blue Skies School (11-25yrs)	7.7	Good

Private (Secondary) Schools	Miles	Ofsted
• VTC Independent School	3.8	–
• Bryony School	4.3	–

Universities

• University of Kent, Medway Campus	7.5	–
• University of Greenwich	8.2	–



Home Finder

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



- 3
- 4
- 7
- 16

The Fairfield
3 BEDROOM HOME

- 6
- 15

The Wisley
3 BEDROOM HOME

- 2

The Ringlestone
4 BEDROOM HOME

- 5
- 19

The Chiddingstone
4 BEDROOM HOME

- 1
- 14
- 22

The Sheldwich
4 BEDROOM HOME

- 13
- 20
- 21

The Wingham
4 BEDROOM HOME

- — 3 Bedroom Home
- — 4 Bedroom Home
- — West Kent Rented Homes
- — West Kent Shared Ownership
- ⓑ — Bollard Lighting
- ⓖ — Gate
- Ⓐ — Air Source Heat Pump
- ▽ — Visitor Parking

The Fairfield

Homes 3, 4, 7 and 16

The Fairfield is a 3 bedroom home extending to 954 square feet, with an open-plan kitchen, breakfast bar and dining area that seamlessly extends to the Indian Sandstone patio and garden laid to turf. A separate living room is at the front of the property. The cloakroom and storage cupboard in the hallway maximises space and convenience.

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



The Fairfield

Homes 3, 4*, 7* and 16

Total Floor Area 88.6 m² 954 ft²

Kitchen/Dining

5.46m x 3.09m 17'10" x 10'1"

Living Room

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

Principal Bedroom

3.35m x 2.86m 10'11" x 9'4"

Bedroom 2

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

Bedroom 3

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

*Homes 4 and 7 are handed.

Key

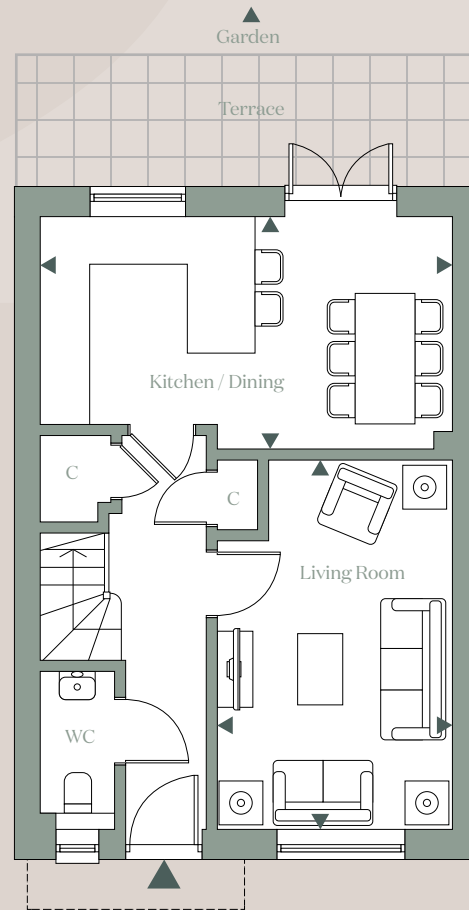
W - Wardrobe

OW - Optional Wardrobe

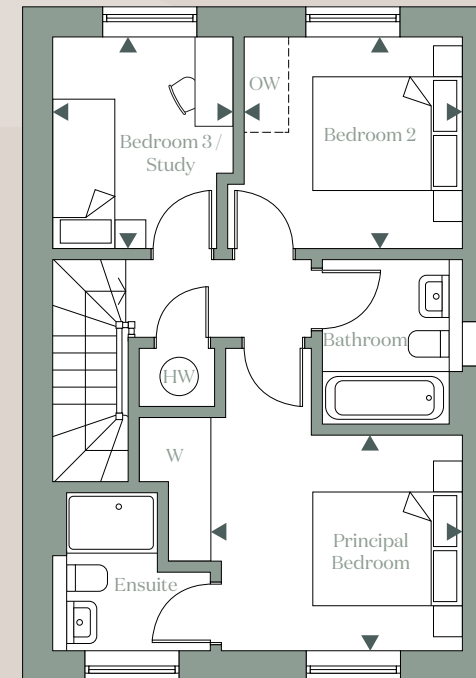
C - Cupboard

HW - Hot Water Cylinder

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Ground Floor



First Floor





The Wisley

Homes 6 and 15

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

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

The Wisley

Homes 6 and 15*

Total Floor Area 94.7 m² 1,020 ft²

Kitchen / Dining

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

Living Room

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

Principal Bedroom

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

Bedroom 2

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

Bedroom 3 / Study

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

*Home 15 is handed.

Key

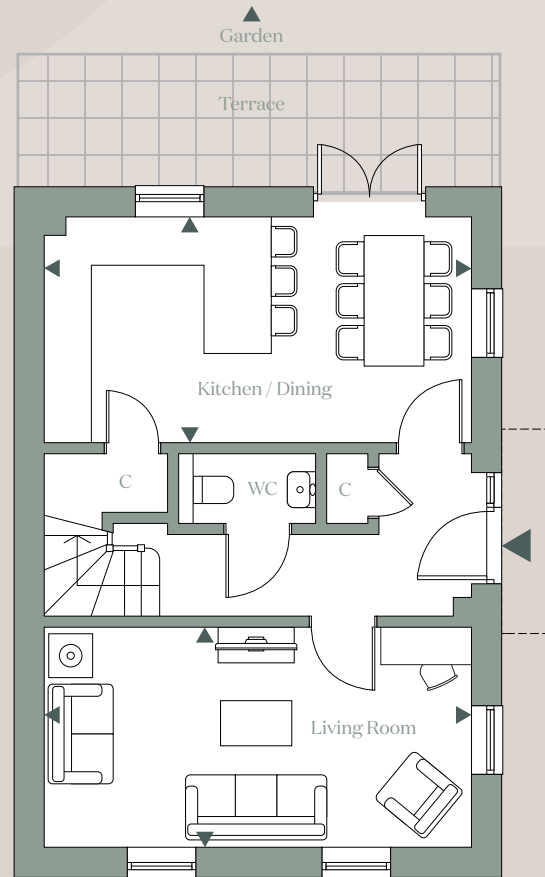
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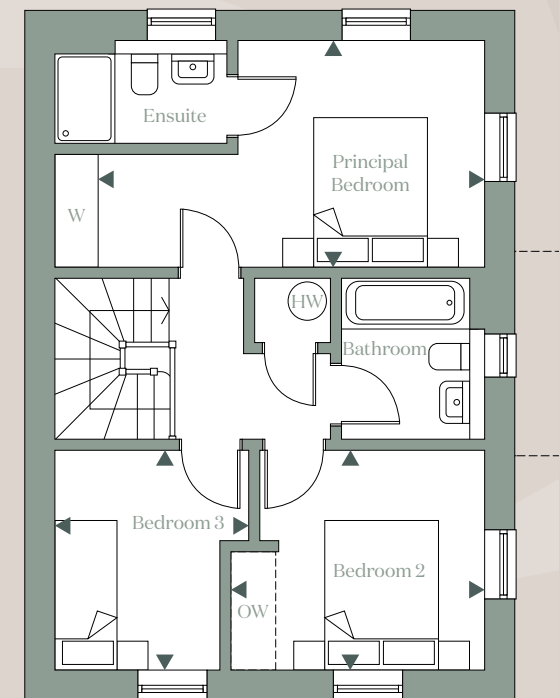
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HW - Hot Water Cylinder

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Ground Floor



First Floor

The Ringlestone

Home 2

A 4 bedroom home extending to 1,267 square feet, The Ringlestone features an open-plan kitchen and dining area, and a separate living room, both of which open directly onto the patio and the garden laid to turf. The ground floor also includes a cloakroom and a utility room.

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



The Ringlestone

Home 2

Total Floor Area 117.6 m² 1,267 ft²

Kitchen/Dining

6.31m x 3.56m 20'7" x 11'6"

Living Room

6.31m x 3.34m 20'7" x 10'9"

Principal Bedroom

3.16m x 3.37m 10'3" x 11'0"

Bedroom 2

3.22m x 3.57m 10'5" x 11'7"

Bedroom 3

2.99m x 3.23m 9'8" x 10'5"

Bedroom 4

3.42m x 2.40m 11'2" x 7'10"

Key

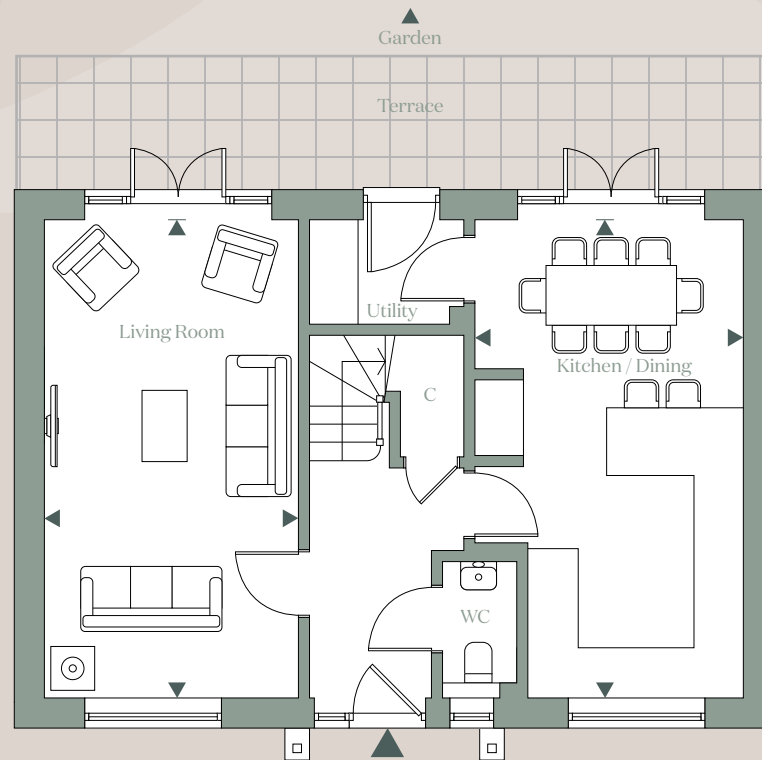
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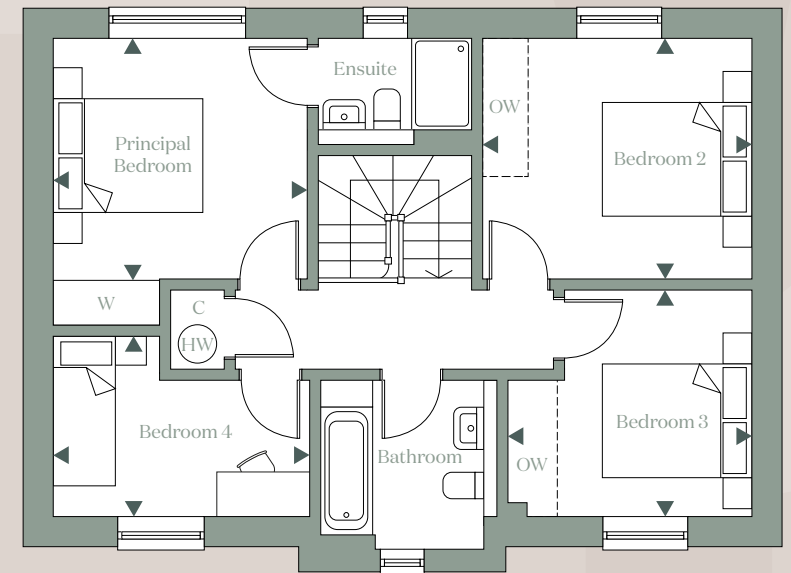
C - Cupboard

HW - Hot Water Cylinder

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Ground Floor



First Floor

The Chiddingstone

Homes 5 and 19

At 1,349 square feet, there is plenty of space in the 4 bedroom Chiddingstone. On the ground floor, the living room and the open-plan kitchen and dining area open onto the Indian Sandstone patio and garden laid to turf. There is also a study at the front of the house, helping to separate home and work life. The utility room, cloakroom, and additional storage maximise space and convenience.

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



Computer Generated Imagery is indicative only.

The Chiddingstone

Home 5

Total Floor Area 125.3 m² 1,349 ft²

Kitchen / Dining

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

Living Room

3.23m x 4.56m 10'7" x 14'11"

Study

3.23m x 1.96m 10'7" x 6'5"

Principal Bedroom

3.25m x 3.25m 10'7" x 10'7"

Bedroom 2

3.70m x 3.26m 12'1" x 10'8"

Bedroom 3

3.40m x 3.27m 11'1" x 10'8"

Bedroom 4

3.37m x 2.67m 11'0" x 8'9"

Key

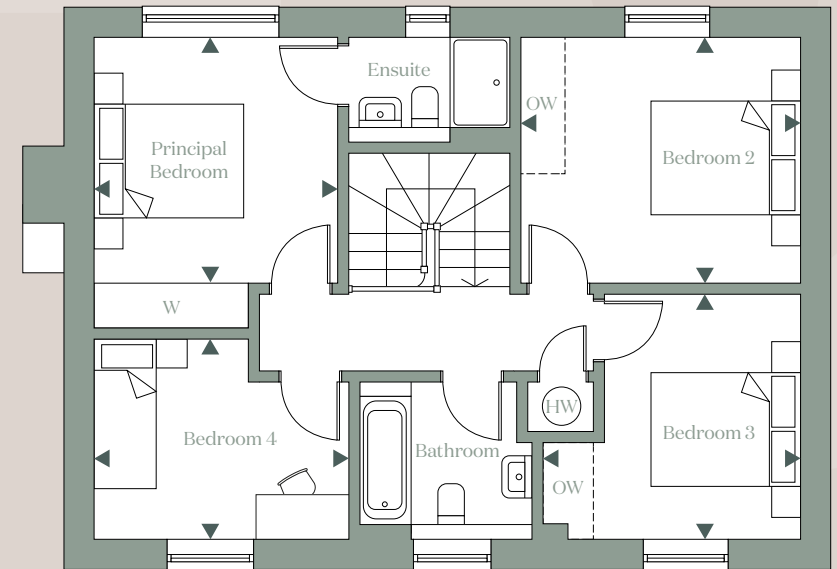
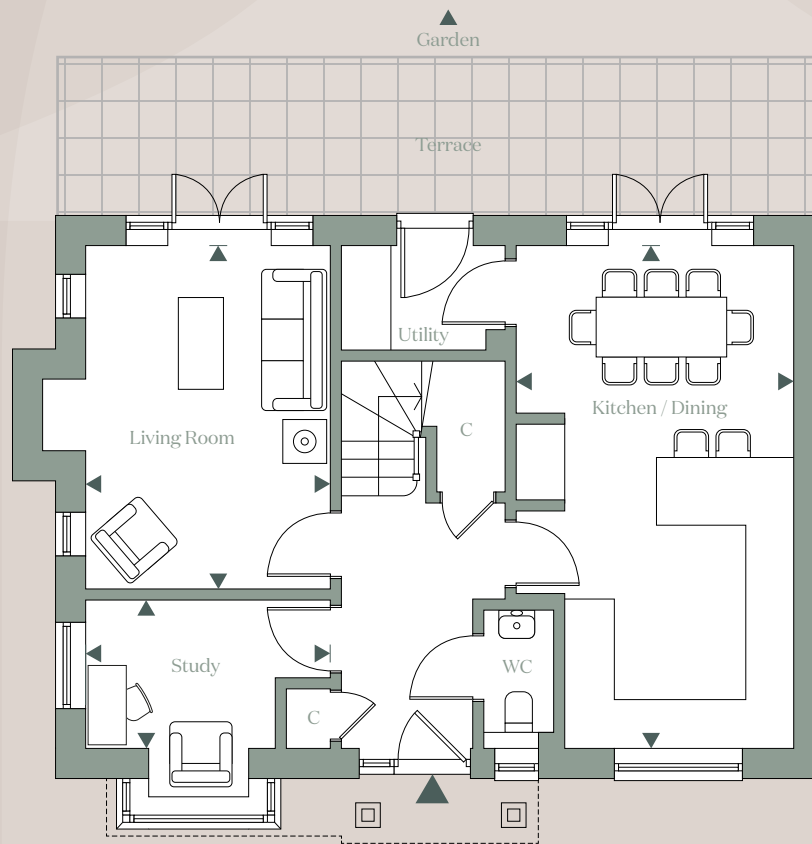
W - Wardrobe

OW - Optional Wardrobe

C - Cupboard

HW - Hot Water Cylinder

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The Chiddingstone

Home 19

Total Floor Area 125.3 m² 1,349 ft²

Kitchen / Dining

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

Living Room

3.23m x 4.56m 10'7" x 14'11"

Study

3.23m x 1.96m 10'7" x 6'5"

Principal Bedroom

3.25m x 3.25m 10'7" x 10'7"

Bedroom 2

3.70m x 3.26m 12'1" x 10'8"

Bedroom 3

3.40m x 3.27m 11'1" x 10'8"

Bedroom 4

3.37m x 2.67m 11'0" x 8'9"

Key

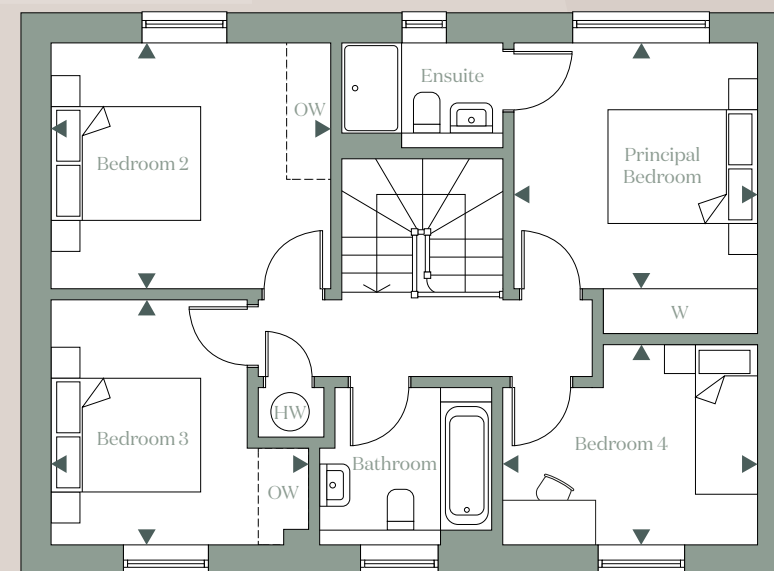
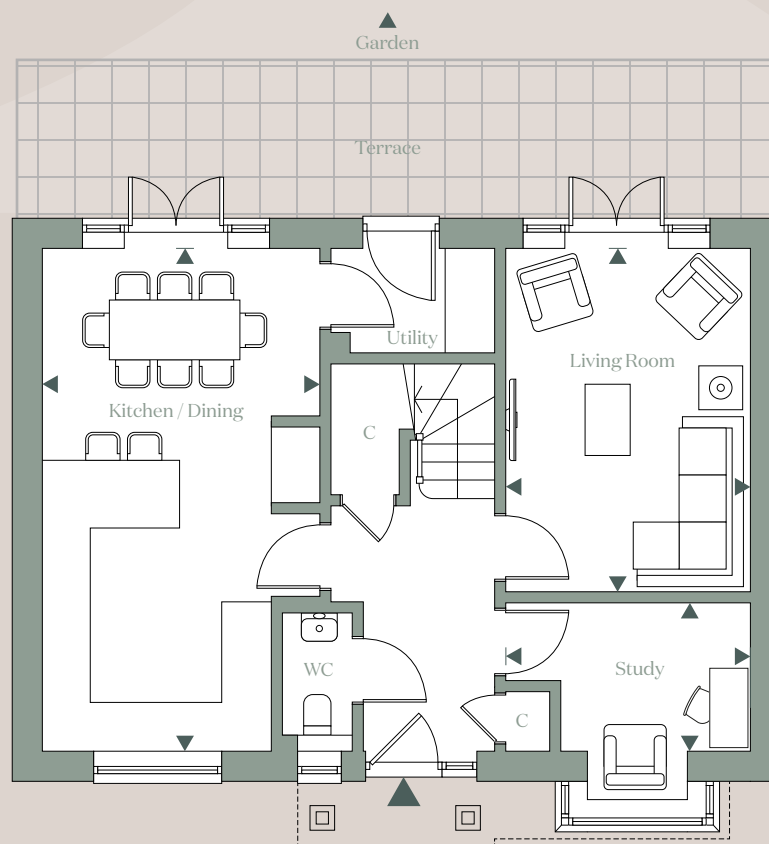
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The Sheldwich

Homes 1, 14 and 22

The Sheldwich is a 4 bedroom double fronted home which extends to 1,442 square feet. On the ground floor, the spacious kitchen, dining and family room provides access to the Indian Sandstone patio and garden laid to turf, whilst the separate living room allows for entertaining and relaxation. There is also a utility room, cloakroom and separate study for convenience.

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



The Sheldwich

Home 1

Total Floor Area 135 m² 1,442 ft²

Kitchen/Dining/Family

8.67m x 3.58m 28'5" x 11'8"

Living Room

3.16m x 4.50m 10'4" x 14'9"

Study

3.20m x 2.43m 10'5" x 7'11"

Principal Bedroom

2.97m x 3.10m 9'8" x 10'2"

Bedroom 2

3.33m x 3.11m 10'11" x 10'2"

Bedroom 3

3.16m x 3.37m 10'4" x 11'0"

Bedroom 4

3.10m x 2.70m 10'2" x 8'10"

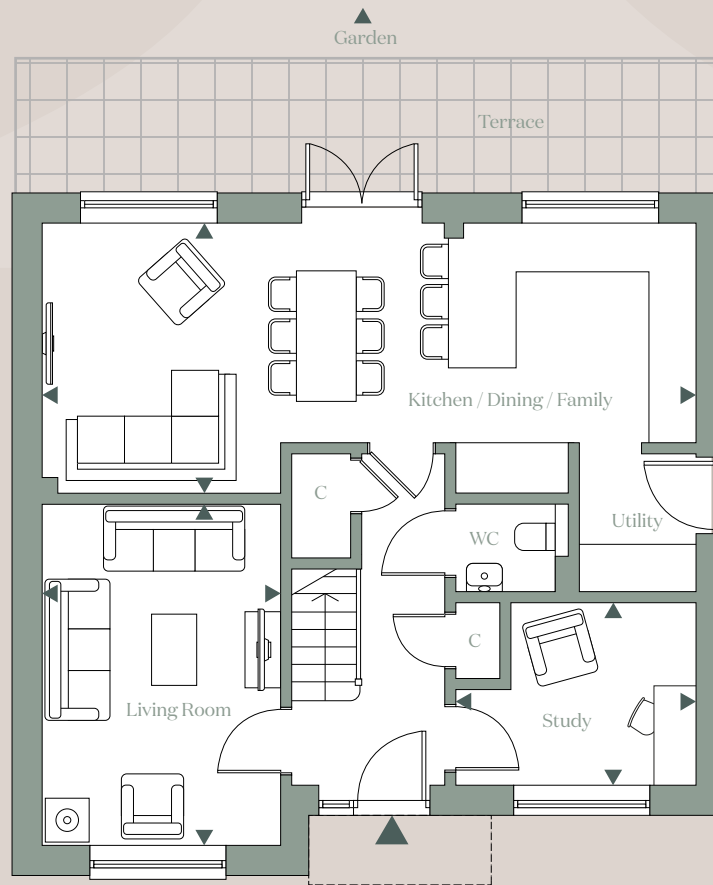
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W - Wardrobe

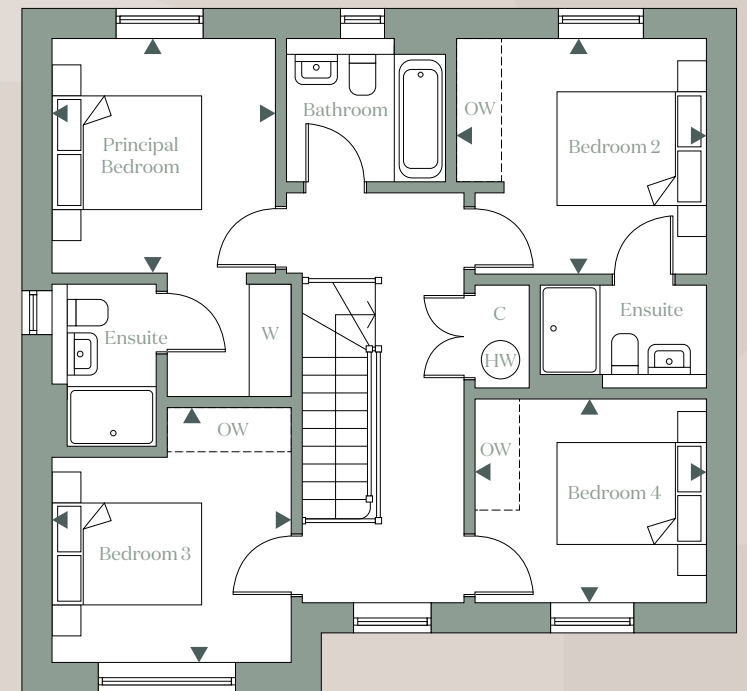
OW - Optional Wardrobe

C - Cupboard

HW - Hot Water Cylinder



Ground Floor



First Floor



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The Sheldwich

Home 14

Total Floor Area 135 m² 1,442 ft²

Kitchen/Dining/Family

8.67m x 3.58m 28'5" x 11'8"

Living Room

3.16m x 4.50m 10'4" x 14'9"

Study

3.20m x 2.43m 10'5" x 7'11"

Principal Bedroom

2.97m x 3.10m 9'8" x 10'2"

Bedroom 2

3.33m x 3.11m 10'11" x 10'2"

Bedroom 3

3.16m x 3.37m 10'4" x 11'0"

Bedroom 4

3.10m x 2.70m 10'2" x 8'10"

Key

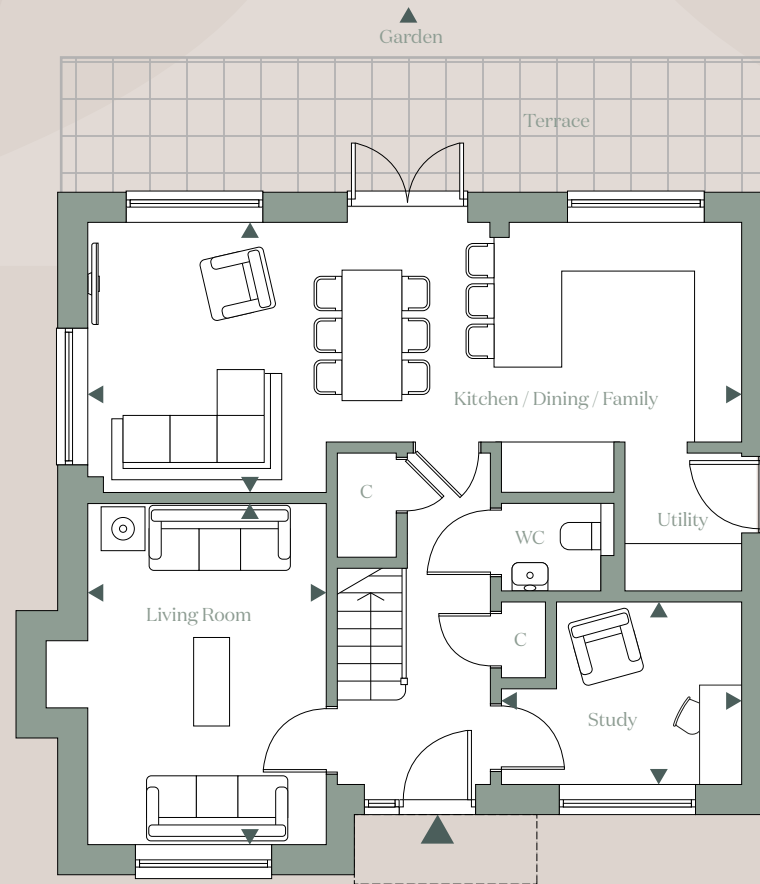
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OW - Optional Wardrobe

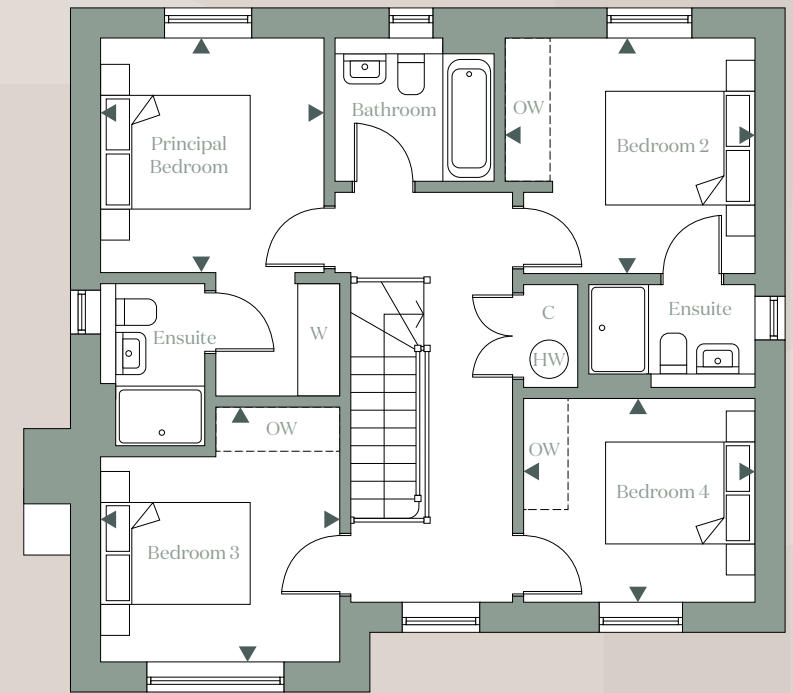
C - Cupboard

HW - Hot Water Cylinder

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Ground Floor



First Floor

The Sheldwich

Home 22

Total Floor Area 135 m² 1,442 ft²

Kitchen/Dining/Family

8.67m x 3.58m 28'5" x 11'8"

Living Room

3.16m x 4.50m 10'4" x 14'9"

Study

3.20m x 2.43m 10'5" x 7'11"

Principal Bedroom

2.97m x 3.10m 9'8" x 10'2"

Bedroom 2

3.33m x 3.11m 10'11" x 10'2"

Bedroom 3

3.16m x 3.37m 10'4" x 11'0"

Bedroom 4

3.10m x 2.70m 10'2" x 8'10"

Key

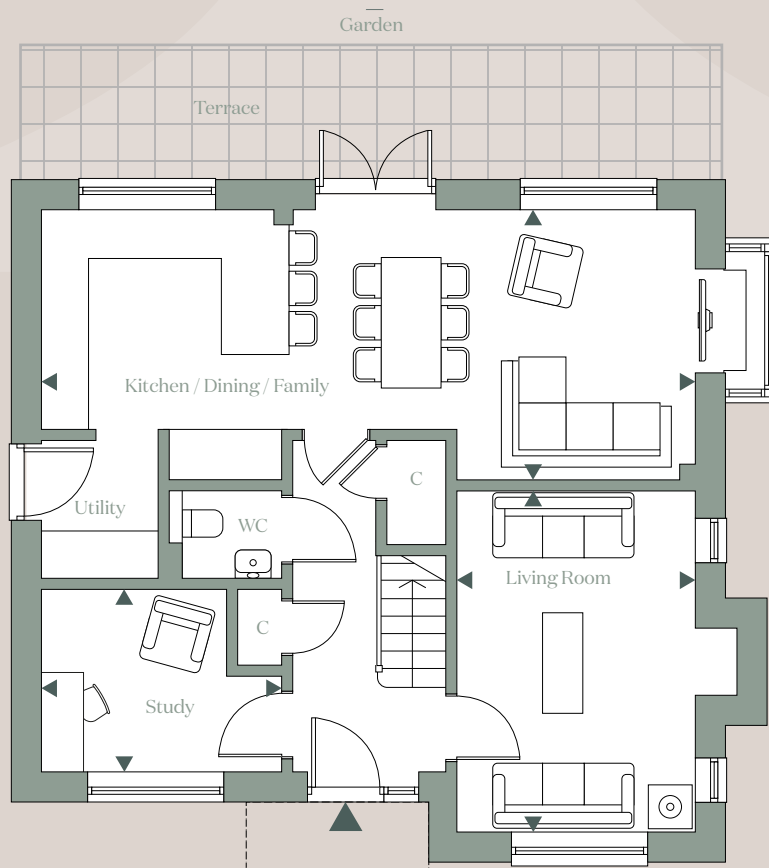
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OW - Optional Wardrobe

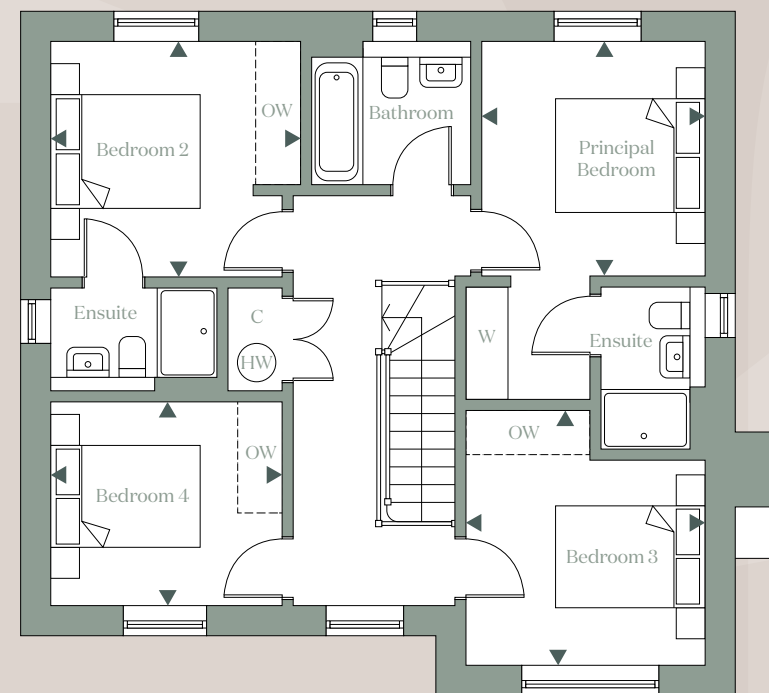
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Ground Floor



First Floor



The Wingham

Homes 13, 20 and 21

The Wingham is the largest 4 bedroom home extending to 1,624 square feet. The ground floor features an open-plan kitchen, dining, and family area with direct access to the garden, alongside a separate living room offering additional space to relax. The home also features a study, utility room and cloakroom, perfect for family living.

Upstairs, the principal bedroom includes a private ensuite and dressing area with fitted wardrobes. Bedroom 2 also benefits from an ensuite, while bedrooms 3 and 4 share a well-appointed family bathroom. Thoughtfully designed storage solutions, including built-in and optional wardrobes, ensure practicality throughout the home.

The Wingham

Homes 13 and 20

Total Floor Area 151.8 m² 1,624 ft²

Family/Dining

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

Kitchen

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

Living Room

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

Principal Bedroom

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

Bedroom 2

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

Bedroom 3

3.45m x 3.35m 11'3" x 10'9"

Bedroom 4

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

Key

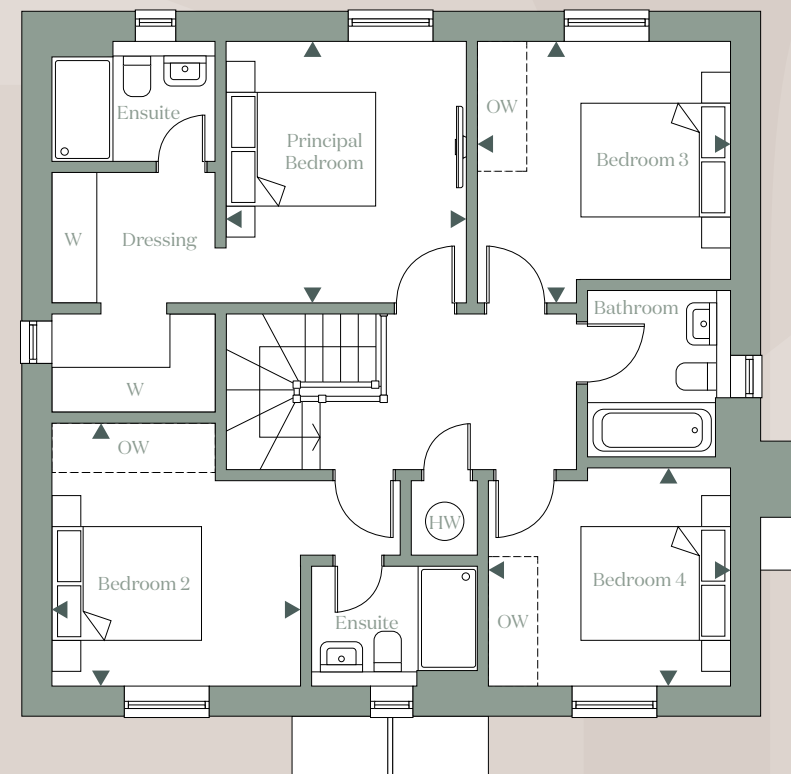
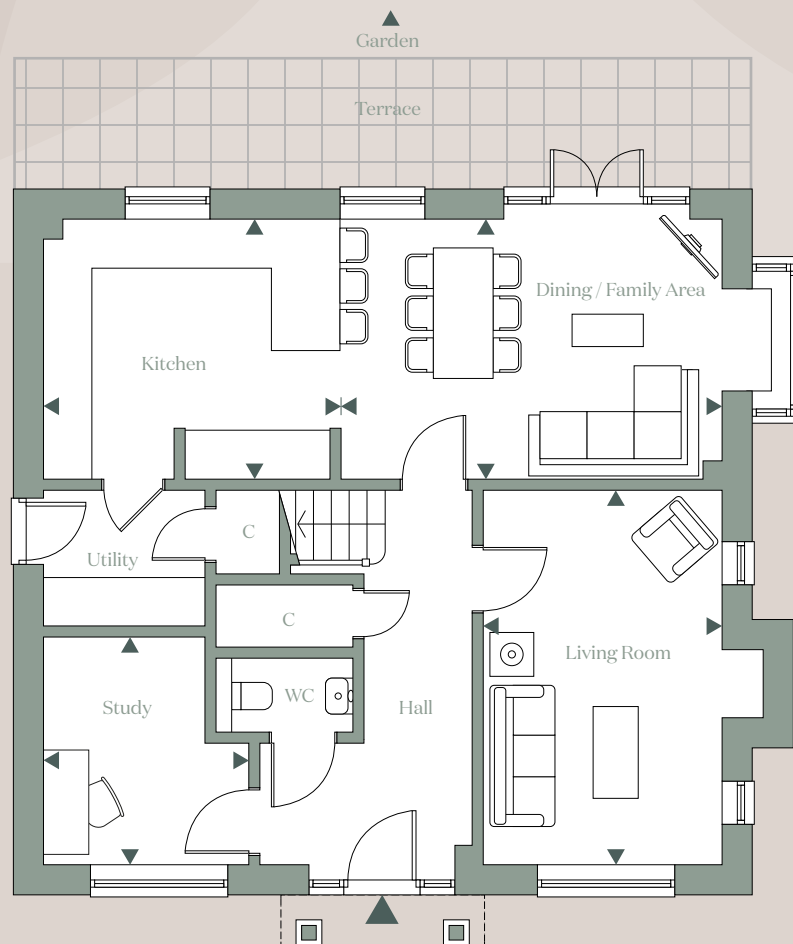
W - Wardrobe

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The Wingham

Home 21

Total Floor Area 151.8 m² 1,624 ft²

Family/Dining

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

Kitchen

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

Living Room

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

Principal Bedroom

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

Bedroom 2

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

Bedroom 3

3.45m x 3.35m 11'3" x 10'9"

Bedroom 4

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

Key

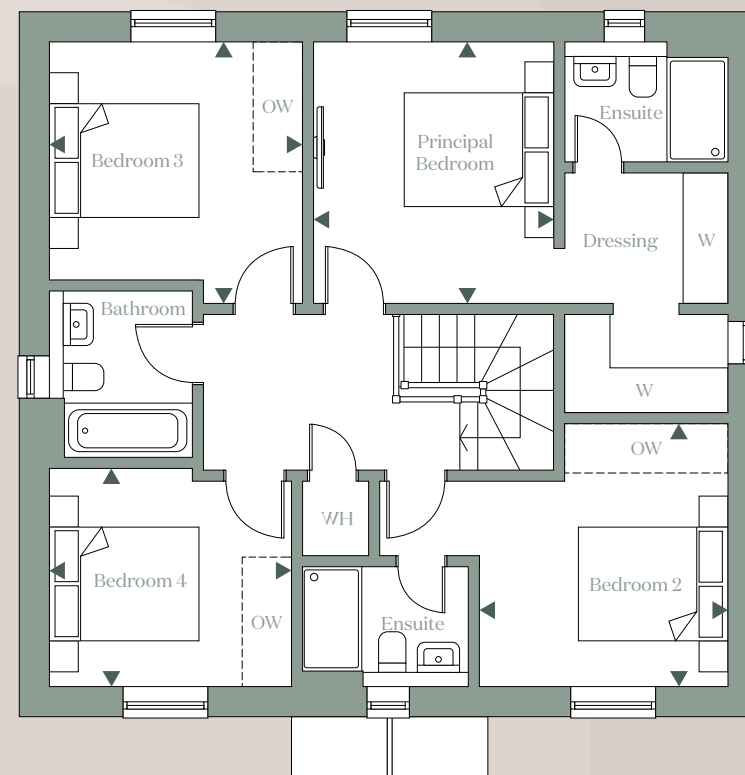
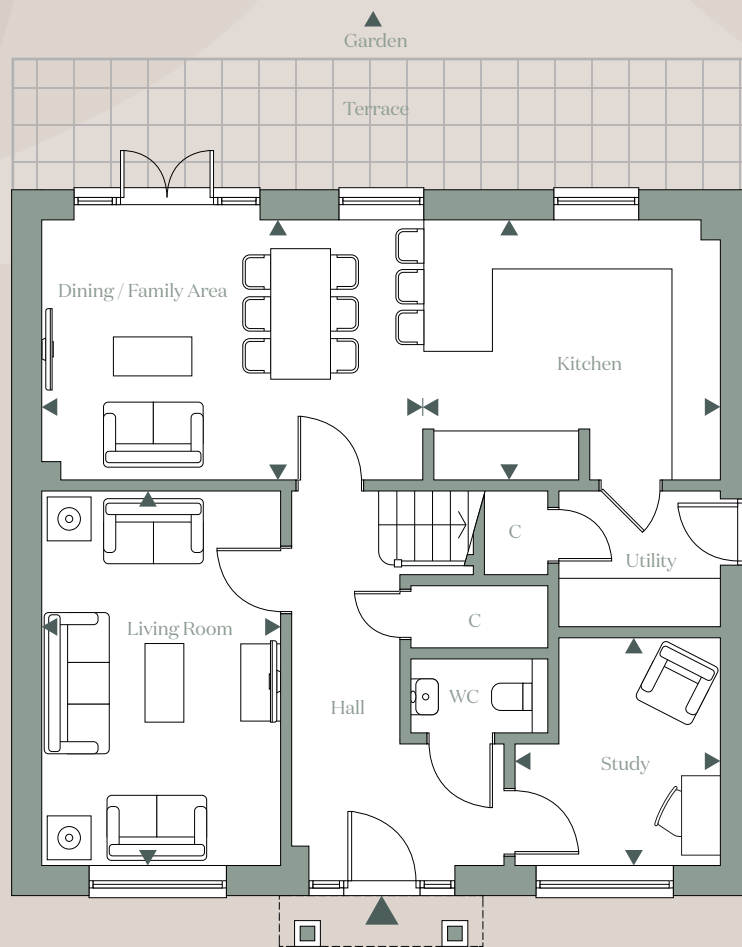
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C - Cupboard

HW - Hot Water Cylinder

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



The Fernham Finish

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

KITCHEN

- Shaker cabinet doors and drawers with soft closing function
- LED strip lighting to underside of wall cabinets
- Slimline laminate worktops with inset quartz composite sink and drainer (Homes 3, 4, 6, 7, 15, 16)
- 20mm Quartz worktops with undermount Quartz composite sink and drainer grooves (Homes 1, 2, 5, 13, 14, 19, 20, 21, 22)
- Feature aluminium composite splashback and upstands
- Stylish brushed gold brass mixer tap
- Bosch built-in single oven
- Bosch built-in microwave oven (Homes 1, 2, 5, 13, 14, 19, 20, 21, 22)
- Bosch 4 zone induction hob
- Elica concealed extractor
- Bosch fully integrated dishwasher
- Bosch built-in fridge freezer

UTILITY ROOM (Homes 1, 2, 5, 13, 14, 19, 20, 21, 22)

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

UTILITY CUPBOARD

(Homes 3, 4, 6, 7, 15, 16)

- Bosch freestanding washing machine

WC

- Wall hung hand-washbasin with stylish polished chrome basin mixer
- Round mirror to wall
- Polished chrome toilet roll holder and towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring
- Half height tiling to all walls

FAMILY BATHROOM

- Shaker vanity unit with washbasin and stylish polished chrome basin mixer
- Round mirror to wall
- Bath with glass screen and bath filler waste and overflow
- Shaker style bath panel to match vanity unit
- Slide rail shower kit with concealed thermostatic bath/shower valve
- Polished chrome robe hooks and toilet roll holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated polished chrome towel radiator
- Amtico Terrazzo effect vinyl flooring
- Full height tiling to walls above bath. Half height tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls



Example finishes shown are indicative only.

The Fernham Finish

ENSUITES

- Shaker vanity unit with washbasin and stylish polished chrome basin mixer
- Round mirror to wall
- Shower enclosure with sliding shower door, slide rail shower kit and concealed thermostatic shower valve
- Polished chrome robe hooks and toilet roll holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated polished chrome towel radiator
- Amtico Terrazzo effect vinyl flooring
- Full height tiling to walls surrounding shower. Half height tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted (2-panel) solid core internal doors with stylish polished chrome lever handles
- White painted skirting boards and architraves
- Oak handrail and newel caps to staircase
- Amtico wood-effect vinyl flooring to ground floor (excluding living room)
- Carpet fitted to living room*, stairs, landing, bedrooms and upper floor cupboards
- Bespoke fitted wardrobes with full height hinged Shaker doors to bedroom 1. Internal fittings to include shelf and hanging rail
- Shelf and hanging rail fitted to ground floor hall cupboard
- Wire shelving fitted to linen cupboard

*Homes 2, 5, 19 to have Amtico wood-effect vinyl flooring to living room

HOME ENTERTAINMENT

- Television point provided to main living area and principal bedroom (including cable wiring, subject to future purchaser subscription)
- TV point provided to family area (Homes 1, 13, 14, 20, 21, 22)
- Telephone point provided to main living area

ELECTRICAL & LIGHTING

- LED downlights to hallway kitchen, utility room, WC, bathroom and ensuites
- Pendant lights to dining/family area, living room, study, landing and bedrooms
- USB socket to kitchen
- Shaver socket to bathroom and ensuite

HEATING & HOT WATER

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

EXTERNAL

- Allocated private parking, garage or carport to each home
- Landscaped front gardens
- Patio area and laid to turf rear garden
- External power point and tap to rear gardens
- EV charger to all homes



SECURITY & PEACE OF MIND

- Premier Guarantee 10-year warranty
- Fernham Homes 2 year customer service support
- Mains fed smoke/heat detectors
- External security light to front and rear of property
- External light to garage door (where applicable)



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.



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 teams

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

Sustainability

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

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



The Housebuilder of Choice in Kent

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

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

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



Fernham Homes at Matfield.

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



In-House Gold for Customer Satisfaction
6 years running



Best Small Housebuilder



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



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



Outstanding Achievement For Customer Satisfaction



Awarded to Fawkham October 2024
Newington December 2024



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



A Truly Local Housebuilder

Based in West Malling in the heart of Kent, we are proud to add value to our beautiful county. In all our designs, we lovingly champion traditional architecture and materials, working closely with local suppliers. 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 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 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 £60,000 for Spadework in our first two years, 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 Partners of



Fundraising with Spadework.

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

FERNHAM HOMES

NEWINGTON



Contact Us

01795 293105 | fernham-homes.co.uk

Sales and Marketing Suite

School Lane, Newington, Kent ME9 7LB

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. April 2025.



Protection for new-build home buyers

FERNHAM

HOMES

NEWINGTON