

FERNHAM  
HOMES  
SUTTON VALENCE

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**SUTTON VALENCE**

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# Welcome to Fernham Homes at Sutton Valence

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

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

Almost 8 acres of open space, including an art trail and 3 acres of new woodland, where we are planting 3,000 trees, so nature really is on your doorstep. With new amenities planned, including a Co-Op food store, post office and doctors' surgery, it is destined to become a desirable new hub for the village.

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

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

Sutton Valence village, just a couple of minutes' walk away is rich in historic charm, with a delightful mix of architectural buildings. In the heart of the village are the newly refurbished King's Head and the Queen's Head, winner of Pub of the Year 2024 - offering stylish settings and serving fine food.

Follow the hilly high street, sunk between mellow stone walls, and you are on the leafy lanes leading into the Weald of Kent.

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



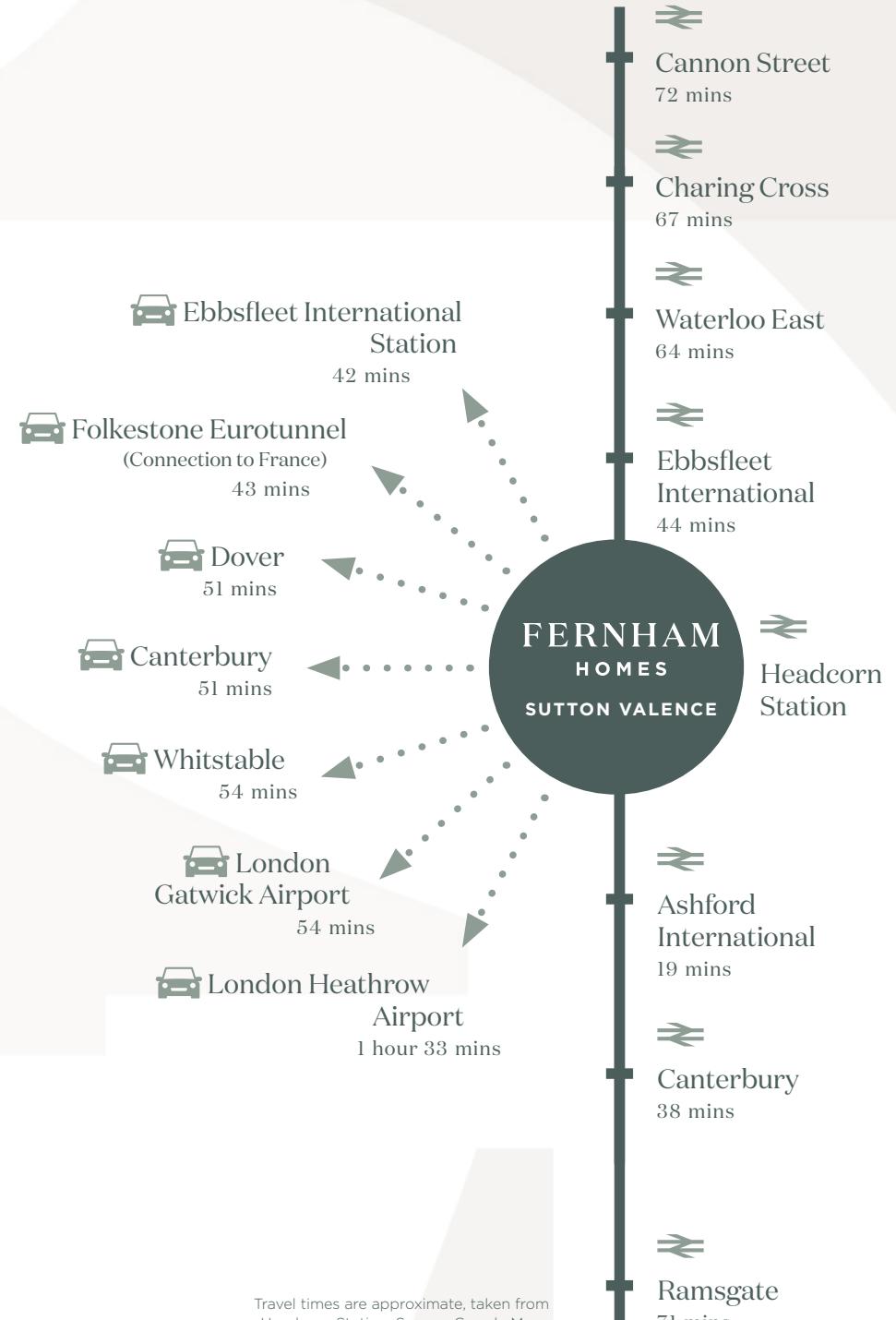
# Well Connected

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

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

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

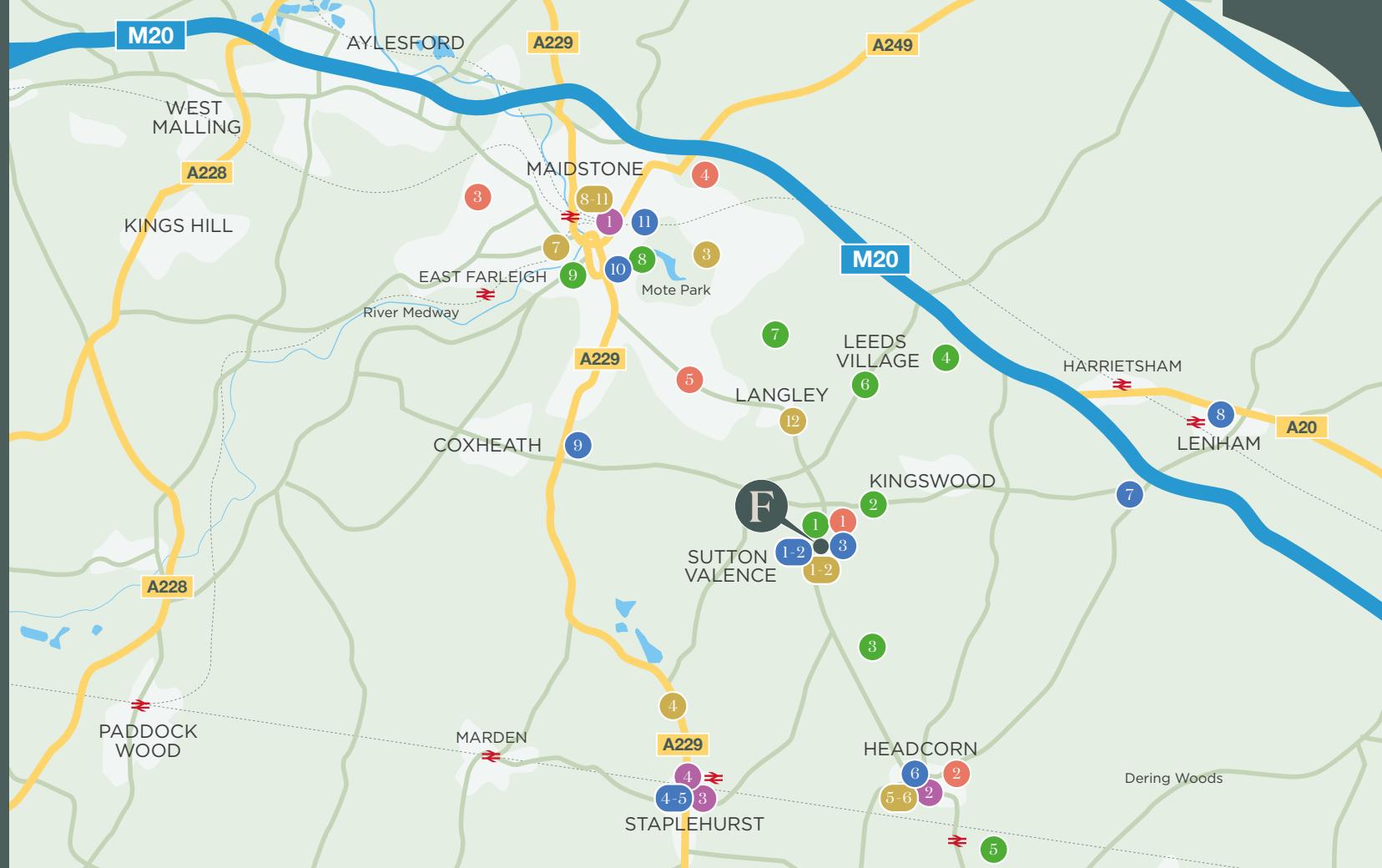
International travel is convenient too. Folkestone Eurotunnel is just 43 minutes by car and Gatwick Airport in under an hour.



# In your neighbourhood

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

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



## Sport and Leisure

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

## Dining

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

## Amenities

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

## Education

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

## Shopping

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

Map is indicative only.  
Source: Google Maps

## LEISURE IN THE GARDEN OF ENGLAND

• The Ridge Golf Club	5 mins	
• Weald of Kent Golf Club	5 mins	
• Ledian Gardens	6 mins	
• NT Stone Acre	8 mins	
• Go Ape Leeds Castle	9 mins	
• Leeds Castle	10 mins	
• Mote Park	20 mins	
• Sissinghurst Castle Garden	21 mins	



Mote Park



Leeds Castle



Sutton Valence High Street



The Ridge Golf Club

# Leisure in the Garden of England

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

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

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

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

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



# Shopping and Dining

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

The region's premier shopping destination in Bluewater, is just a 45 minute drive away. As well as over 300 shops, which include flagship Marks & Spencer and John Lewis stores, it includes a multiplex cinema and a wide range of places to eat.

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

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

# Education in the area

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

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

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

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

## Primary Schools

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

## Secondary Schools

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



# Home Finder

All homes benefit from a private garden with a patio and private surface parking, garage or carport, plus EV charging.

← Future development by Fernham Homes



39 48 49 70

**The Kensham**  
4 BEDROOM HOME

36 71

**The Chiddingstone**  
4 BEDROOM HOME

18 34 47

**The Heaverham**  
4 BEDROOM HOME

32 35 37 38 40

**The Sheldwich**  
4 BEDROOM HOME

33

**The Wingham**  
4 BEDROOM HOME

— Private for sale homes

— Affordable Rent Homes

— Shared Ownership Homes

— Discount Market Sale

— Visitor Parking

# The Kensham

Homes 39, 48, 49 and 70

The Kensham is a 4 bedroom house which extends to 1,226 square feet. The ground floor includes an open-plan kitchen, breakfast bar and dining area opening on to the Indian Sandstone patio and garden laid to turf, as well as a separate living room. It also includes a cloakroom, utility, and storage space.

Upstairs you will find the principal bedroom features an ensuite and a fitted wardrobe. The remaining three double bedrooms have access to the family bathroom.



# The Kensham

## Homes 39, 48\*, 49\* and 70

Total Floor Area 113.9 m<sup>2</sup> 1,226 ft<sup>2</sup>

### Kitchen/Dining

5.99m x 3.85m 19' 7" x 12' 7"

### Living Room

3.62m x 4.47m 11' 10" x 14' 8"

### Principal Bedroom

2.85m x 3.54m 9' 4" x 11' 7"

### Bedroom 2

2.85m x 3.54m 9' 4" x 11' 7"

### Bedroom 3

3.02m x 2.48m 9' 11" x 8' 1"

### Bedroom 4

3.02m x 2.42m 9' 11" x 7' 11"

\*Homes 48 and 49 are handed.

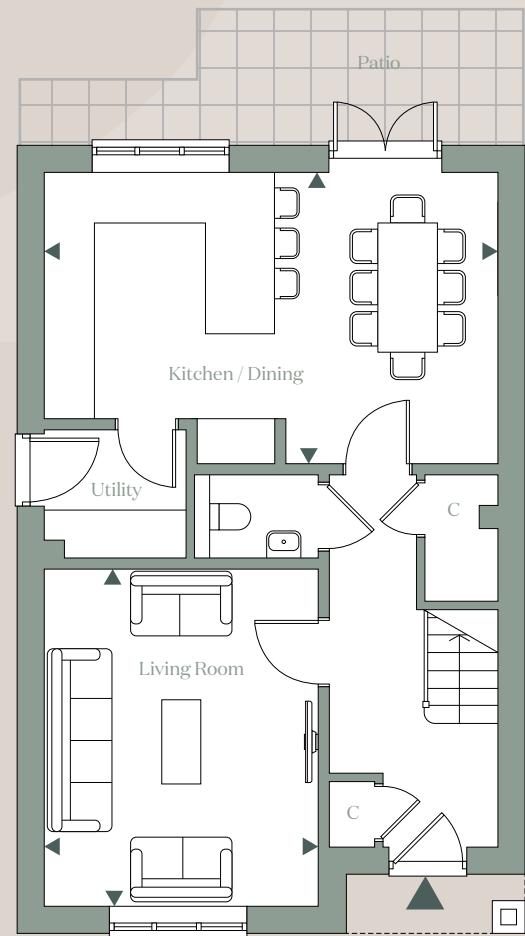
### Key

W - Wardrobe

OW - Optional Wardrobe

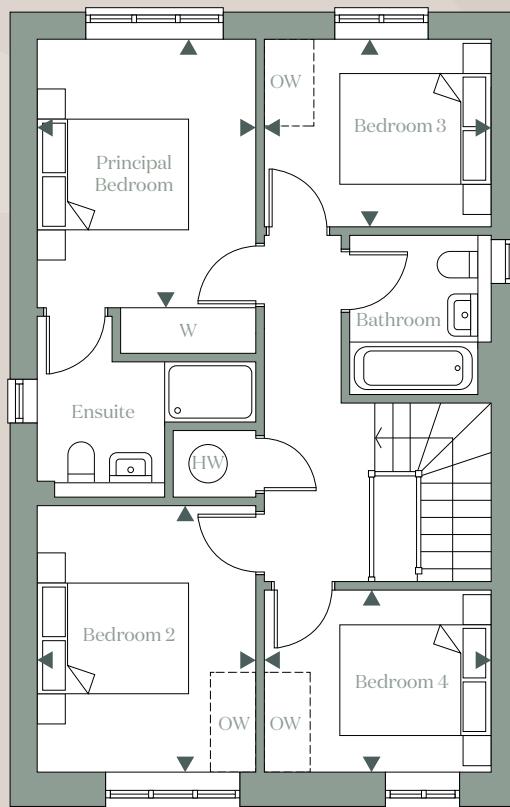
C - Cupboard

HW - Hot Water Cylinder



Ground Floor

Window position  
differs to plots  
39 & 70



First Floor

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 CHIDDINGSTONE

# The Chiddingstone

Homes 36 &amp; 71

The Chiddingstone is a four bedroom detached home at 1,350 square feet. On the ground floor, the open-plan kitchen and dining area open directly onto the Indian Sandstone patio and garden laid to turf, while the living room offers a separate space to relax. 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.



# The Chiddingtonstone

## Homes 36 and 71\*

Total Floor Area 125.4 m<sup>2</sup> 1,350 ft<sup>2</sup>

### 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 2.75m 10' 7" x 9' 0"

### 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

3.60m x 3.26m 11' 10" x 10' 8"

### Bedroom 4

3.19m x 2.66m 10' 6" x 8' 9"

\*Home 71 is handed.

### Key

W - Wardrobe

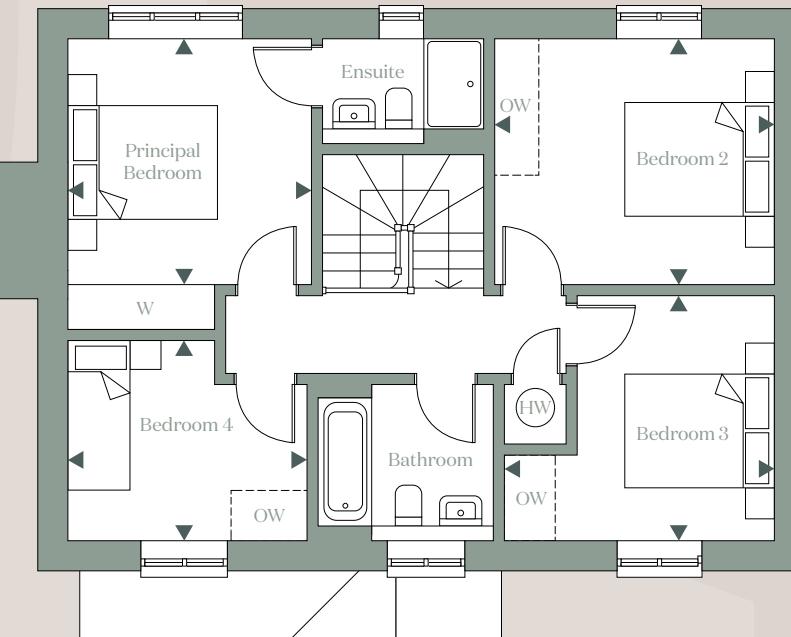
OW - Optional Wardrobe

C - Cupboard

HW - Hot Water Cylinder

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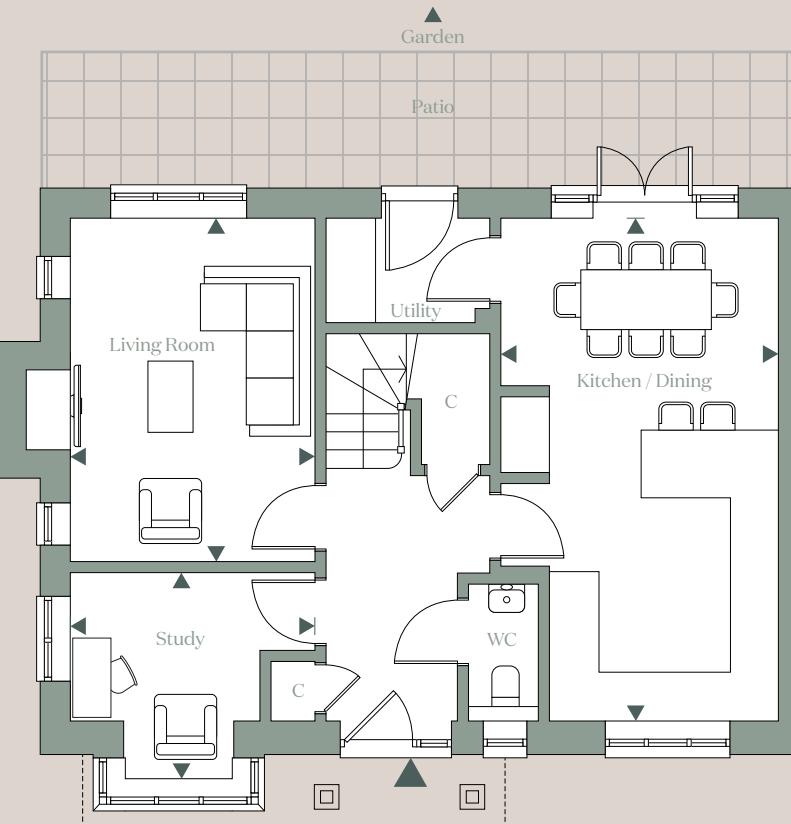
Chimney to  
plot 71 only.



First Floor

Windows and chimney  
to plot 71 only.

Plot 36 has TV on  
opposite wall.



Ground Floor





## The Heaverham

Homes 18, 34 and 47

The Heaverham is a 4 bedroom house spanning 1,372 square feet with an impressive wide frontage. On the ground floor, the kitchen and dining area open onto the Indian Sandstone patio with garden laid to turf, while the living room is a separate space for entertaining and relaxation. There is also a utility room and cloakroom for convenience.

Upstairs, the principal bedroom includes an ensuite and a fitted wardrobe. The remaining three bedrooms are all doubles with access to a family bathroom.

# The Heaverham

Homes 18, 34 and 47\*

Total Floor Area 127.5 m<sup>2</sup> 1,372 ft<sup>2</sup>

## Kitchen/Dining

3.47m x 6.65m 11' 5" x 21' 9"

## Living Room

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

## Principal Bedroom

3.50m x 3.14m 11' 5" x 10' 3"

## Bedroom 2

3.70m x 3.76m 12' 1" x 12' 4"

## Bedroom 3

3.55m x 2.76m 11' 7" x 9' 0"

## Bedroom 4

3.66m x 2.76m 12' 0" x 9' 0"

\*Home 47 is handed.

## Key

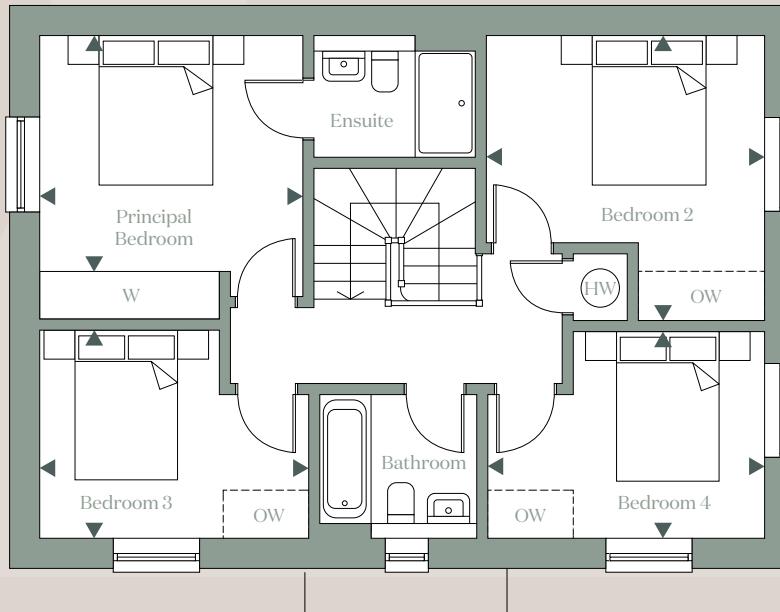
W - Wardrobe

OW - Optional Wardrobe

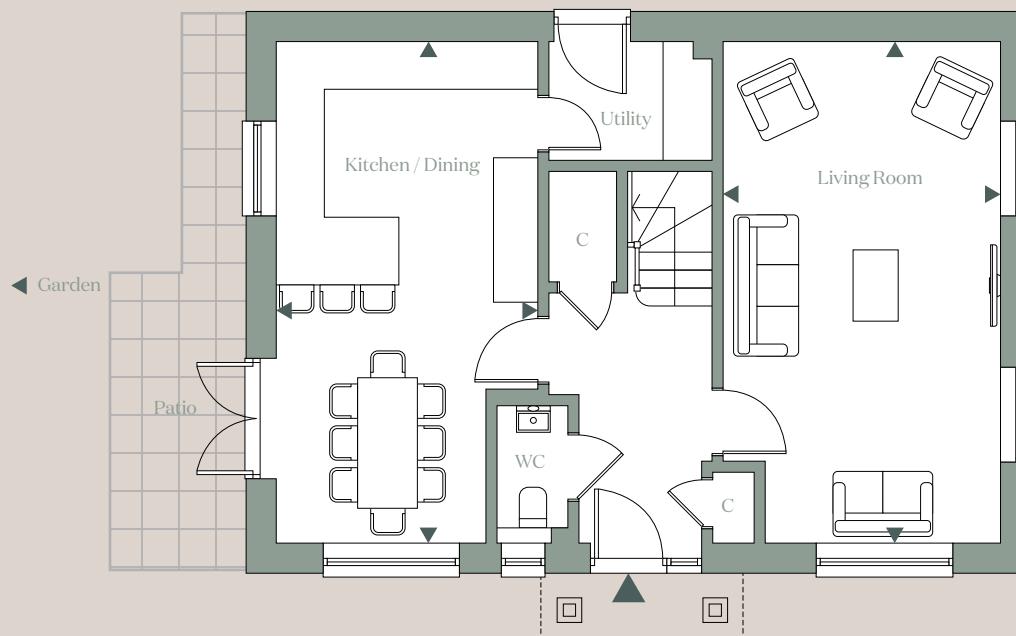
C - Cupboard

HW - Hot Water Cylinder

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First Floor



Ground Floor



THE SHELDWICH

# The Sheldwich

Homes 32, 35, 37, 38 and 40

The Sheldwich is a 4 bedroom double fronted home which extends to 1,443 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.



Computer Generated Imagery is indicative only.

# The Sheldwich

## Homes 32, 35, 37\*, 38 and 40

Total Floor Area 134.1 m<sup>2</sup> 1,443 ft<sup>2</sup>

### Kitchen

3.92m x 2.93m 12' 10" x 9' 7"

### Family / Dining

5.39m x 3.58m 17' 8" x 11' 9"

### 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

3.17m x 3.37m 10' 5" x 11' 1"

### Bedroom 4

3.14m x 2.71m 10' 4" x 8' 11"

\*Home 37 is handed.

### Key

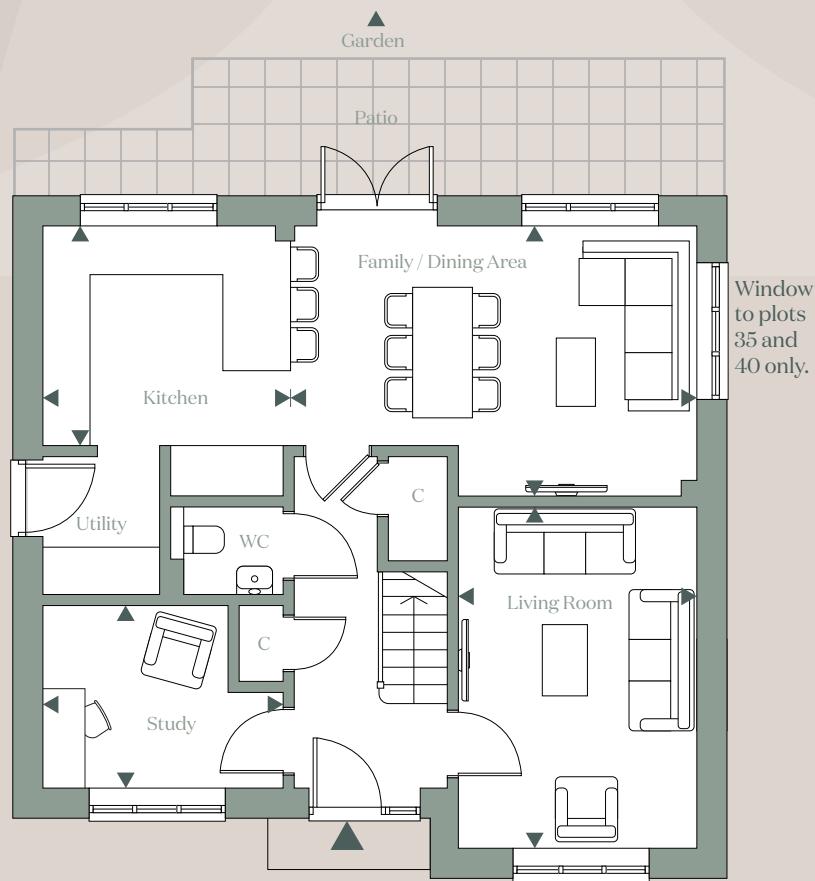
W - Wardrobe

OW - Optional Wardrobe

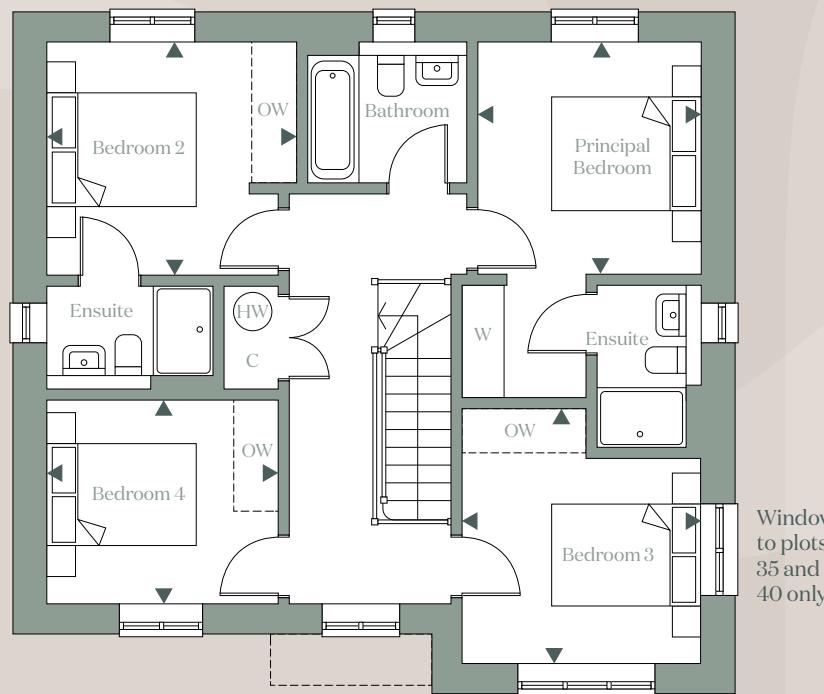
C - Cupboard

HW - Hot Water Cylinder

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First Floor



Ground Floor





# The Wingham

Home 33

The Wingham is a 4 bedroom home extending to 1,623 square feet. The ground floor features an open-plan kitchen, dining, and family area with direct access to the Indian Sandstone Patio and garden laid to turf, 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 there are four double bedrooms. The principal bedroom includes an 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 ensure practicality throughout the home.

# The Wingham

## Home 33

**Total Floor Area 150.8 m<sup>2</sup> 1,623 ft<sup>2</sup>**

### Kitchen

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

### Family / Dining

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

### Living Room

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

### Study

2.70m x 3.00m 8' 8" x 9' 10"

### Principal Bedroom

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

### Dressing Room

2.16m x 3.16m 7' 1" x 10' 5"

### Bedroom 2

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

### Bedroom 3

3.35m x 3.14m 11' 0" x 10' 4"

### Bedroom 4

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

### Key

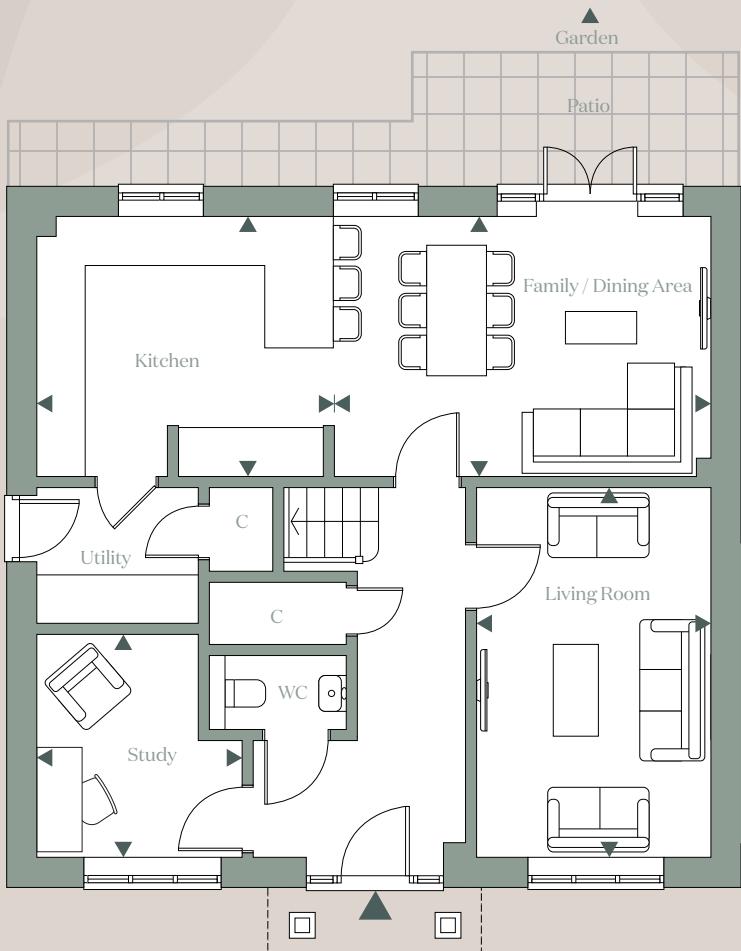
W - Wardrobe

OW - Optional Wardrobe

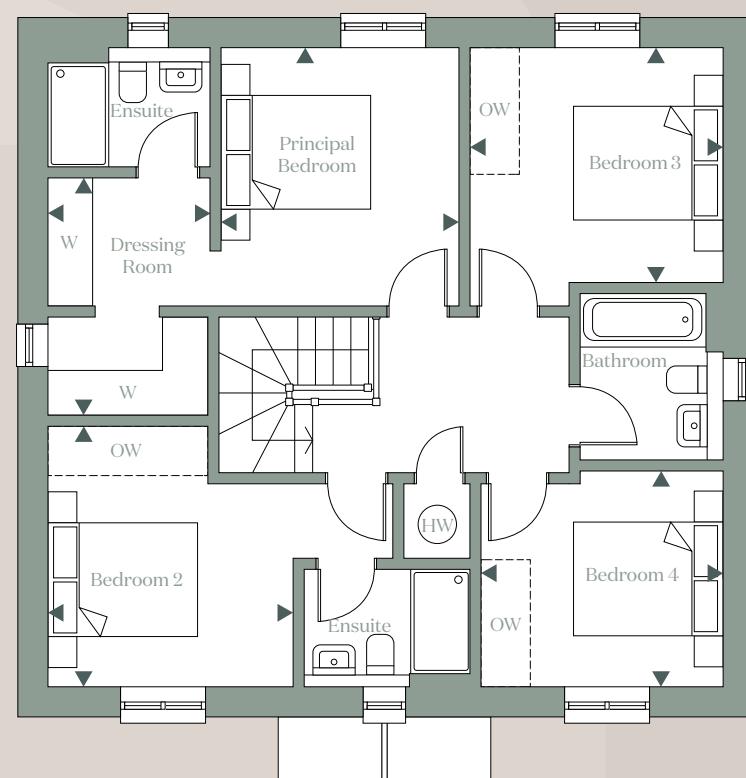
C - Cupboard

HW - Hot Water Cylinder

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Ground Floor



First Floor



# The Fernham Finish

Our homes are not just ready to move in, they are ready to live in. From flooring throughout and Bosch kitchen appliances, right down to bathroom mirrors and cabinets, robe hooks, toilet roll holders, coats cupboard and fitted wardrobes 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
- Slimline Quartz worktops with feature aluminium composite splashback and upstands
- LED strip lighting to underside of wall cabinets
- Undermount quartz composite sink(s)
- Classic dual lever mixer tap in gunmetal finish
- Bosch built-in single oven
- Bosch built-in microwave oven
- Bosch 4 zone induction hob
- Elica concealed extractor
- Bosch fully integrated dishwasher
- Bosch built-in 70/30 fridge freezer (The Kensham)
- Bosch built-in 50/50 fridge freezer 2nr. (The Chiddington, The Heaverham, The Sheldwich, The Wingham)

## UTILITY ROOM

- Shaker cabinet doors with soft closing function
- Slimline laminate worktops with matching upstands
- Inset quartz composite sink with classic dual lever mixer tap in gunmetal finish
- Bosch freestanding washing machine

## WC

- Locally handmade vanity unit with shaker door(s), hand-washbasin and stylish polished chrome basin mixer
- Round mirror to wall
- Polished chrome toilet roll holder and towel ring
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico checkerboard vinyl flooring
- Half height wall panelling and timber skirting to all walls

## FAMILY BATHROOM

- Bespoke, locally handmade furniture including vanity unit with shaker doors and Quartz worktop
- Semi-recessed washbasin
- Round mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Bath with glass screen and shaker style bath panel to match vanity unit
- Stylish polished chrome brassware including:
  - Mono basin mixer
  - Slide rail shower kit
  - Bath filler waste and overflow
  - Concealed thermostatic bath/shower valve
  - Toilet roll holder
  - Robe hook
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in chrome finish
- Amtico checkerboard vinyl flooring
- Full height tiling to walls above bath. Tiled splashback above Quartz worktop to washbasin and WC wall. Timber skirting and paint finish to remaining walls

# The Fernham Finish

(continued)



## ENSUITE 1

- Bespoke, locally handmade furniture including vanity unit with shaker doors and Quartz worktop
- Semi-recessed washbasin
- Round mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Shower enclosure with sliding shower door. (Bifold door provided to The Kensham house type)
- Stylish polished chrome brassware including:
  - Mono basin mixer
  - Ceiling mounted shower head and separate hand-held shower
  - Concealed thermostatic shower valve
  - Toilet roll holder
  - Robe hook
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in chrome finish
- Amtico checkerboard vinyl flooring
- Full height tiling to walls surrounding shower. Tiled splashback above Quartz worktop to washbasin and WC wall. Timber skirting and paint finish to remaining walls

## ENSUITE 2

- Bespoke, locally handmade furniture including vanity unit with shaker doors and Quartz worktop
- Semi-recessed washbasin
- Round mirror to wall (shaving mirror provided where wall mirror is not possible due to window location)
- Shower enclosure with sliding shower door
- Stylish polished chrome brassware including:
  - Mono basin mixer
  - Slide rail shower kit
  - Concealed thermostatic shower valve
  - Toilet roll holder
  - Robe hook
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated electric towel radiator in chrome finish
- Amtico checkerboard vinyl flooring
- Full height tiling to walls surrounding shower. Tiled splashback above Quartz worktop to washbasin and WC wall. Timber skirting and paint finish to remaining walls

## INTERIOR FINISHES

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

# The Fernham Finish

(continued)



## HOME ENTERTAINMENT

- Television point provided to main living area and principal bedroom (including cable wiring, subject to future purchaser subscription)
- Television point provided to family area (The Sheldwich, The Wingham)
- Telephone point provided to main living area

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, utility room, WC, bathroom and en suites
- Pendant lights to dining/family area, living room, study, landing and bedrooms
- USB socket to kitchen
- Shaver socket to bathroom and en suite
- Mains powered door bell and push button

## HEATING & HOT WATER

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

## EXTERNAL

- Allocated parking spaces to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens
- EV charger to all homes

## SECURITY & PEACE OF MIND

- Premier Guarantee 10 year warranty
- 2 year customer care
- Mains fed smoke and heat detectors
- External security light to front

# 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 and homeowners will receive a call after move in from a Director.



## 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 the feedback from our homeowners.



## We have earned homeowners' trust

97% of our customers in the past six years would recommend Fernham Homes to a friend. In 2025 we had a Net Promoter Score of 70\*.



## We are a proud Kent-based business

We lovingly champion local architecture, suppliers and materials, investing in the local economy and community.



## Every detail has been considered

Our in-house specialists oversee the design and specifications of each home, from interior finishes to landscaping.



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

Supporting their mission through fundraising, strategic partnerships and volunteer work. To date we have raised over £120,000 for our partner charity.



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

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



## We invest in our people

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



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

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

# Sustainability

## We're building for the future.

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

- 83% of our expenditure is with local suppliers\* and subcontractors
- We implement LED lighting
- We install EV charging points

\* Less than 50 miles from our offices at West Malling

- 100% of waste diverted from land fill
- 100% of timber responsibly sourced and certified to FSC on PEFC
- We use Air Source Heat Pumps (ASHP) with underfloor heating
- We are members of the Government backed Considerate Constructors Scheme



Fernham Homes at West Malling

# The Housebuilder of Choice in Kent

We are proud to be recognised for our continued excellence in housebuilding. Our achievements include winning Best Small Housebuilder 2025 at the WhatHouse? Awards, the Evening Standard New Homes Awards in both 2021 and 2022, and the In-House Gold Award for customer satisfaction for six consecutive years, alongside 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 70\* from purchasers who legally completed in 2025.

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



\*The Net Promoter Scores are 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



Small Builder Site Award  
Sutton Valence - Winner  
Faversham - Highly Commended



Winner 2025



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 and contractors. Homes built this way not only have a unique character — they're also more sustainable.

# Buying a Fernham Home

We work really hard to make your journey to buying your new home with Fernham as pleasant and seamless as possible. Throughout reservation and up until exchange of contracts, our sales team is on hand to answer any questions you may have. They have extensive experience in new-build purchases and will guide you each step of the way.

Following exchange of contracts, a member of our customer service team will contact you to introduce themselves. They will be your point of contact through to legal completion and beyond, supporting you at every stage. We're proud to say that over the past five years, 97% of our customers said they would recommend Fernham Homes to a friend.\*

## You're in Safe Hands

Our meticulous craftsmanship, combined with a 10-year build warranty including a 2-year customer service support, gives you the peace of mind that every home buyer deserves.

## 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



# Investing in Our Local Community

Investing in people is one of Fernham Homes company values. We are proud to partner with Spadework, which offers support to adults with learning disabilities, people experiencing problems with their mental health and those living with early-onset dementia. The charity, just a mile from our head office, has been running over 40 years and has a café, garden centre and farm shop where trainees (those who use the services) gain practical and social skills across horticulture, creativity, cooking, woodwork and more.

We've already raised over £120,000 for Spadework, trebling our target to raise £30,000 in the first three years. We also provide hands-on help – everyone at Fernham has 4 volunteering days a year to donate their time and expertise.

Proud Partners of



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

# FERNHAM HOMES

## SUTTON VALENCE



Contact Us

01622 392338 | [fernham-homes.co.uk](http://fernham-homes.co.uk)

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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. October 2025.



Protection for new-build home buyers

FERNHAM

HOMES

SUTTON VALENCE