



FOLLY FARM GARDENS

A UNIQUE DEVELOPMENT OF FOUR EXCEPTIONAL COUNTRY HOMES

PREMIUM HOMES, BUILT WITH PRIDE

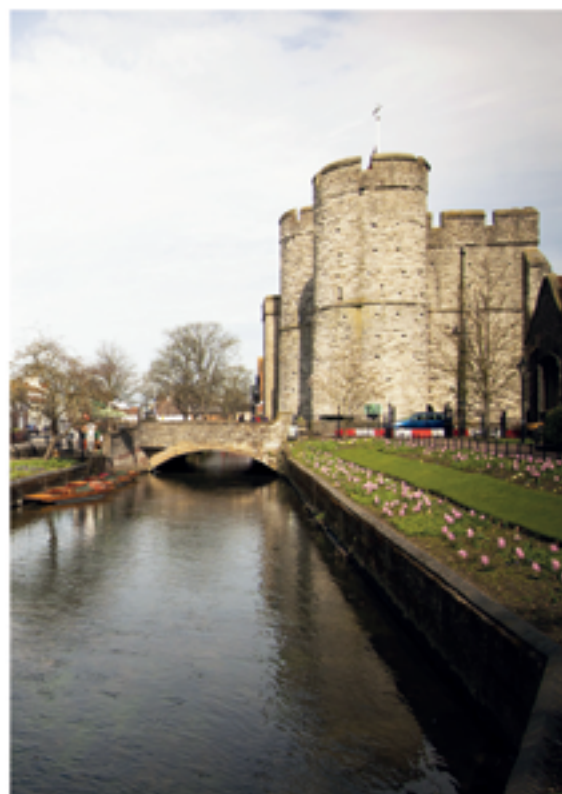
FOLLY FARM GARDENS

Folly Farm Gardens is an extraordinary hidden gem; a truly unique development of which there are few, if any, comparisons. Built within the former grounds of the 17th Century Grade 2 listed Folly Farm in the ward of St Stephens, this premium development comprises of just 4 brand new architect designed luxury four-bedroom country homes, all generously proportioned and built to the highest specification.

Nestled within its own intimate and private gated community, each one-of-a-kind home has been crafted to provide the perfect mix of traditional country style along with all the benefits of contemporary modern living. Proudly built to exacting standards by Fernfield Homes, each home is a stunning example of timeless craftsmanship.

There are many reasons to fall in love with Folly Farm Gardens - be it the hand crafted bespoke kitchens or the generously proportioned rooms bathed in sunlight from the beautiful full height picture windows. Or perhaps the impressive vaulted ceilings or the open countryside views to the rear. Whatever the reason, they will undoubtedly make spectacular homes for generations to come.







CANTERBURY



A BEAUTIFUL CITY

Canterbury is a truly stunning location, an historic city in the county of Kent in the South East of England. A UNESCO World Heritage Site, Canterbury is a small city in terms of geographical size and population, yet has everything you could possibly want or need. And naturally, you're a stone's throw from some of the most idyllic countryside the county has to offer.

Steeped in history, Canterbury has an abundance of cultural attractions, from the extraordinary Cathedral to the stunning new Marlowe theatre. There's a vibrant array of independent shops alongside plenty of well known high street options. Supermarkets include a Waitrose and an M&S Simply Food, and with over 250 restaurants, you're genuinely spoilt for choice.

EDUCATION

Canterbury is home to a fantastic selection of schools, colleges and universities including many state and independent schools, 3 grammar schools and The Kings School, the oldest school in England. The University of Kent has its incredible 600 acre Campus just a mile away from Folly Farm Gardens, and Canterbury Christ Church University and the University for the Creative Arts are both around 2 miles away.

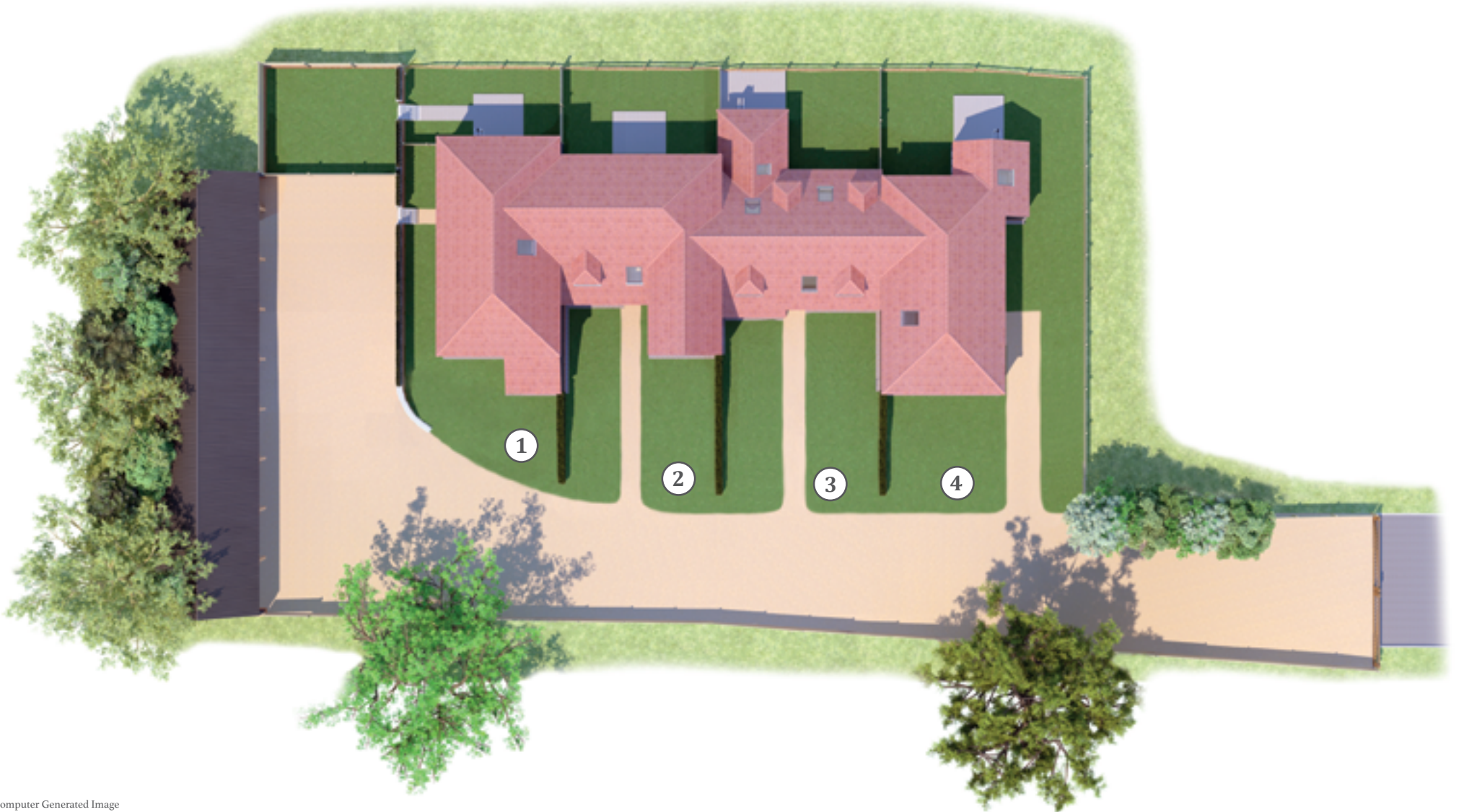
TRAVEL LINKS

Folly Farm Gardens is ideally located just outside the city centre, ensuring you are superbly connected whilst avoiding the worst of the commuter traffic. And with Canterbury West Station a mere 5 minutes away, HS1 High Speed Rail can whisk you into the heart of London in an incredible 54 minutes.

Road links are equally accessible with the nearby A2 taking you north into London or south towards Dover, and Folly Farm Gardens is just 20 minutes from Whitstable, with its colourful beach huts and world famous Oyster Festival. Don't limit yourself to Whitstable though - there are over 350 miles of beautiful coastline around Kent, including 11 'Blue Flag' beaches, more than any other county in the country.



THE DEVELOPMENT





FOLLY FARM GARDENS

AN UNEXPECTED HAVEN

An exclusive gated community of just 4 unique country homes, Folly Farm Gardens is your private sanctuary, a haven in which to escape the hustle and bustle of modern life, yet barely a mile from the high-speed links into London.

All Fernfield Homes' developments are built to the highest standards, but Folly Farm Gardens is undeniably special. Genuinely spacious brand new family homes are few and far between, but rarer still are those built with such a stunning specification and only minutes from the centre of one of the most historic cities in the country.

This is a once in a lifetime opportunity to purchase a stunning brand new home backed by a 10 year NHBC warranty, and put down fresh roots in the vibrant and historic city of Canterbury, in the glorious county of Kent.



1 FOLLY FARM GARDENS



Computer Generated Image

Common with all 4 homes on the development, 1 Folly Farm Gardens is beautifully specified and comes complete with a stunning engineered oak floor throughout the ground floor, beautifully tiled wet rooms and a fully carpeted 1st floor. Number 1 has four double bedrooms, each reached via the extraordinary vaulted landing.

The generous master bedroom benefits from picture windows, raised ceilings and a fantastic en-suite with oversized shower. The second bedroom also benefits from an en-suite bathroom, whilst bedroom 3 and 4 share a practical and well specified bathroom with a sumptuous bath and over-bath shower.

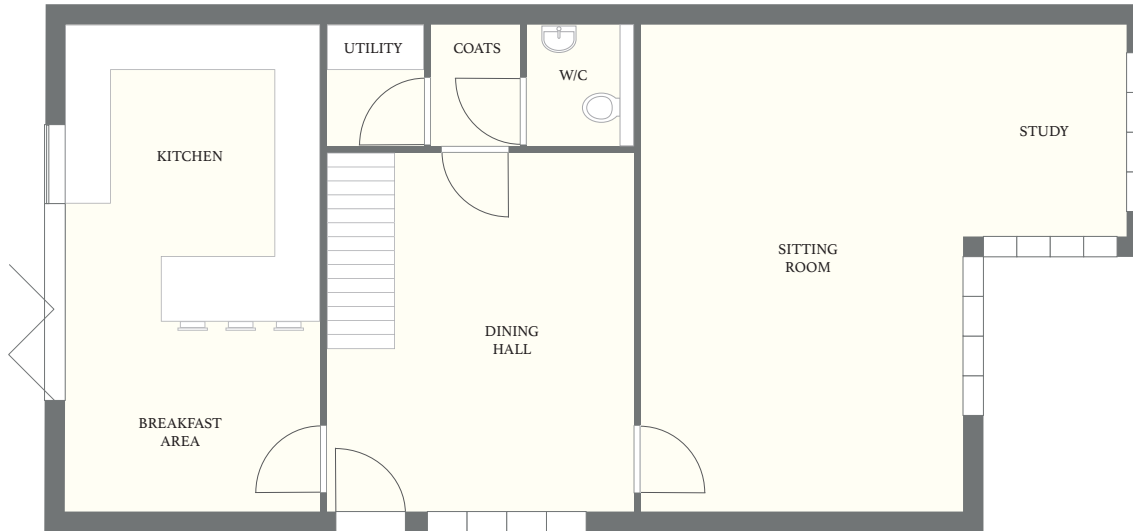
The stunning hand crafted shaker kitchen comes complete with top quality integrated Smeg appliances including full height separate larder fridge and freezer, along with a large range cooker and dishwasher. The kitchen leads directly onto the rear patio via huge bi-fold doors, while a good sized raised side garden is the perfect spot for catching some sun.

The central dining hall will easily accommodate a large table for family gatherings, and there's a separate utility area to keep the kitchen clutter free.

The impressive and very substantial open plan sitting room connects with the fully glazed vaulted study, a magnificent space to relax with a good book.

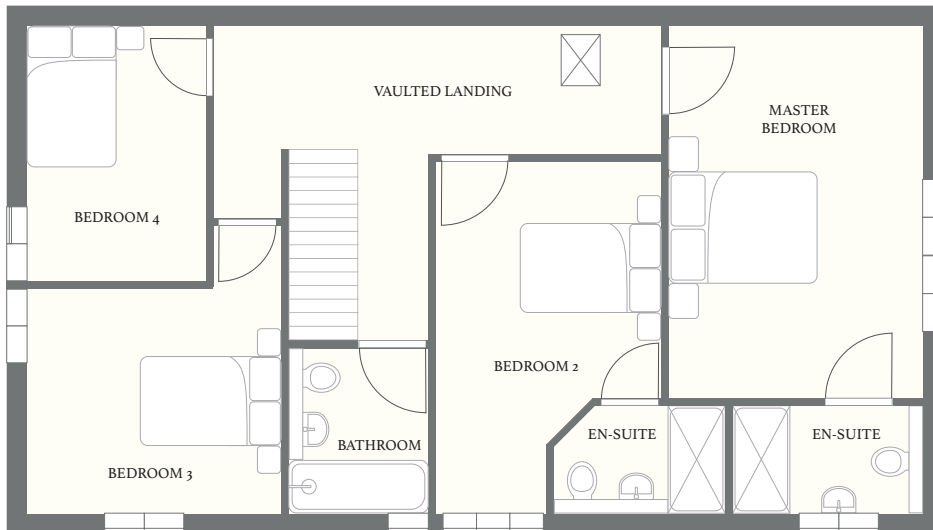
This home benefits from 3 undercover parking spaces, with potential for 2 more.

GROUND FLOOR



Sitting Room	6531 x 4314	(21' 5" x 14' 2")
Study (vaulted)	2831 x 2200	(9' 3" x 7' 3")
Kitchen / Breakfast Area	6531 x 3404	(21' 5" x 11' 2")
Dining Hall	4806 x 4095	(15' 9" x 13' 5")
Coat Room	1611 x 1175	(5' 3" x 3' 10")
Utility Room	2211 x 1275	(7' 3" x 4' 2")
W/C	1611 x 1417	(5' 3" x 4' 8")

FIRST FLOOR



Master Bedroom	4992 x 3414	(16' 5" x 11' 2")
Bedroom 2	4717 x 3031	(15' 6" x 9' 11")
Bedroom 3	3404 x 4009	(11' 2" x 13' 2")
Bedroom 4	3408 x 2380	(11' 2" x 7' 10")
Bathroom	2207 x 1850	(7' 3" x 6' 1")

Floorplans are not to scale and indicative only.
 Final location of windows, doors, stairs, cabinetry, fixtures and fittings may differ slightly from the above plan.
 Measurements are taken from construction plans and therefore approximate and subject to change during construction. All measurements are maximum.



2 FOLLY FARM GARDENS



Computer Generated Image

2 Folly Farm Gardens comes with 4 double bedrooms, all fully carpeted as you would expect. The ground floor is fitted with a beautiful engineered oak floor throughout, and all wet rooms are tiled with porcelain floor tiles. The breathtaking vaulted landing is illuminated by a stunning roof light, under which is an excellent space for a desk or reading nook.

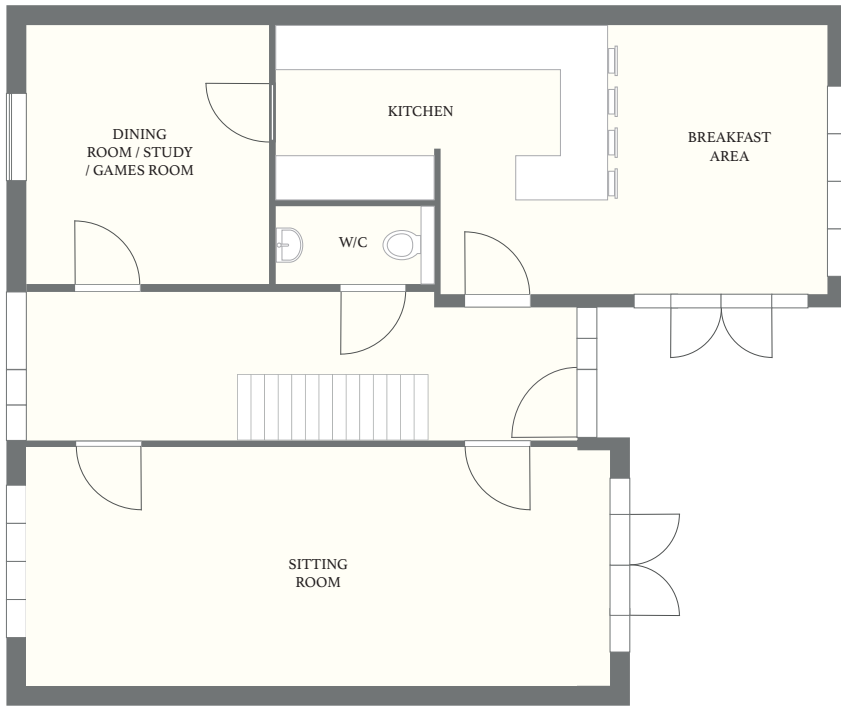
The master bedroom benefits from a cathedral ceiling and picture window overlooking the beautiful Grade 2 listed Folly Farm, along with a superbly specified en-suite with oversized shower. Bedroom 4 has an equally generous en-suite, whilst bedroom 2 and 3 share a bathroom with extra large bath and overhead shower.

The beautiful hand crafted kitchen is equipped with a full complement of integrated Smeg appliances, including a 5 burner dual fuel hob and range. The hand painted kitchen has a stunning quartz breakfast bar extending into the breakfast area, offering a multitude of seating options. The kitchen connects through to a good sized 3rd reception room, perhaps a formal dining room, study or family games room?

The double aspect sitting room offers a stunning front-to-back open plan space to configure as you see fit, and two pairs of French doors connect both the sitting room and kitchen to the front courtyard, a delightful sun-trap late into the evening.

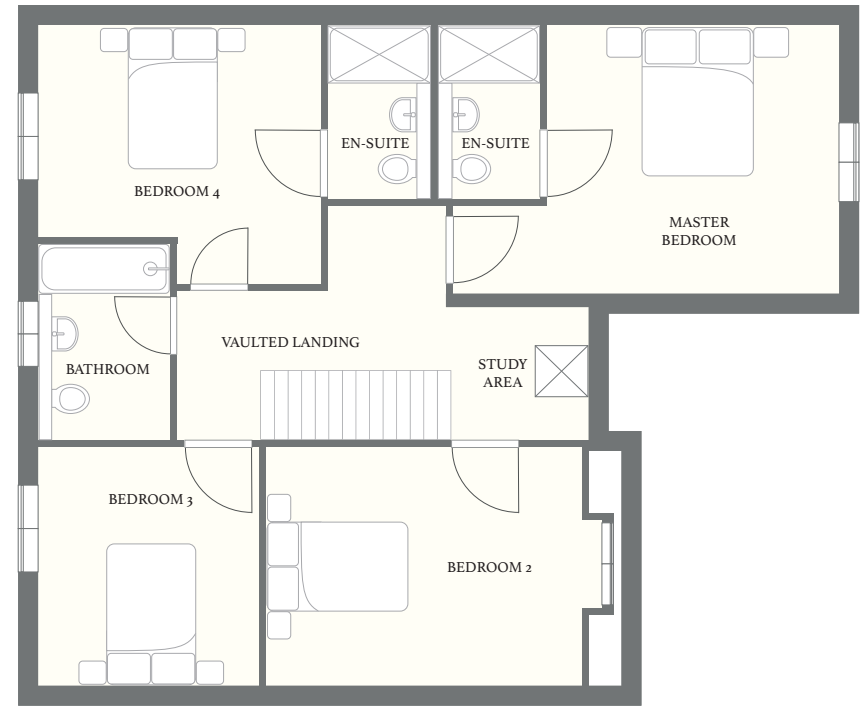
This home benefits from 2 undercover parking spaces.

GROUND FLOOR



Sitting Room	8031 x 3275	(26' 4" x 10' 9")
Kitchen / Breakfast Area	7592 x 3700	(24' 11" x 12' 2")
Dining Room / Study	3550 x 3325	(11' 8" x 10' 11")
W/C	2164 x 1050	(7' 1" x 3' 5")

FIRST FLOOR



Master Bedroom	5314 x 3700	(17' 5" x 12' 2")
Bedroom 2	4285 x 3275	(14' 1" x 10' 9")
Bedroom 3	3275 x 3025	(10' 9" x 9' 11")
Bedroom 4	3875 x 2900	(12' 9" x 9' 6")
Bathroom	2691 x 1800	(8' 10" x 5' 11")
Study Area	1808 x 1315	(5' 11" x 4' 4")

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3 FOLLY FARM GARDENS



Computer Generated Image

3 Folly Farm Gardens is beautifully laid out, with the sitting room flowing elegantly via the open doorway into the stunning hand crafted kitchen with Smeg appliances and a practical quartz wrapped island - a fantastic feature providing additional kitchen seating and storage.

The totally unexpected vaulted breakfast area features an amazing set of wrap-around picture windows along with a huge array of bi-fold doors leading to a patio area, perfect for a relaxed start to the day.

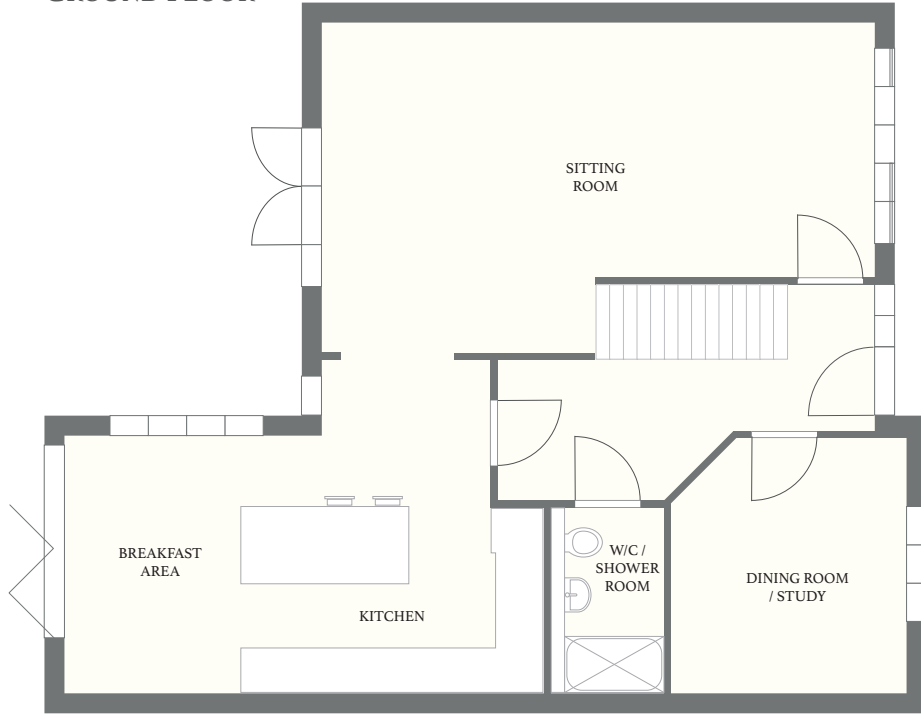
The sitting room extends the full depth of the house, providing a double aspect room with French doors opening onto the practically sized rear garden, overlooking the open countryside to the rear.

This home benefits from four good sized bedrooms, a fantastic en-suite to the master bedroom along with a family bathroom with over-bath shower. An additional bonus downstairs shower room offers flexible living options (perhaps a downstairs or 5th bedroom in conjunction with the 3rd reception room), or simply an additional bathroom to help ease those hectic mornings.

This beautiful home also benefits from a magnificent vaulted hallway and landing, oak engineered flooring to the ground floor, porcelain tiling to the wet rooms and carpets to the stairs, landing and bedrooms.

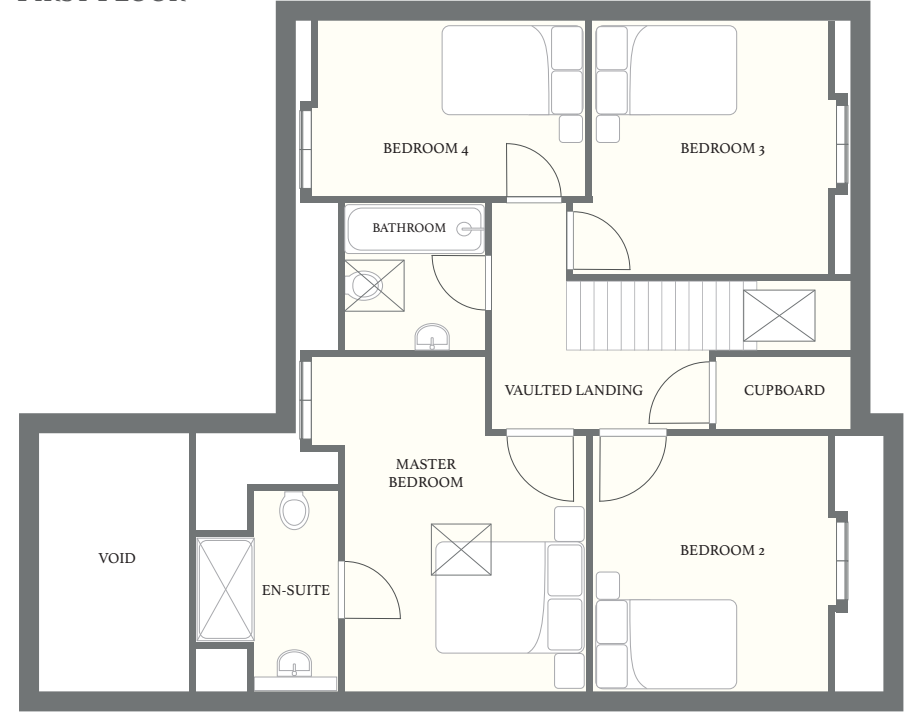
This home benefits from 2 undercover parking spaces.

GROUND FLOOR



Sitting room	7581 x 4502	(24' 10" x 14' 9")
Kitchen / Breakfast Area	6685 x 4560	(21' 11" x 15')
Dining Room / Study	3481 x 3238	(11' 5" x 10' 7")
W/C / Shower Room	2525 x 1450	(8' 3" x 4' 9")

FIRST FLOOR



Master Bedroom	4560 x 3288	(15' 0" x 10' 9")
Bedroom 2	3481 x 3215	(11' 5" x 10' 7")
Bedroom 3	3508 x 3463	(11' 6" x 11' 4")
Bedroom 4	3649 x 2384	(12' 0" x 7' 10")
Bathroom	2004 x 1908	(6' 7" x 6' 3")
Cupboard	1822 x 965	(6' 0" x 3' 2")

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4 FOLLY FARM GARDENS



The largest home on the development, 4 Folly Farm Gardens is similar in many respects to number 1, but benefits from the addition of a garden room on the ground floor. Connecting directly with the sitting room, both rooms offer a spectacular view over the open countryside to the rear via a magnificent trio of picture windows and bi-fold doors.

The view to the rear is no less impressive when seen from the astonishing full width vaulted master bedroom, an indulgent luxury you'll never tire of, especially when combined with the spacious en-suite shower room. The second bedroom also benefits from an en-suite bathroom, whilst bedroom 3 and 4 share the practical and well specified family bathroom with a larger than standard bath and shower, all accessed via the extraordinary vaulted landing

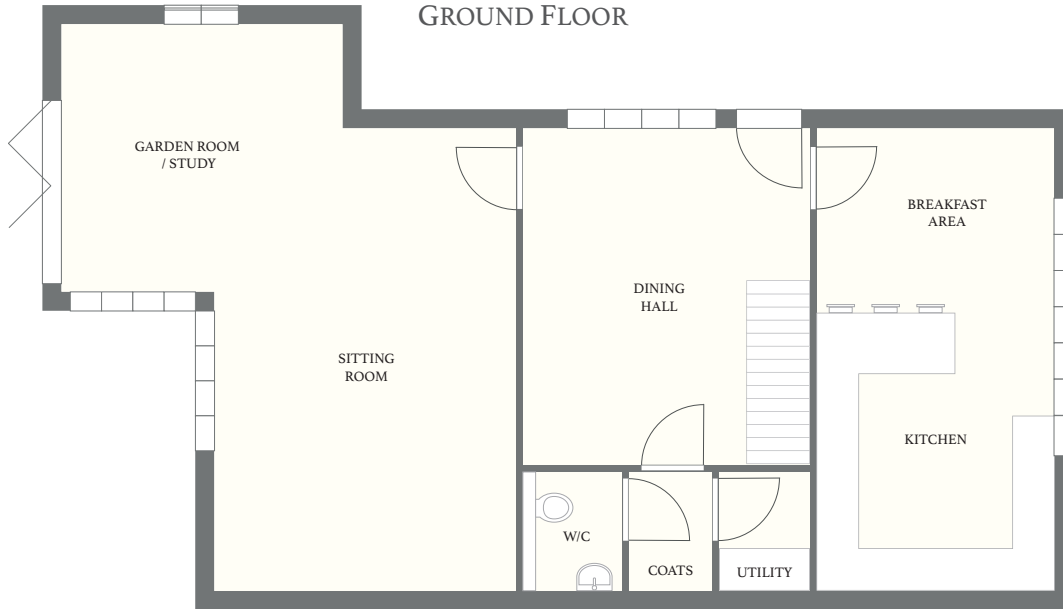
The timeless hand crafted shaker kitchen comes complete with top quality integrated Smeg appliances including full height separate larder fridge and freezer, along with a stunning range cooker and dishwasher.

This home benefits from 2 undercover parking spaces, with potential for 2 more.



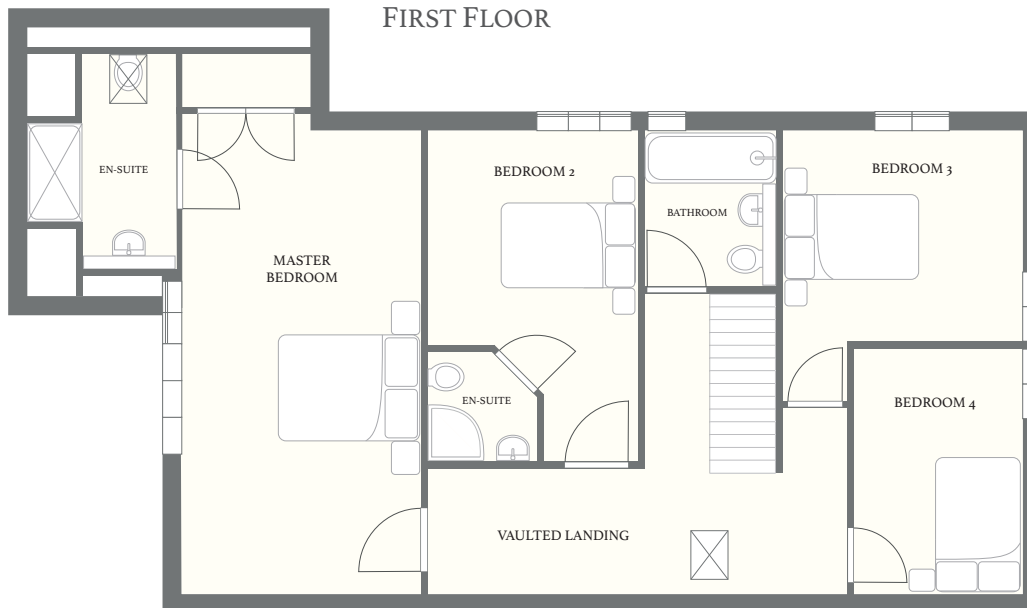
Computer Generated Images

GROUND FLOOR



Sitting Room	6605 x 4314	(21' 8" x 14' 2")
Garden Room / Study	4031 x 3831	(13' 3" x 12' 7")
Kitchen / Breakfast Area	6531 x 3404	(21' 5" x 11' 2")
Dining Hall	4806 x 4095	(15' 9" x 13' 5")
Coat Room	1611 x 1175	(5' 3" x 3' 10")
Utility Room	2211 x 1275	(7' 3" x 4' 2")
W/C	1685 x 1417	(5' 6" x 4' 8")

FIRST FLOOR



Master Bedroom	7717 x 3414	(25' 4" x 11' 2")
Bedroom 2	4717 x 3031	(15' 6" x 9' 11")
Bedroom 3	3404 x 4009	(11' 2" x 13' 2")
Bedroom 4	3408 x 2380	(11' 2" x 7' 10")
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SPECIFICATION

Flooring

- Engineered oak flooring to the ground floors
- Porcelain tile in all wet rooms
- Carpet to stairs, landing and bedrooms

Kitchens

- Smeg integrated appliances throughout
- 900mm dual fuel 5 burner Smeg range oven & telescopic hood
- Quartz worktops and upstands
- Belfast sinks
- Full height separate larder style fridge and freezer in plot 1 & 4
- Combined fridge/freezer to plots 2 & 3
- Bespoke handmade oak veneered painted shaker style kitchens
- Separate breakfast seating areas plus additional breakfast bar seating
- Island in plot 3

Bathrooms and en-suites

- Contemporary white sanitaryware
- Tiled full height to all shower and bath walls
- Tiled half height to all walls with sanitaryware
- Vanity units throughout
- Large shower trays throughout
- Generously proportioned baths
- Fixed overhead thermostatic showers with additional shower wand
- Shaver sockets

Paintwork

- White throughout
- Architraves, skirtings and stairs finished in satin white

Windows

- Large full height picture windows
- Contemporary tilt and reverse opening units.
- Nordic quality timber windows, highly energy efficient with a 30 year guarantee against rot
- Timber bi-fold doors, French doors and fixed windows throughout

Doors

- Timber external doors
- Oak veneer internal doors

Electrical

- Recessed downlights or pendants in all rooms
- Classic high quality white sockets and switches throughout
- Pre-wired for satellite/digital TV (subscription not included)

Central Heating and Hot Water

- Mains pressure gas fired central heating and hot water system
- Radiators throughout, hidden plumbing
- Pressurised hot water storage tank to supply multiple showers simultaneously

Security and safety

- Multiple mains wired smoke alarms with battery backup
- Multi-point locking windows and doors
- "Secured by design" accredited windows and doors - toughened and laminated where appropriate.
- Security light to front doors

Environmental

- Highly energy efficient construction

Exterior and Landscaping

- Turfed front gardens
- Turfed back gardens
- Outdoor tap and electricity provided to rear garden
- Turfed, landscaped and feature planted communal areas
- Hedging separating front gardens
- Gated entrance
- Close-board fencing to front and sides of development, and separating rear gardens
- Split chestnut open fencing to the rear

Parking and Access

- Private gated driveway
- Minimum of two designated undercover spaces per plot

Aftercare and Warranty

- 10 Year **NHBC** Warranty
- 2 Year dedicated Fernfield Homes aftercare service for peace of mind

Help to Buy: Equity Loan

Help to Buy: Equity Loan may be available to prospective purchasers of a new home on the Folly Farm Gardens development.

How does it work?

With a Help to Buy: Equity Loan, the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Please speak to a Fernfield Homes representative to confirm availability.



Backed by
HM Government



FERNFIELD HOMES



Fernfield Homes take enormous pride in the premium homes we design and build.

It's hugely important to the entire team that Fernfield homeowners are delighted with their new home, and this is why we work incredibly hard to ensure our developments are beautifully designed, built to the highest standards and impeccably finished. It is the old adage of taking pride in one's work, not cutting corners and going the extra mile. And of course, it goes without saying that we treat our clients in exactly the same way we would expect to be treated ourselves.

I am confident that should you become a new Fernfield Homes homeowner, you and your family will experience the many benefits of a stunning and unique brand new home, designed and built with all the care and attention to detail you deserve.

Dr William Hunt FRSA
Chairman, Fernfield Homes



Registered builder



LOCATION



FOLLY FARM GARDENS CANTERBURY CT2 7FR

- Heading North from Canterbury centre, either along North Lane or Kingsmead Road, turn into Broad Oak Rd at the roundabout.
- Take the first left into Farleigh Road
- Take the first right into Headcorn Drive
- Take the second right into Kemsing Gardens
- Take the first left.
- Head to the end of the road which then leads directly into Folly Farm Gardens.
- Turn left into the private driveway.

PREMIUM HOMES, BUILT WITH PRIDE

