

# Harfleet Gardens

Ash

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Bovis  
Homes 



# Harfleet Gardens

Ash

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis**  
**Homes** 



## Welcome to Harfleet Gardens

This exciting new development is in the ancient village of Ash in Kent and only 11 miles from the world-famous cathedral city of Canterbury and close to Sandwich Bay.

This vibrant village has two pubs – one dating back to the 1500s – plus convenience stores, a post office, farm shop, library, sports clubs and community groups for all ages. There's also a toddler group, prep and primary schools and a doctor's surgery.

Ash is steeped in history with many picturesque, medieval buildings and the Grade 1-listed St Nicholas Parish Church. The scenic Miner's Way also runs through the village.

The village is bypassed by the A257, which links it to the historic town of Sandwich, four miles away and to Sandwich Bay with its two world-class golf courses.

Head west on the A257 for the popular city of Canterbury, with three UNESCO world heritage sites. The city boasts a castle, cathedral, abbey, the Kentish Stour river, shops, parks and ancient woodlands.

Just 14 miles north of Ash you'll find the award-winning beach of Herne Bay and the pretty seaside town of Whitstable with its working harbour is only 20 miles.

For trips to London catch a train from Sandwich Railway Station for St Pancras International or London Charing Cross and for air travel London City Airport is 74 miles and Gatwick 82 miles.

At Harfleet Gardens there's a range of impressive homes designed for modern living. Chill out in open-plan living areas, cook up a storm in our stylish fitted kitchens, enjoy the fresh air in your private garden and relax with the privacy of master bedrooms with en suites.

So, if you're looking for a quality new home in an historic village in the Garden of England, your search ends here!



# The perfect position

## Education for everyone

A mother and toddler group is held in the village hall and the Ash, Cartwright and Kelsey Church of England Primary School, rated 'good' by Ofsted, also offers breakfast and after school clubs. The independent St Faith's Prep School and nursery is for boys and girls aged from 2 to 11.

Sandwich Technology School is a mixed secondary school for 11 to 18s, while Sir Roger Manwood's School, also at Sandwich, is also a co-educational state school rated 'outstanding' by Ofsted.

**Canterbury Cathedral**  
9.4 miles | 20 min drive



**Sandwich**  
3.4 miles | 7 min drive



**Herne Bay**  
14 miles | 30 min drive



**Wingham Wildlife Park**  
1.7 miles | 34 min walk



**Harfleet Gardens**

**Barnsole Vineyard**  
2.2 miles | 11 min cycle



**Deal**  
9 miles | 17 min walk



**Stodmarsh National Nature Reserve**  
7 miles | 18 min drive



**Sandwich Bay Sailing and Water Ski Club**  
5.6 miles | 21 min drive




# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£555,000** in local schemes to support the community surrounding your new home in Ash.

“Bovis Homes have invested more than **£555,000** towards community schemes”

These schemes include:

Sports and leisure



Social care



Community learning



Secondary education



Libraries



Public open space improvement



Primary education



Primary healthcare



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

## Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

# Harfleet Gardens

Chequer Lane, Ash,  
Kent CT3 2AX  
01227 686 013

## From Canterbury

- Leave Canterbury City via A257 off St Georges roundabout
- Follow A257 for approximately 9 miles passing through Wingham
- Turn right into Chequers Lane
- Harfleet Gardens can be found on your right

## From Dover

- Leave Dover via A256 exit towards Ramsgate / Sandwich / White Cliffs / Bus Park
- Continue to follow A256, through Whitfield Interchange onto Whitfield Bypass
- Continue on A256 over roundabouts onto Tilmanstone Bypass then Eastry Bypass
- Continue to follow A256 onto Sandwich Bypass / A256
- At the roundabout, take the 1st exit onto Each End / A257 Ash Bypass
- Turn left onto Chequer Lane
- Harfleet Gardens will be on your right



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Cover photograph of sunrise in the local area. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Kent region  
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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EASHC DS04004 / 10.22

**Bovis  
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# Harfleet Gardens

Ash





# The Hawthorn

2 bedroom home

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# The Hawthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.73 x 2.92	12' 2" x 9' 6"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

### First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

### The Hawthorn | X203 01 vt EASHC |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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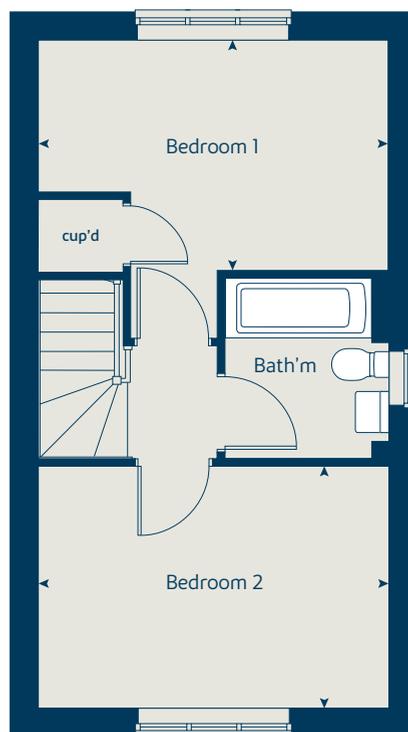
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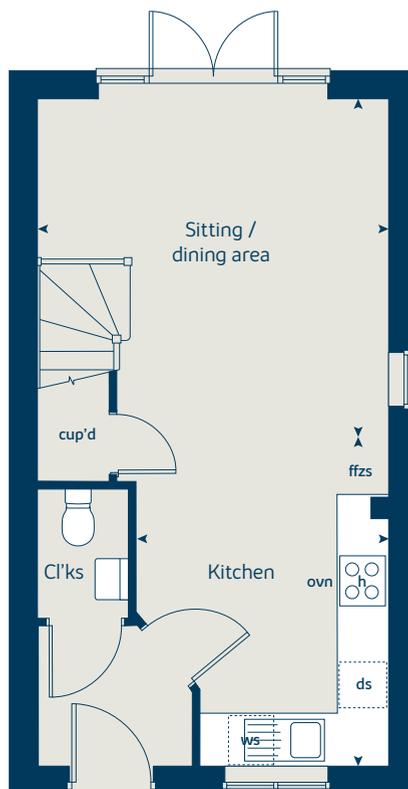
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### First floor



### Ground floor





# The Hazel

3 bedroom home

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# The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

## First floor

Bedroom 1	3.54 x 3.28	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 11"
Bedroom 3	3.53 x 2.15	11' 7" x 7' 0"

## The Hazel | X305 01 vt EASHC |

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ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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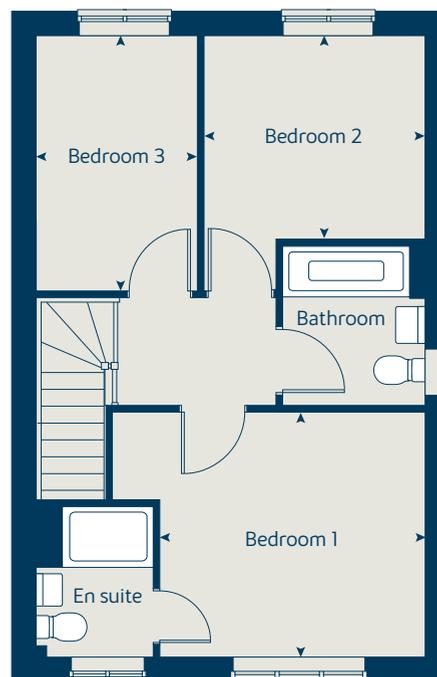
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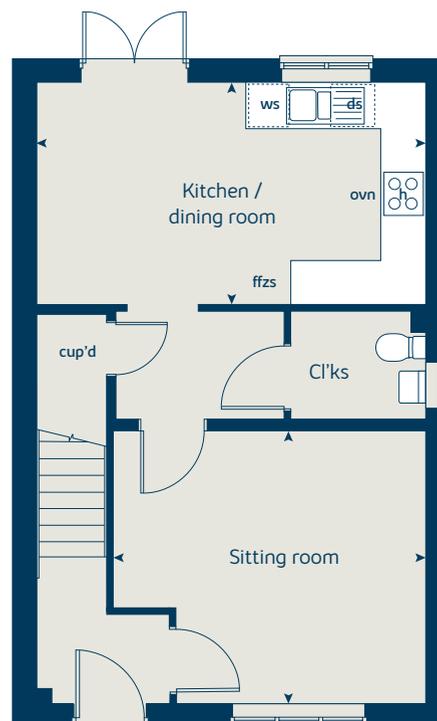
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## First floor



## Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.29	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

### The Spruce | X307 (IF) 01 vt EASHC |

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① Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.

\* Door and windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	<>	measuring points
ws	washing machine space		

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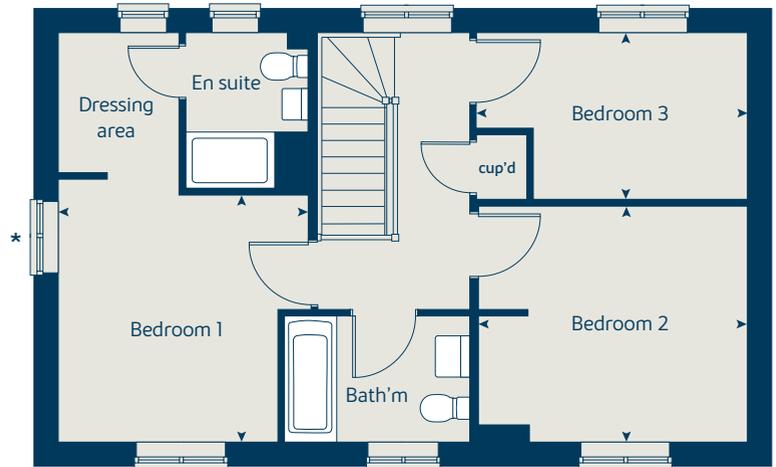
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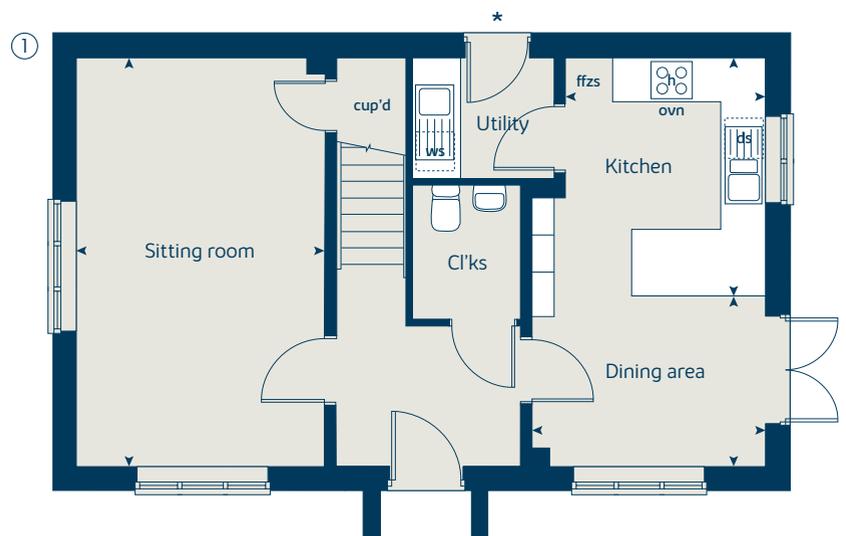
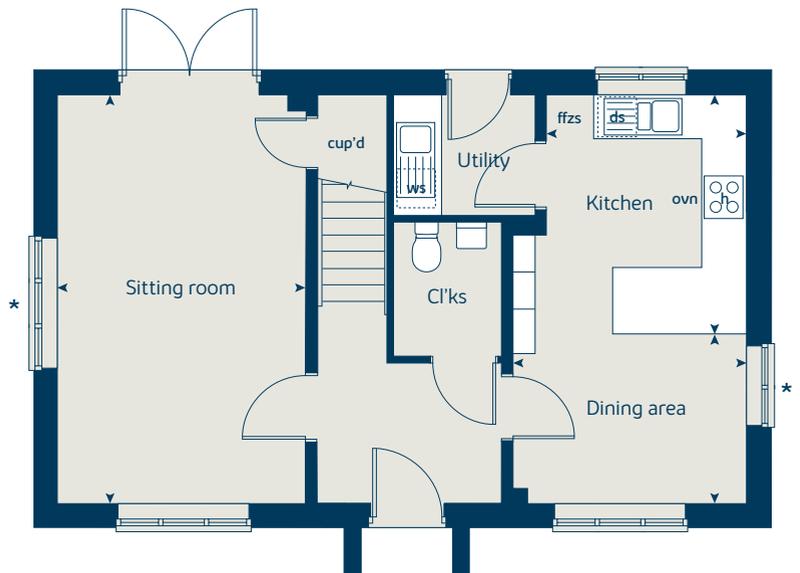
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## First floor



## Ground floor





# The Cypress

3 bedroom home

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# The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

## First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.77	10' 9" x 9' 1"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

## The Cypress | X308 (IF) 01 vt EASHC |

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\* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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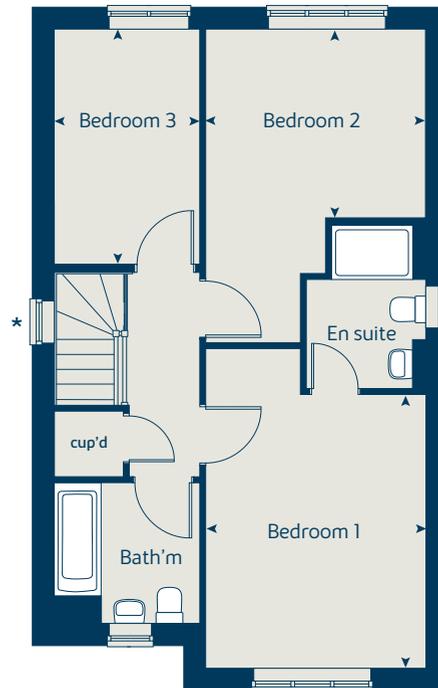
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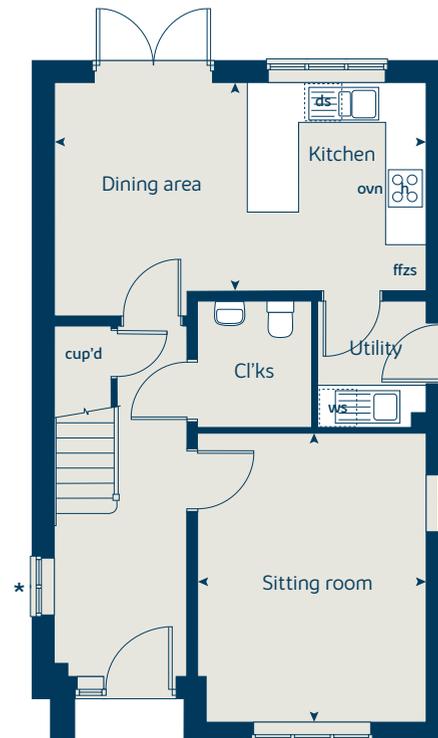
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## First floor



## Ground floor





# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

### First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

### The Magnolia | X327 01 vt EASHC |

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\* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points

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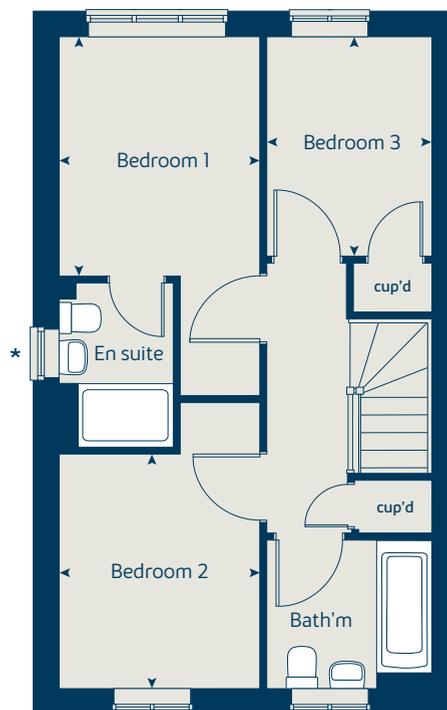
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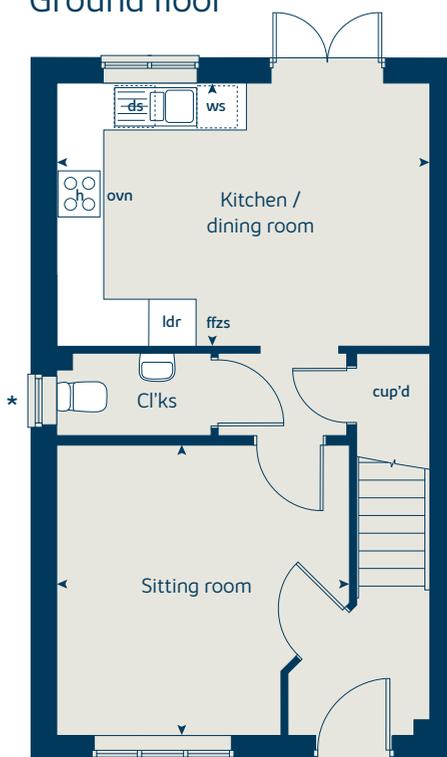
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### First floor



### Ground floor





# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

### First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

### The Juniper | X412 01 vt EASHC |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ldr	larder		

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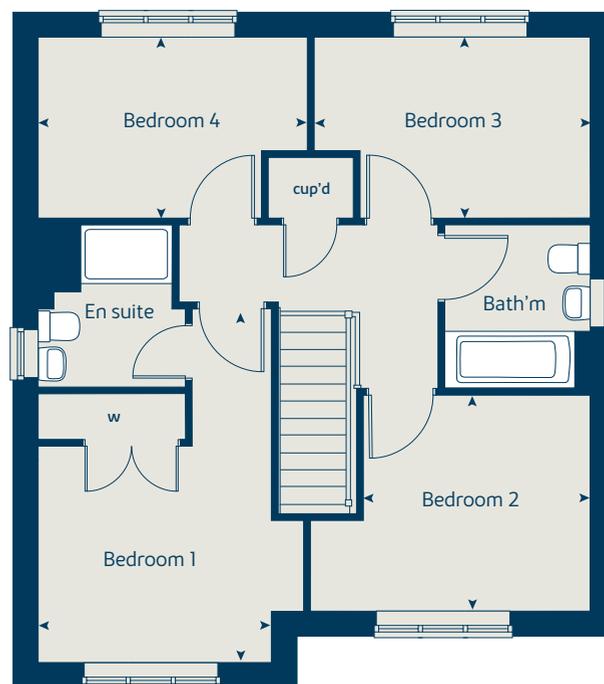
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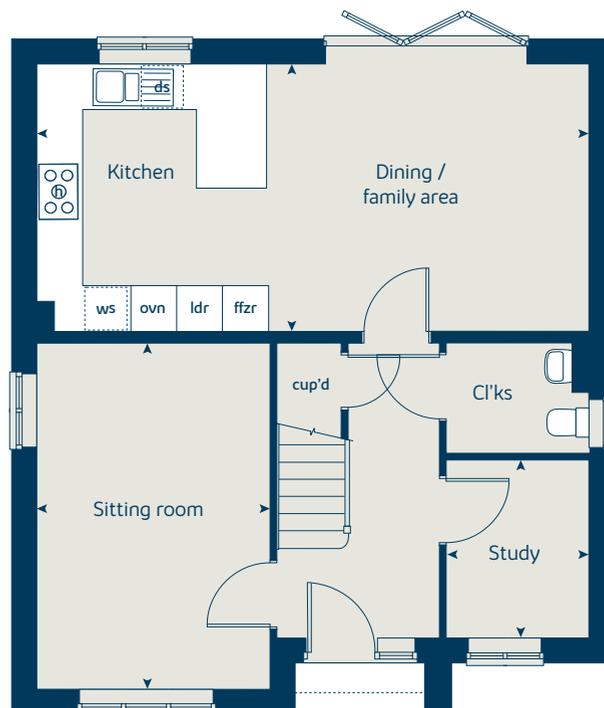
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.51 x 3.24	14' 10" x 10' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.21 x 2.35	10' 6" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

### The Chestnut | X413 01 vt EASHC |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ldr	larder		

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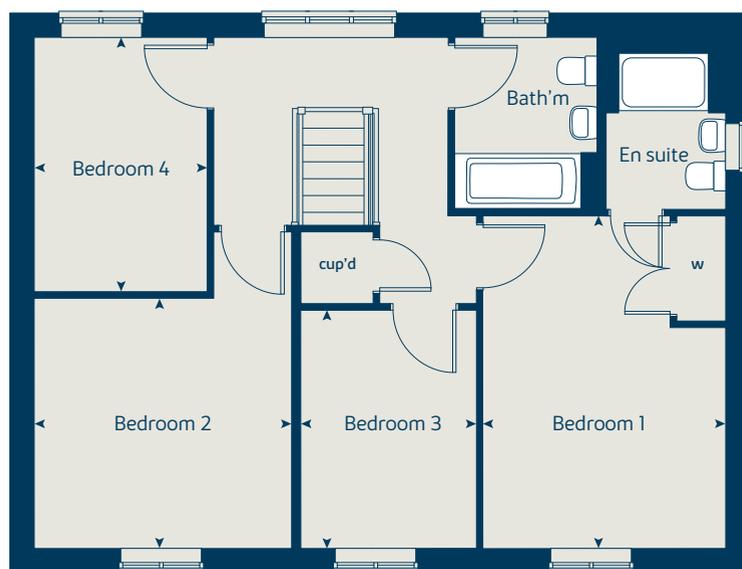
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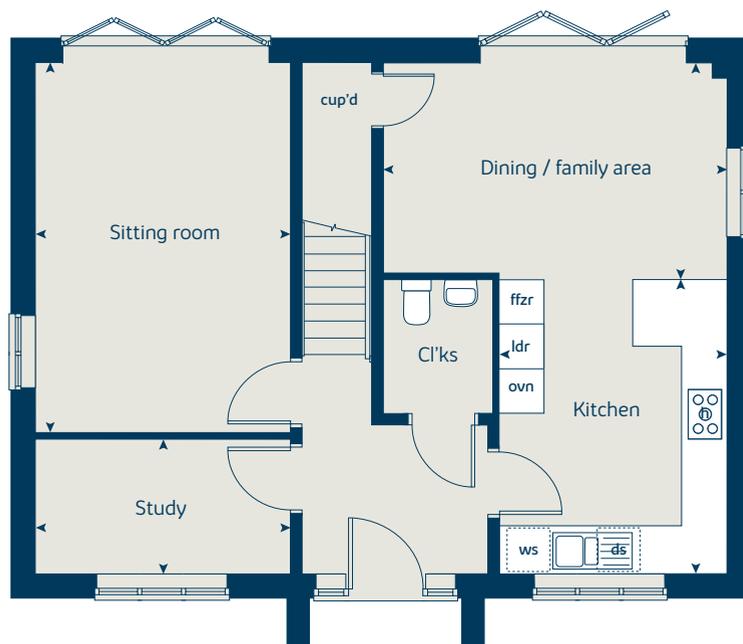
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### First floor



### Ground floor





# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet/inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.56 x 3.86	14' 11" x 12' 8"
Bedroom 2	3.91 x 3.11	12' 10" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen | X414 (IF) 01 vt EASHC |

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\* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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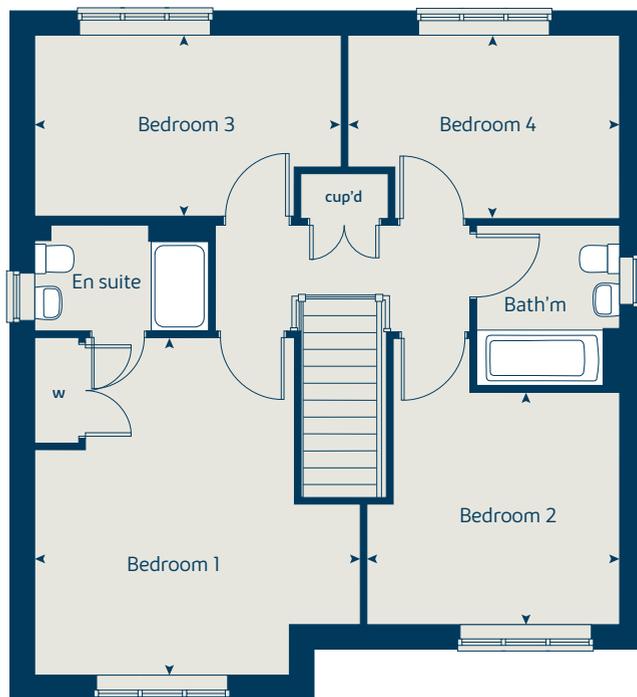
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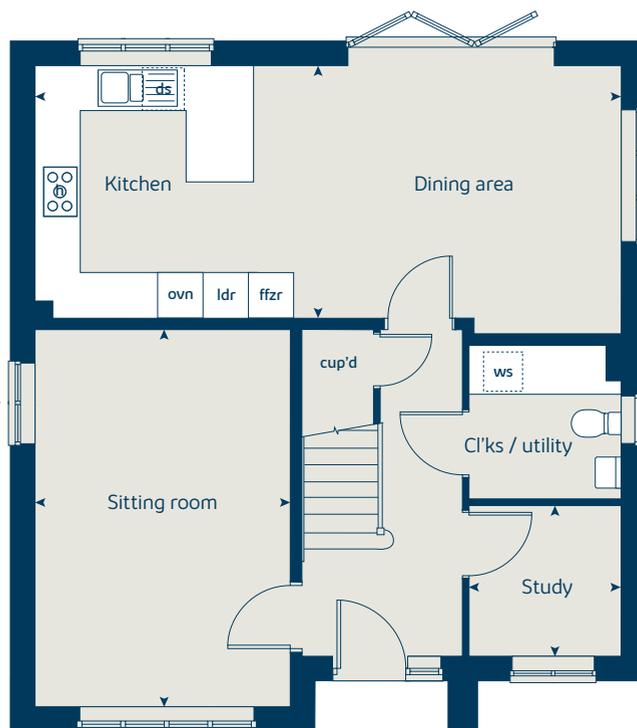
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## First floor



## Ground floor



## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



## Harfleet Gardens

Ash



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Specification

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# Harfleet Gardens

## Ash

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

2 bedroom  
The Hawthorn

3 bedroom  
The Magnolia  
The Hazel  
The Cypress  
The Spruce

4 bedroom  
The Juniper  
The Chestnut  
The Aspen

Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■					
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	■	
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood					■	■
Pre-wired for under unit lighting option	■	■	■	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer					■	■
Removable base unit for future dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■	■
Space for washing machine with plumbing and electrics in utility			■	■		■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitary ware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Low profile shower tray with glass enclosure		■	■	■	■	■
Handheld hair wash attachment		■	■	■	■	■
Shower over the bath	■					
Choice of Standard Porcelanosa wall tiling (splashback, full height to length and end of bath wall)*	■					
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■	■	■
Shaver socket / toothbrush charger to main en suite	■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■	■	■		
Chrome towel warmer in bathroom and en suite(s)					■	■

### Bedrooms

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)					■	■
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### Doors and Windows

2 bedroom  
The Hawthorn

3 bedroom  
The Magnolia  
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The Aspen

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■		
Powder coated aluminium double glazed bi-fold doors					■	■
Internal doors to be cottage style pre-primed with satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■
One combined usb / double socket in kitchen and two to bedroom 1	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■
Mains operated doorbell (push), satin chrome finish	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted) provided on each floor	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction