

Nightingale View

Hamstreet





Nightingale View

Hamstreet

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Nightingale View

This attractive new development is in the pretty Kent village of Hamstreet, surrounded by open countryside and ancient woodland.

There's a range of local shops and services in Hamstreet, including a primary school, doctor's surgery, sports clubs and railway station.

The village is just off the A2070, six miles south of Ashford, a town with great shopping and leisure facilities including supermarkets, cinema, sports venues and its popular Designer Outlet. Junction 10 of the M20 is seven miles away linking to both Folkestone and the M25 and the south coast is only a 12-mile drive.

Peaceful Hamstreet Woods, a national nature reserve, is right on the doorstep offering tranquil walks and trails and the Royal Military Canal is just half a mile away.

It's just 2 minutes' walk to Hamstreet Railway Station where services run to Rye, Hastings and Ashford International – from where trains go direct to London Charing Cross, Victoria and St Pancras.

There will also be an on site football pitch, woodland classroom and car park for Hamstreet Primary Academy and Nursery.

Our range of 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in the beautiful Kent countryside, your search ends here!



The perfect position

Education for everyone

Hamstreet Primary Academy for 4 to 11-year-olds, is just a few minutes' walk from Nightingale View and there's a pre-school close by too.

For senior pupils The North School at Ashford caters for 11 to 18-year-olds. The independent Ashford School is about 7 miles away, offering nursery, prep, senior and sixth form facilities for boarders

Hamstreet Primary Academy
50 metres | 1 mins walk




Hamstreet Railway Station
50 metres | 1 mins walk




Ham Street Woods
0.5 mile | 9 mins walk




The Stour Centre
6.2 miles | 12 mins drive




Hamstreet Sports Pavillion
0.4 mile | 8 mins walk




Ashford Designer Outlet
5.6 miles | 13 mins drive



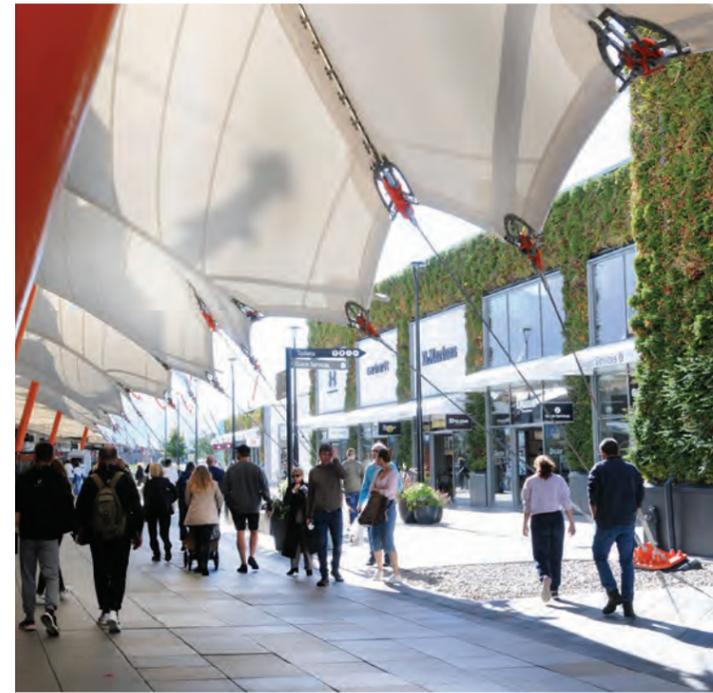

Port Lympne Safari Park
7.6 miles | 15 mins drive




Hamstreet Garden Centre
1 mile | 3 mins walk




Nightingale View



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 **£900,000** in local schemes to support the community surrounding your new home in Hamstreet.

“Bovis Homes has invested more than **£900,000** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



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.

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.

Nightingale View

Hamstreet, Kent

TN26 2EA

01233 438 130

From M20

- Follow M20 to Bad Munstereifel Road / A2070 in Willersborough
- Take exit 10 from M20
- Continue on Bad Munstereifel Road / A2070
- Drive to Ashford Rd in Hamstreet
- Nightingale View will be on your left



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responsible sources
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Cover photograph of a street in Hamstreet. 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

Produced by the Vistry Group Design Studio.
EHAMS DS03170 / 11.22

**Bovis
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Nightingale View

Hamstreet

Development plan

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**Bovis
Homes** 

Nightingale View

Hamsteet

3 bedroom home

- The Hazel
- The Spruce
- The Cypress

4 bedroom home

- The Aspen
- The Briar
- The Mullberry
- The Chestnut

5 bedroom home

- The Birch

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

- leap local equipped area of play
- ps pumping station
- ss substation
- v visitor space



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Nightingale View

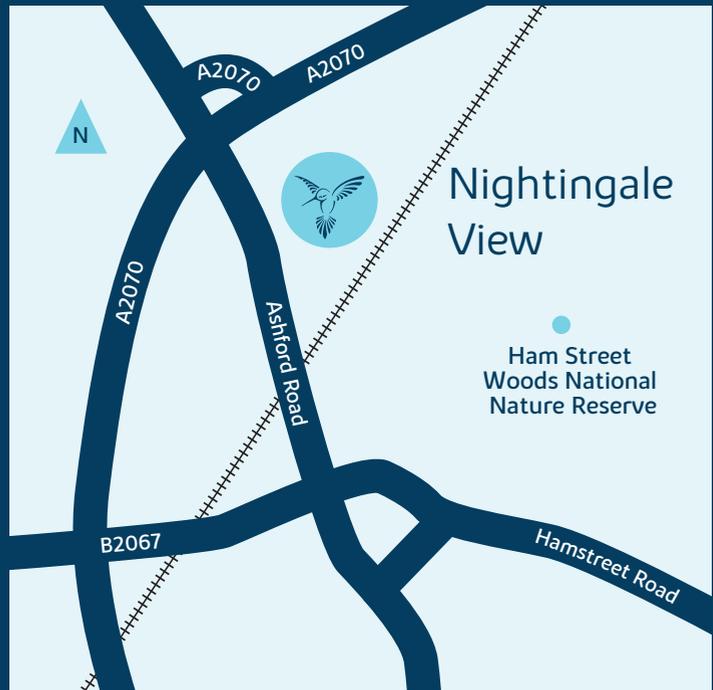
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**Bovis
Homes** 



Nightingale View

Hamstreet

Specification

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**Bovis
Homes** 

Nightingale View

Hamstreet

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

	3 bedroom The Hazel The Cypress The Spruce	4 bedroom The Chestnut The Aspen The Briar The Mulberry	5 bedroom The Birch
Choice of Standard fitted kitchen (doors and worktops)	■	■	■
Choice of Premium fitted kitchen (doors and worktops)			■
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 underoven, 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		■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood			■
Pendant fitting lighting	■	■	■
LED under-unit flexible strip lighting			■
Fridge / freezer space	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer		■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Integrated (Indesit) dishwasher			■
Space for washing machine with plumbing and electrics in utility		■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	

Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Handheld hair wash attachment	■	■	■
Ideal Standard low profile shower tray with glass enclosure to en suite in selected bedrooms	■	■	■
En suite to bedroom 1	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*			■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■
Chrome towel warmer in bathroom and en suite(s)		■	■

Bedrooms

Built-in wardrobe(s) to bedroom with shelf and rail (where applicable)	■	■	■
Built-in wardrobes with sliding doors to bedroom 1 with shelf and rail		■	■

Doors and Windows

	3 bedroom The Hazel The Cypress The Spruce	4 bedroom The Chestnut The Aspen The Briar The Mulberry	5 bedroom The Birch
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 Brass 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	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■
Multi-media point in living room	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■
Master telephone socket (plus to study where shown)	■	■	■
Air source heat pump (ASHP) and separate hot water cylinder, programme selector and room thermostat(s)	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Fitted external tap	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■
Electric vehicle (EV) charging point	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
Turf to rear gardens	■	■	■
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

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.



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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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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 3.48	11' 7" x 11' 5"
Bedroom 2	2.95 x 2.50	9' 8" x 8' 2"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

The Hazel | X305 03 EHAMS |

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

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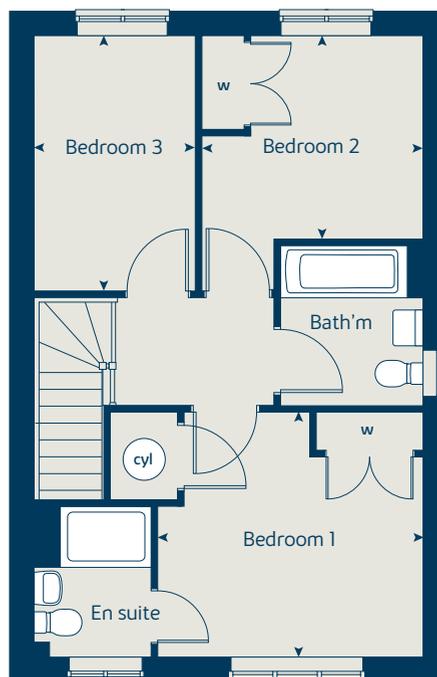
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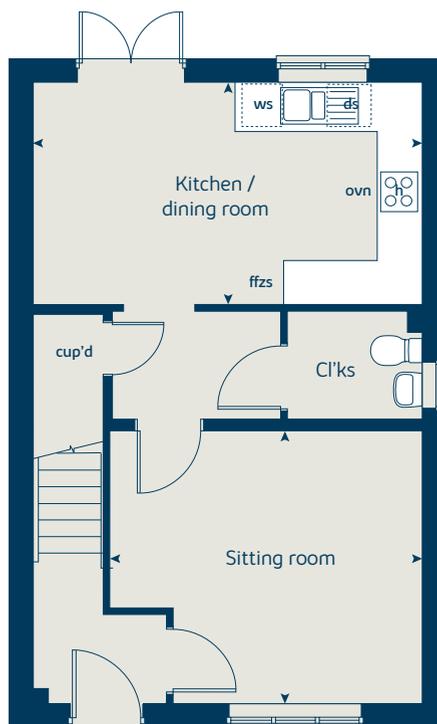
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First floor



Ground floor





The Spruce

3 bedroom home

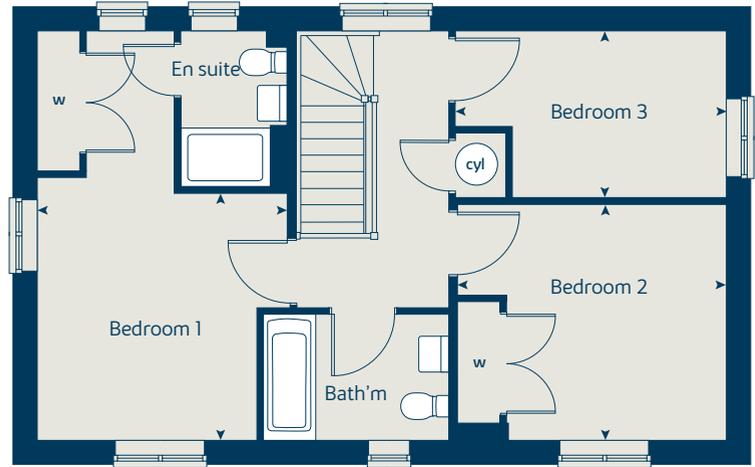
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**Bovis
Homes** 

The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.36	10' 3" x 7' 8"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.31 x 3.33	10' 10" x 10' 11"
Bedroom 2	3.61 x 3.05	11' 10" x 10' 0"
Bedroom 3	3.63 x 2.39	11' 10" x 7' 10"

The Spruce | X307 (IF) 01 EHAMS |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points
w	wardrobe		

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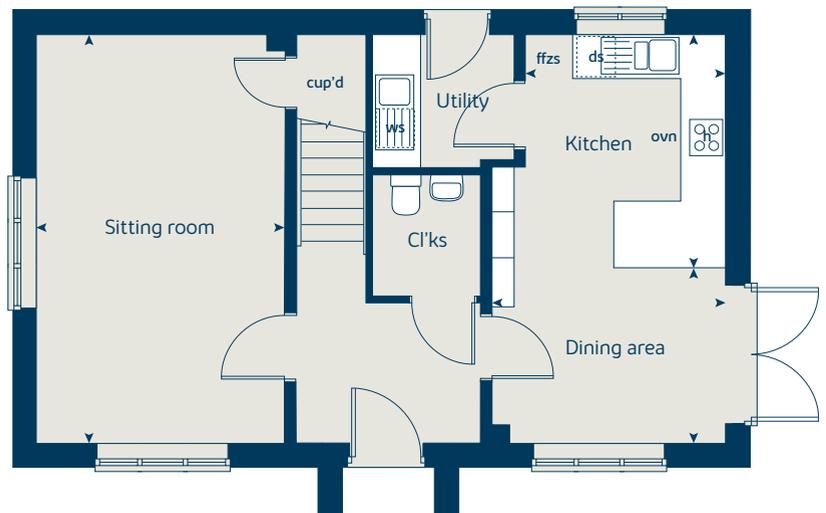
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Ground floor





The Cypress

3 bedroom home

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**Bovis
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The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.14	18' 1" x 10' 3"
Sitting room	4.40 x 3.40	14' 5" x 11' 1"

First floor

Bedroom 1	4.10 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.84	10' 9" x 9' 3"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 EHAMS |

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

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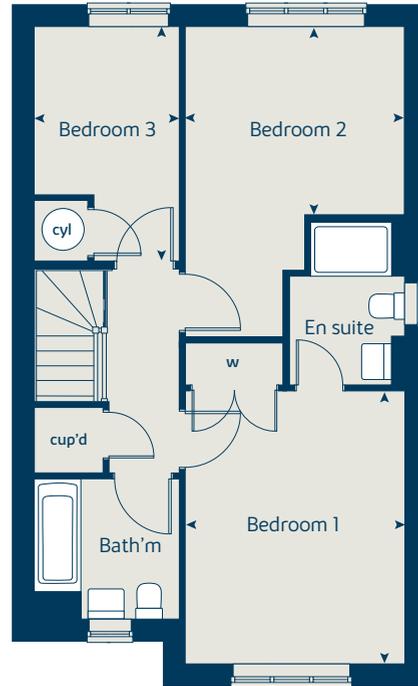
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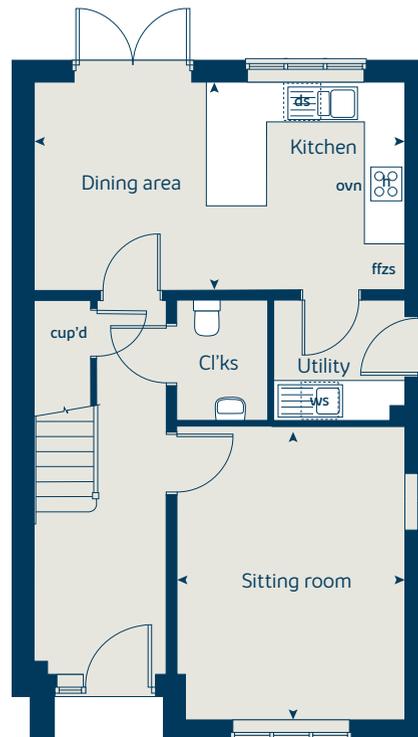
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First floor



Ground floor





The Aspen

4 bedroom home

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**Bovis
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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	4.50 x 3.47	14' 9" x 11' 4"
Bedroom 2	3.08 x 3.01	10' 1" x 9' 10"
Bedroom 3	4.07 x 2.43	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 (IF) 01 EHAMS |

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

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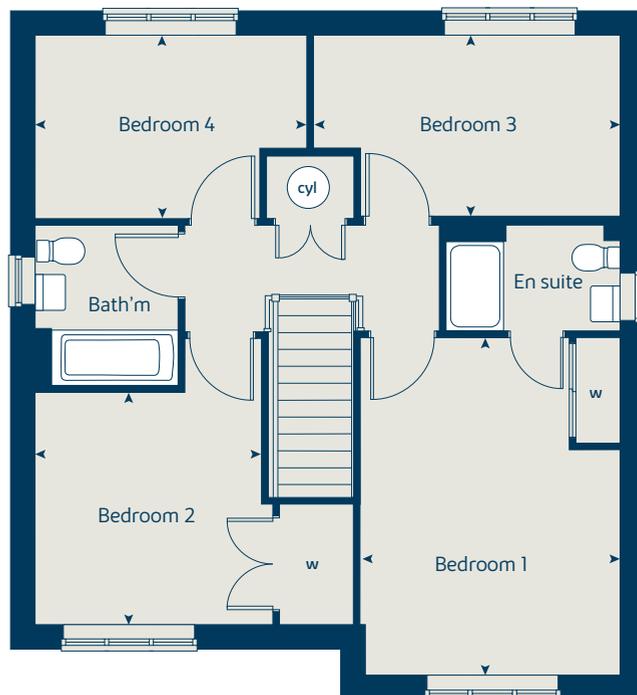
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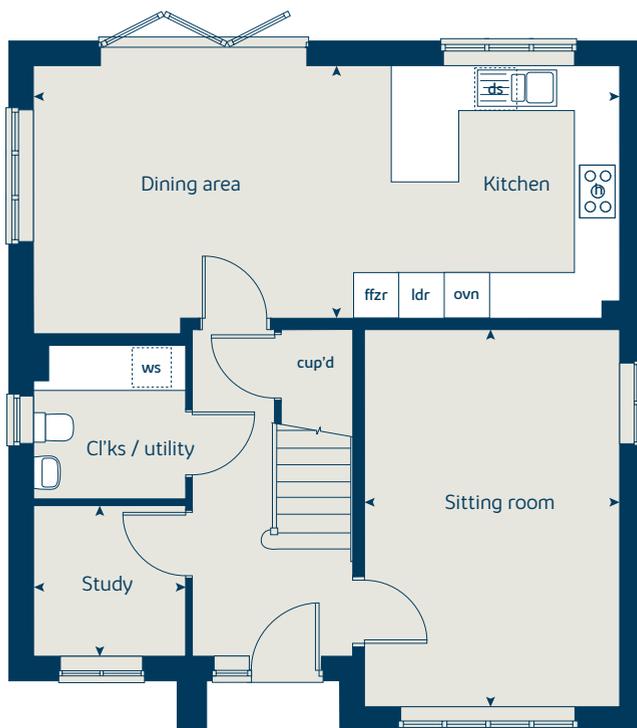
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First floor



Ground floor





The Briar

4 bedroom home

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**Bovis
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The Briar

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.86 x 3.04	12' 8" x 9' 11"
Dining area	4.25 x 3.04	13' 11" x 9' 11"
Sitting room	5.80 x 3.07	19' 0" x 10' 1"
Study	2.86 x 2.21	9' 4" x 7' 3"

First floor

Bedroom 1	5.02 x 3.07	16' 5" x 10' 0"
Bedroom 2	3.86 x 3.08	12' 8" x 10' 1"
Bedroom 3	4.12 x 3.08	13' 6" x 10' 1"
Bedroom 4	3.11 x 2.98	10' 2" x 9' 9"

The Briar | X417 03 (IF) EHAMS |

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

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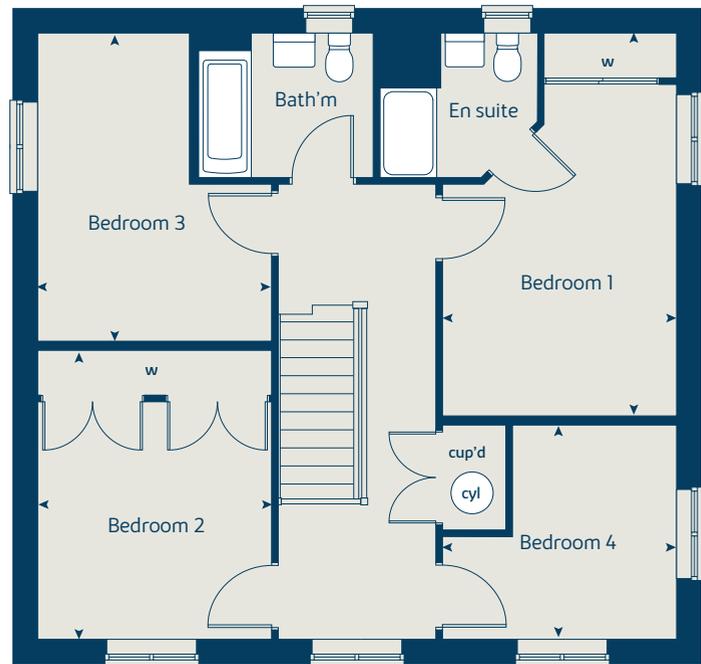
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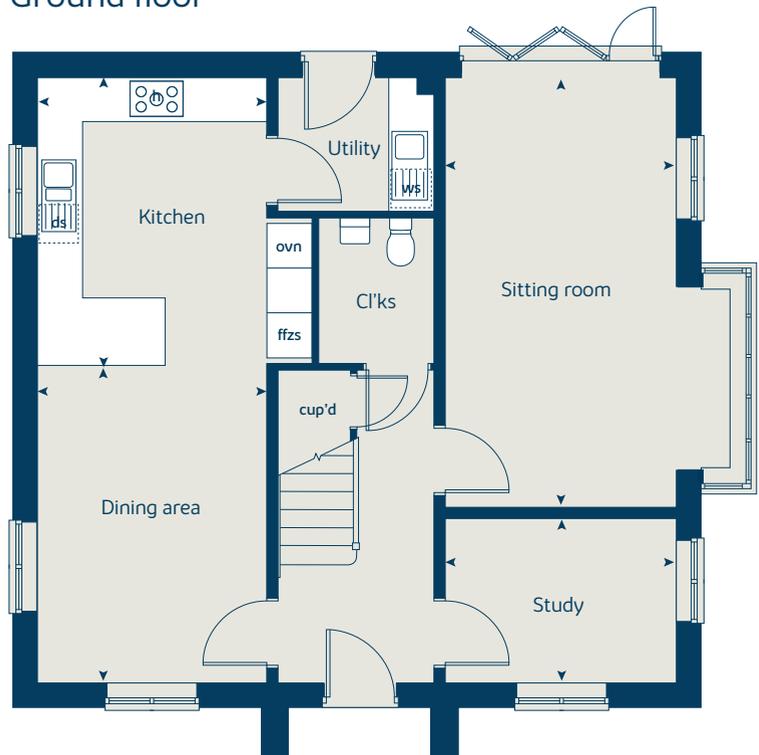
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First floor



Ground floor





The Mulberry

4 bedroom home

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**Bovis
Homes** 

The Mulberry

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 9" x 9' 7"
Sitting room	4.68 x 3.72	15' 4" x 12' 2"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor

Bedroom 1	3.72 x 3.35	12' 2" x 10' 11"
Bedroom 2	3.66 x 3.42	12' 0" x 11' 3"
Bedroom 3	4.05 x 2.95	13' 3" x 9' 8"
Bedroom 4	3.74 x 2.57	12' 3" x 8' 5"

The Mulberry | X418 (IF) EHAMS |

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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
cyl	hot water cylinder		

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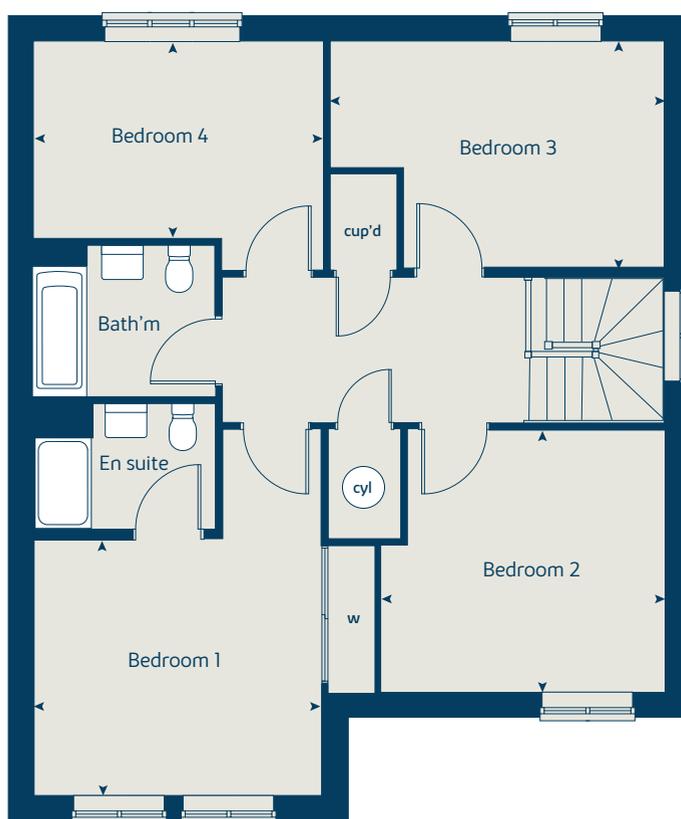
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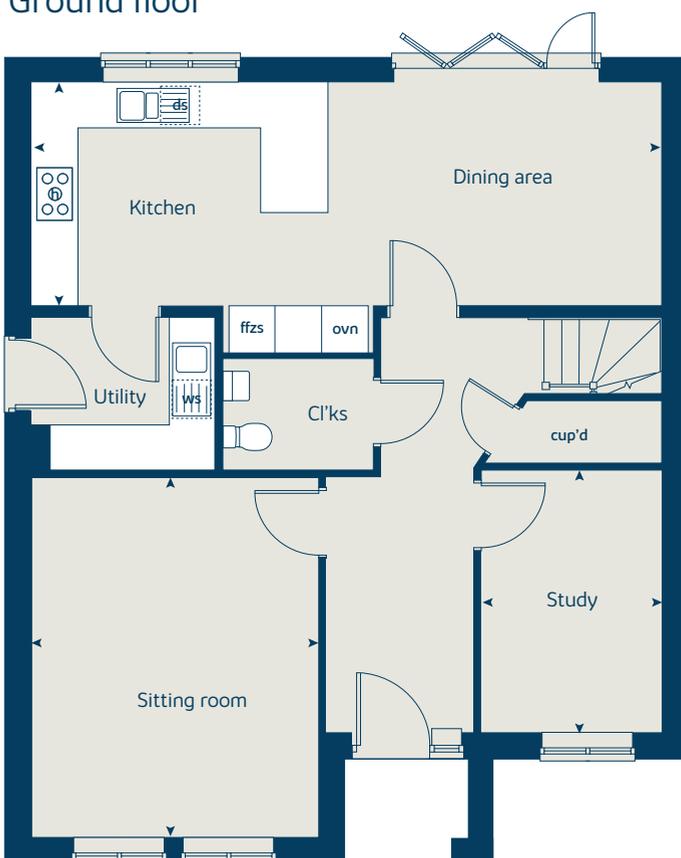
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First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.91 x 3.04	12' 9" x 9' 11"
Dining / family area	4.59 x 2.96	15' 0" x 9' 8"
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	4.49 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.37 x 2.74	11' 0" x 8' 11"
Bedroom 3	3.39 x 2.30	11' 1" x 7' 6"
Bedroom 4	3.20 x 2.32	10' 6" x 7' 7"

The Chestnut | X413 01 EHAMS |

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.

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

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

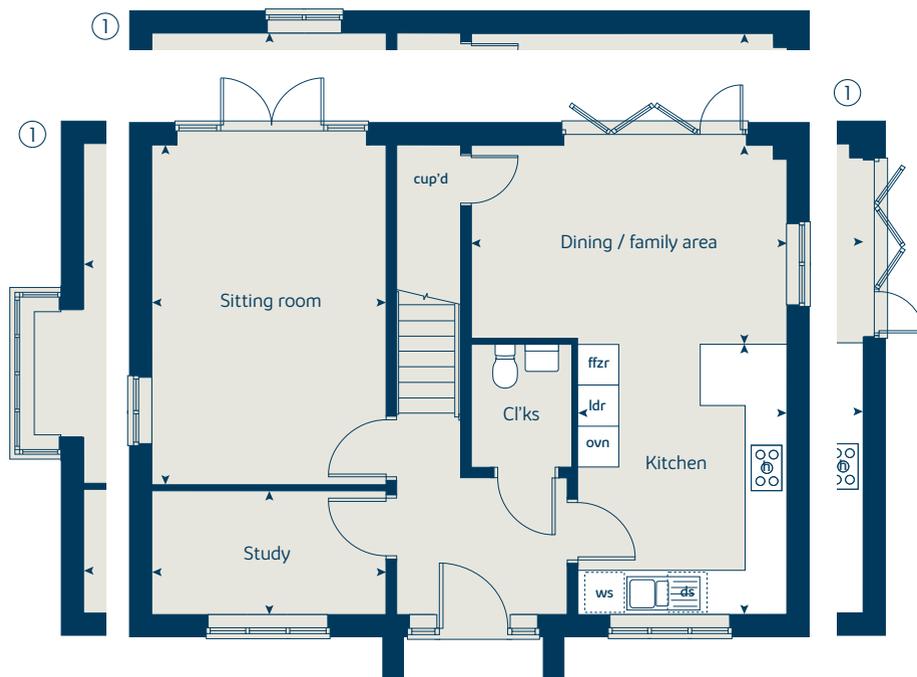
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EHAMS DS04971 / 02.23

First floor



Ground floor





The Birch

5 bedroom home

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**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.33	14' 10" x 10' 11"
Family / dining area	5.79 x 3.52	18' 12" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.61 x 3.52	11' 10" x 11' 6"
Bedroom 2	3.93 x 2.90	12' 10" x 9' 6"
Bedroom 3	3.05 x 2.72	10' 0" x 8' 11"
Bedroom 4	3.32 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.70	9' 3" x 8' 10"

The Birch | X518 (IF) 01 vt EHAMS |

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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀▶	measuring points

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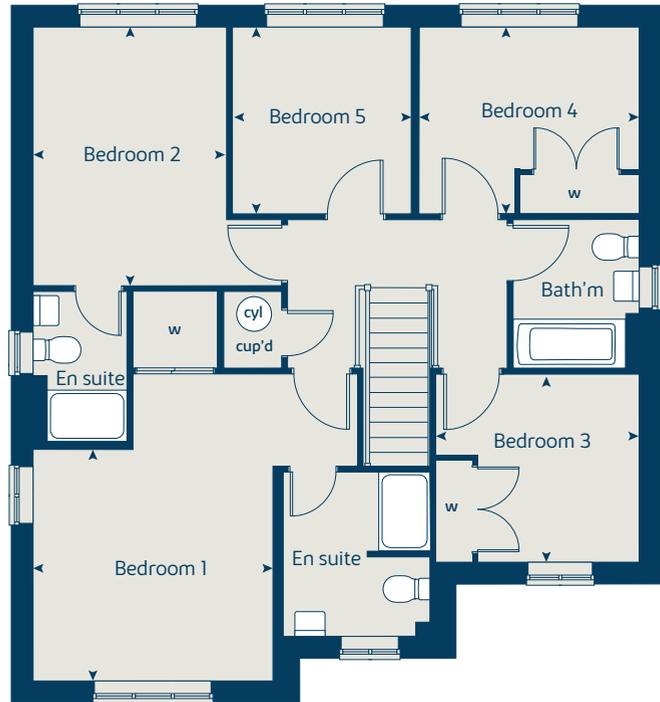
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First floor



Ground floor

