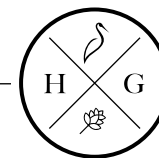




HOPGARDENS

AT KINGSMEAD | FAVERSHAM

BETTER BY NATURE



WELCOME HOME, TO HOPGARDENS

A new neighbourhood of 2, 3 and 4 bedroom houses for historic Faversham: distinctive, lifetime homes and flexible, light-filled spaces suited to everyday modern living.

A place of enduring quality, sustainable and conveniently connected, anchored in local well-being. Heritage homes for our time, brought to you by Clarion through Shared Ownership.



Computer generated image is indicative only



FALL IN LOVE WITH FAVERSHAM

Faversham is one of Kent's most historic market towns, where open house and open garden events, famous hop and fruit festivals punctuate the year, turning Faversham into a hive of fun and activity.

Home to Britain's oldest brewer, Shepherd Neame, and on the doorstep of the North Downs Area of Outstanding Natural Beauty, the town offers an abundance of pubs and restaurants, (heated) outdoor pools, art and design spaces and a thriving community that enjoys it all, as well as providing for families with a wide choice of 'outstanding' and 'good' rated schools, nurseries and pre-schools.





BETTER BY NATURE

Cricket pitches, mini-parks and playing fields on the doorstep mean happy hours outside are always part of the landscape. But at Hopgardens that's just where the great outdoors begins. Waiting to be discovered are the glories of Kent, England's garden, its coast and countryside, its fun and festivals.

Just up the creek path, ancient pubs lie a breezy stroll away from Hopgardens. By train, by road or on foot there's magical entertainment everywhere for the family and from Romans or Vikings to gunpowder factories, an endless parade of history to engage with too.





SPEND YOUR DAY AT THE COAST

Outstanding natural beauty is all around. For cycling or walking, the North Downs is just to the south, while the Crab and Winkle is the way to pedal for sea views. Down the coast, with all the bustle of an active fishing harbour, Whitstable offers flavours of the sea, superb sailing and its famous quirky, independent shopping.

THE OLDEST MARKET TOWN IN KENT



Market day at Faversham has offered locals and visitors food and produce to savour since before the Domesday Book.

These days it offers the best in slow food three days a week, whether from the National Fruit Collection minutes from town, saltmarsh lamb from Romney Marshes, or any of the seasonal harvest from Kent's orchards, vineyards, farms and coastline.



OUT & ABOUT

Shepherd Neame, Britain's oldest brewer, can be found right here in Faversham, as can a number of their pubs, such as The Sun Inn and Albion Taverna, a beautiful old pub on the banks of Faversham Creek, just opposite the brewery, that also offers up a unique menu of Mexican food mixed with traditional British cuisine.

Food lovers won't be disappointed either, with a number of restaurants and cafés to suit all tastes; such as Posillipo, one of three Kent based restaurants serving traditional Neapolitan cuisine made with local produce. Or try The Yard café, a cosy spot for breakfast, brunch or lunch found at the end of a cobbled cul-de-sac.

1/ The Yard, Faversham

2/ The Albion Taverna, Faversham

3/ The Elephant, Faversham

4/ The Sun Inn, Faversham

5/ Posillipo, Faversham



1/



2/



3/



4/



5/

CONNECTED

By car, train, bus or bike you're well connected at Hopgardens.
Just over a mile away is Faversham's town centre and train station; a short 7 minute drive or brisk 20 minute walk.
From here you can pop over to Whitstable in 10 minutes or head to the capital in just over an hour. Canterbury is just as easy by bus, with a stop just opposite Hopgardens on Whitstable Road.

Trains

- Faversham to Whitstable; **10 minutes**
- Faversham to Dover Priory; **29 minutes**
- Faversham to Ashford International; **1 hour 1 minute**
- Faversham to London St Pancras International, via Stratford International Rail Station; **1 hour 8 minutes**

Car

- Whitstable; **8 miles**
- Canterbury; **9miles**
- Ashford; **14 miles**
- Maidstone; **21 miles**
- Hastings; **45 miles**
- London; **56 miles**

Airports

- Gatwick; **60 miles**
- Heathrow; **72 miles**

Bus

- Route 3X - Canterbury to Faversham via Bysing Wood & Sittingbourne; **24 minutes**
- Route 638 - Faversham to Whitstable via Hernhill; **57 minutes**

CANTERBURY
9 miles

MAIDSTONE
21 miles

LONDON
56 miles

WHITSTABLE
8 miles

ASHFORD
14 miles

HASTINGS
45 miles



SCHOOL FOR LIFE



With a wide range of schools within a three mile radius, the morning school run might just be a little easier for you.

Faversham is home to four primary schools rated as outstanding by Ofsted, while secondary schools Queen Elizabeth's Grammar School and The Abbey School, rated outstanding and good respectively, are both just under two miles away.

The Abbey School is also the location for Faversham's Adult Education Centre, part of Kent Adult Education, offering an extensive range of further education courses.

SCHOOLS RATED GOOD / OUTSTANDING BY OFSTED

Primary schools

St Mary of Charity CofE (Aided) Primary School - **outstanding**

Ethelbert Road Primary School - **outstanding**

Sheldwich Primary School - **outstanding**

Hernhill CofE Primary School - **outstanding**

Secondary schools

The Abbey School - **good**

Queen Elizabeth's Grammar School - **outstanding**

Further Education

Faversham Adult Education Centre

The University of Kent

Information taken from compare-school-performance.service.gov.uk

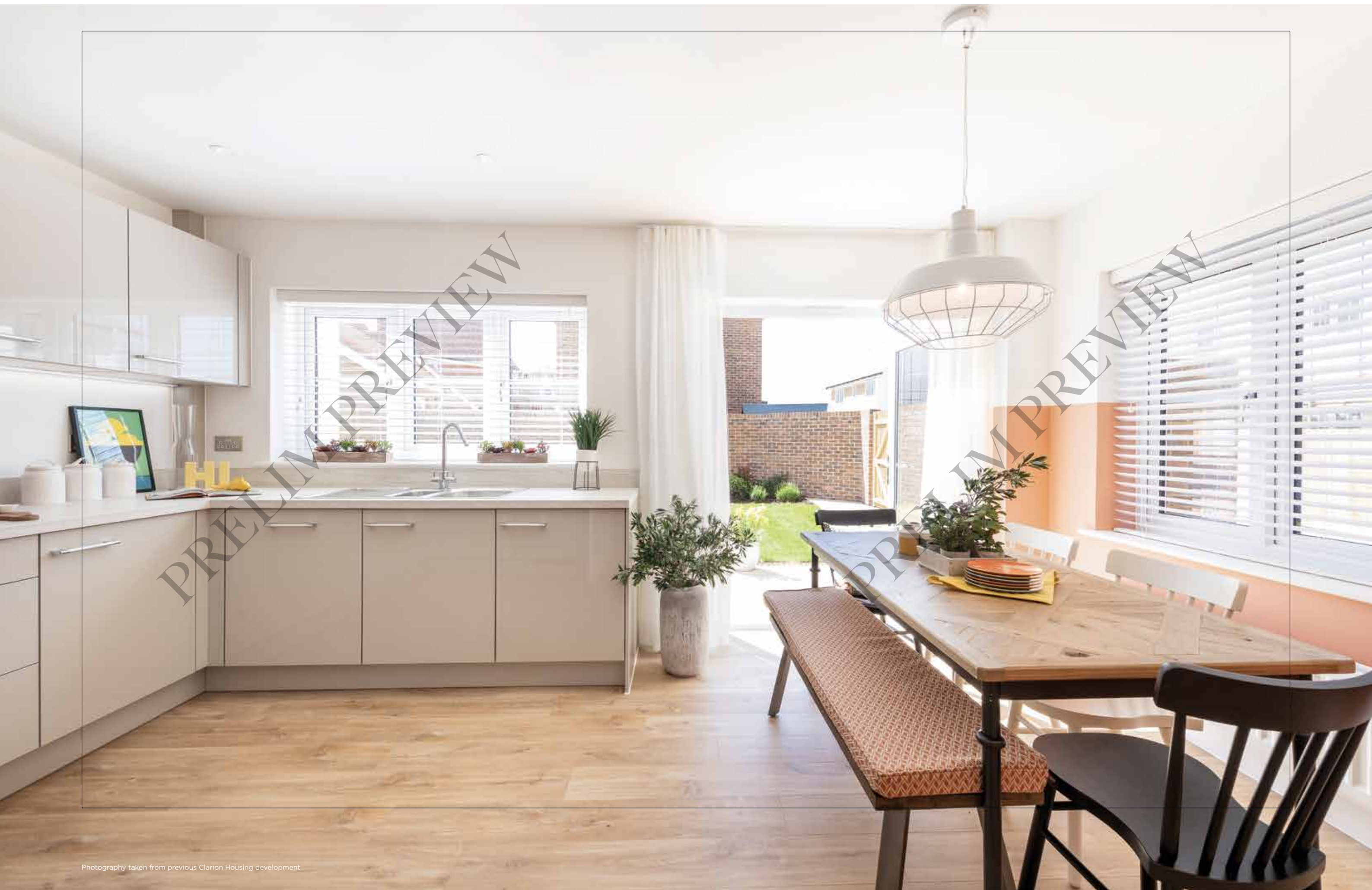


HOME IS YOUR PARADISE

Set back on tree-lined roads for privacy, whether with two bedrooms, three or four, homes at Hopgardens are laid out as spaces to recharge and unwind, with well-being and quality of life designed-in from the outset.

Homes for people to enjoy, every day.







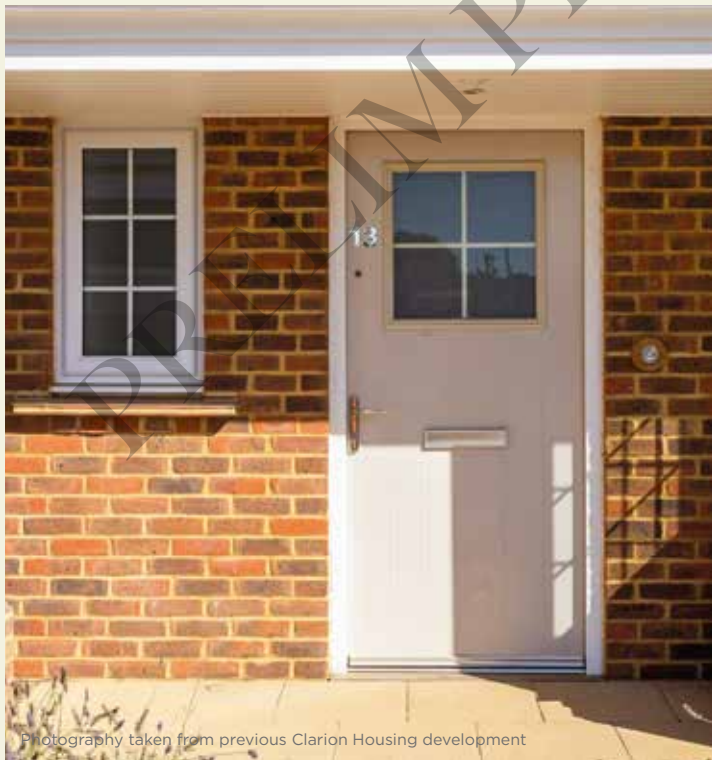


Photography taken from previous Clarion Housing development

ALL IN THE DETAIL

Generous, light-filled living spaces mean kids can play, eat or do homework; adaptable and flexible spaces let families stay put and grow. And all homes at Hopgardens incorporate the thought-out elements that make life simpler and more convenient.

There is clever storage, and sockets in all the right places; sustainability from construction fundamentals to day-to-day recycling; and for the good life, gardens as outdoor rooms where everyone can grow their own, and grow themselves.



Photography taken from previous Clarion Housing development



SPECIFICATION

KITCHENS

- Individually-designed contemporary kitchens, featuring soft close doors
- Under-unit LED lighting strips
- One-and-a-half bowl stainless steel sink, with chrome mixer tap
- Laminate worktops with upstands
- Integrated appliances including:
 - electric fan assisted oven
 - 4-ring gas hob
 - cooker hood
- Integrated* fridge freezer
- Washing machine* (either in kitchen or hallway cupboard depending on layout)

*Plots 9 – 19; 69 – 75; 160 – 163: these homes will be fitted with freestanding fridge freezers and washing machines

BATHROOMS

- Stylish white sanitaryware
- Thermostatic mixer for hand-held shower hose and bath-filler (where relevant)
- Towel radiator
- Shaver socket to main bathrooms

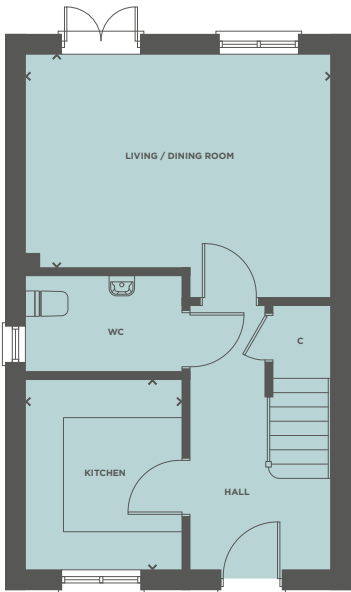
FINISHES

- Neutral decoration throughout
- Quickstep Livyn vinyl flooring to halls, kitchen and dining areas and bathrooms
- Carpets to remaining rooms
- TV points throughout

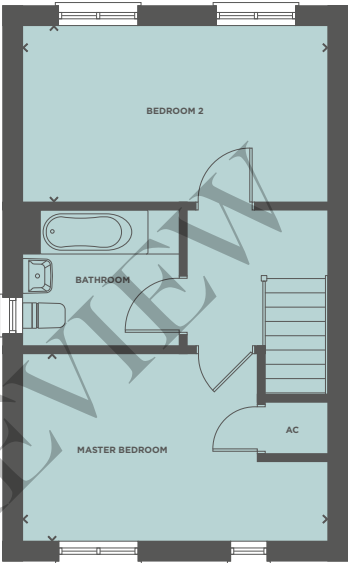
PEACE OF MIND

- 10 year NHBC warranty
- Wired for future provision of CCTV cameras
- Smoke and fire detectors
- External security light

ADDINGTON - 2 BEDROOM



GROUND FLOOR



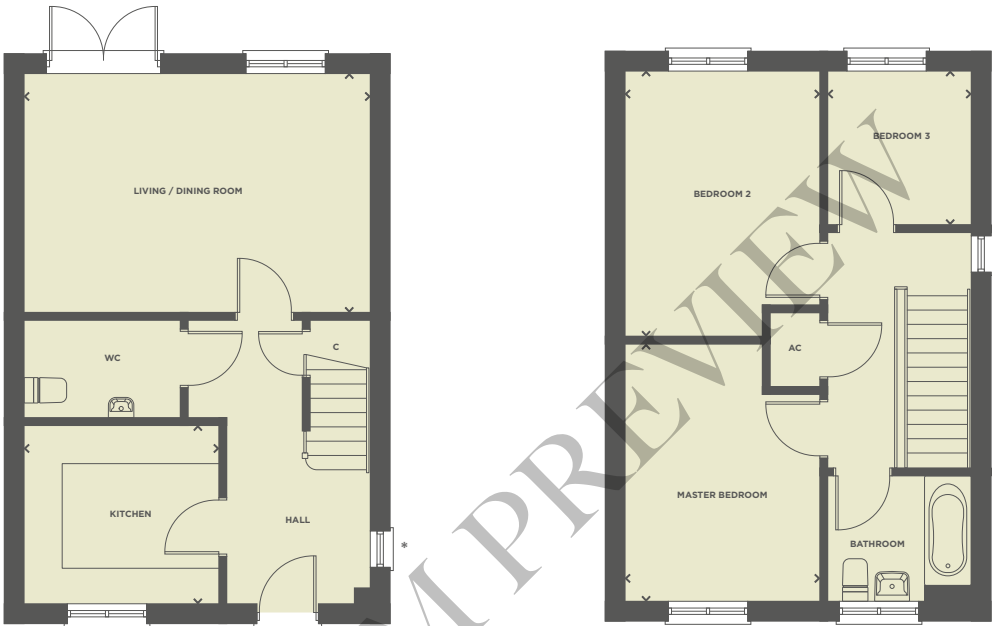
FIRST FLOOR

PLOTS 72 / 73 / 163 PLOTS 10 / 74 / 162 ARE HANDED		
Kitchen	2.47m x 3.02m	8'1" x 9'10"
Living / Dining Room	4.81m x 3.37m	15'9" x 11'0"
Master Bedroom	4.81m x 2.98m	15'9" x 9'9"
Bedroom 2	4.81m x 2.79m	15'9" x 9'1"
TOTAL AREA	77 m²	825 ft²

AC - Airing Cupboard / C - Cupboard

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

FAIRBOURNE - 3 BEDROOM



GROUND FLOOR

FIRST FLOOR

PLOTS 11 / 13 PLOTS 9 / 12 / 14 / 15 / 19 / 160		
Kitchen	3.08m x 2.81m	10'1" x 9'2"
Living / Dining Room	5.40m x 3.76m	7'8" x 12'7"
Master Bedroom	3.07m x 3.26m	10'0" x 10'8"
Bedroom 2	3.07m x 3.68m	10'0" x 12'0"
Bedroom 3	2.25m x 2.43m	7'4" x 7'11"
TOTAL AREA	87 m ²	937 ft ²

AC - Airing Cupboard / C - Cupboard

*No window on plot 14 (a terrace property). Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



**CLARION
HOUSING**

ABOUT

At Clarion, we have over 100 years experience of building homes and developing futures. Clarion Housing is the country's largest housing association, with 125,000 properties nationwide and over 360,000 people calling a Clarion Housing home their home. As a leading developer, Clarion also has a major role to play in tackling the country's housing shortage - our aim is to build 50,000 new homes in ten years including homes for social housing, Shared Ownership, private rent and private sale tenures. In addition to new homes, we transform existing communities through sustained regeneration, we also help people to access employment and training opportunities, giving young people a better start in life through our charitable foundation Clarion Futures.

SHARED OWNERSHIP

Clarion is proud to offer Shared Ownership homes to people wishing to become home owners. We offer a wide range of new build and pre-owned (resales) homes, perfect for first time buyers. Offering people the chance to purchase a share of a property, while paying a subsidised rent on the remainder. Our customers can buy a larger share in the property at a later date, or sell and move on if they want to. For more information visit the Clarion Housing website. myclarionhousing.com

Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Clarion Housing Group in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Clarion Housing Group and associated companies reserve the right to amend the site, tenure or home layouts, specifications or materials. Show home imagery used throughout the brochure is from a previous Clarion Housing Group development and may differ from the specification found at Hopgardens. All details correct as above at time of going to print. December 2019.

THE SHARED OWNERSHIP PROCESS

- If you've seen a home at Hopgardens that you'd like to purchase we'll ask you to complete an expression of interest form, a Shared Ownership application form and a financial assessment with one of our mortgage advisors; all of which help us assess your options.
- We'll then look at all applications and, if eligible, ask if you'd like to reserve. We'll collect a £500 fee on reservation and the buying process begins!
- Next we will provide you with a list of independent mortgage advisors to assess affordability on the specific property you are looking to purchase. You are able to choose your own but those on our list are Shared Ownership experts and their service levels match those we expect our customers to receive.
- You'll also need to appoint a solicitor to work on your behalf throughout the conveyancing process.
- Once all in place, Clarion will issue a Memorandum of Sale (MOS) to all solicitors, summarising the details of your proposed property purchase and a date by which you'll be asked to exchange contracts.
- Once you have received your mortgage offer, your deposit has been paid, and the exchange of contracts has taken place, we will keep in contact to let you know the completion date.
- The most exciting step is when completion day arrives! You will meet a member of the Clarion team at your new home to get your keys and can also make an appointment to meet a Clarion customer liaison executive at the property who will carry out a home welcome and be on hand to answer any questions about the fixtures, fittings and equipment.

CONTACT US

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