Hyde
New Homes

Spring Acres

Live, relax, step outside

The Wildflower Collection



Great homes for everyone



Welcome to Spring Acres

Beautiful new homes in a superb location

Welcome to your new chapter.

Experience a better quality of life at Spring Acres, a remarkable collection of beautifully crafted two, three and four-bedroom homes located on the edge of the charming semi-rural village of Bapchild.

As a resident of this thriving, established community, you'll become part of a welcoming neighbourhood that offers the best of modern village living. With Sittingbourne nearby, you'll enjoy easy access to a wealth of amenities and superb transport links, making it simple to connect with Kent, the South East and beyond.

Experience modern village living

A community built around your wellbeing

Located on the outskirts of Sittingbourne, Spring Acres enjoys the peace of the countryside on its doorstep and the beautiful Kent coastline within easy reach, while the convenience of the town centre is just a short drive away.

Designed with harmony in mind, the development features inviting public spaces like The Ridgeline Park and the Countryside Gap, both of which provide peaceful outdoor areas to escape to.

The latter is situated next to the historic Thomas à Becket's Spring and an ancient mill pond. It aims to create a natural retreat for residents and the wider community, offering native plants, lush grasslands, tree-lined paths and seating areas.

What's more, over 2,200 trees and shrubs have been planted, further enhancing the green landscape.

At Spring Acres, you'll find more than just a home – you'll discover an entire community that's already flourishing.

Main image
Computer generated image showing an aerial view of Spring Acres looking north east with the Swale in the background. Indicative only.

Below
Spring Acres





Thoughtfully designed for the life you want to live

Your new home at Spring Acres is crafted to provide the versatility to suit many lifestyles. Each residence combines classic architectural styles with the latest in modern methods, ensuring a home that's both beautiful and functional. With spacious gardens, outdoor living areas and modern conveniences like electric vehicle charging points and solar panels (on selected plots only), your home is designed not just for today but for the future. Enjoy the comfort of a home that's built to last, with sustainability and modern features at its heart.

Computer generated image of The Wildflower Collection at Spring Acres, indicative only.

Discover life in Kent

Note: Maps not to scale, indicative only
Journey times taken from google.com/maps.
*Area of Outstanding Natural Beauty.

Enjoy the best of town, country and coast

At Spring Acres, you'll be perfectly positioned to make the most of Kent and all it has to offer. It's a short drive into Sittingbourne where you'll find everything you need for everyday life. There is a choice of nearby supermarkets, several highly rated schools and the local leisure centre, which offers a pool, gym and sports courts. Shopping trips are well catered for by the Forum Shopping Centre, while the town's theatre and cinema provide fantastic entertainment options. When it's time to unwind or explore, you're spoilt for choice with historic Maidstone, Canterbury, the charming coastal town of Whitstable, historic market town of Faversham and the Kent Downs Area of Outstanding Natural Beauty all within easy reach.

Proximity to schools mentioned is for information only and is not a guarantee of admittance.

Amenities

1. Post Office
2. Sittingbourne Hospital
3. The Chestnuts Doctors Surgery
4. Homebase
5. Well (pharmacy)
6. The Forum Shopping Centre
7. Tesco Express
8. ALDI
9. Asda Sittingbourne
10. Swallows Leisure Centre

Recreation

11. Hempstead House Spa
12. The Light (cinema, bowling & amusements)
13. Bayford Meadows Kart Circuit
14. Sittingbourne & Kemsley Light Railway
15. Sittingbourne Golf Centre
16. Doddington Place Gardens
17. Leeds Castle
18. Canterbury Cathedral
19. Belmont House
20. Planet Ice Gillingham

Food and drink

21. Lakes Restaurant
22. Gabriella's Thai & Mediterranean Restaurant
23. Sentado Lounge
24. The Paper Mill Micropub
25. The White Horse
26. Café Guild
27. Posillipo
28. The Lobster Shack
29. Wheelers Oyster Bar

Education

30. The Sittingbourne School
31. Meadowfield School
32. Lansdowne Primary School
33. Bapchild and Tonge C of E Primary School
34. Highsted Grammar School for girls
35. Borden Grammar School for boys

Seamless connections

Wherever you want to go

Living at Spring Acres means being connected to everything that matters. It could be for business or pleasure, by bike, car, bus or train; getting around is easy.

There are countless picturesque villages in the surrounding area that make the perfect destination for a day's exploring, each one accessible via scenic routes that wind through the picturesque Kent countryside.

For everyday needs, the bustling centres of Sittingbourne and Faversham are just minutes away by car or bus. And when you need to travel further, National Rail services from Sittingbourne station can whisk you to King's Cross St Pancras in under an hour, putting London and even the rest of Europe within your reach.

On foot

Bus Stop (Fox Hill heading east)	2 min
Bus Stop (Vincent Rd heading west)	4 min
Hempstead House Restaurant, Hotel & Spa	9 min
The Sittingbourne School	9 min
Tesco Express	15 min
Sittingbourne station	29 min

By bicycle

Sittingbourne station	8 min
The Dover Castle Inn	10 min
Kent Downs AONB	22 min
Doddington Place Gardens	28 min
Faversham town centre	30 min
Oare Marshes Nature Reserve	34 min

Note: Walking and cycling times start from postcode ME9 9AD. All times sourced from google.com/maps.

By train

From Sittingbourne Train Station

Rochester Station	Whitstable Station	Canterbury East Station	Margate Station	St Pancras International
20 min	23 min	25 min	38 min	59 min

By car or taxi

Driving times taken from postcode ME10 4NY

Whitstable	Canterbury	Ashford International	Dover	Gatwick Airport
22 min	24 min	35 min	40 min	50 min

By bus

Sittingbourne Station	Faversham town centre	Maidstone town centre	Canterbury city centre
from the Fox Hill stop on the X3	from the Vincent Rd stop on the X3	from the Fox Hill stop on the X3	from the Vincent Rd stop on the X3
12 min	23 min	36 min	49 min

Images

1. Kent countryside
2. Leeds Castle, Kent
3. The Old Archbishop's Palace, Maidstone
4. Whitstable beach
5. Canterbury











Specification
A home where every detail matters

Every home at Spring Acres is designed to enhance your lifestyle, blending the charm of traditional craftsmanship with the convenience of modern living. Choose from a variety of styles, each offering a unique living experience, with interior finishes that represent quality and elegance. Enjoy spaces that are thoughtfully planned, with every detail contributing to a home that feels both luxurious and welcoming.

Show home images
All images are photographs of the Spring Acres show home.









Kitchen

- Stainless steel undermount sink with Silestone worktops to four bedroom homes only (please ask Sales Consultant for further details)
- Dual action chrome monoblanc tap
- Single oven
- Double oven to four bedroom homes
- Four ring ceramic hob to apartments and coach houses
- Four ring burner gas hob to two and three bedroom homes
- Six ring burner gas hob to four bedroom homes
- Stainless steel cooker hood
- Integrated fridge/freezer 70/30 split
- Washer dryer to apartments and coach houses
- Integrated washing machine to houses
- Integrated dishwasher to three bedroom homes and above
- Stainless steel splashback to rear of hobs in one, two and three bedroom homes
- Glass splashback to four bedroom homes
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite
(where applicable)

- Chrome mixer tap
- White suite
- Thermostatically controlled bath and shower mixer tap
- Wall-mounted thermostatic shower mixer
- Acrylic shower tray in en suites
- Glass shower doors
- Glass bath/shower screen
- Demisting mirrors to four bedroom homes
- Chrome ladder towel rails

General

- Textured four panel internal doors
- White paint finished staircase
- Hardwood handrails to four bedroom homes
- Chrome door ironmongery
- Dulux white matt emulsion to walls and ceilings
- Woodwork Dulux white satin finish
- Neutral carpet to living room, staircase and bedrooms
- Kitchen and wet areas flooring varies (Please ask Sales Consultant for confirmation on your chosen plot finishes)
- Extract ventilation
- Fibre master telephone point linked to living room
- Allocated parking or garages to specified plots (refer to development plan)
- Gardens finished to turf where applicable

Energy, security and peace of mind

- Electric vehicle charging points to selected plots
- Fused spur installed for future connect of burglar alarm by purchaser
- Mains operated smoke detector with battery backup
- Mains operated heat detector with battery backup
- Carbon monoxide detector in rooms with installed gas appliance only
- White LED downlights in kitchen, bathroom and en suites
- Low energy security light PIR operation
- NHBC Buildmark warranty

Please refer to separate insert for finishing details of individual plots

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Development layout

The Wildflower Collection

Whether you are looking for your first new home, a place for a growing family or a place in which to relax into retirement, there are a range of homes to suit all requirements at Spring Acres. The development's layout includes thoughtful landscaping and sympathetic transitions into the surrounding countryside that contribute to the feel of an established village setting.

All homes come with parking in the form of a parking space(s), garage or car port*

*For parking type and allocation to plots please ask the Sales Consultant to confirm.

Key

Apartment Blocks:

- Rogers Court (1 & 2 bedroom apartments)
- Driver Court (2 bedroom apartments)
- Glynn Court (2 bedroom apartments)

House Types:

- The Orchid (2 bedroom house)
- The Rosa (2 bedroom house)
- The Bluebell (3 bedroom house)
- The Clover (3 bedroom house)
- The Lotus (3 bedroom house)
- The Marigold (3 bedroom house)
- The Honeysuckle (4 bedroom house)
- The Lavender (4 bedroom house)
- The Willow (4 bedroom house)
- Homes for Affordable Rent
- The Meadow Collection (existing phase)
- The Bloom Collection (existing phase)
- The Botanic Collection (existing phase)

BS Bin Stores (For allocation to plots please ask the Sales Consultant to confirm)

CS Cycle Stores (For allocation to plots please ask the Sales Consultant to confirm)

LAP Local Area for Play

V Visitor Parking

Site plan not to scale, indicative only. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation. September 2025.



Your home buying journey

From your first call right through to collecting your keys, our friendly consultants are here to help you every step of the way, ensuring your home buying experience is as smooth and enjoyable as possible. Whether in person or online, we're committed to making sure you find the perfect home and the buying option that suits you best.

Outright sale

Outright sale is the traditional route into home ownership. All our homes are designed and finished to impeccable standards, with a high specification as standard, providing outstanding value and quality. We are proud of the homes we build, and offer what we like to call the 'Hyde Difference'.

Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase a percentage of the equity, which is affordable to them, in a new home. The buyer then pays a subsidised rent on the unsold equity and a monthly service charge to Hyde. This means that the initial deposit required is also smaller than when you buy your home outright. We ensure we provide the same high-quality product with the same specification as buying outright.

STAIRCASING: BUYING MORE SHARES

Staircasing is the process through which you can increase your share of a property over a period of time. To find out more about staircasing and buying a shared ownership home please visit:

» hydenewhomes.co.uk/shared-ownership

Shared Ownership - Terms and conditions apply.

FIND OUT MORE CHECK ONLINE

To find out more about the home buying options we offer visit hydenewhomes.co.uk

My Hyde

Set up an account online and personalise your home buying journey with us:

- Save and share your searches, favourite properties and developments
- Create and keep track of your shared ownership application
- Manage your appointments

Hyde
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Why Hyde New Homes?

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk.

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

Hyde New Homes has achieved Gold at the Customer Satisfaction Awards for the thirteenth consecutive year. The 2026 award criteria focuses on overall homebuyer satisfaction based on what is important to customers at every stage of their home buying journey: communication throughout the buying process, condition of the home at handover, defect resolution, and likelihood to recommend to others.

Hyde New Homes also achieved the coveted Net Promoter Score of 71.9, reflecting high levels of customer recommendation and underlining the company's ongoing commitment to delivering an exceptional home buying experience.

The Hyde Difference

- Over 90% customer satisfaction for thirteen consecutive years
- High-quality finishes as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances





What our customers say

"The team at Hyde New Homes were incredibly helpful at guiding us through the conveyancing process and made it a stress-free experience."

Purchasers at Bluebell Heights



Hyde
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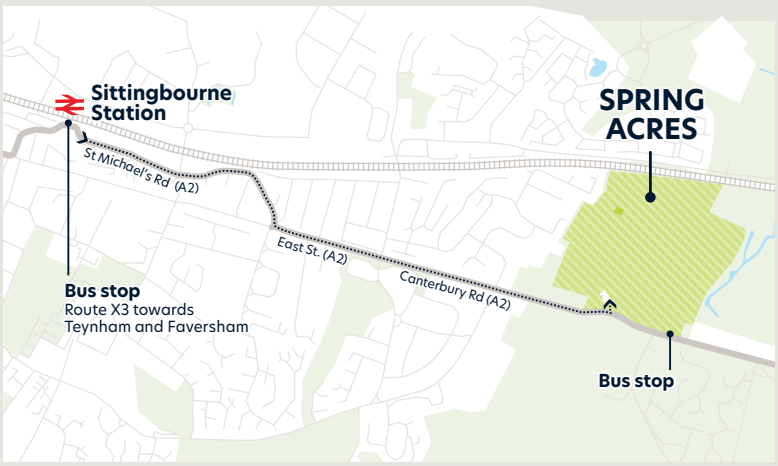
Directions to Spring Acres, Bapchild

Sat Nav Address: ME10 4NY

Walking from Sittingbourne station

Approximately 1.5 miles or 30 mins on foot*

- Head east from the station on St Michael's Road (A2) until you reach the roundabout at the junction of East Street
- Turn left onto East Street (A2) and continue on for approximately 0.8 miles
- Turn left into Spring Acres when you see the signs



hydenewhomes.co.uk
0808 156 7770

Details correct at time of publication: May 2026
*Distances and walking times taken from google.co.uk/maps.