



Hyde
New Homes

Spring Acres

Live, relax, step outside

The Botanic Collection

Great homes for everyone



Welcome to Spring Acres

Beautiful new homes in a superb location

This stunning new country park development offers two, three and four bedroom homes for sale. As a new resident of Spring Acres you will become part of a vibrant and growing community as the surrounding future development establishes itself over the coming years.

Set amongst open parkland on the edge of the semi-rural village of Bapchild, Spring Acres will provide the ideal lifestyle balance afforded by contemporary village living. With its proximity to the town of Sittingbourne, the location offers a wide range of local amenities and both excellent road and connections across Kent, the South East and beyond.

Contemporary village living

A new sustainable community with your quality of life in mind.

Spring Acres is situated at the outer fringe of Sittingbourne where open countryside eventually gives way to the beautiful Kentish coastline - a mere 3km away as the crow flies.

The development is designed to blend with its natural environment and includes new public open spaces such as The Ridgeline Park and Countryside Gap.

The Countryside Gap will be an informal open space for residents and the wider community, comprising native species, grassland, tree planting and ecological enhancements, roaming pathways, a community orchard and public seating. This is bordered by the historic Thomas à Becket's spring and a historic mill pond. Over 2,200 trees and shrubs will be planted upon completion of the 200th home.

And it is the residents that will be at the heart of Spring Acres. This new community is already taking shape as residents have moved into their homes in the first phase. Spring Acres is the ideal setting for those taking their first steps into home ownership, families looking for extra space to grow and downsizers seeking the tranquillity of this semi-rural setting.

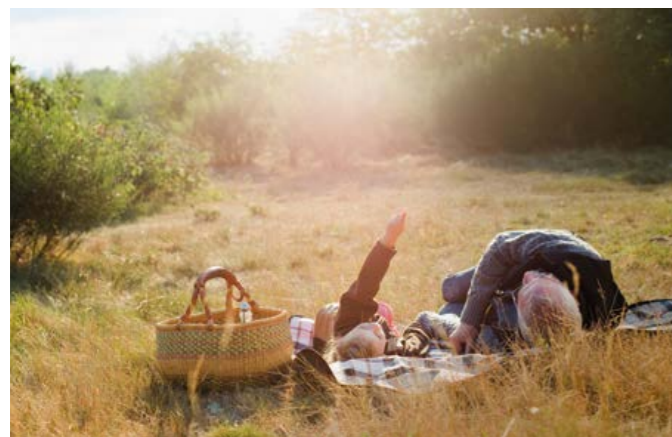
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Main image

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

Below

Residents at Spring Acres have access to vast open spaces for all to enjoy, right on their doorstep.

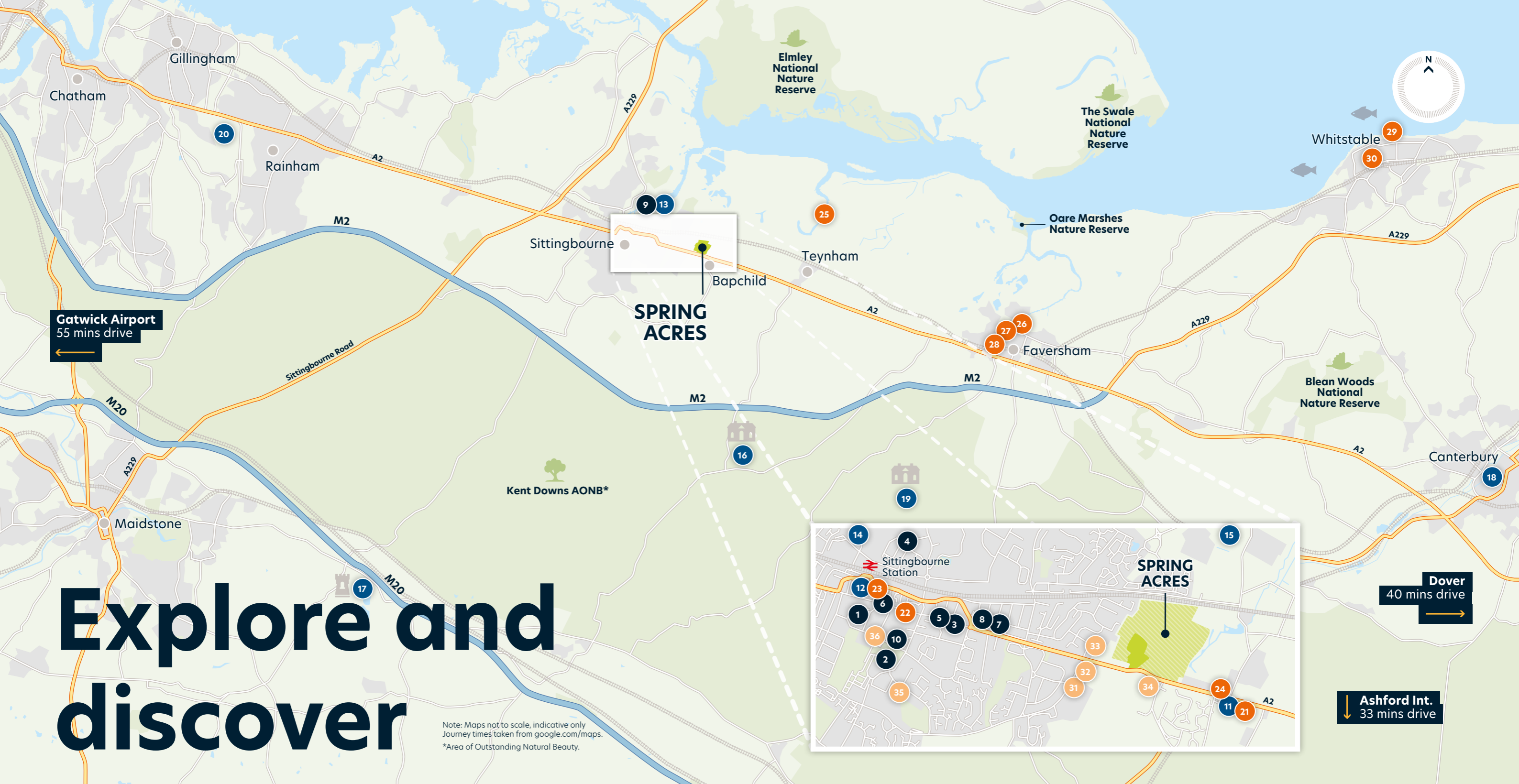


Traditional homes built to modern standards

Your new home at Spring Acres has been thoughtfully designed in every aspect. A mix of varied architectural styles, sympathetic to the setting, have been built to exacting modern standards. With gardens and outdoor space in abundance and electric vehicle charging points and solar panels included in many of the homes, at Spring Acres you will be part of a sustainable and future-proofed development.



This image (from left to right)
Computer generated image of Spring Acres showing The Campion, The Foxglove and The Violet house types, indicative only.



Explore and discover

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

The best of Kent right on your doorstep

Spring Acres places you in the catchment of a number of local schools that are Ofsted-rated 'Good' to 'Excellent'. Nearby Swallows Leisure Centre, with its excellent year-round facilities, provides for an active lifestyle, while Sittingbourne itself offers a range of on-the-spot amenities including a choice of supermarkets, the Forum Shopping Centre, a theatre and a cinema.

Striking out, if you choose to explore the glorious countryside, the Kent Downs Area of Outstanding Natural Beauty, Maidstone, historic Canterbury, the ever popular Leeds Castle, and coastal gems such as Whitstable, you will be spoilt for choice when it comes to your leisure time.

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. Thai Fusion
23. Galata Meze Bar
24. The Fox and Goose
25. The Ship Inn
26. The Quay Faversham
27. Posillipo
28. Yard
29. The Lobster Shack
30. Wheelers Oyster Bar

Education

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

Connections

Onward from Spring Acres

Whether travelling by foot, bicycle, car or on public transport, your home at Spring Acres is ideally connected for both commuting and days out alike.

In the immediate vicinity are a plethora of destinations tailor-made for leisurely strolls or vigorous rides. Meandering routes that take in the best of the Kentish countryside often end with the welcoming sight of a traditional pub.

More practical requirements are just as easy to access with the centres of both Sittingbourne and Faversham easily reached from Spring Acres. National Rail caters for onward journeys across the county and beyond with King's Cross St Pancras under an hour away by rail from Sittingbourne train station.

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

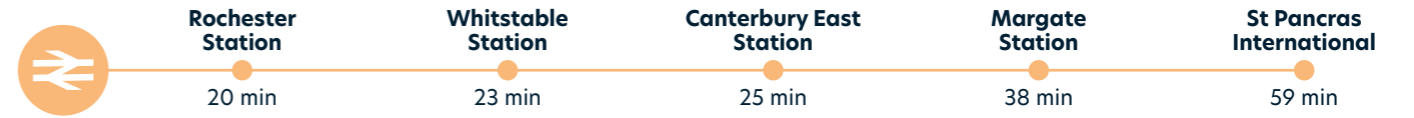


Sittingbourne station	8 min
The Dover Castle Inn	10 min
Kent Downs AONB	22 min
Doddington Place Gardens	28 min
Faversham town centre	30 min
Oare Marshes Nature Reserve	34 min

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

By train

From Sittingbourne Train Station

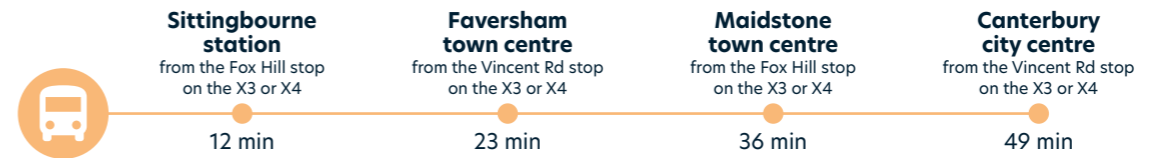


By car or taxi

Driving times taken from postcode ME9 9AD

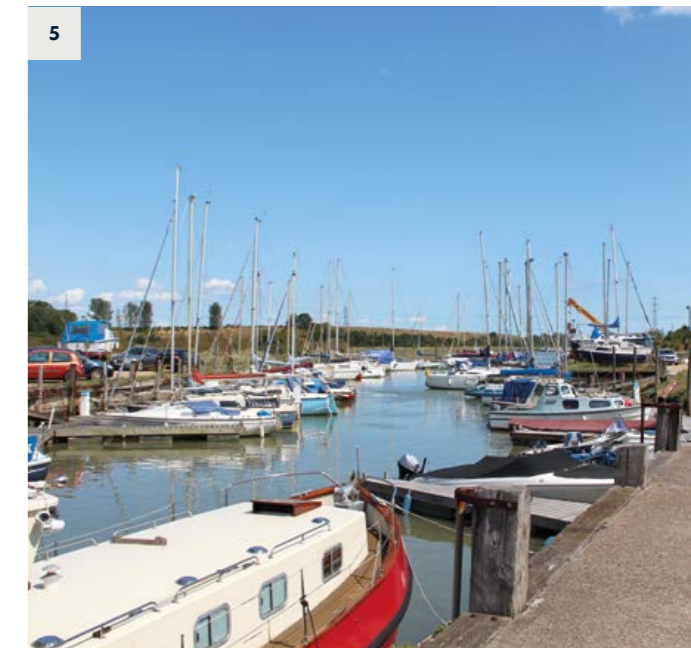


By bus



Images

1. Kent countryside
2. Spring Acres
3. Cycling in the Kent Downs
4. St Pancras International station
5. Standard Quay Faversham



Specification

Smart and beautifully designed

Your new home at Spring Acres has been built to exacting standards, utilising traditional and contemporary techniques. With a range of styles available, interior specifications offer you beautifully-appointed, high-quality living spaces that always feel unique.

Show home images

All images are photographs of the Spring Acres show homes.



Kitchen

- 1.5 bowl sink
- Chrome dual action chrome monobloc tap
- Single oven
- Double oven to four bedroom homes
- Four ring burner gas hob
- Five ring burner gas hob to four bedroom homes
- Cooker hood
- Integrated fridge/freezer 70/30 split
- Integrated washer dryer to apartments
- Integrated washing machine to houses
- Integrated dishwasher to three bedroom homes and above
- Splashback to rear of hobs in two and three bedroom homes
- Glass splashback to four bedroom homes
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite (where applicable)

- Water saving chrome monobloc tap
- Quality 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 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 Botanic 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

House types:

The Burdock (2 bedroom house)

The Buttercup (3 bedroom house)

The Cornflower (3 bedroom house)

The Trefoil (3 bedroom house)

The Watermint (3 bedroom house)

The Foxglove (4 bedroom house)

The Poppy (4 bedroom house)

Bike store

LAP Local Area for Play

The Botanic Collection

† Shared Ownership homes
Plots: 94-118, 131-156 & 161-167

Homes for affordable rent

The Meadow Collection (existing phase)

The Bloom Collection (existing phase)



Site plan not to scale, indicative only.



Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

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](https://hydenewhomes.co.uk/shared-ownership)



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

Shared Ownership - Terms and conditions apply.

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 we will be in touch with you regularly over the first few months. During this time, we engage an independent research company called In-house to conduct feedback surveys on our behalf. Over 90% of customers have said they would recommend us to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award accolade for the tenth year running.

The Hyde Difference

- Over 90% customer satisfaction for ten consecutive years
- High specification as standard
- 999-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



94% of our customers would recommend us to a friend

What our customers say

"As an environmentally-conscious person and trying to save money where I can, the environmentally-friendly features at Spring Acres were a real bonus. I'm looking to get an electric vehicle in the future, so the chargers were a real selling point for me."

Purchaser at Spring Acres



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Hyde
New Homes

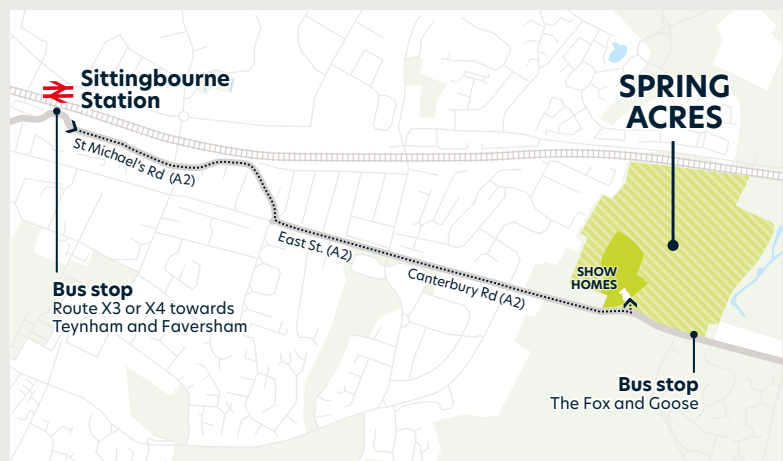
Directions to Spring Acres, Bapchild

Sat Nav Address: ME9 9AD

 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: July 2023

*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).