

# FAVERSHAM LAKES

Waterside country park living

Be a part of  
something unique



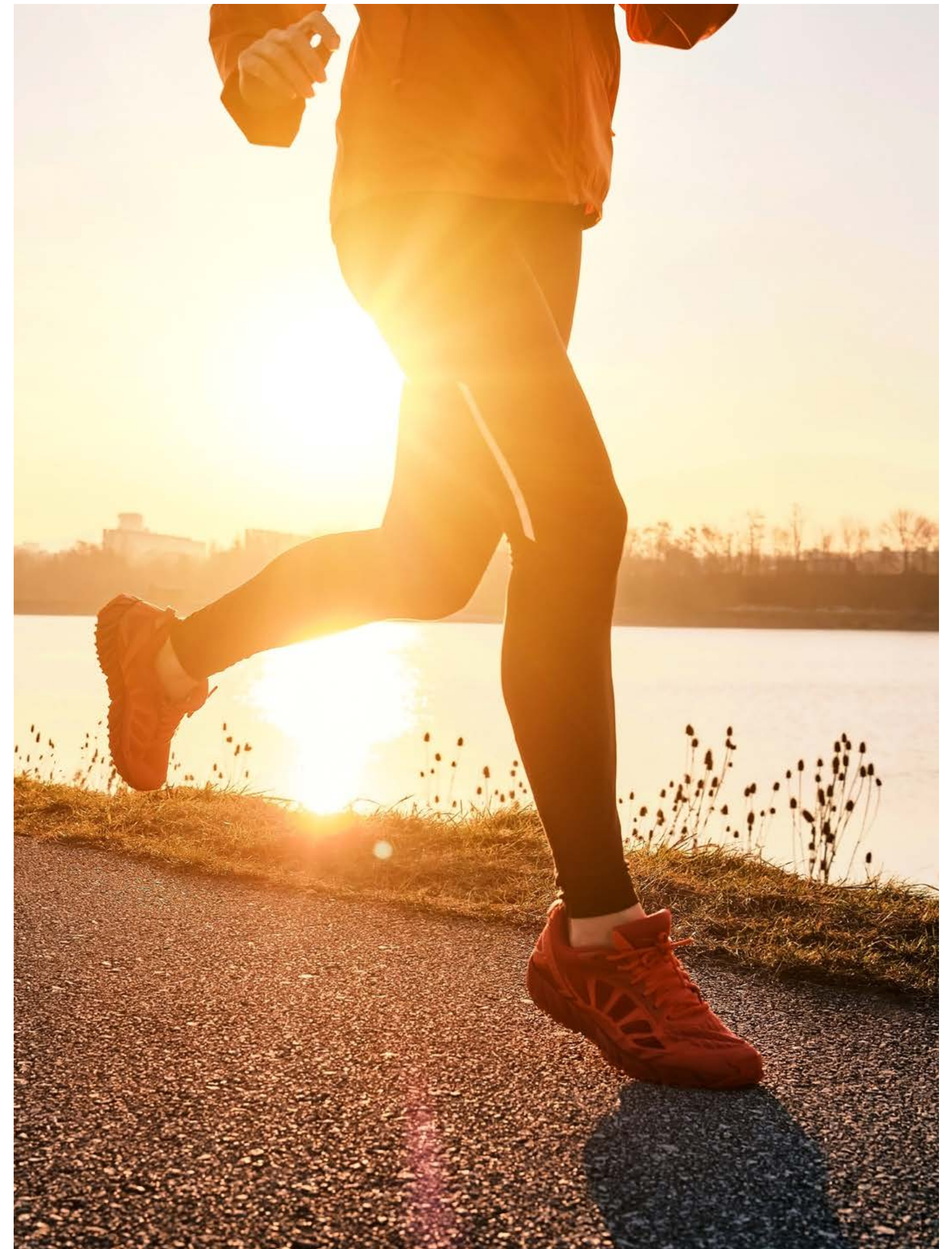
Idyllic lakeside living  
In a stunning natural setting

# Welcome to the waterside country park you can call home

Set amidst open lakes and natural parklands, yet close to local amenities, Faversham Lakes is a collection of exceptional 2, 3, 4 & 5 bedroom homes.

This new neighbourhood brings together stunning homes, a vast waterside country park, outstanding community facilities and the sympathetic restoration of several historic buildings that will form a culture and heritage hub.

Faversham Lakes offers homebuyers the chance to live a lifestyle with limitless possibilities.





# A home to expand your horizons

Faversham Lakes will allow residents to get the most out of life, in this spectacular setting, you are not just close to nature you are embraced by it.

The waterside country park puts the great outdoors on your doorstep, so, everything from a lunchtime stroll to a full-blown family adventure is within easy reach.

The wet parklands' wildlife zone lets everyone get up close to Faversham Lakes' other important residents. You will be able to spot many species of birds, beautiful colourful butterflies and even the occasional rare orchid.



*FAVERSHAM LAKES HAS BEEN DESIGNED FROM THE START NOT JUST TO PROTECT ITS WILDLIFE AND HABITATS, BUT TO ENHANCE ITS BIODIVERSITY NOW AND FOR THE FUTURE.*



## A blast from the past



The gunpowder works at Faversham Lakes was part of a thriving local industry that supported England's military and engineering prowess across the world.

A network of waterways ran across the site, then known as Marsh Works, connecting the buildings that housed each stage of the gunpowder production process.

Today some of those buildings have been restored and form a heritage hub that serves as a reminder to the location's explosive past, along with a blast wall and two original cannon.

Gunpowder from the town was not just used in warfare. It played a key part in the industrial revolution, by enabling routes to be blasted for canals and railways.

After over 150 years of manufacturing gunpowder in Faversham, in the 1920 & 1930's the bulk of production moved to Scotland.

Marsh Works became a gravel extraction site and much of the evidence of the gunpowder production was quarried away.

Faversham's history is not limited to gunpowder, with evidence of occupation stretching back beyond Roman times. The town established itself as an important seaport and a centre for brewing. In 1698 Shephard Neame established its brewery in the town which remains a major part of the town's economy today.



# Faversham

the town that has it all



Faversham Lakes

Faversham Lakes



# Everything you need is right here



Faversham is a picturesque medieval market town situated on the north Kent coast and surrounded by beautiful countryside.

The town's character and charm make it an incredibly appealing place to live. Its history provides a wonderful backdrop for modern life, whether shopping for artisan produce in Kent's oldest market square – complete with Elizabethan wooden painted pillars – or finding a convivial atmosphere in one of several old medieval inns.

Faversham offers a host of local amenities including a wide range of independent shops and cafes, alongside a huge choice of traditional public houses and restaurants.

Just 1.6 miles from Faversham Lakes you'll find the town's railway station providing direct links to London Victoria and London St Pancras in just over an hour.





Faversham Lakes

Faversham

# The garden of England

A beautiful place to call home

# Natural beauty, rich heritage and much more



This special corner of Kent has much to offer, from England's first cathedral to indulgent retail therapy.

The medieval cathedral city of Canterbury is just 10 miles from Faversham Lakes. The city is famous for Chaucer's Canterbury Tales and its fourteen hundred year old cathedral. Today the city draws crowds with its bustling bars, pubs restaurants, cafes and shops as well as its historic attractions.

In addition to Canterbury town centre, Whitefriars, once a monastic site is now the go-to place for the most-up-to date brands in one of the largest malls in East Kent.

In nearby Maidstone, Kent's county town, you'll find Fremlin Walk, a stylish open air shopping centre that hosts a House of Fraser as well as a wealth of brands from Pandora to Superdry.





# Explore the North Kent Coast

Pretty Seaside towns and stunning vistas



You will never tire of visiting the charming seaside town of Whitstable and exploring its shingle beach and seafood eateries.

The pretty high street hosts a range of independent shops and art galleries with everything on offer from vinyl records to the latest best-selling books.

Foodies will be spoilt for choice, you can pick up everything you desire from the finest locally grown oysters to fabulous fish and chips.

At the harbour market you will find British-made, premium and handcrafted goods and fine art set in the middle of Whitstable's working harbour.

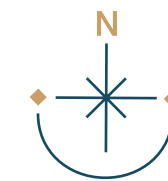


## First-class Connections

Excellent road and rail links mean Faversham Lakes is perfectly placed, whether you want to enjoy the glorious Kent countryside and coast or catch a train to the city. Faversham train station offers direct links to London Victoria and London St Pancras as well as connections to Cannon Street and Fenchurch Street. Ashford International for Paris and beyond is 15 miles away and Junction 6 of the M2/A2 is just 2 miles away.







# Masterplan



**Visit our new Show Home & Marketing Suite**  
 The Marketing Suite at Faversham Lakes, Oare Road,  
 Faversham, Kent, ME13 7TW  
 What3Words - [skis.showcase.blueberry](https://www.what3words.com/skis.showcase.blueberry)





# Siteplan

Faversham Lakes is a collection of exceptional 2, 3, 4 & 5 bedroom homes.

- **The Bay**  
2 bedroom home
- **The Maple**  
3 bedroom home
- **The Birch**  
3 bedroom home
- **The Rowan**  
3 bedroom home
- **The Alder**  
3 bedroom home
- **The Willow**  
4 bedroom home
- **The Sycamore**  
4 bedroom home
- **The Oak**  
5 bedroom home
- **Affordable Housing**

**Address:**  
The Marketing Suite, Faversham Lakes, Oare Road, Faversham, Kent, ME13 7TW

Phase 1 Completed

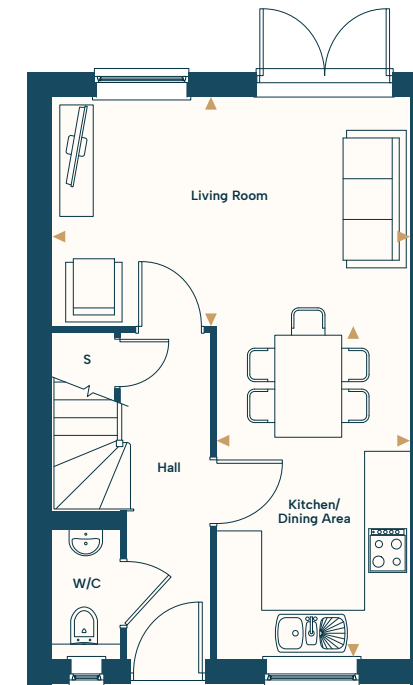
Listed Buildings & Community Hub

# The Bay

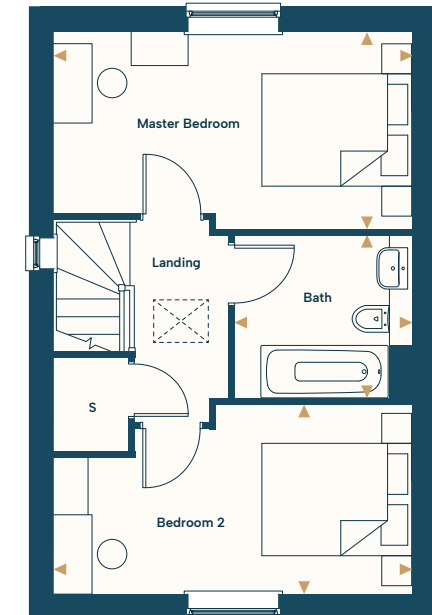
Two bedroom home



## GROUND FLOOR



## FIRST FLOOR



### GROUND FLOOR

Kitchen and Dining Area	4.40m x 2.54m	14' 5" x 8' 4"
Living Room	3.03m x 4.73m	9' 11" x 15' 7"

### FIRST FLOOR

Master Bedroom	4.73m x 2.61m	15' 7" x 8' 7"
Bedroom 2	4.73m x 2.50m	15' 7" x 8' 3"
Bathroom	2.35m x 2.15m	7' 9" x 7' 1"
<b>Gross Internal Area</b>	<b>70.11 sq m</b>	<b>754 sq ft</b>

## PLOTS

161, 162(h), 165, 173(h), 174, 175(h),  
176, 200, 201(h), 220 & 221(h).



◀▶ Measurement Points    S Storage    W/C Toilet    E/S En-Suite

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# The Maple

Three bedroom home



## PLOTS

151, 182(h), 190, 195(h), 196(h), 197, 198(h), 199, 204(h), 205, 213(h), 214(h), 215, 216(h), 217, 219(h) & 223(h).



### GROUND FLOOR

Kitchen and Dining Area	3.63m x 2.45m	11' 11" x 8' 1"
Living Room	5.40m x 4.73m	17' 9" x 15' 7"

### FIRST FLOOR

Master Bedroom	4.18m x 2.68m	13' 9" x 8' 10"
Bedroom 2	3.24m x 2.47m	10' 8" x 8' 1"
Bedroom 3	3.12m x 1.96m	10' 3" x 6' 5"
Bathroom	2.17m x 2.00m	7' 2" x 6' 7"

<b>Gross Internal Area</b>	<b>85.7 sq m</b>	<b>924 sq ft</b>
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Measurement Points    
 Storage    
 Toilet    
 En-Suite

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# The Birch

Three bedroom home



### GROUND FLOOR

Kitchen and Dining Area	5.41m x 3.47m	17' 9" x 11' 5"
Living Room	4.60m x 3.15m	15' 1" x 10' 4"

### FIRST FLOOR

Master Bedroom	3.48m x 3.32m	11' 5" x 10' 10"
En-Suite	1.96m x 1.50m	6' 5" x 4' 11"
Bedroom 2	3.07m x 3.05m	10' 1" x 10' 0"
Bedroom 3	3.07m x 2.27m	10' 1" x 7' 5"
Bathroom	2.15m x 2.00m	7' 1" x 6' 7"
<b>Gross Internal Area</b>	<b>88.94 sq m</b>	<b>958 sq ft</b>

### PLOTS

160(h), 163, 164(h), 171(h), 178, 179(h),  
180, 189(h), 206 & 207(h).



◀▶ Measurement Points    
 **S** Storage    
 **W/C** Toilet    
 **E/S** En-Suite

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# The Rowan

Three bedroom home

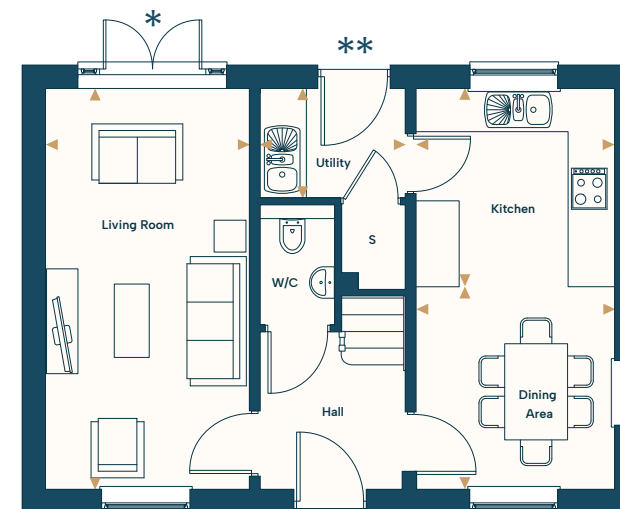


## PLOTS

159, 181(h), 202 & 203.  
150RV, 152RV, 153RV, 172RV & 218RV.



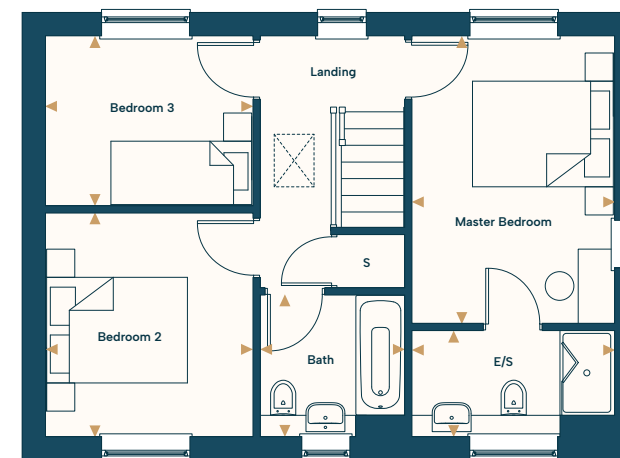
### GROUND FLOOR



### GROUND FLOOR

Kitchen	2.78m x 2.78m	9' 2" x 9' 2"
Dining Area	2.85m x 2.78m	9' 4" x 9' 2"
Living Room	5.63m x 2.87m	18' 6" x 9' 5"
Utility	2.04m x 1.53m	6' 8" x 5' 1"

### FIRST FLOOR



### FIRST FLOOR

Master Bedroom	4.04m x 2.84m	13' 3" x 9' 4"
En-Suite	2.84m x 1.50m	9' 4" x 4' 11"
Bedroom 2	2.92m x 3.00m	9' 7" x 9' 10"
Bedroom 3	2.92m x 2.54m	8' 4" x 9' 7"
Bathroom	2.05m x 2.00m	6' 9" x 6' 7"
<b>Gross Internal Area</b>	<b>90.1 sq m</b>	<b>964 sq ft</b>

\*Patio doors located on side of living room to Plots 150, 152, 153, 172 & 218  
\*\*No door to Plot 172.

◀▶ Measurement Points    S Storage    W/C Toilet    E/S En-Suite

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# The Willow

Four bedroom home

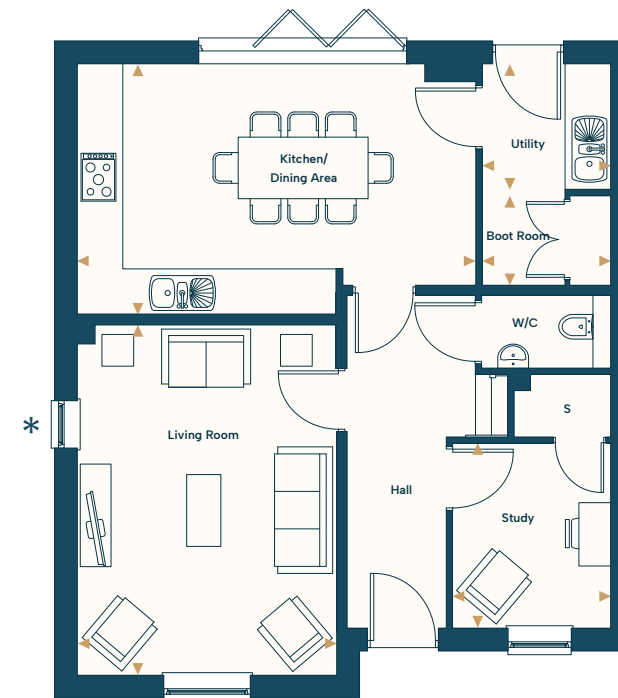


## PLOTS

155, 156, 157, 167(h), 168, 169, 183(h), 185, 186, 187, 192, 193(h), 209(h), 211, 224, 225 & 226.



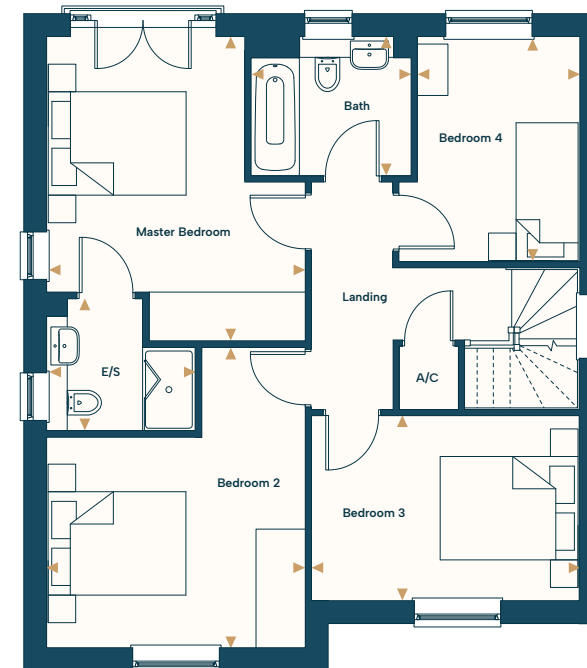
## GROUND FLOOR



### GROUND FLOOR

Kitchen & Dining Area	5.73m x 3.59m	18' 10" x 11' 10"
Living Room	5.04m x 3.72m	16' 7" x 12' 3"
Utility	1.84m x 1.80m	6' 0" x 5' 11"
Boot Room	1.84m x 1.28m	6' 0" x 4' 3"
Study	2.66m x 2.27m	8' 9" x 7' 5"

## FIRST FLOOR



### FIRST FLOOR

Master Bedroom	4.38m x 3.72m	14' 5" x 12' 3"
En-Suite	2.14m x 1.90m	7' 0" x 6' 3"
Bedroom 2	4.31m x 3.72m	14' 2" x 12' 3"
Bedroom 3	3.85m x 2.66m	12' 8" x 8' 9"
Bedroom 4	3.23m x 2.32m	10' 8" x 7' 8"
Bathroom	2.30m x 2.00m	7' 7" x 6' 7"
<b>Gross Internal Area</b>	<b>128.52 sq m</b>	<b>1,384 sq ft</b>

\*Window only to plot 187.

Measurement Points    
 Storage    
 W/C Toilet    
 E/S En-Suite

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# The Sycamore

Four bedroom home



## GROUND FLOOR



### GROUND FLOOR

Kitchen & Dining Area	5.97m x 3.70m	19' 7" x 12' 2"
Living Room	4.94m x 3.72m	16' 3" x 12' 3"
Utility & Boot Room	3.19m x 1.97m	10' 6" x 6' 6"
Study	2.82m x 2.49m	9' 3" x 8' 2"

## FIRST FLOOR



### FIRST FLOOR

Master Bedroom	5.00m x 3.72m	16' 5" x 12' 3"
En-Suite	2.17m x 2.16m	7' 2" x 7' 1"
Bedroom 2	3.61m x 3.39m	11' 10" x 11' 2"
Bedroom 3	4.09m x 2.49m	13' 5" x 8' 2"
Bedroom 4	3.20m x 2.49m	10' 6" x 8' 2"
Bathroom	2.49m x 2.22m	8' 2" x 7' 4"
<b>Gross Internal Area</b>	<b>142.97 sq m</b>	<b>1,539 sq ft</b>

## PLOTS

148(h), 170, 184(h), 208, 210, 212(h) & 222(h)



Measurement Points    
 Storage    
 W/C Toilet    
 E/S En-Suite

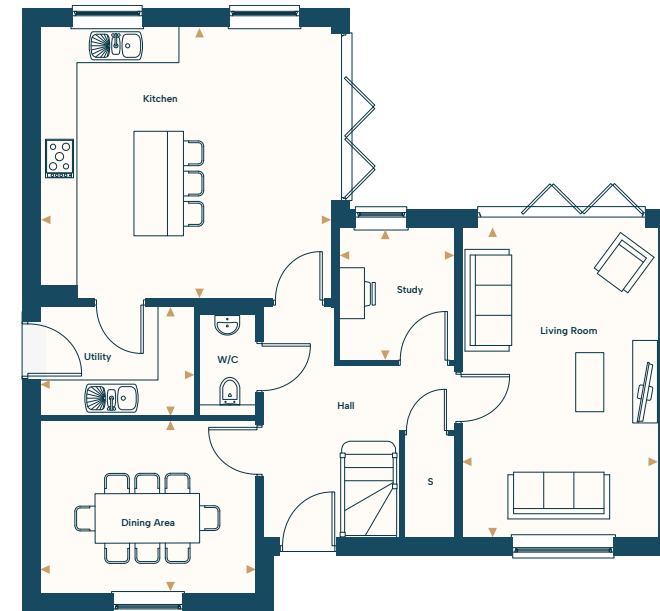
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# The Oak

Five bedroom home



## GROUND FLOOR



## GROUND FLOOR

Kitchen	5.18m x 4.86m	17' 0" x 16' 0"
Living Room	3.83m x 3.75m	12' 7" x 12' 4"
Dining Room	5.52m x 3.50m	18' 2" x 11' 6"
Utility	2.74m x 1.95m	9' 0" x 6' 5"
Study	2.36m x 2.04m	7' 9" x 6' 9"

## FIRST FLOOR



## FIRST FLOOR

Master Bedroom	5.18m x 3.51m	17' 0" x 11' 6"
En-Suite	2.75m x 1.46m	9' 1" x 4' 10"
Bedroom 2	3.56m x 3.03m	11' 8" x 10' 0"
Bedroom 3	3.83m x 2.66m	12' 7" x 8' 9"
Bedroom 4	4.38m x 2.40m	14' 5" x 7' 11"
Bedroom 5	3.23m x 2.69m	10' 7" x 8' 10"
Bathroom	2.75m x 2.29m	9' 1" x 7' 4"
<b>Gross Internal Area</b>	<b>166.94 sq m</b>	<b>1,797 sq ft</b>

## PLOTS

149, 154(h), 158, 166(h), 188 & 194(h)



Measurement Points    
 Storage    
 W/C Toilet    
 E/S En-Suite

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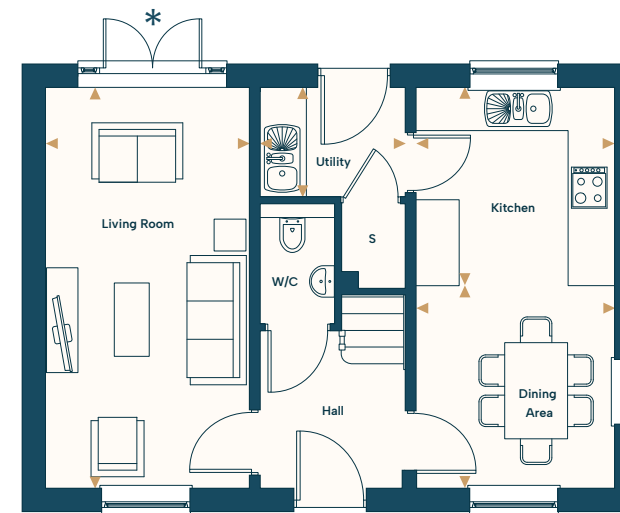


# The Alder

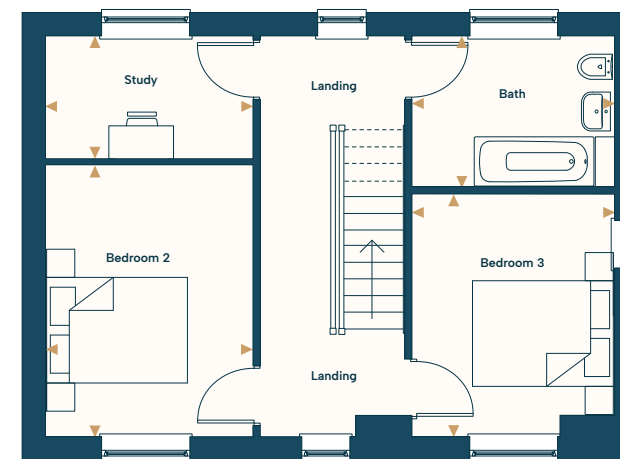
Three bedroom home



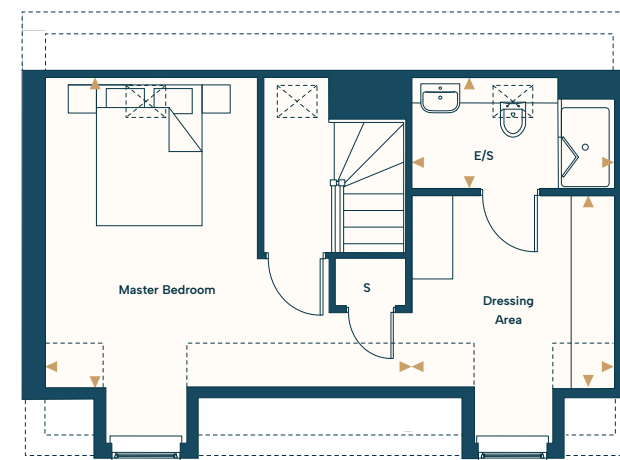
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### GROUND FLOOR

Kitchen	2.78m x 2.78m	9' 2" x 9' 2"
Dining Room	2.85m x 2.78m	9' 4" x 9' 2"
Living Room	5.63m x 2.87m	18' 6" x 9' 5"
Utility	2.04m x 1.53m	6' 8" x 5' 1"

### FIRST FLOOR

Bedroom 2	3.80m x 2.87m	12' 6" x 9' 5"
Bedroom 3	3.43m x 2.78m	11' 3" x 9' 2"
Study	2.87m x 1.75m	9' 5" x 5' 9"
Bathroom	2.78m x 2.12m	9' 2" x 7' 0"

### SECOND FLOOR

Master Bedroom	4.32m x 2.98m	14' 3" x 9' 9"
En-Suite	2.35m x 1.51m	9' 4" x 4' 11"
Dressing Area	2.73m x 2.85m	9' 0" x 9' 4"
<b>Gross Internal Area</b>	<b>124.99 sq m</b>	<b>1,345 sq ft</b>

\*Patio doors located on side of living room to Plot 191.

## PLOTS

177 & 191



Measurement Points    S Storage    W/C Toilet    E/S En-Suite

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Bright beautiful spaces

Every detail has been carefully considered

**A STYLISH**

# Specification

## Kitchen

- ✦ Contemporary fitted kitchens together with glass splashback and 38mm laminate worktop
- ✦ Bosch ceramic black gloss four ring gas burner (five ring to the Oak, Sycamore & Willow)
- ✦ Bosch integrated double oven (single oven in The Bay)
- ✦ Elica integrated extractor fan
- ✦ Bosch integrated washing machine, fridge freezer and dishwasher
- ✦ LED strip lighting to underside of wall units
- ✦ Soft close drawers and doors

## Bathroom & En-Suites

- ✦ Contemporary white Roca Gap sanitaryware
- ✦ Concealed wall mounted rainwater shower to main bathroom
- ✦ Chrome heated towel rail to bathrooms and en-suites
- ✦ Full height tiling around shower and bath
- ✦ Half height tiling to basin and w/c
- ✦ Rainwater shower column to en-suites (where applicable)

## Electrical

- ✦ Low energy downlights to kitchen, bathroom and en-suite
- ✦ TV points to all bedrooms
- ✦ USB double sockets to kitchen, lounge and master bedroom

## Cloakroom

- ✦ Half height tiling to basin and w/c

## Joinery

- ✦ Sliding wardrobes as an optional extra

## Decoration

- ✦ White emulsion to walls
- ✦ White satin finish to woodwork

## Flooring

- ✦ Amtico flooring as an optional extra
- ✦ Cormar carpet as an optional extra

## External Finishes

- ✦ Rear gardens laid to lawn
- ✦ External tap
- ✦ External double socket
- ✦ Patio

## Security and Peace of Mind

- ✦ Mains operated smoke, heat and battery powered carbon monoxide detectors
- ✦ 2 Year Anderson Warranty and Aftercare
- ✦ 10 Year NHBC Warranty



# About Anderson




## Who we are and what we do

Anderson is one of the most celebrated developers in the South East of England, specialising in new-build housing, commercial space and community infrastructure. To sustain this hard-won reputation, we will always look to generate a positive and lasting legacy for the parts of this region in which we operate.

What underpins this year-on-year success is our dedicated workforce, many of whom have been with the business since its inception. It is for this reason that people continue to place their trust in Anderson, whether it is to unlock a complex regeneration project, or curate a bespoke housing scheme where character and craftsmanship is called for.

## Customer Care

Your New Home Warranty ensures that when you purchase a home from us, you can be confident it has been constructed to the highest of standards.

 All our homes are built to National House-Building Council (NHBC) standards – the technical benchmark for newly-built homes. The standards provide guidance on every part of the building process, from foundations to decoration, and include tolerances, performance and technical standards. To find out more visit Technical Standards on the NHBC website.

On legal completion of your new home, the first two years of the warranty are covered by Anderson and supported by the Customer Service Team who can assist and provide advice on any issues or queries that may arise within this timeframe.



## Protection for the Future

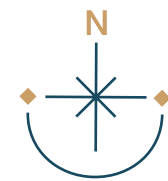
Your home is covered by the NHBC Warranty (Buildmark) against structural defects for a 10-year period, following the date of legal completion. Should anything happen to your new home that is a result of a build failure – such as a leak, crack or infrastructure problem – it will be taken care of.

Further information can be found on the What Does Buildmark Cover? section on the NHBC website. Your interests are additionally covered by the Consumer Code for Home Builders, which we adhere to.

The Consumer Code applies to all home buyers who reserve to buy a new or newly converted home built by a home builder, under the protection of one of the supporting Home Warranty bodies.

Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.

**ANDERSON**



# Siteplan

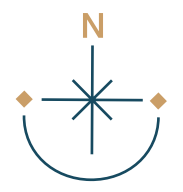
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4 bedroom home
  - **The Oak**  
5 bedroom home
  - **Affordable Housing**



Listed Buildings  
& Community Hub

Phase 1  
Completed



# Siteplan

**Address:**  
The Marketing Suite, Faversham Lakes, Oare Road,  
Faversham, Kent, ME13 7TW

Faversham Lakes

Faversham Lakes