



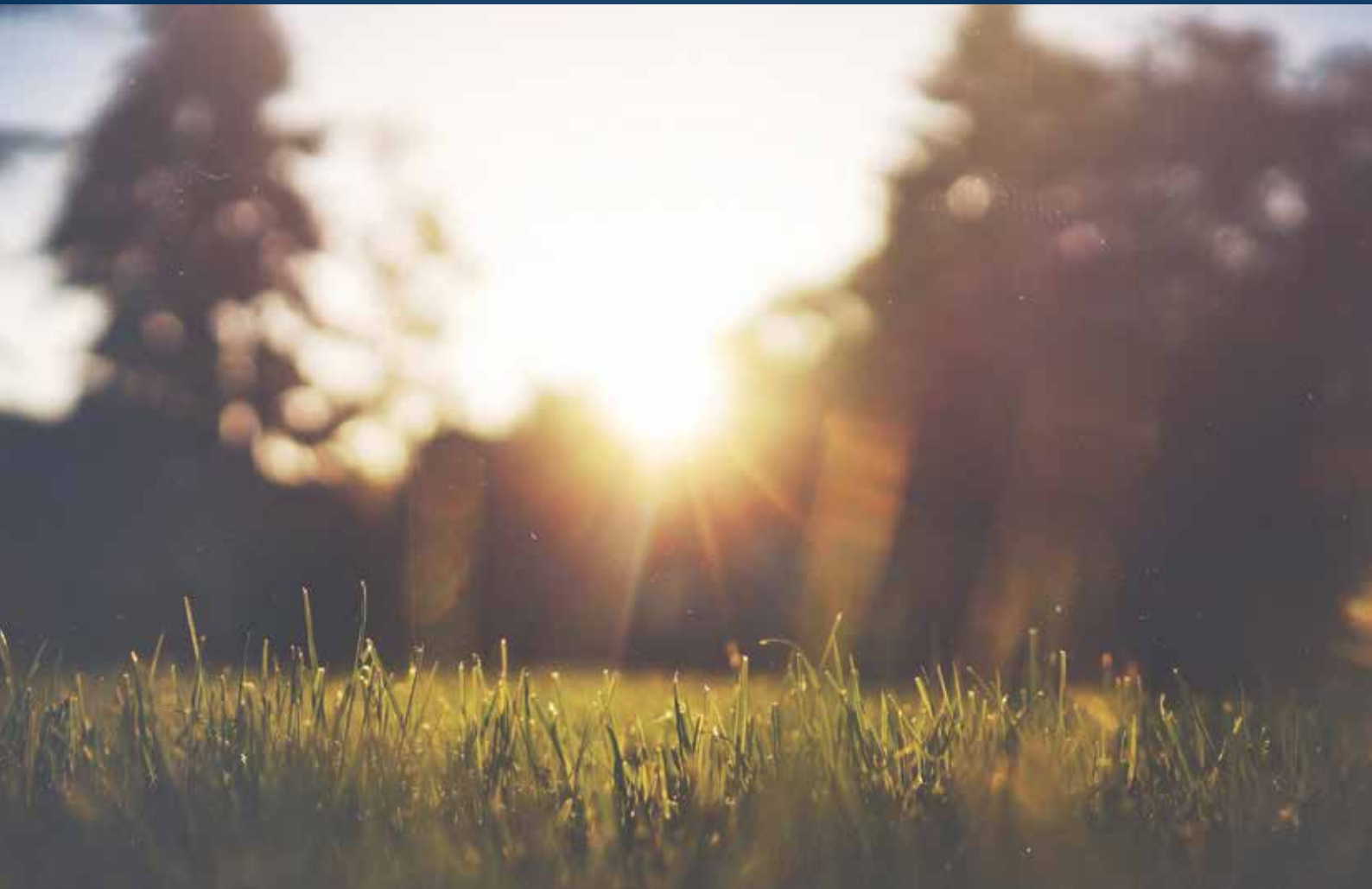
**CREST  
NICHOLSON**

# SEVINGTON LAKES

ASHFORD • KENT

Finberry is ideally placed for national and international transport links. Tranquil green spaces and ornamental lakes combine with a primary school and future development of shops and community centre to create the perfect setting.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN FINBERRY

Immerse yourself in one of the most beautiful counties in England - from historic buildings to superb shopping and scenery, Finberry and the surrounding area will appeal to all.

On your doorstep

Ideally situated on the edge of Ashford for all the modern facilities the town has to offer and within easy reach of the delights of Kent – a county that can offer everything. From fabulous shopping malls and local art events to scenic countryside, and all the culture and history you could ever wish for.

- 1 Ashford Designer Outlet
- 2 Ashford International train station
- 3 Ashford Orbital Park
- 4 Tesco Extra
- 5 Park Farm Central Park
- 6 Conningbrook Lakes Country Park
- 7 Riverside Inn
- 8 The Queens Head
- 9 Victoria Park

Education

As part of the new development, Finberry benefits from a fantastic new primary school. Ashford can provide further options for all levels of learning, from nursery to secondary, plus a further education college.

- 10 Kingsnorth Little Stars
- 11 Early Birds Nursery at Finberry
- 12 Finberry Primary School
- 13 Kingsnorth Church of England Primary School
- 14 St Simon's Roman Catholic Primary School
- 15 The John Wallis Church of England Academy
- 16 Goldwyn Sixth Form College
- 17 Ashford College
- 18 Highworth Grammar School

Travel

With Ashford International train station a 7 minute drive away and the M20 junction 10 within easy reach, your new home will be ideally placed to access all the main transport links.

- From Ashford International
- London St Pancras – 38 mins
- Paris – 1 hr 55 mins
- Brussels – 1 hr 35 mins
- 🚗 Ashford Town Centre – 8 minutes
- M20 – 10 minutes
- Dover – 28 minutes
- Maidstone – 33 minutes
- Canterbury – 37 minutes
- M25 – 52 minutes
- ✈ Gatwick Airport – 1 hr drive





## SEVINGTON LAKES

Finberry, Ashford, Kent, TN25 7FR

For all enquiries please call

**Nick Yan**  
**+852 9064 8554**  
**n.yan@myproptech.com**  
**www.myproptech.com/crest**

### EXCELLENT TRANSPORT LINKS AND SET IN THE HEART OF A BEAUTIFUL COUNTY

Finberry is a brand-new residential development with a traditional sense of place and identity at its heart, providing the ideal location to put down roots and become part of a community.

Sevington Lakes is the latest phase of this exciting new village development in Ashford, Kent – the beautiful Garden of England with its acres of unspoilt countryside. With a primary school and play areas already in place and the future development of a community centre, sports pitches and shops, residents living here can enjoy a perfect village feel with the comfort of modern conveniences in easy reach.

Imaginative landscaping gives the development a feeling of open space and makes you feel part of the surrounding rural landscape, which

includes the historic Captain's Wood and picturesque Stour River and Meadows.

The village lies at the southern tip of the modern town of Ashford, which provides excellent facilities for your day to day living from a number of supermarkets and shops, as well as a variety of pubs and restaurants.

Sevington Lakes has truly incredible transport links to wherever you chose to go. After leaving Ashford International you could be enjoying a croissant in the cafés of Paris, or sampling a Belgian waffle in the centre of beautiful Brussels, in less than two hours.

With such a wide variety of places to go and visit you really are spoilt for choice here. Kent has a superb road network, and miles of cycling and walking routes. Why not experience rambling over the clifftops of Dover, or cycling around the hills of the beautiful Kent Downs. Alternatively, for the hottest high street names and designer brands, there is the fabulous Ashford Designer Outlet to explore.





**CREST  
NICHOLSON**

**SEVINGTON LAKES**

# DEVELOPMENT PLAN

A collection of 2, 3, 4 & 5 bedroom homes set within a village development in the beautiful Garden of England.

2, 3 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

The Cromer

3 BEDROOM HOMES

The Redgrave

The Chesham

The Seaton

4 BEDROOM HOMES

The Filey

The Romsey

The Keswick

The Winkfield

The Dartford

5 BEDROOM HOMES

The Windsor

V Visitor Parking

CP Car Ports

SS Sub Station





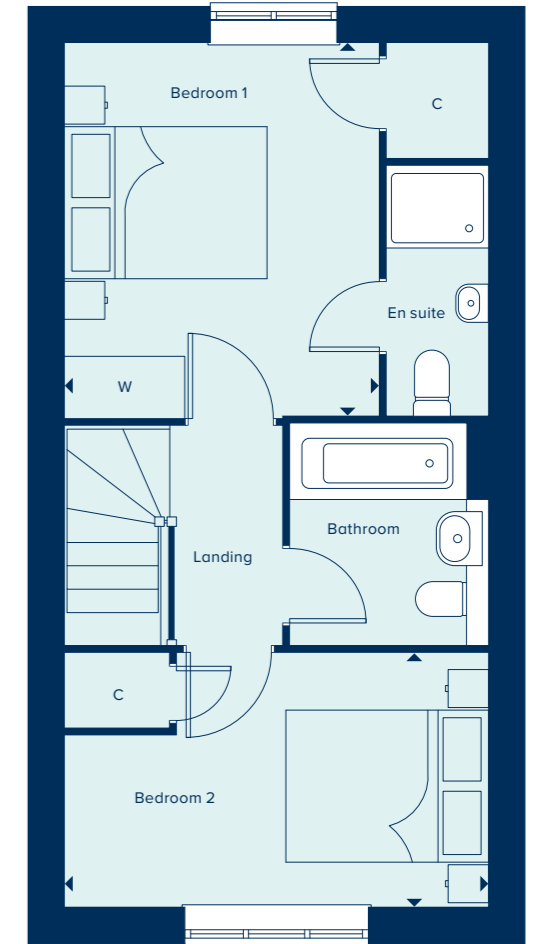
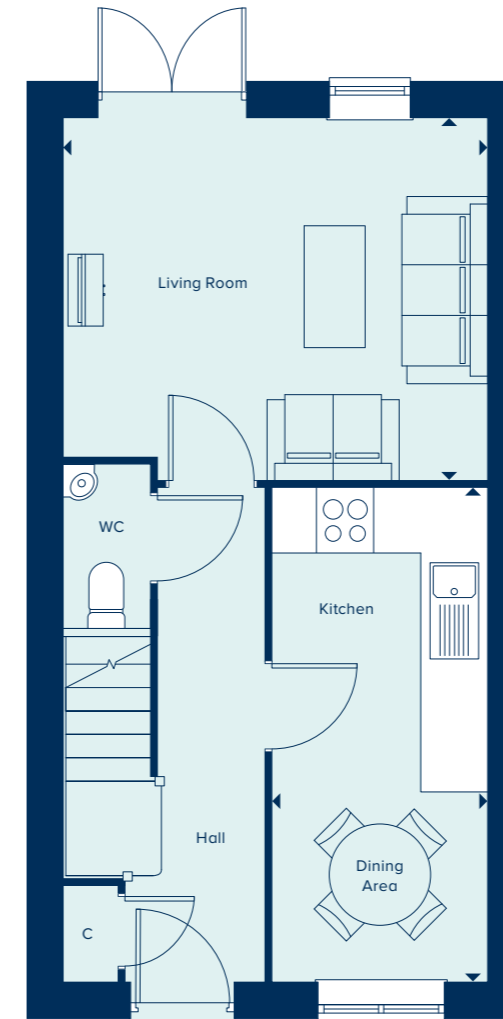
**THE CROMER**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING AREA**

4.85m x 2.11m      15'11" x 6'11"

**LIVING ROOM**

4.17m x 3.56m      13'8" x 11'8"

**FIRST FLOOR**

**BEDROOM 1**

3.68m x 3.08m      12'1" x 10'1"

**BEDROOM 2**

4.17m x 2.49m      13'8" x 8'2"

C Cupboard W Wardrobe

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**THE CHESHAM**

3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>		
5.58m x 2.94m	18'4" x 9'8"	
<b>LIVING ROOM</b>		
5.58m x 2.88m	18'4" x 9'5"	



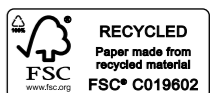
**FIRST FLOOR**

<b>BEDROOM 1</b>		
4.31m x 2.94m	14'1" x 9'8"	
<b>BEDROOM 2</b>		
2.94m x 2.87m	9'8" x 9'5"	
<b>BEDROOM 3</b>		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe

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**THE REDGRAVE**

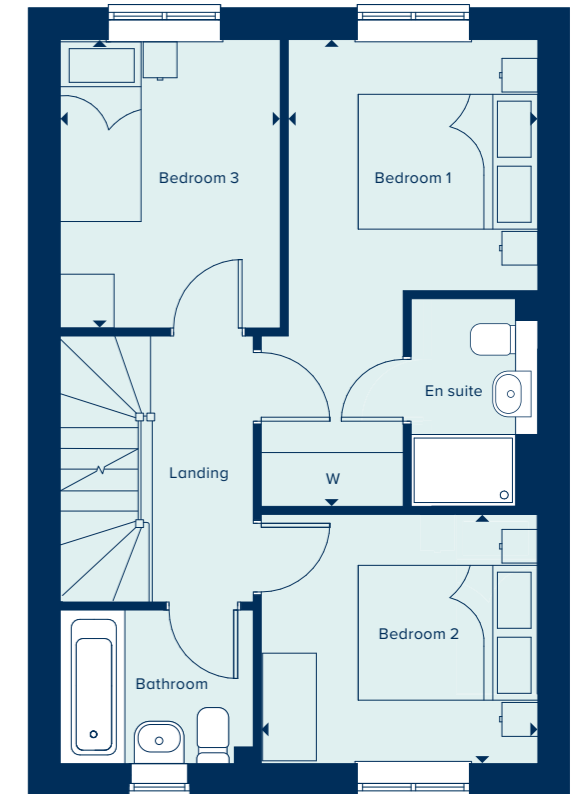
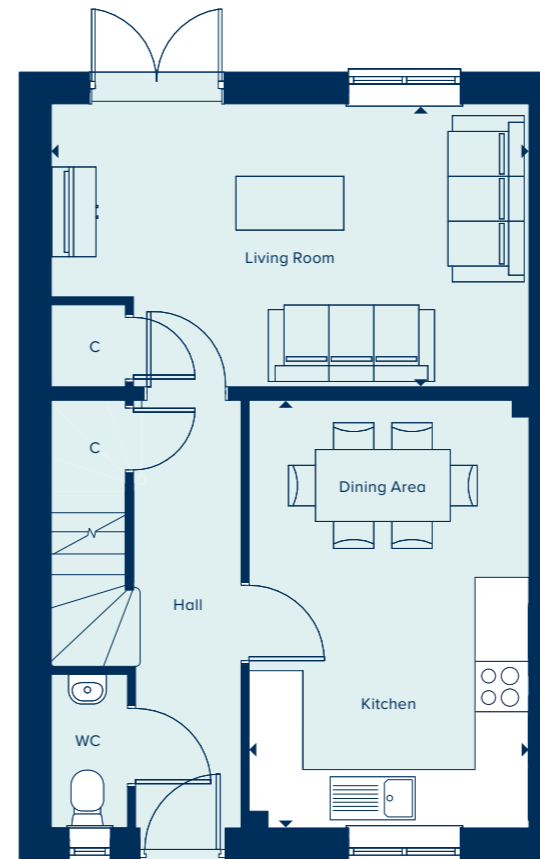
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING AREA**

4.75m x 3.11m      15'7" x 10'2"

**LIVING ROOM**

5.31m x 3.15m      17'5" x 10'4"

**FIRST FLOOR**

**BEDROOM 1**

5.19m x 2.77m      17'0" x 9'1"

**BEDROOM 2**

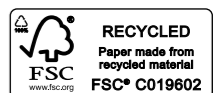
3.07m x 2.77m      10'1" x 9'1"

**BEDROOM 3**

3.21m x 2.45m      10'6" x 8'0"

C Cupboard W Wardrobe

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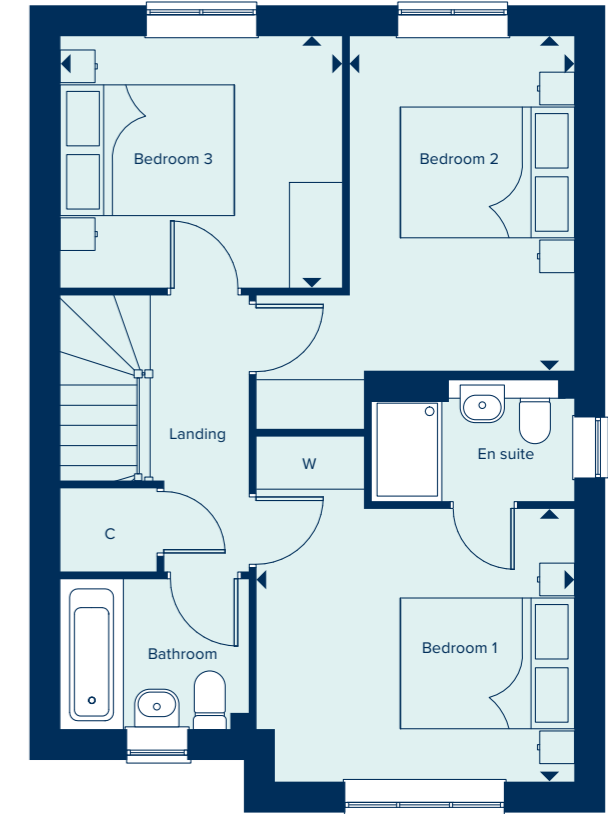
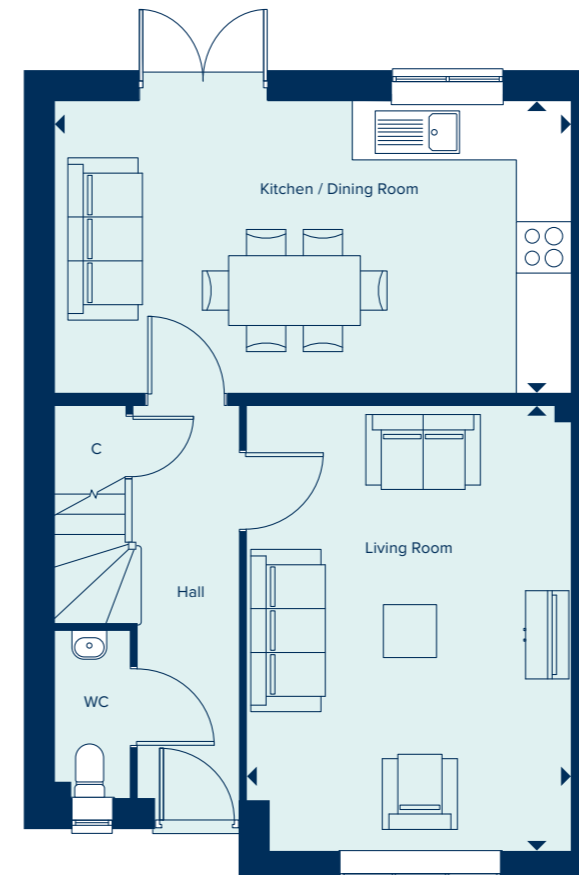
**THE SEATON**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING ROOM</b>	
5.86m x 3.31m	19'3" x 10'10"
<b>LIVING ROOM</b>	
5.05m x 3.67m	16'7" x 12'1"

**FIRST FLOOR**

<b>BEDROOM 1</b>	
3.62m x 3.07m	11'9" x 10'1"
<b>BEDROOM 2</b>	
3.81m x 2.56m	12'6" x 8'5"
<b>BEDROOM 3</b>	
3.21m x 2.87m	10'6" x 9'5"

C Cupboard W Wardrobe

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**THE DARTFORD**

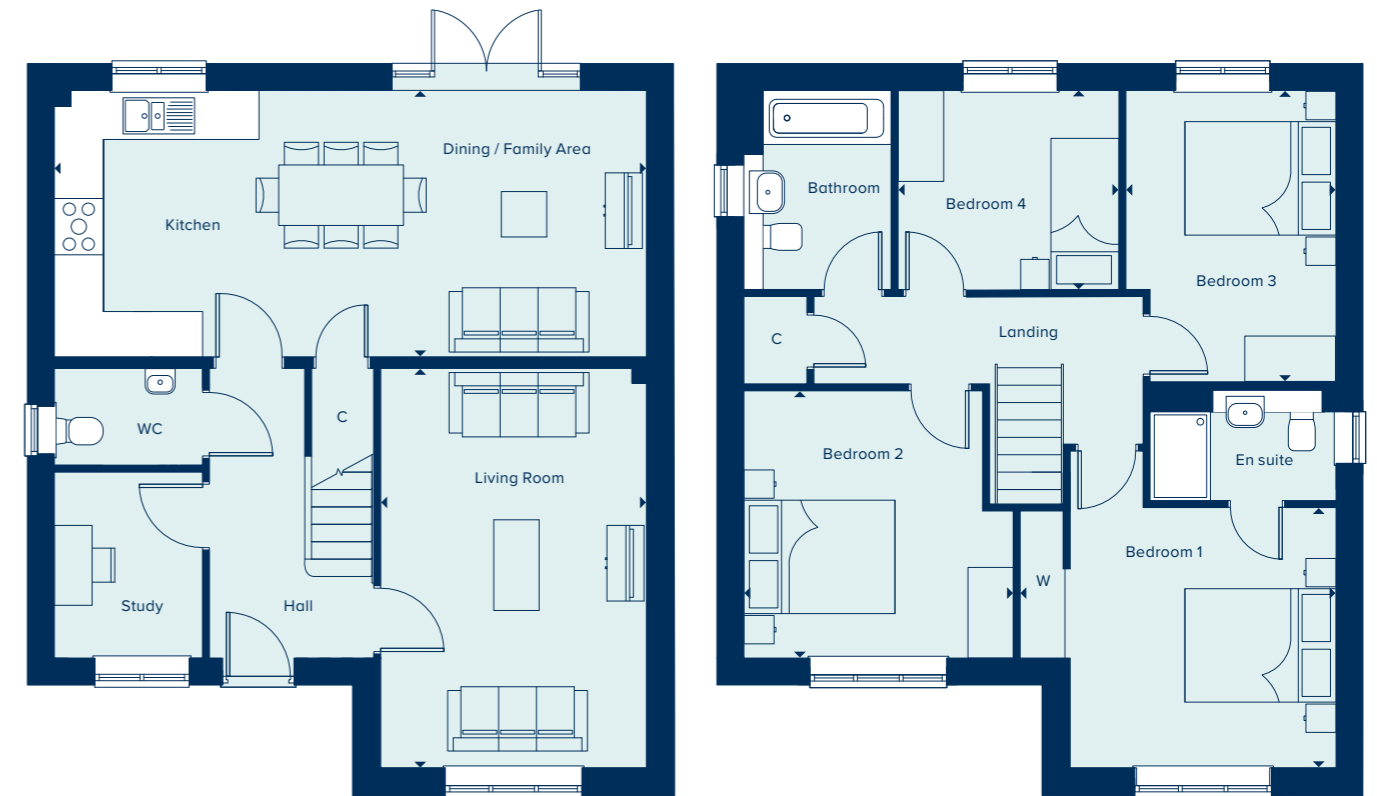
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

7.83m x 3.52m      25'8" x 11'7"

**LIVING ROOM**

5.28m x 3.51m      17'4" x 11'6"

**STUDY**

2.46m x 1.96m      8'1" x 6'5"

**FIRST FLOOR**

**BEDROOM 1**

4.18m x 3.59m      13'8" x 11'9"

**BEDROOM 2**

3.56m x 3.53m      11'8" x 11'7"

**BEDROOM 3**

3.85m x 2.78m      12'7" x 9'1"

**BEDROOM 4**

2.92m x 2.63m      9'7" x 8'7"

C Cupboard   W Wardrobe   ● Specification

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**THE FILEY**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME



### GROUND FLOOR

LIVING ROOM	4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"

### FIRST FLOOR

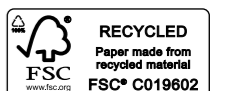
BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.21m x 2.73m	10'6" x 8'11"
BEDROOM 4	3.21m x 2.14m	10'6" x 7'0"

### SECOND FLOOR

BEDROOM 1	4.87m x 5.58m	18'4" x 12'7"
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C Cupboard W Wardrobe ● Specification --- Reduced ceiling height

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# THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME



**THE KESWICK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

**KITCHEN / DINING AREA**  
6.70m x 3.03m      21'11" x 9'11"

**LIVING ROOM**  
4.81m x 3.35m      15'9" x 11'0"

**STUDY**  
3.41m x 2.47m      11'2" x 8'1"



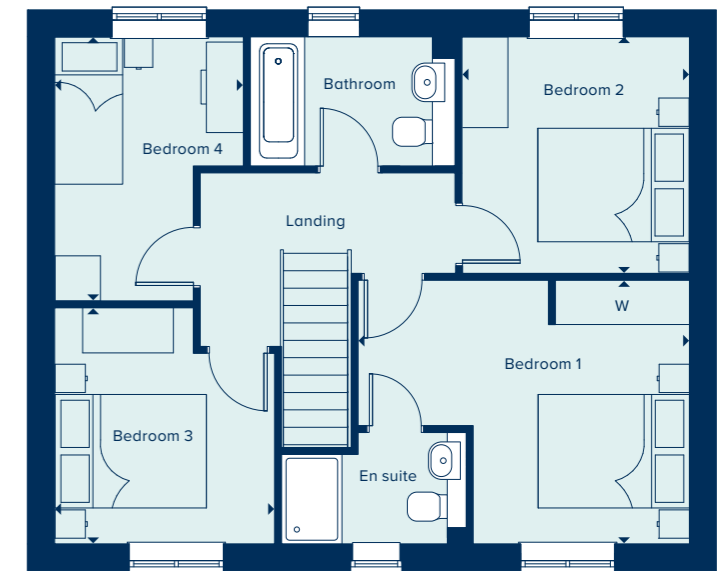
### FIRST FLOOR

**BEDROOM 1**  
4.35m x 3.48m      14'3" x 11'5"

**BEDROOM 2**  
3.13m x 3.01m      10'3" x 9'10"

**BEDROOM 3**  
3.12m x 2.91m      10'3" x 9'6"

**BEDROOM 4**  
3.50m x 2.49m      11'5" x 8'2"



C Cupboard    W Wardrobe    ● Specification

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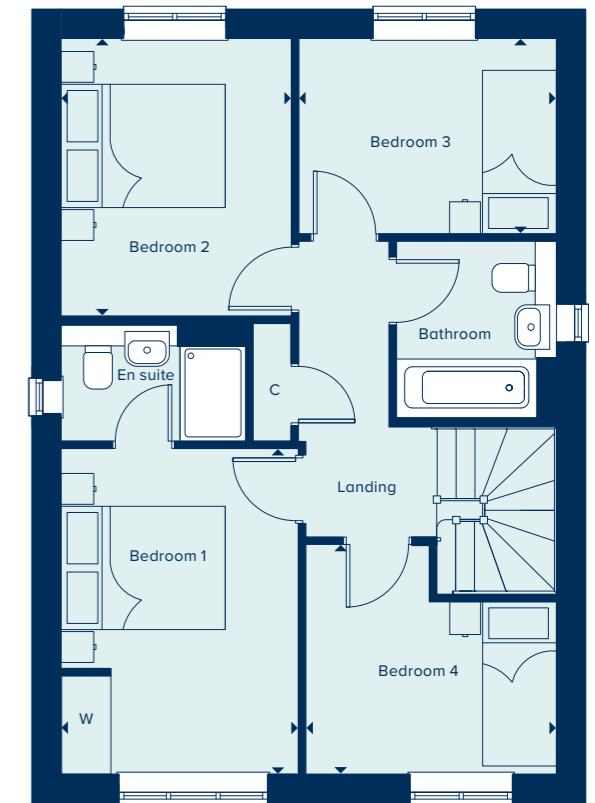
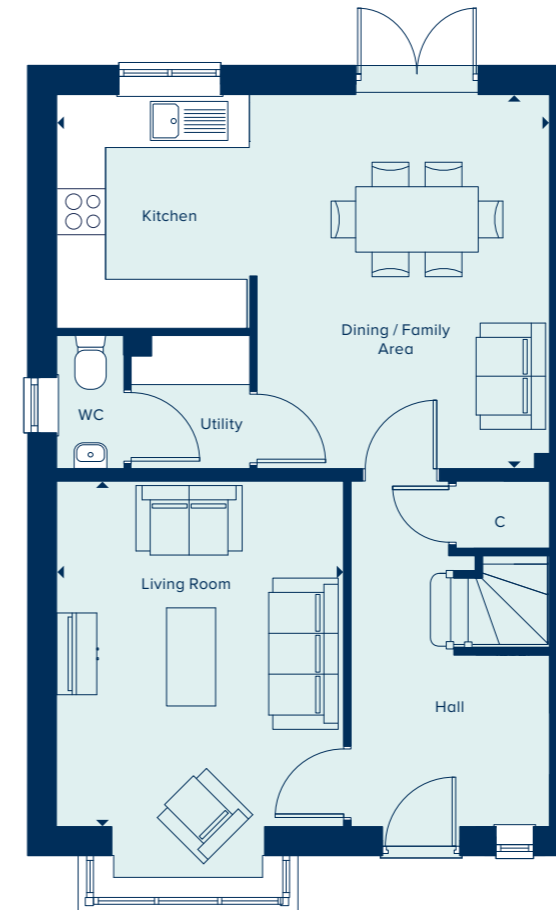
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

## THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an en suite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m      19'9" x 15'0"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.89m      13'0" x 9'6"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.13m x 2.38m      10'3" x 7'9"

#### BEDROOM 4

3.04m x 2.80m      10'0" x 9'2"

C Cupboard   W Wardrobe   ● Specification

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**THE WINKFIELD**  
4 Bedroom Home

crestnicholson.com

# THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and home working. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME



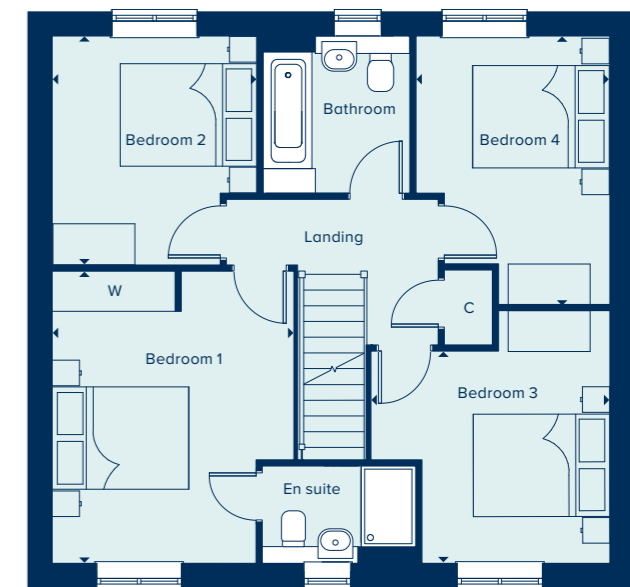
**GROUND FLOOR**

<b>KITCHEN / DINING / FAMILY AREA</b>	
8.16m x 2.75m	26'9" x 9'0"
<b>LIVING ROOM</b>	
4.82m x 3.50m	15'10" x 11'6"
<b>STUDY</b>	
2.96m x 2.46m	9'8" x 8'1"



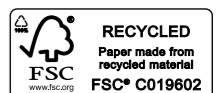
**FIRST FLOOR**

<b>BEDROOM 1</b>	
4.27m x 3.48m	14'0" x 11'5"
<b>BEDROOM 2</b>	
3.35m x 2.99m	11'0" x 9'10"
<b>BEDROOM 3</b>	
3.50m x 3.10m	11'6" x 10'2"
<b>BEDROOM 4</b>	
3.93m x 2.84m	12'11" x 9'4"



C Cupboard W Wardrobe • Specification

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# THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME



**THE WINDSOR**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY ROOM

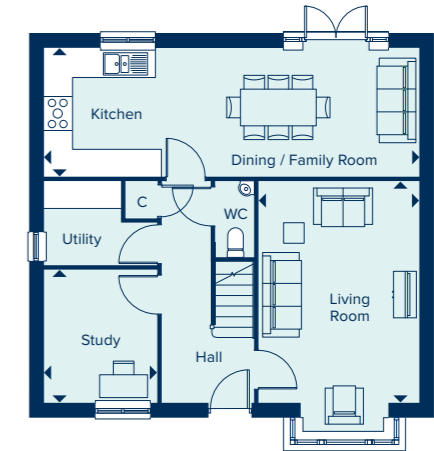
8.16m x 2.74m      26'8" x 9'0"

#### LIVING ROOM

4.83m x 3.50m      15'10" x 11'6"

#### STUDY

2.89m x 2.47m      9'6" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

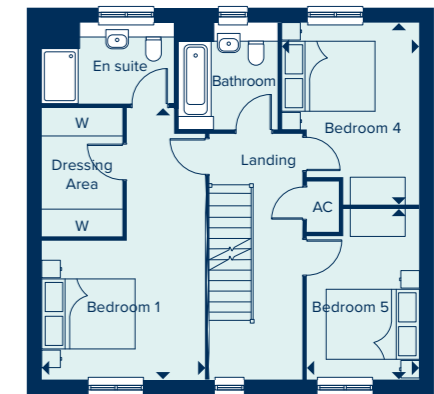
5.89m x 3.53m      19'3" x 11'7"

#### BEDROOM 4

3.92m x 2.95m      12'10" x 9'8"

#### BEDROOM 5

3.70m x 2.43m      12'2" x 7'11"



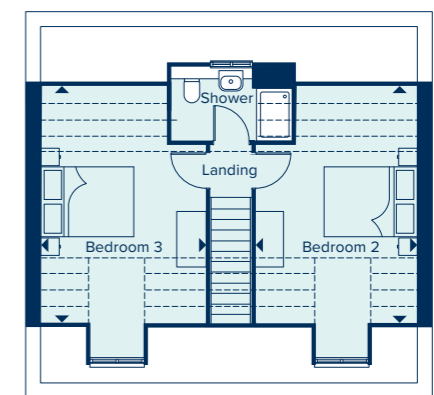
### SECOND FLOOR

#### BEDROOM 2

5.14m x 3.50m      16'10" x 11'6"

#### BEDROOM 3

5.18m x 3.54m      17'0" x 11'7"



AC Airing Cupboard C Cupboard W Wardrobe --- Reduced ceiling height \*French doors and balcony to plots 215, 217, 284 and 286 only

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# SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

Crest Nicholson follows Premier Guarantee guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.







**CREST  
NICHOLSON**

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Kent, TN25 7FR

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### **House Type Illustration**

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### **Development Map/Site Plan**

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