

+

**FAWKHAM
MANOR**

- 1866 -

WHERE THE PAST MEETS THE PRESENT



Designed by the Gothic revivalist architect, Edward Buckton Lamb, Fawkham Manor has been reborn as an exclusive collection of luxurious new build and period conversion homes. Sitting alongside the eight apartments that reside in the converted Grade II listed manor house, are 18 four-bedroom townhouses – creating a whole new community with a thoroughly modern approach to country life.



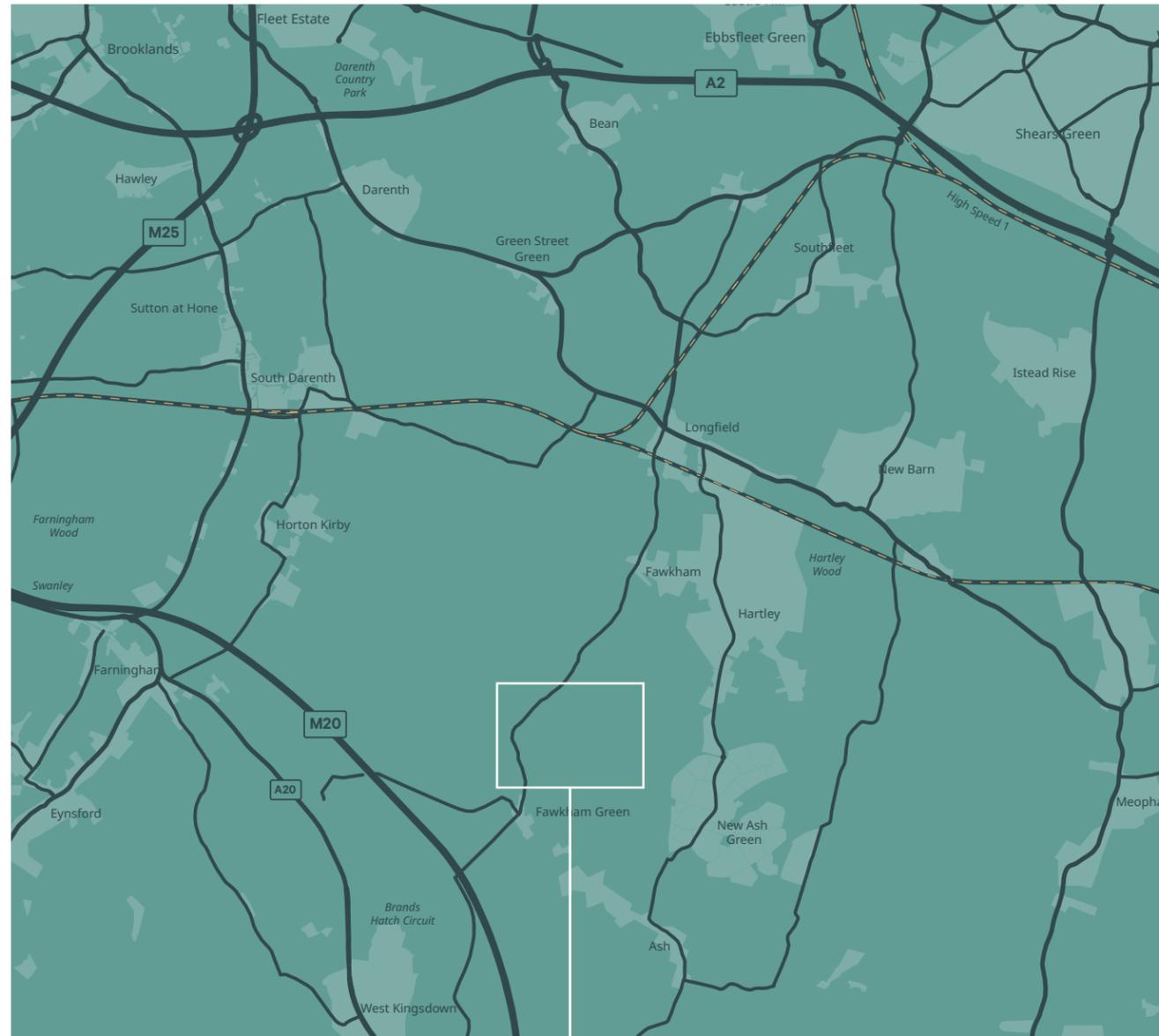
A luxury enclave where heritage, style and nature are elegantly married together

Nestled in the peace and tranquillity of the Kent countryside, the recreation of Fawkham Manor's original formal gardens was key to the development's vision.

A natural focal point for stylish design, the gardens are a space for the community to unite. Blending one season to the next, the landscape depicts a constantly evolving tapestry of colour and beauty - an eye-catching visual which is 'home'.

Three and half acres of untouched woodland complement the residences giving the feeling of being surrounded by nature and greenery.





Be better connected to London & nature

A place to forget the pressures of life, Fawkham Manor's verdant location affords an abundance of serenity. London is less than 30 miles away with a 31 minute commute from Longfield station to Victoria. In addition, Ebbsfleet International connects to St Pancras in 20

minutes and for a getaway to Europe, Paris is just under four hours away.

By road, you're equally well connected. Bluewater's 300 stores are only 6.8 miles away, while Sevenoaks' shops, restaurants and bars are 10.9 miles.

BY RAIL*

Victoria (from Longfield)	29 mins
St Pancras (from Ebbsfleet International)	17 mins
Paris Gard Du Nord (from Ebbsfleet International)†	3 hr 11 mins

BY ROAD**

Longfield Station	2.5 miles
Brands Hatch	3.4 miles
M20	4.7 miles
Ebbsfleet International	5.8 miles
M25 (Junction 3)	6.4 miles
Bluewater Shopping Centre	6.8 miles
Gravesend	7.4 miles
Dartford	7.6 miles
Sevenoaks	10.9 miles
Gatwick	34.4 miles

* Source: trainline.com, fastest time quoted. ** Source: google.com/maps. † Temporarily suspended

Discover your new local favourites

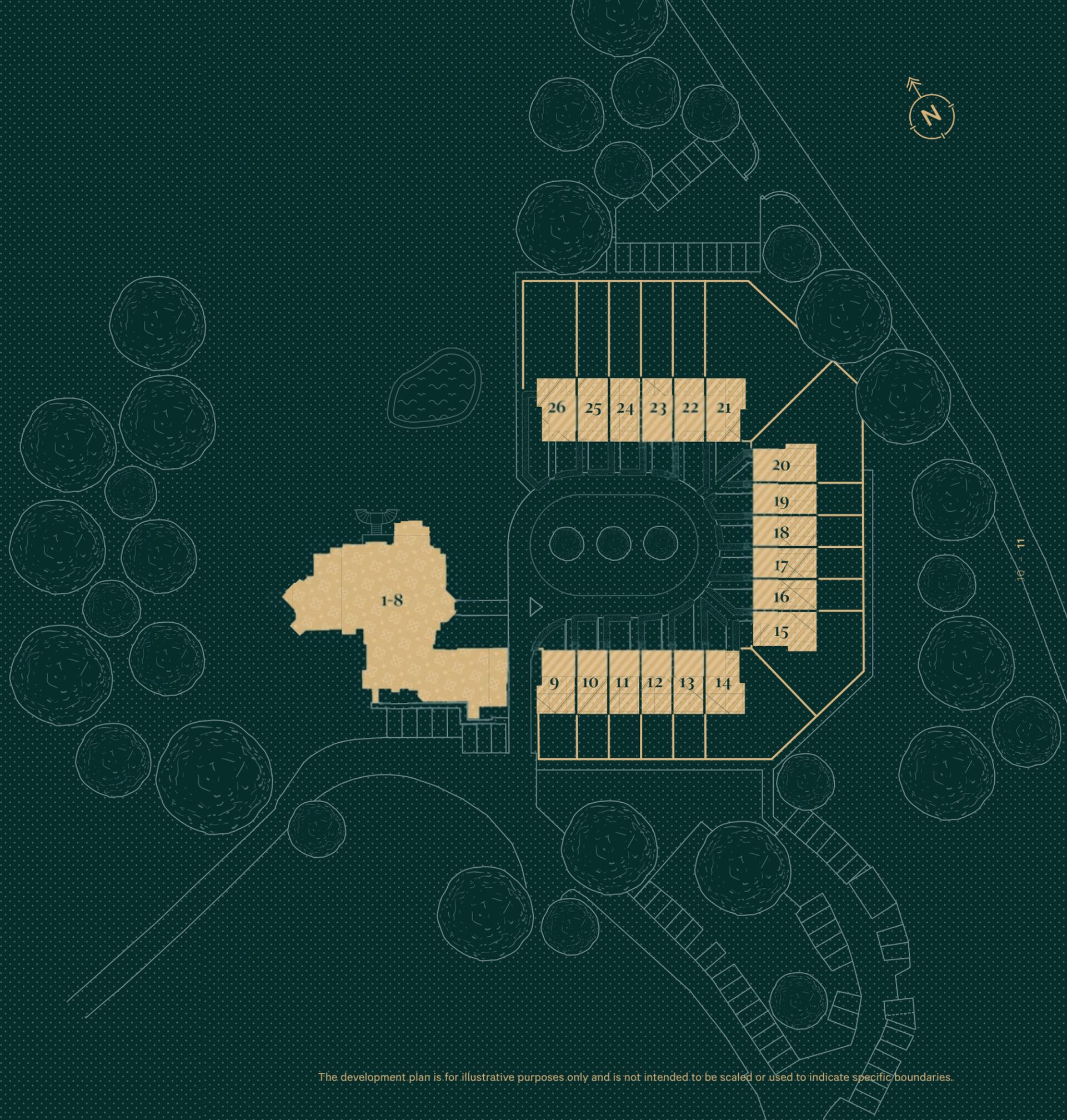
With its picturesque green, bluebell woods and 12th Century church, Fawkham has everything you want from a traditional Kentish village.

Of course, its social heart is—as you’d expect—the local pub, the Rising Sun Inn. Dating back to the 1600s and filled with original features, whether you’re in the mood for a full roast with the family or a drink with friends, you’ll get a warm welcome. The same goes for the local golf club, Redlibbets. Rest assured, there are plenty of other pubs and clubs to explore in the local area. And for those who really love driving, you’re also moments from the world-renowned Brands Hatch.

Catering to Fawkham’s youngest residents is Fawkham C of E primary school, which is rated “Good” by Ofsted. While the village pre-school is deemed “Outstanding”, as is Hartley Primary Academy in Longfield. A further array of highly regarded state and independent schools are also readily accessible.



SITE PLAN

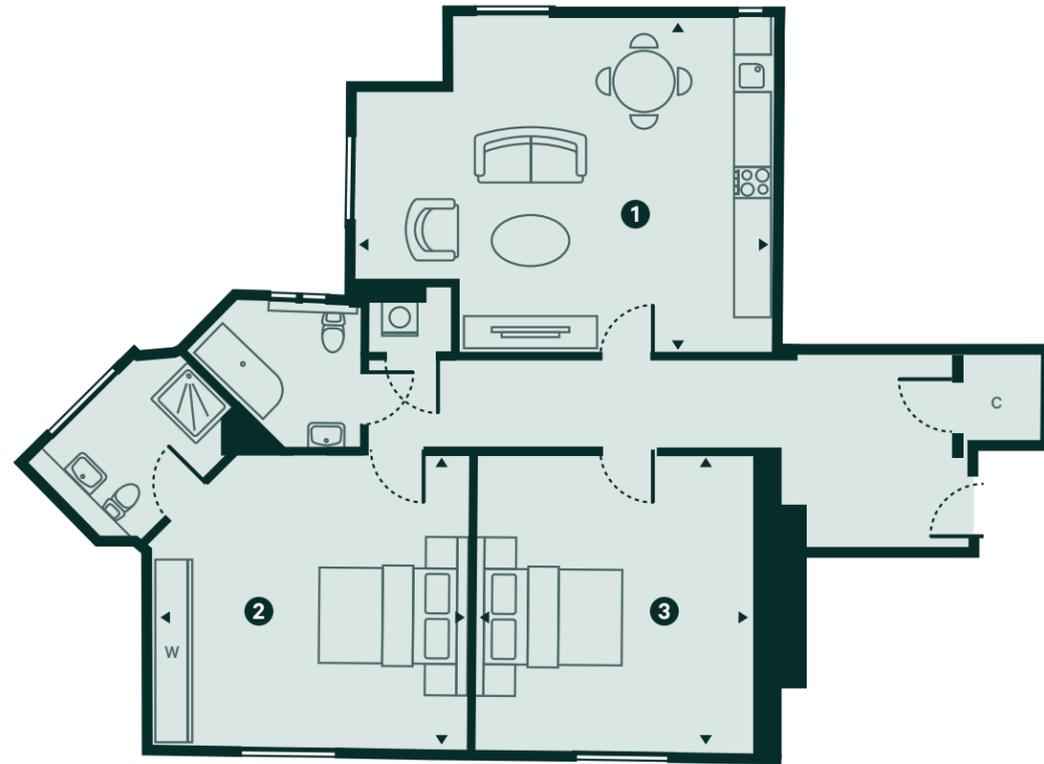


The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

A GRADE II LISTED HOME THAT'S A MODERN MARVEL



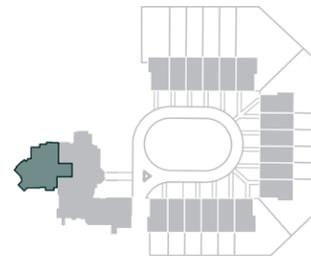
Residing within a Grade II listed manor house from which the development takes its name, the eight apartments seamlessly blend rich heritage with the epitome of modern living. Sympathetically restored, the exterior's flint-knapped walls, prominent chimneys and irregular mix of gable and hip roofs create a striking first impression. Step into the front door and you're quickly brought to the 21st Century, with the finest contemporary luxuries waiting to be enjoyed.



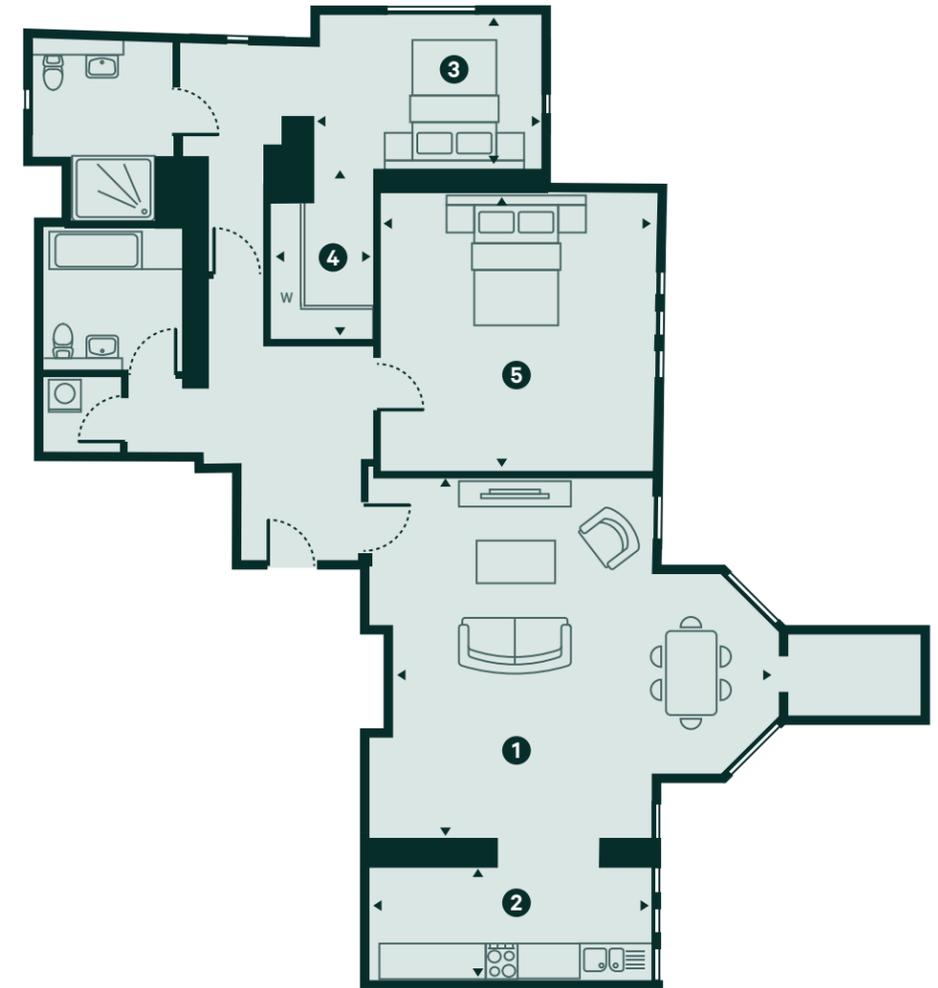
Apartment 1

LOWER GROUND FLOOR

1. Kitchen/Living/Dining	21.9 ft x 16.7 ft	6.7 m x 5.1 m
2. Bedroom 1	16.4 ft x 14.7 ft	5.0 m x 4.4 m
3. Bedroom 2	13.6 ft x 14.5 ft	4.1 m x 4.4 m
OVERALL	1,614 ft²	149.6 m²



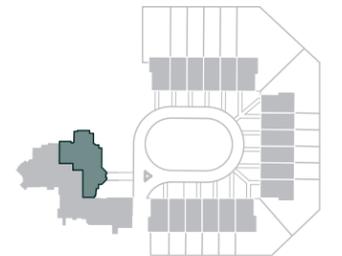
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Apartment 2

LOWER GROUND FLOOR

1. Living/Dining	21.3 ft x 21.3 ft	6.5 m x 6.5 m
2. Kitchen	13.9 ft x 5.7 ft	4.2 m x 1.7 m
3. Bedroom 1	13.1 ft x 8.4 ft	4.0 m x 2.5 m
4. Bedroom 1 Dressing Room	11.2 ft x 5.7 ft	3.4 m x 1.7 m
5. Bedroom 2	15.2 ft x 14.6 ft	4.6 m x 4.4 m
OVERALL	1,592 ft²	148 m²



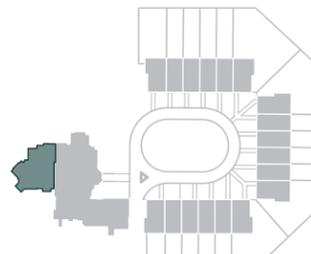
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Apartment 3

GROUND FLOOR

1. Kitchen	9.2 ft x 7.2 ft	2.8 m x 2.2 m
2. Living/Dining Room	20.6 ft x 15.4 ft	6.3 m x 4.7 m
3. Bedroom 1	17.3 ft x 17.1 ft	5.3 m x 5.2 m
4. Bedroom 2	15.4 ft x 13.1 ft	4.7 m x 4.0 m
OVERALL	1,237 ft²	115 m²



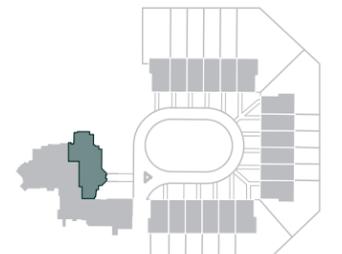
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Apartment 4

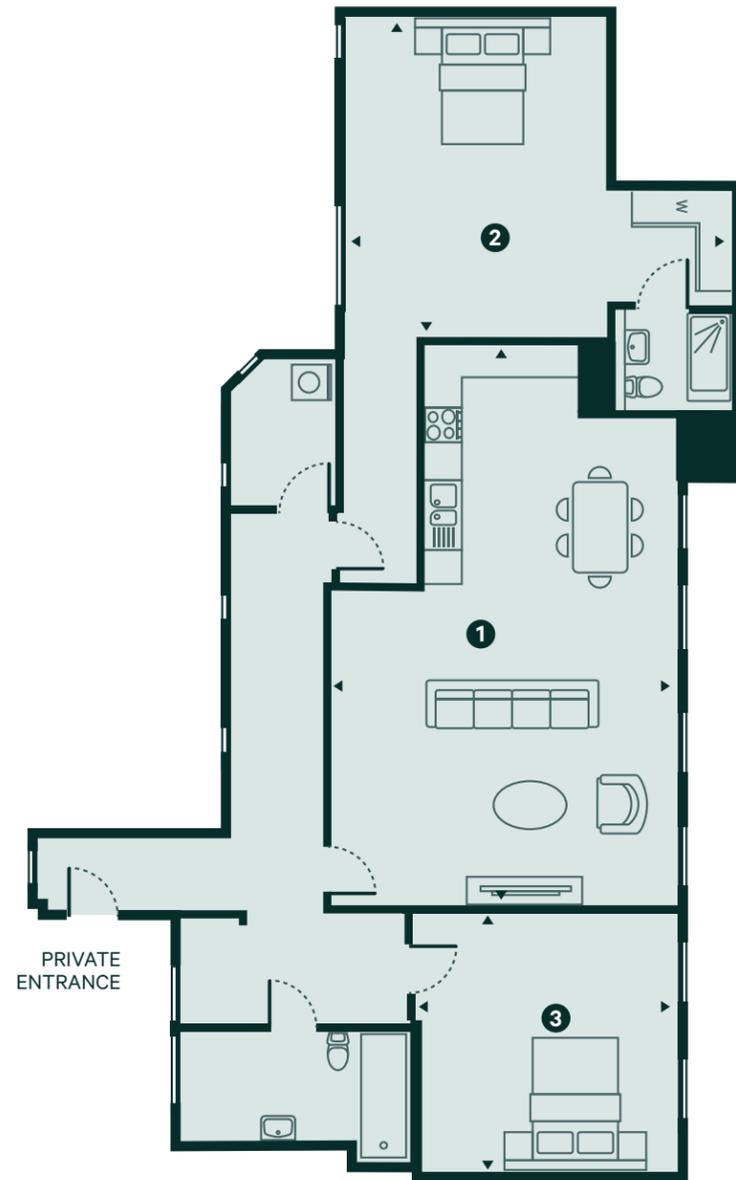
GROUND FLOOR

1. Kitchen	8.8 ft x 6.6 ft	2.7 m x 2.0 m
2. Living/Dining Room	23 ft x 21.3 ft	7.0 m x 6.5 m
3. Bedroom 1	17.1 ft x 13.1 ft	5.2 m x 4.0 m
4. Bedroom 2	12.5 ft x 9.5 ft	3.8 m x 2.9 m
OVERALL	1,173ft²	109 m²



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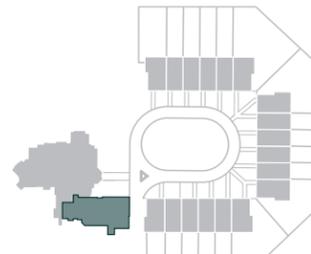




Apartment 5

GROUND FLOOR

1. Kitchen/Living/Dining	32.2 ft x 17.7 ft	9.8 m x 5.4 m
2. Bedroom 1	21.5 ft x 17.7 ft	6.5 m x 5.4 m
3. Bedroom 2	13.6 ft x 13.0 ft	4.15 m x 3.9 m
OVERALL	1,614 ft²	150 m²



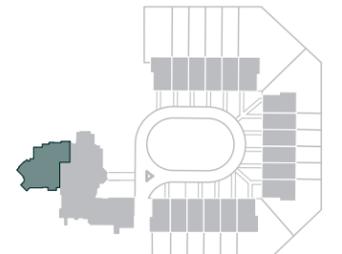
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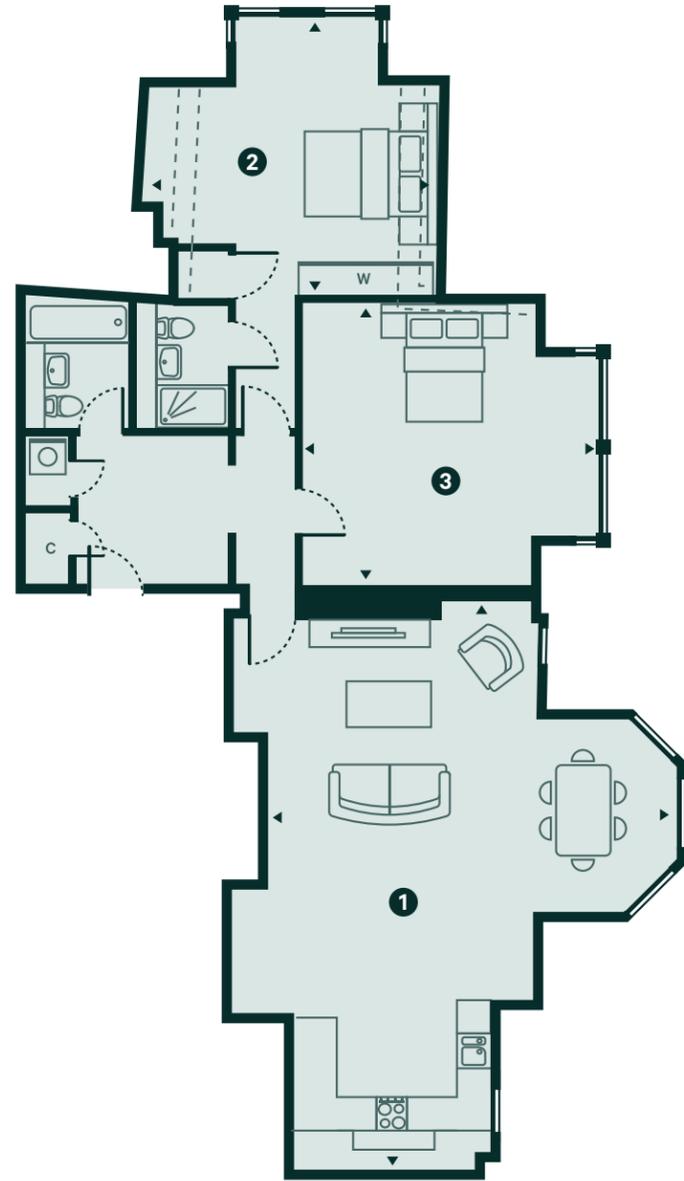
Apartment 6

FIRST FLOOR

1. Kitchen/Dining Room	17.1 ft x 15.1 ft	5.2m x 4.6 m
2. Living Room	20.3 ft x 18.7 ft	6.2 m x 5.7 m
3. Bedroom 1	16.7 ft x 11.5 ft	5.1 m x 3.5 m
4. Bedroom 2	17.3 ft x 13.7 ft	5.3 m x 4.2 m
5. Bedroom 3	11.8 ft x 8.9 ft	3.6 m x 2.7 m
OVERALL	1,496 ft²	139 m²



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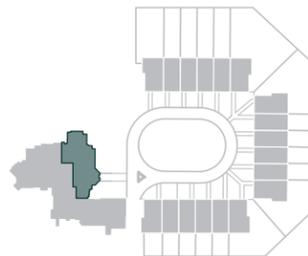


Apartment 7

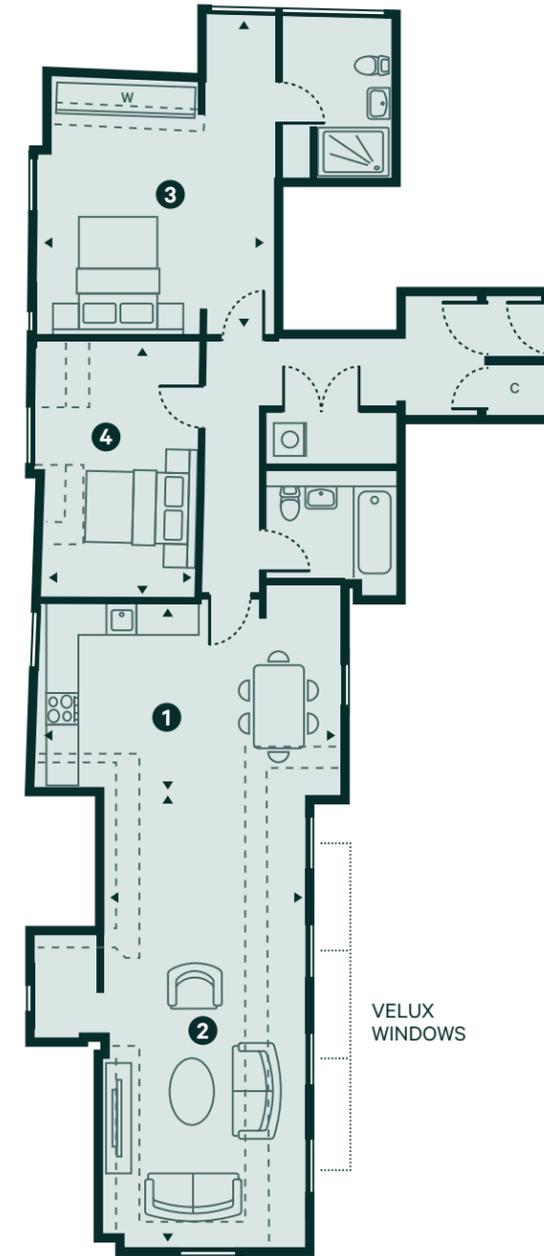
FIRST FLOOR

1. Kitchen/Living/Dining Room	31.1 ft x 22.9 ft	9.5 m x 7.0 m
2. Bedroom 1	14.7 ft x 14.1 ft	4.5 m x 4.3 m
3. Bedroom 2	15.7 ft x 15.0 ft	4.8 m x 4.6 m

OVERALL 1,345 ft² 125 m²



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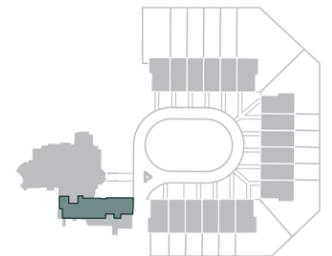


Apartment 8

FIRST FLOOR

1. Kitchen/Dining Room	18.4 ft x 11.8 ft	5.6 m x 3.6 m
2. Living Room	27.8 ft x 11.5 ft	8.5 m x 3.5 m
3. Bedroom 1	18.7 ft x 14.7 ft	5.7 m x 4.5 m
4. Bedroom 2	14.7 ft x 9.5 ft	4.5 m x 2.9 m

OVERALL 1,216 ft² 113 m²



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Apartment Specification

KITCHENS

- + Shaker style matt finish kitchens with soft close doors and cabinetry
- + Quartz worktops with 100mm upstand and hob splashback
- + Under cabinet LED lighting
- + A selection of Bosch integrated appliances:
 - Multi-function double ovens
 - 70/30 fridge freezer
 - 4 ring induction hob
 - Extractor hood
 - Washer drier (in utility cupboards)
 - Dishwasher
 - Sink (1 ½ bowl)

BATHROOMS & ENSUITES

- + Contemporary bathrooms and ensuites with white sanitaryware and chrome brassware
- + Large format porcelain tiled walls and floors
- + Bathtubs with shower over with glazed shower screen
- + Walk in showers to ensuites with thermostatic showers
- + Wall mounted basins with mixer tap and vanity unit underneath
- + Wall hung WC
- + Chrome finish electric heated towel radiators
- + Extractor fans

SECURITY

- + Video entryphone system
- + NACOSS approved alarm systems
- + 10 year Advantage insurance backed structural warranty
- + Mains operated smoke and fire alarms

ELECTRICAL & HEATING

- + Heatrae Sadia Electromax electric boilers to radiators
- + Wired for Sky TV to living room and digital TV aerial points to living room and bedrooms
- + Telephone points to all rooms
- + CAT 6 data cabling to living room and bedrooms
- + LED spotlights throughout
- + Underfloor heating to Apartments 1, 2 and 5

GENERAL

- + Engineered wood flooring to hallway, living room and kitchen/dining room
- + Carpets to bedrooms
- + Bespoke fitted wardrobes to bedroom 1
- + Restored crittal-style windows
- + Lockable storage units (excluding Apartment 5)

EXTERNAL

- + Landscaped gardens and courtyard
- + External communal lighting throughout
- + 2x resident parking bays per apartment
- + Communal electric vehicle charging points to selected bays
- + Access to private woodland
- + Private terrace (Apartment 4 only)
- + Bin storage

TENURE

- + Leasehold* – 999 years
- + Service and estate charges apply, please ask a Sales consultant for more information.

* Freehold to be transferred to residents on completion of the final apartment.



FAMILY LIFE WITHOUT COMPROMISE

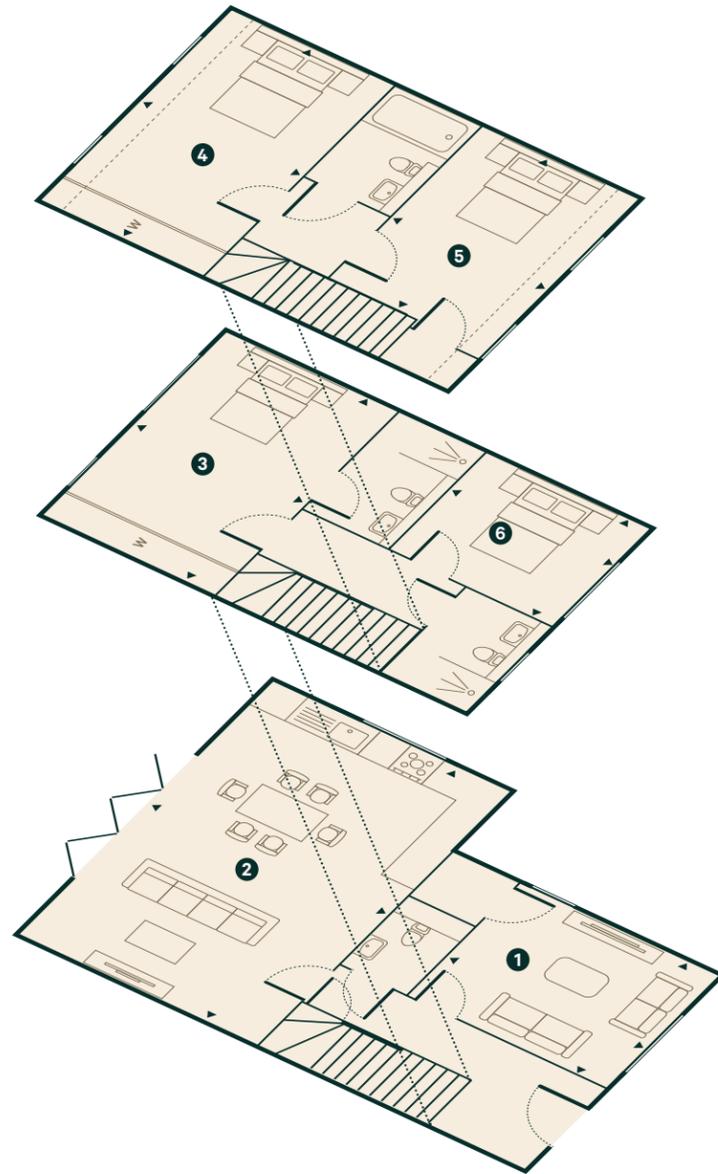


TOWNHOUSES

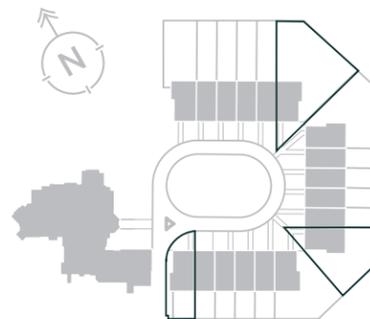
Echoing a traditional London garden square, the townhouses line three sides of the formal gardens at the heart of the development. Arranged over three immaculately designed floors, they represent the pinnacle of contemporary family living. Designed to offer comfort and convenience in equal measure, the carefully curated palette of materials provides a stylish, yet welcoming ambience to the homes. And to ensure your new home is perfectly in tune with your individual needs, there are a variety of layouts to explore.

Townhouse

NOS. 9, 15 & 21



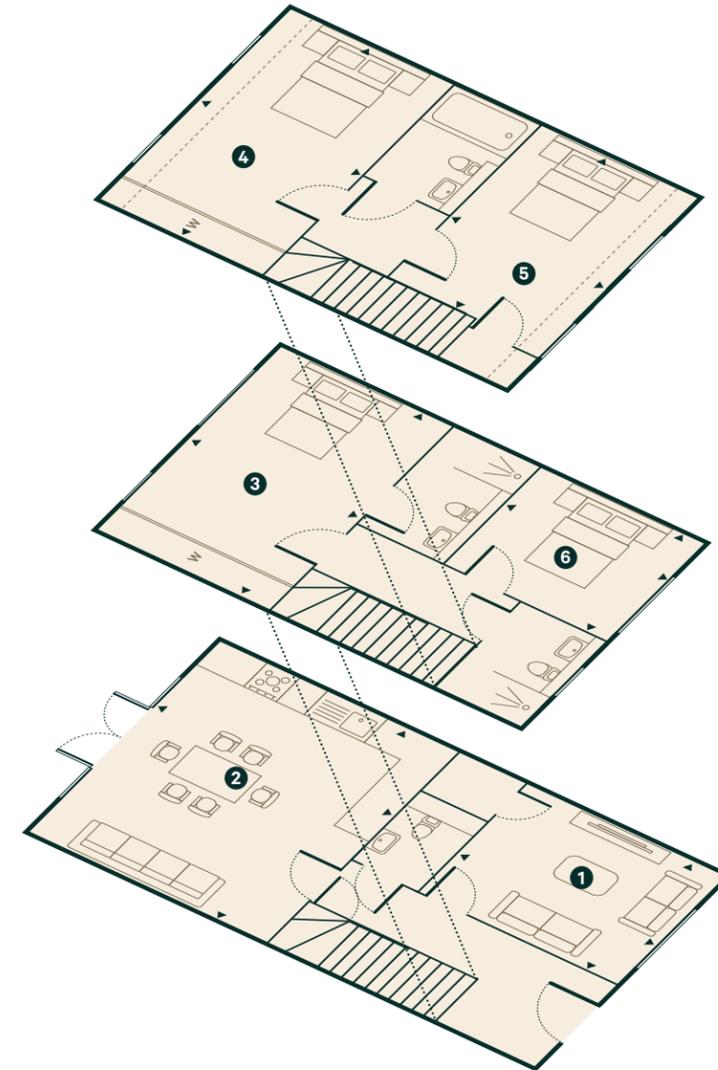
1.	Living Room	12.5 ft x 9.5 ft	3.8 m x 2.9 m
2.	Kitchen/Dining/Family Room	21.5 ft x 14.5 ft	6.5 m x 4.4 m
3.	Bedroom 1	16.8 ft x 11.2 ft	5.1 m x 3.4 m
4.	Bedroom 2	16.8 ft x 11.2 ft	5.1 m x 3.4 m
5.	Bedroom 3	14.1 ft x 10.9 ft	4.3 m x 3.3 m
6.	Bedroom 4	10.8 ft x 8.5 ft	3.3 m x 2.6 m
OVERALL		1,603 ft²	149 m²



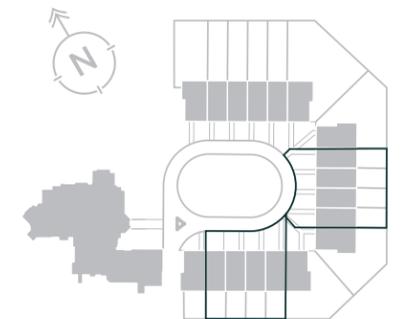
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Townhouse

NOS. 10-13, 16-19



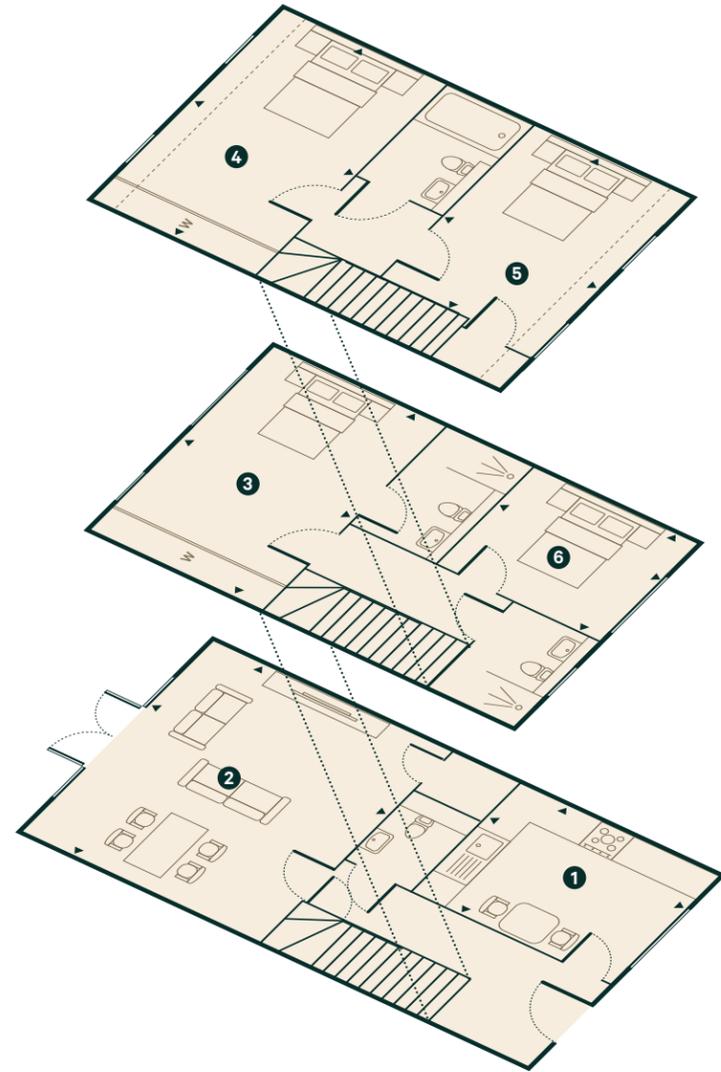
1.	Living Room	12.5 ft x 8.9 ft	3.8 m x 2.7 m
2.	Kitchen/Dining/Family Room	16.1 ft x 14.5 ft	4.9 m x 4.4 m
3.	Bedroom 1	15.7 ft x 11.2 ft	4.8 m x 3.4 m
4.	Bedroom 2	16.1 ft x 11.2 ft	4.9 m x 3.4 m
5.	Bedroom 3	13.5 ft x 10.8 ft	4.1 m x 3.3 m
6.	Bedroom 4	10.8 ft x 7.9 ft	3.3 m x 2.4 m
OVERALL		1,517 ft²	141 m²



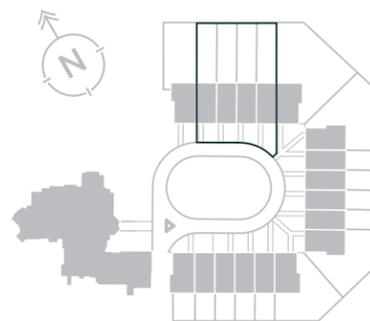
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Townhouse

NOS. 22-25



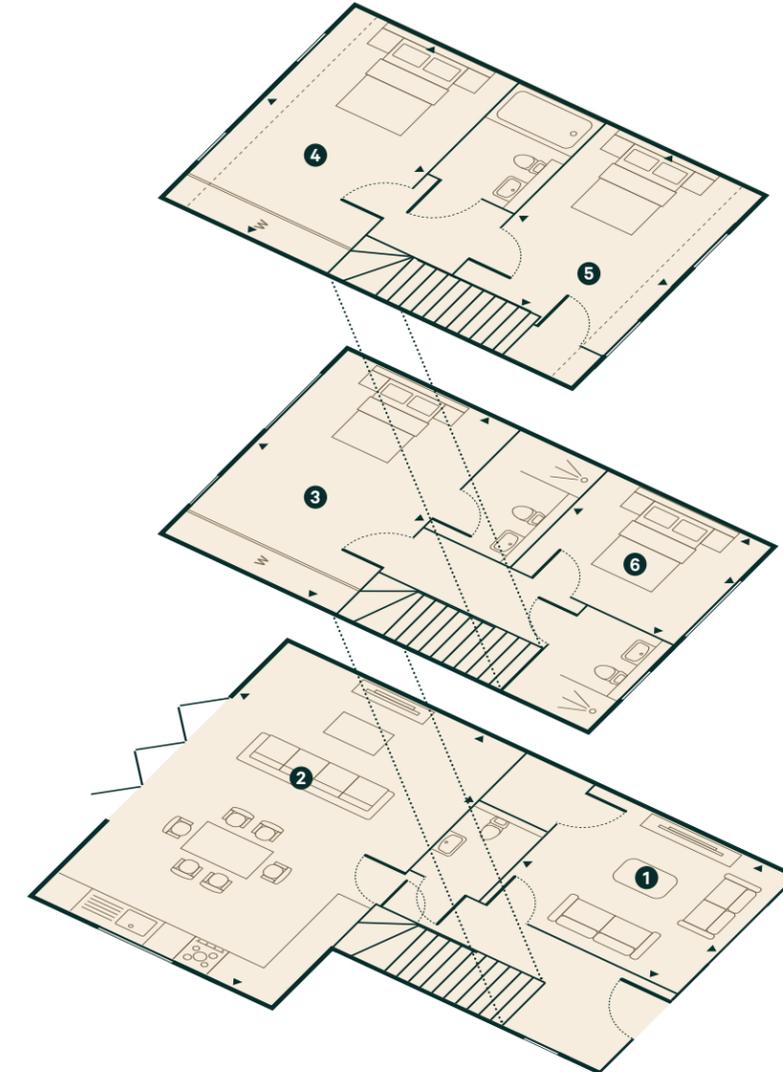
1.	Kitchen	12.5 ft x 8.9 ft	3.8 m x 2.7 m
2.	Living Room/Dining Room	16.1 ft x 14.5 ft	4.9 m x 4.4 m
3.	Bedroom 1	15.7 ft x 11.2 ft	4.8 m x 3.4 m
4.	Bedroom 2	16.1 ft x 11.2 ft	4.9 m x 3.4 m
5.	Bedroom 3	13.5 ft x 10.8 ft	4.1 m x 3.3 m
6.	Bedroom 4	10.8 ft x 7.9 ft	3.3 m x 2.4 m
OVERALL		1,517 ft²	141 m²



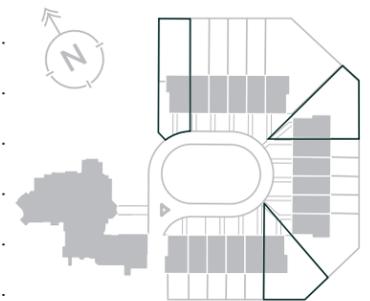
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Townhouse

NOS. 14, 20 & 26



1.	Living Room	12.5 ft x 9.2 ft	3.8 m x 2.8 m
2.	Kitchen/Dining/Family Room	21.5 ft x 14.4 ft	6.5 m x 4.4 m
3.	Bedroom 1	16.4 ft x 11.2 ft	5.0 m x 3.4 m
4.	Bedroom 2	16.4 ft x 11.2 ft	5.0 m x 3.4 m
5.	Bedroom 3	14.0 ft x 11.2 ft	4.2 m x 3.4 m
6.	Bedroom 4	11.2 ft x 8.2 ft	3.4 m x 2.5 m
OVERALL		1,582 ft²	147 m²



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Townhouse Specification

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- + Under cabinet LED lighting
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 - 70/30 fridge freezer
 - 4 ring induction hob
 - Extractor hood
 - Washer drier
 - Dishwasher
 - Sink (1 ½ bowl)

BATHROOMS, ENSUITES & CLOAKROOMS

- + Contemporary bathrooms and ensuites with white sanitaryware and chrome brassware
- + Porcelain tiled walls and floors
- + Bathtubs with shower over with glazed shower screen
- + Walk in showers to ensuites with thermostatic showers
- + Wall mounted basins with mixer tap and vanity unit underneath
- + Wall hung WC
- + Chrome finished electric heated towel radiators
- + Extractor fans

SECURITY

- + NACOSS approved alarm systems
- + 10 year Advantage insurance backed structural warranty
- + Mains operated smoke and fire alarms

ELECTRICAL & HEATING

- + Heatrae Sadia electric boilers
- + Underfloor heating to ground floor and radiators to upper floors
- + Wired for Sky TV to living room and digital TV aerial points to living room and bedrooms
- + Telephone points to all rooms
- + CAT 6 data cabling to living room and bedrooms
- + LED spotlights to ground floor and all bathrooms/ensuites
- + Pendant lighting to all bedrooms
- + UV solar panels to roofs

GENERAL

- + Herringbone flooring to ground floor – hallway, living room, cloakroom, kitchen/dining/family room
- + Carpets to stairs, landing and bedrooms
- + Bespoke fitted wardrobes to bedrooms 1 & 2
- + Aluminium double glazed windows and doors (bi-fold doors to end of terrace houses)

EXTERNAL

- + Landscaped gardens and courtyard
- + External communal lighting throughout
- + 2x resident parking bays per house
- + Communal electric vehicle charging points to selected bays
- + Lawn laid to gardens with paved patio, security lighting, outdoor water tap and external socket
- + Access to private woodland
- + Bin storage

TENURE

- + Freehold - estate charge apply, please ask a Sales consultant for more information





Forty years' experience goes into every home

A family-run property investment and development company, Jaspar Group has been creating spaces for people to live in and communities to thrive for over 40 years.

During that time, we've delivered countless prestigious residential developments, spanning conversions, new build and conservation projects in and around the M25. Each of which has offered the same unwavering commitment to quality and design excellence.

Alongside our property business, we have set up the **Jaspar Foundation** to support charitable organisations involved with education, healthcare, elderly and disabled care, homelessness, poverty and emergency relief. Our entire business is built on enhancing lives.



CONTACT US

For more information regarding any aspect of Fawkham Manor, please don't hesitate to contact our sales team.

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