



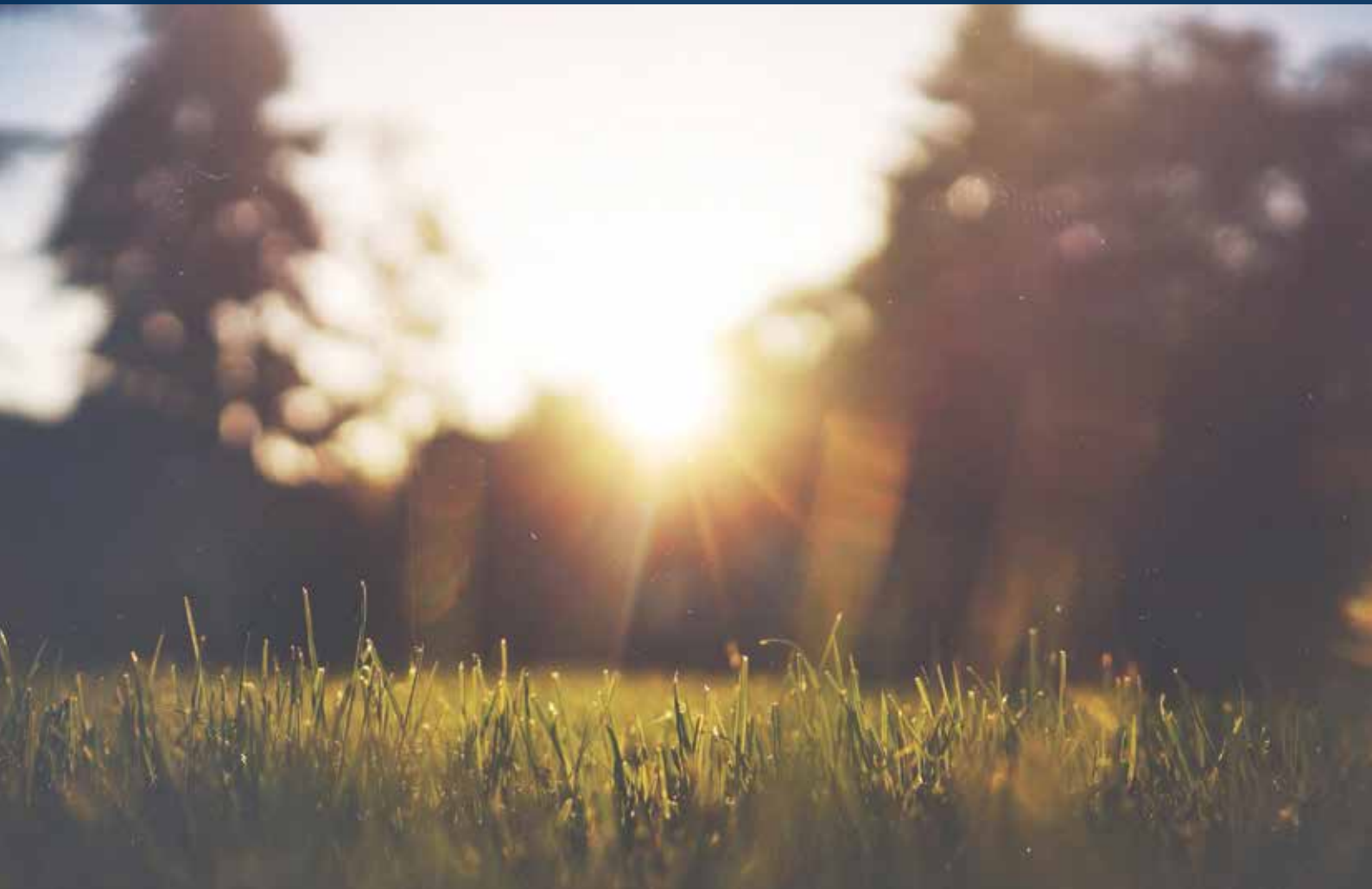
**CREST  
NICHOLSON**

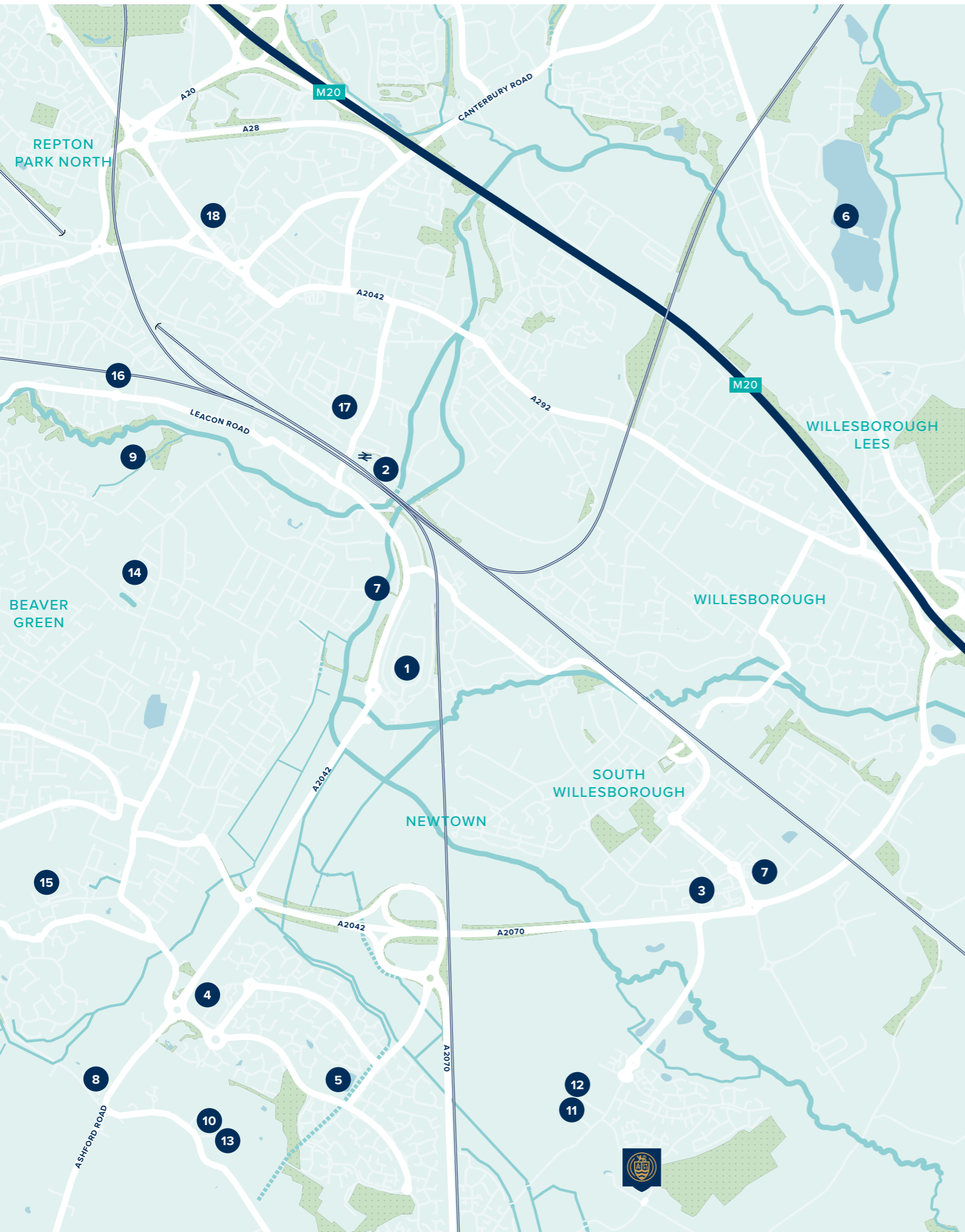
# BILHAM LAWN

ASHFORD • KENT

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

2, 3 & 4 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







## BILHAM LAWN

Swift Avenue, Finberry, Ashford, Kent, TN25 7GD

For all enquiries please call

**01233 438 083**

**[crestnicholson.com/bilhamlawn](https://crestnicholson.com/bilhamlawn)**

### 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.

Bilham Lawn 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.

Bilham Lawn 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**

**BILHAM LAWN**

# DEVELOPMENT PLAN

An attractive collection of 2, 3, and 4 bedroom homes set within the new village of Finberry in Ashford, Kent.

2, 3 & 4 BEDROOM HOMES











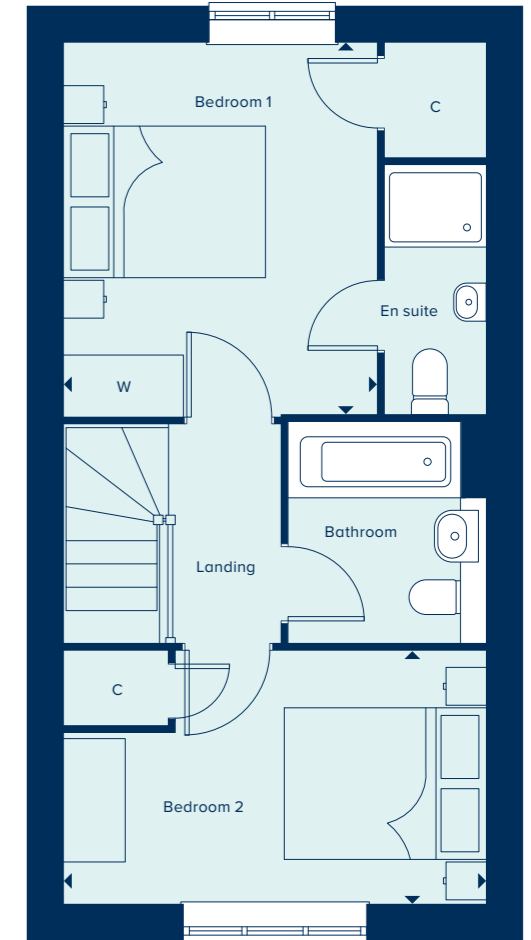
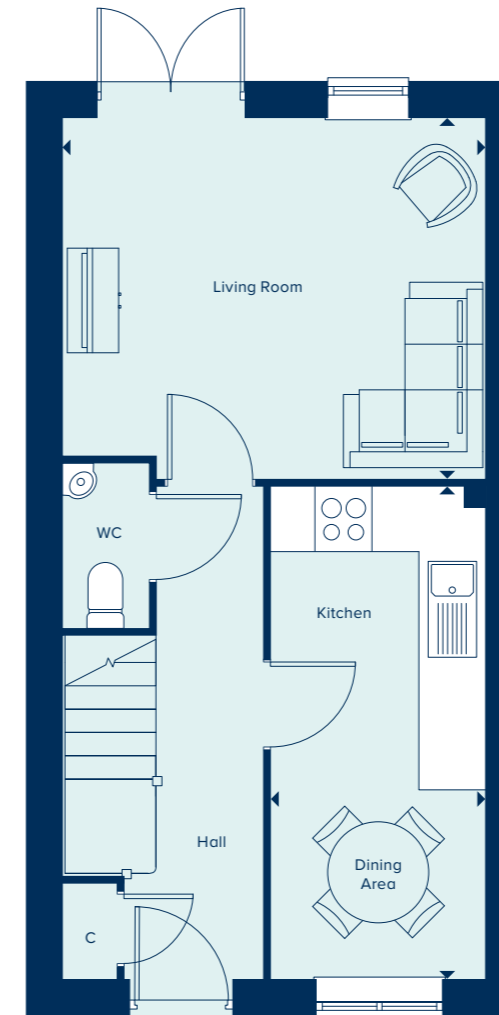
**THE CROMER**  
2 Bedroom Home

[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 DROMER**  
2 Bedroom Home

crestnicholson.com

# THE DROMER

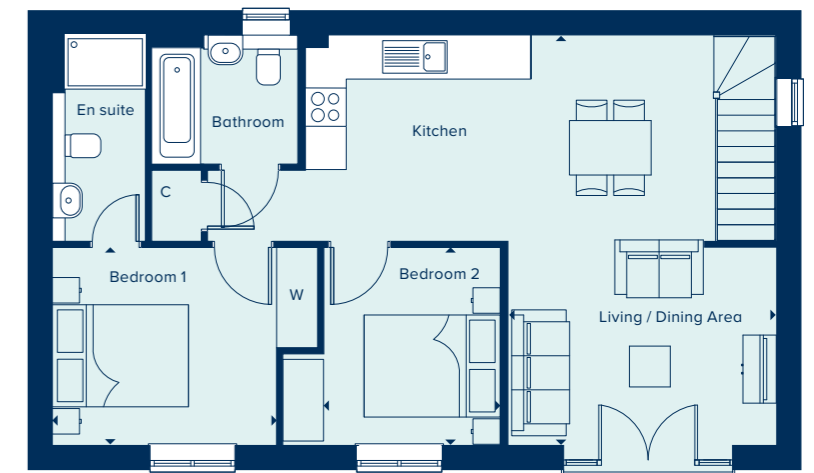
The Dromer is a popular two-bedroom home. The open plan approach results in a very spacious and well-lit living, kitchen and dining area which benefits from substantial natural light. With built-in storage, a main bathroom and en suite to bedroom one, this is a well laid out and very accommodating home, and one of quality throughout.

2 BEDROOM HOME



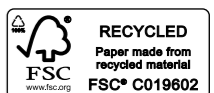
**FIRST FLOOR**

<b>KITCHEN / LIVING / DINING AREA</b>	6.03m x 3.95m	19'9" x 12'11"
<b>BEDROOM 1</b>	3.29m x 2.91m	10'10" x 9'6"
<b>BEDROOM 2</b>	2.91m x 2.59m	9'6" x 8'6"



C Cupboard W Wardrobe

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# 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



**THE CHESHAM**  
3 Bedroom Home

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

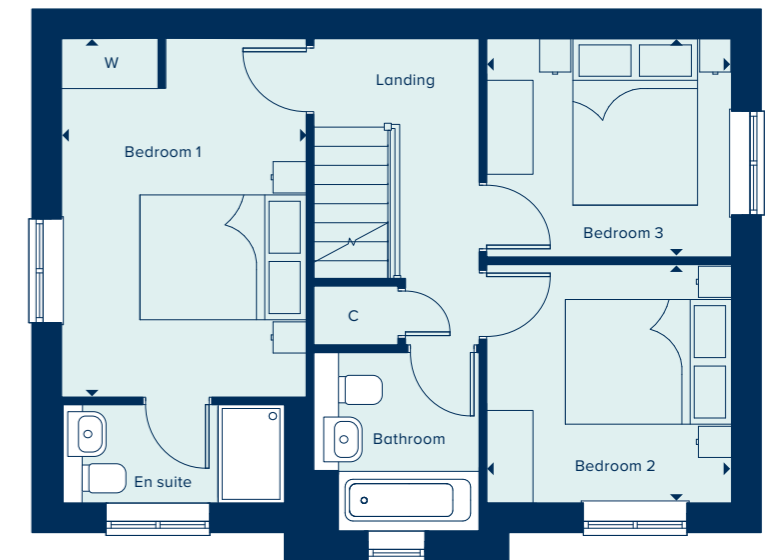
### GROUND FLOOR

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



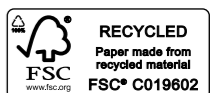
### FIRST FLOOR

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



C Cupboard W Wardrobe

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**THE REDGRAVE**

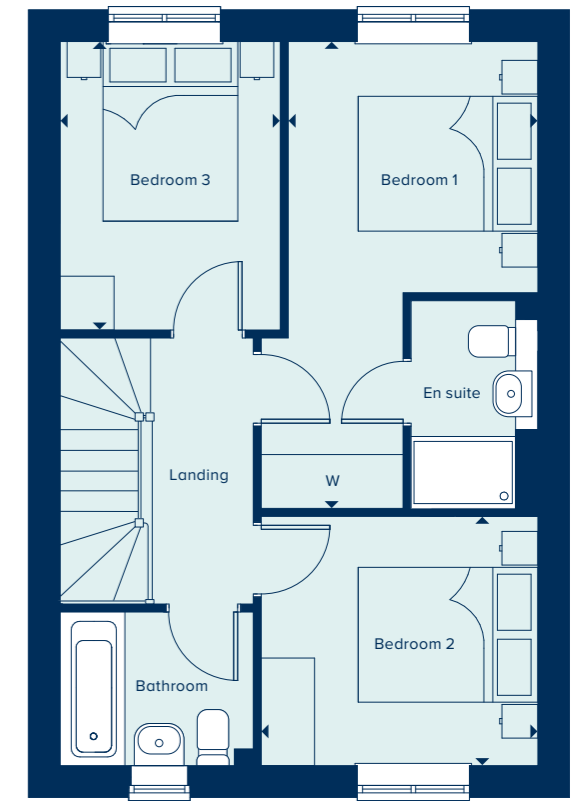
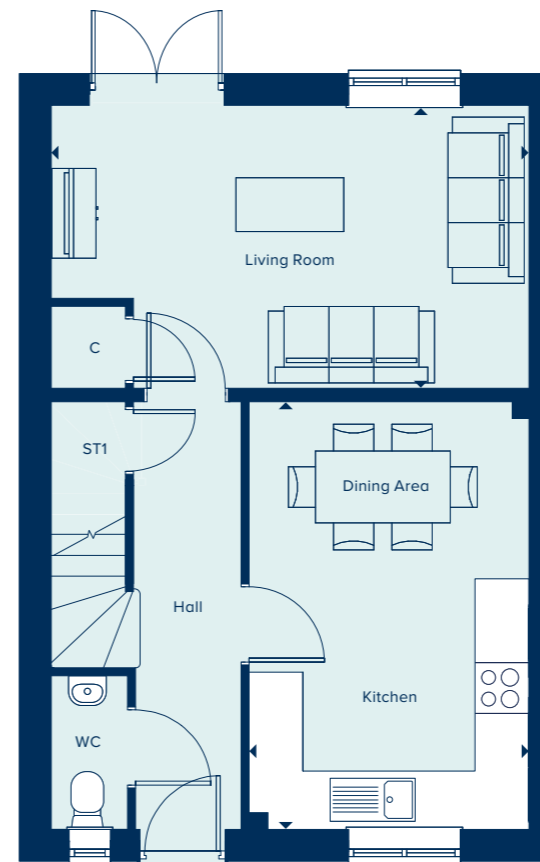
3 Bedroom Home

[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**

4.81m x 3.15m      15'8" x 10'3"

**LIVING ROOM**

5.37m x 3.20m      17'6" x 10'5"

**FIRST FLOOR**

**BEDROOM 1**

5.23m x 2.82m      17'2" x 9'2"

**BEDROOM 2**

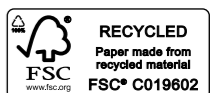
3.12m x 2.82m      10'2" x 9'2"

**BEDROOM 3**

3.25m x 2.49m      10'7" x 8'2"

C Cupboard    W Wardrobe

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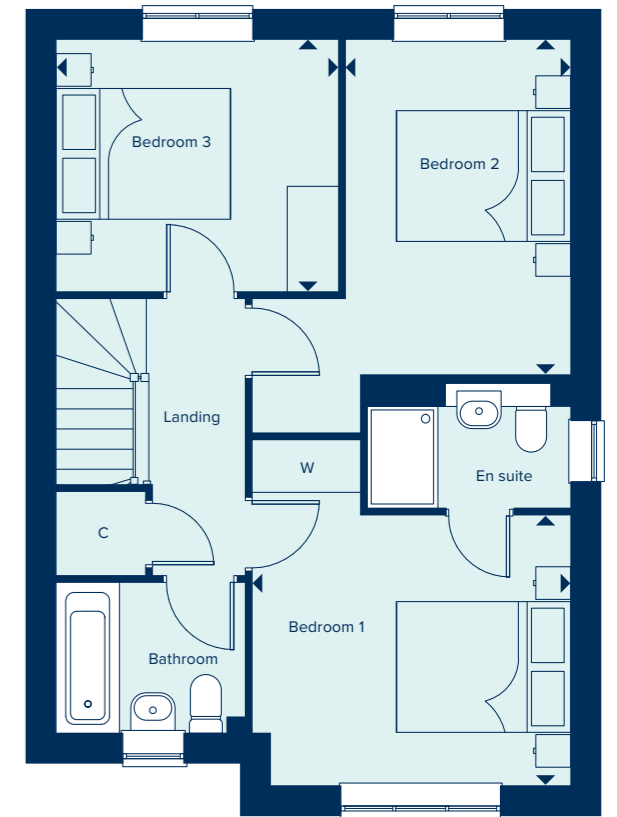
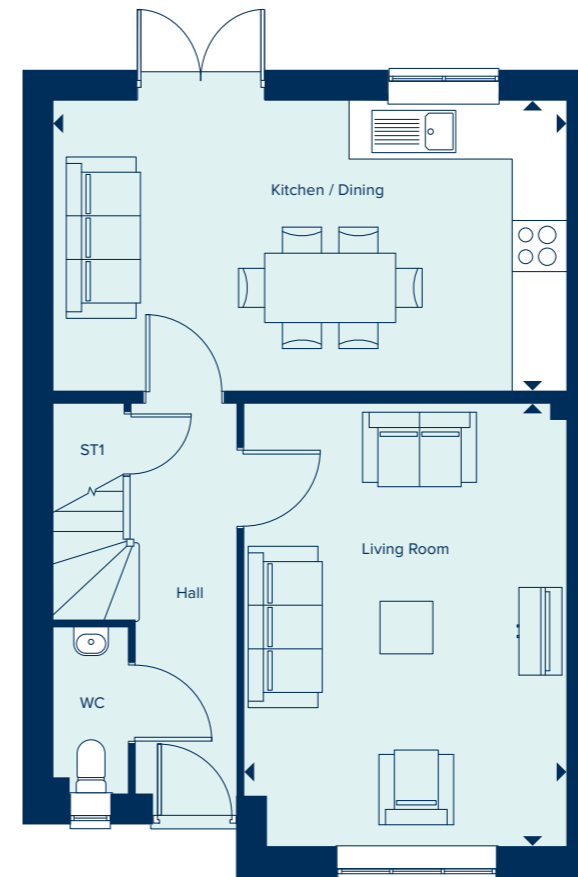
**THE SEATON**  
3 Bedroom Home

[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**

**KITCHEN / DINING**

5.87m x 3.31m      19'3" x 10'10"

**LIVING ROOM**

5.05m x 3.68m      16'7" x 12'1"

**FIRST FLOOR**

**BEDROOM 1**

3.63m x 3.31m      11'11" x 10'10"

**BEDROOM 2**

3.82m x 2.56m      12'6" x 8'5"

**BEDROOM 3**

3.22m x 2.87m      10'7" x 9'5"

C Cupboard W Wardrobe

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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)

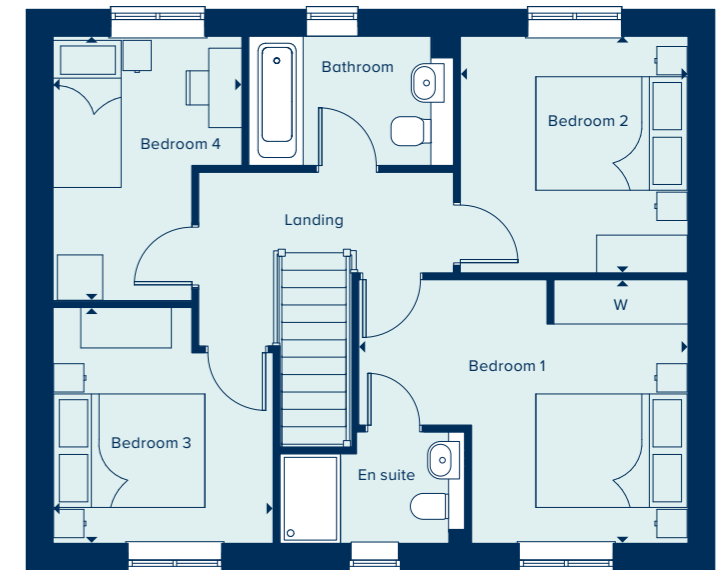
### GROUND FLOOR

<b>KITCHEN / DINING / FAMILY AREA</b>	
6.70m x 3.03m	22'0" x 9'11"
<b>LIVING ROOM</b>	
4.81m x 3.35m	15'9" x 11'0"
<b>STUDY</b>	
3.41m x 2.47m	11'2" x 8'1"



### FIRST FLOOR

<b>BEDROOM 1</b>	
4.35m x 3.48m	14'3" x 11'5"
<b>BEDROOM 2</b>	
3.13m x 3.01m	10'3" x 9'10"
<b>BEDROOM 3</b>	
3.12m x 2.91m	10'3" x 9'6"
<b>BEDROOM 4</b>	
3.49m x 2.49m	11'5" x 8'2"



C Cupboard W Wardrobe ● Specification

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# THE LANCING

As you enter the Lancing, you are guaranteed a warm welcome. The entrance hall provides a sense of space that prevails throughout the house. The living room is similarly spacious and has the substantial benefit of natural light, with aspects front and back. The patio doors add to this sense of openness and provide direct access into the garden. Each of the four bedrooms is generously proportioned and the main bedroom has an en suite. With capacity for eight people across the four bedrooms, there's the opportunity to utilise a bedroom as a home office. Space, light and flexibility are the hallmarks of this house.

4 BEDROOM HOME

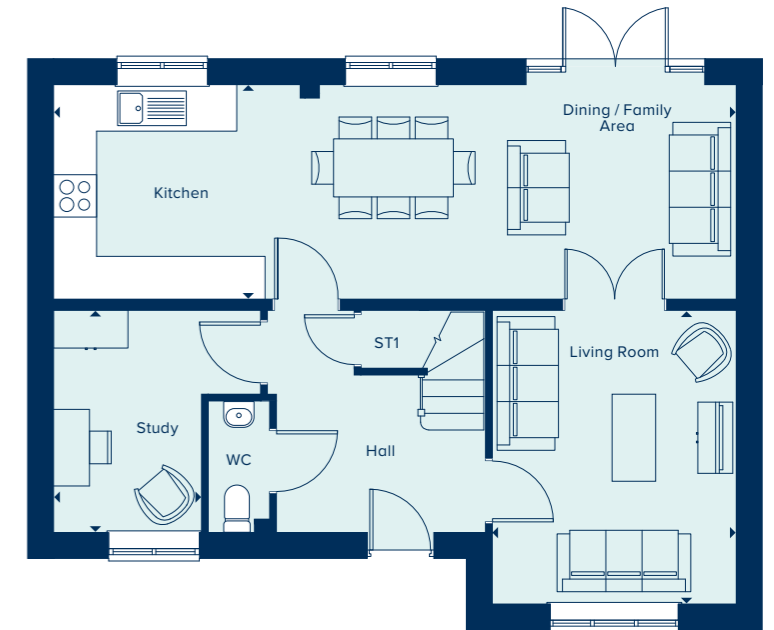


## THE LANCING 4 Bedroom Home

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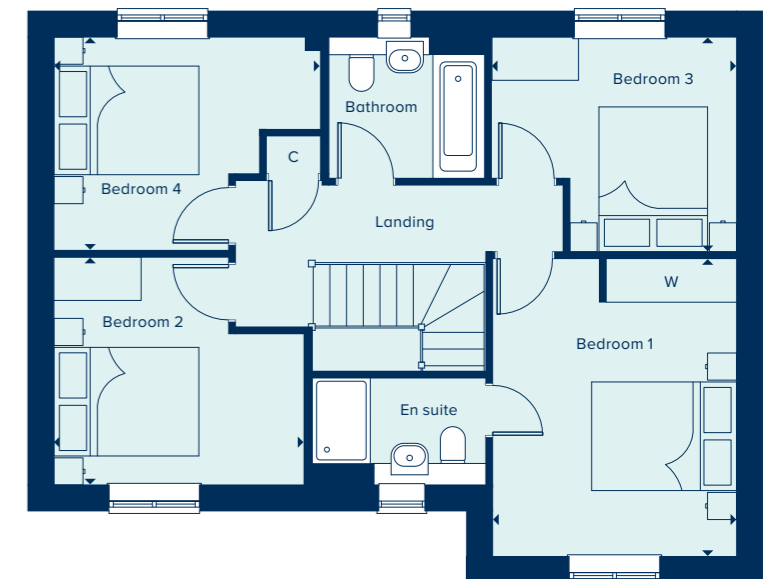
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
9.40m x 2.95m	30'10" x 9'8"	
LIVING ROOM		
4.05m x 3.36m	13'3" x 11'0"	
STUDY		
3.06m x 2.04m	10'0" x 6'8"	



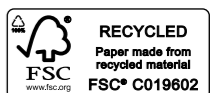
### FIRST FLOOR

BEDROOM 1		
4.10m x 3.36m	13'5" x 11'0"	
BEDROOM 2		
3.45m x 3.14m	11'4" x 10'3"	
BEDROOM 3		
3.38m x 2.96m	11'1" x 9'8"	
BEDROOM 4		
2.94m x 2.81m	9'8" x 9'3"	



C Cupboard W Wardrobe ● Specification

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



## THE MARLBOROUGH

4 Bedroom Home

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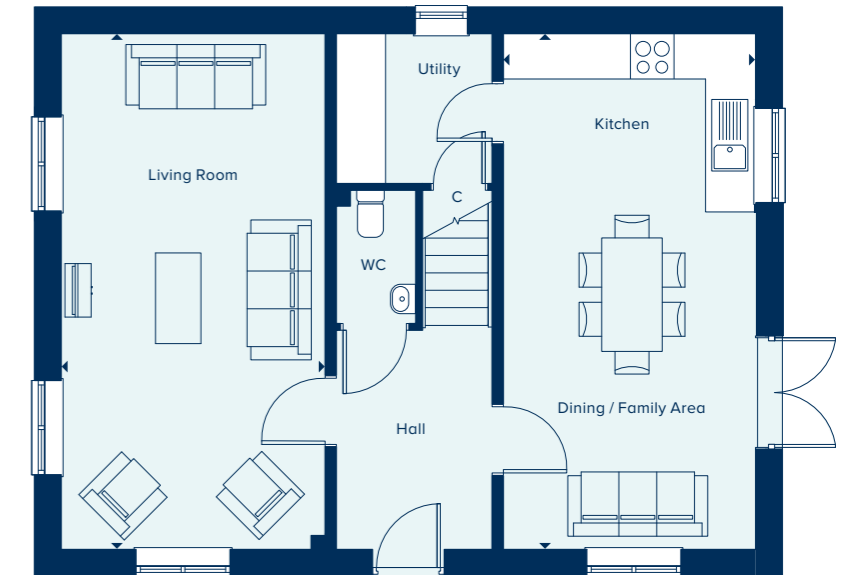
### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m      22'4" x 10'11"

#### LIVING ROOM

6.82m x 3.49m      22'4" x 11'5"



### FIRST FLOOR

#### BEDROOM 1

3.63m x 3.06m      11'11" x 10'0"

#### BEDROOM 2

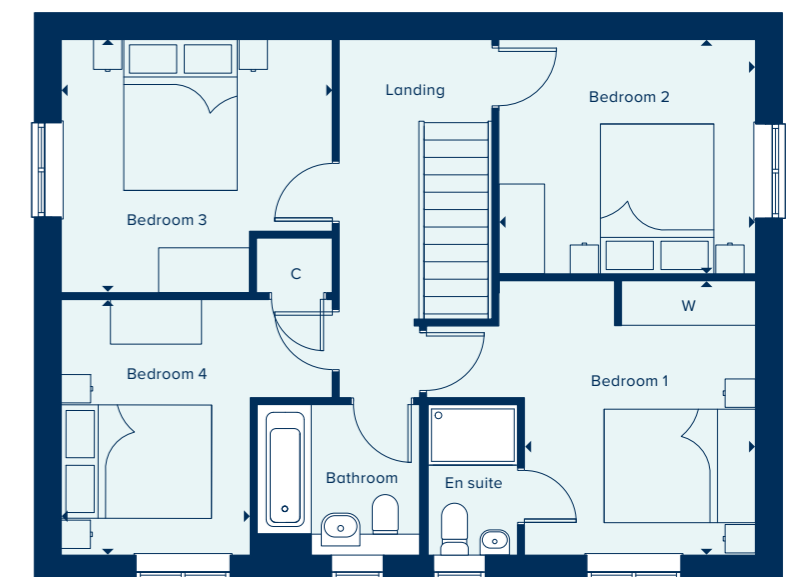
3.39m x 3.09m      11'2" x 10'2"

#### BEDROOM 3

3.58m x 3.35m      11'9" x 11'0"

#### BEDROOM 4

3.38m x 2.50m      11'1" x 8'2"



C Cupboard    W Wardrobe    ● Denotes 4 bedroom specification for The Marlborough

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**THE ROMSEY (Plot 653)**

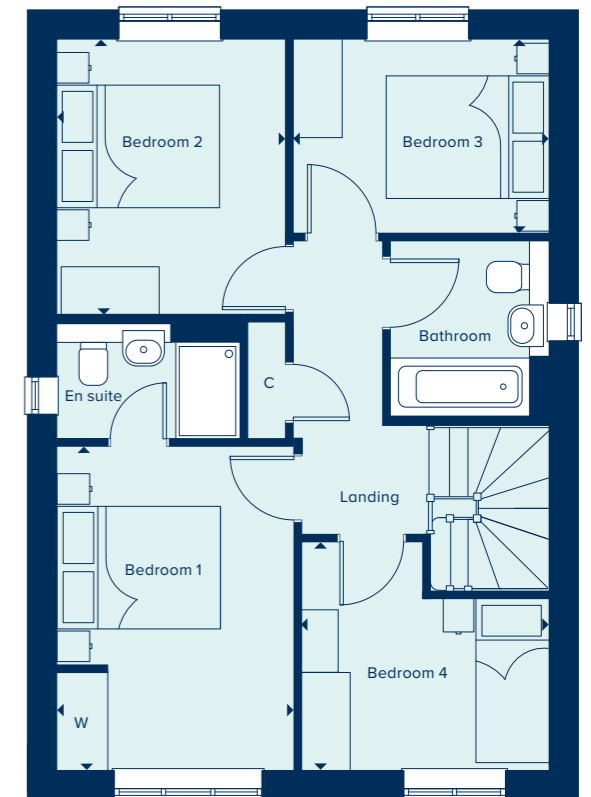
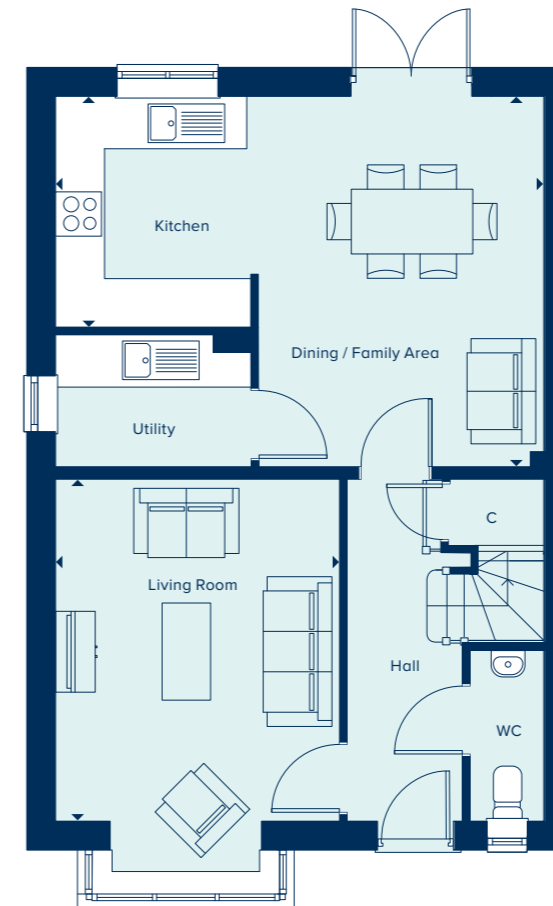
4 Bedroom Home

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

**THE ROMSEY (Plot 653)**

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 ensuite 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**

3.18m x 2.42m      10'4" 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 homeworking. 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

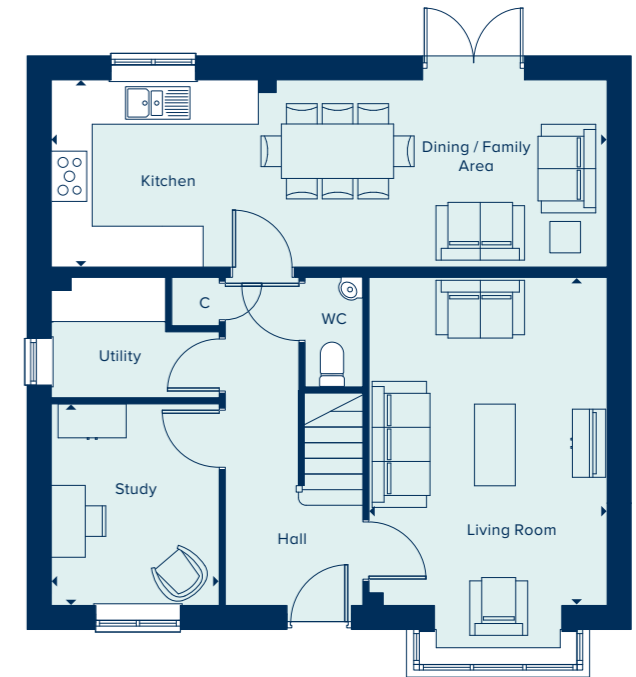


**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**  
8.16m x 2.75m      26'9" x 9'0"

**LIVING ROOM**  
4.82m x 3.50m      15'10" x 11'6"

**STUDY**  
2.96m x 2.46m      9'8" x 8'1"



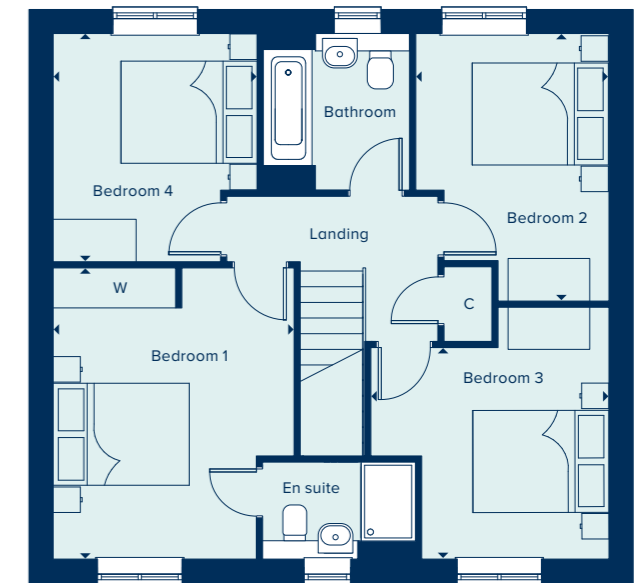
**FIRST FLOOR**

**BEDROOM 1**  
4.27m x 3.48m      14'0" x 11'5"

**BEDROOM 2**  
3.93m x 2.84m      12'11" x 9'4"

**BEDROOM 3**  
3.50m x 3.10m      11'6" x 10'2"

**BEDROOM 4**  
3.35m x 2.99m      11'0" x 9'10"



C Cupboard    W Wardrobe    ● Specification

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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
<b>KITCHEN</b>			
Choice of soft close fitted kitchen complete with laminate worksurface 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
<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 NHBC ten year warranty	•	•	•

Crest Nicholson follows NHBC 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**

## **BILHAM LAWN**

Swift Avenue, Finberry,  
Ashford, Kent, TN25 7GD

For all enquiries please call

**01233 438 083**

**[crestnicholson.com/bilhamlawn](https://crestnicholson.com/bilhamlawn)**



### **House Type Illustration**

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

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