



**Hyde**  
New Homes

# Spring Acres

Live, relax, step outside

**The Bloom 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 available for outright sale and shared ownership. 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 St Thomas a Becket's Well 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 down-sizers seeking the tranquillity of this semi-rural setting.

### 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.



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





# Explore and discover

Note: Map not to scale, indicative only. Journey times taken from google.com/maps and are approximate only. \*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.

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.

### ● Amenities

1. Sittingbourne Post Office
2. Sittingbourne Hospital
3. The Chestnuts Surgery
4. Homebase
5. Well Pharmacy
6. The Forum Shopping Centre
7. Tesco Express
8. ALDI
9. Asda Superstore
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
27. Posillipo
28. The Yard
29. The Lobster Shack
30. Wheelers Oyster Bar

### ● Education

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



<b>The Fox and Goose pub</b>	2 mins
<b>Bus stop (Fox Hill heading east)</b>	2 mins
<b>Bus stop (Vincent Rd heading west)</b>	4 mins
<b>The Sittingbourne School</b>	9 mins
<b>Tesco Express</b>	14 mins
<b>Sittingbourne station</b>	29 mins

### By bicycle



<b>Sittingbourne station</b>	8 mins
<b>The Ship Inn, Teynham</b>	19 mins
<b>Kent Downs AONB</b>	22 mins
<b>Doddington Place Gardens</b>	28 mins
<b>Faversham town centre</b>	30 mins
<b>Oare Marshes Nature Reserve</b>	34 mins

Note: Walking and cycling times start from postcode ME9 9AD. All times sourced from google.com/maps and nationalrail.co.uk, approximate only.

### By train

From Sittingbourne train station



### By car or taxi

Driving times taken from postcode ME9 9AD

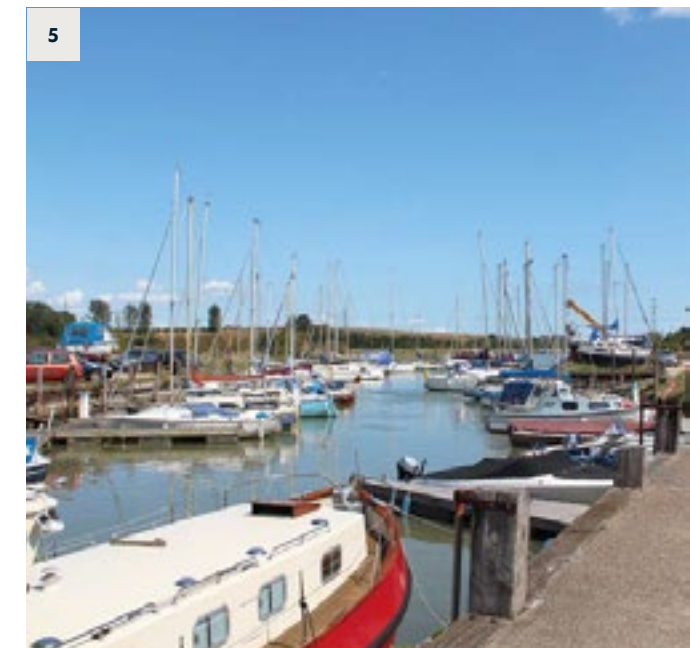


### By bus



### 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 of the Spring Acres show homes and depict typical Hyde New Homes interiors.



### Kitchen

- 1.5 bowl sink
- Chrome dual action monoblock 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 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 monoblock tap
- Quality white suite
- Thermostatically controlled bath and shower mixer tap
- Wall mounted thermostatic shower mixer
- Glass bath/shower screen
- Demisting mirrors to four bedroom homes
- Chrome ladder towel rails

### General

- Textured four panel internal doors
- White paint finished staircase
- Hard wood handrails to four bedroom homes
- 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

- Solar panels and electric vehicle 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 Bloom 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<sup>^</sup>

<sup>^</sup>For parking type and allocation to plots please ask the Sales Consultant to confirm

### Key

House types:

- The Burdock (2 bedroom house)
- The Rush (2 bedroom house)
- The Buttercup (3 bedroom house)
- The Champion (3 bedroom house)
- The Chequertree (3 bedroom house)
- The Cinquefoil (3 bedroom house)
- The Trefoil (3 bedroom house)
- The Watermint (3 bedroom house)
- The Foxglove (4 bedroom house)
- The Primrose (4 bedroom house)
- The Violet (4 bedroom house)
- Cycle Store (not applicable to plots with garage)

**LAP** Local Area for Play

The Bloom Collection boundary

Homes for affordable rent

Pathways

Note: Please refer ask your Sales Consultant for current availability as these homes will be released in phased sequence.

Site plan not to scale, indicative only. Travelling times taken from google.co.uk/maps and are approximate 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.

### Outright sale

Outright sale is the traditional route into home ownership. All our homes are designed and finished to impeccable standards, with a high specification as standard, providing outstanding value and quality. We are proud of the homes we build, and offer what we like to call the 'Hyde Difference'.

### 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://www.hydenewhomes.co.uk/shared-ownership)



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://www.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



## 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](http://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 ninth year running.

### The Hyde Difference

- Over 90% customer satisfaction for nine 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 both the chargers and the solar panels were a real selling point for me."

Purchaser at Spring Acres



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[www.consumercode.co.uk](http://www.consumercode.co.uk)






## Hyde New Homes

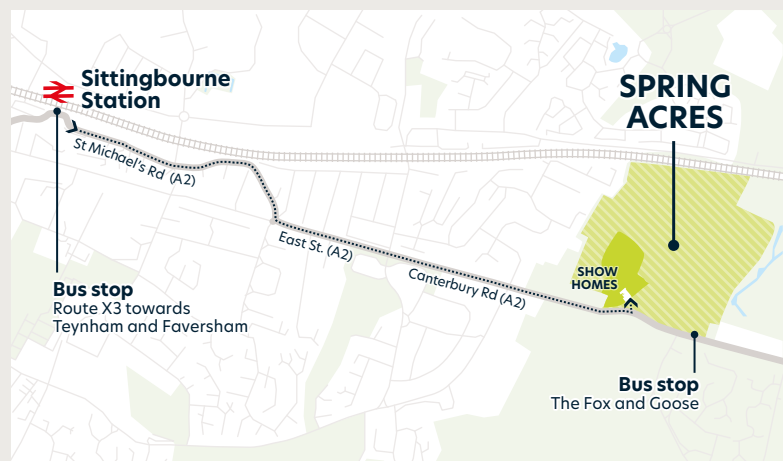
### Directions to Spring Acres, Bapchild

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



Map not to scale.

[hydenewhomes.co.uk](http://hydenewhomes.co.uk)

0808 156 7770

Details correct at time of publication: January 2024

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). 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. \*Distance and walking time taken from google.co.uk/maps.