

Netherfield Gardens

HARTLEY | KENT

TOLMAN HOMES



Netherfield Gardens

HARTLEY | KENT

Nestled in the heart of Hartley, Netherfield Gardens is an exclusive collection of just nine thoughtfully designed family homes, combining timeless architecture with the opportunity to create a home that's truly your own.

Surrounded by mature woodland, the development offers a peaceful and private setting, while remaining exceptionally well connected to Sevenoaks, London and the wider Kent countryside.

Designed in a modern traditional style, each home has been carefully considered to complement its surroundings, with light-filled, practical spaces created for modern family living.

By reserving early in the construction process, you'll have the opportunity to personalise key elements of your home, from the layout and exterior finishes to kitchens, bathrooms and interior details. It's the enjoyment of creating a home around your lifestyle, without the complexity of managing a self-build.

Thoughtfully designed, crafted with care and built to last, Netherfield Gardens is a place you'll be proud to call home.



Development

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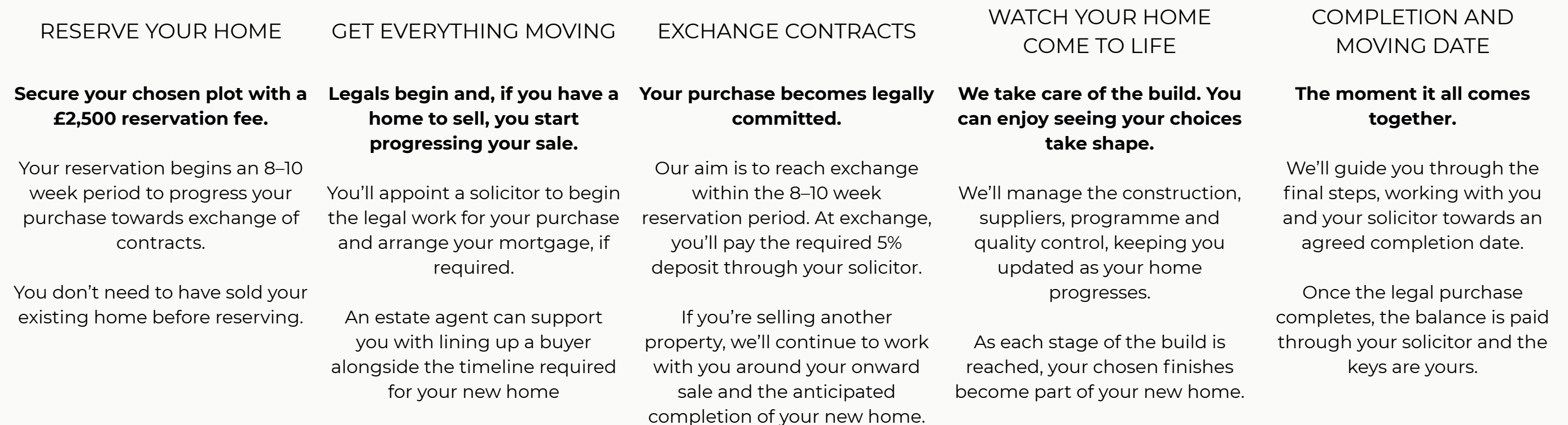
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Our Developer-Led Custom Build Journey

MORE CHOICE THAN A TRADITIONAL NEW BUILD, LESS RESPONSIBILITY THAN BUILDING YOUR OWN



MAKE IT YOURS - CUSTOM BUILD OPTIONS

We'll confirm which choices are still available for your plot based on its stage of construction at the point of reservation. The earlier you reserve, the more opportunities you're likely to have to personalise your home. We'll guide you through each stage, helping you understand the options available and when decisions need to be made, so you can enjoy seeing your new home come to life with confidence.



External appearance



Internal floor plan



Kitchen finishes



Bathroom finishes



Flooring



Paint



Extras



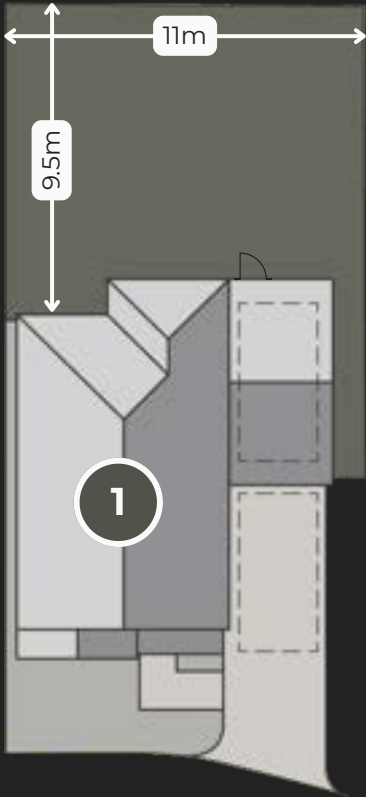
Netherfield Gardens

HARTLEY | KENT

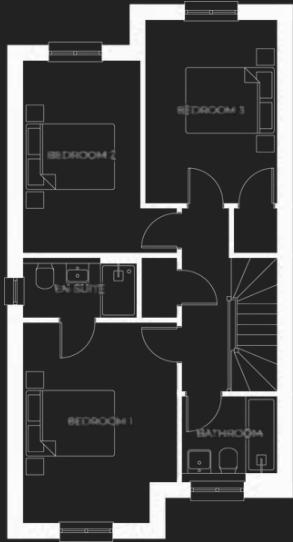
The name Netherfield Gardens takes its inspiration from the historic field name recorded on 19th-century tithe maps, creating a lasting connection between the development and the landscape that came before it.

Plot 1

3 2 1224 ft² / 114m²



FIRST FLOOR LAYOUT



Bedroom 1	4.47 x 3.44 m
Ensuite 1	1.35 x 2.63 m
Bedroom 2	4.10 x 2.96 m
Bedroom 3	4.29 x 2.63 m
Bathroom	1.95 x 2.15 m

Custom Build Options

EXTERNAL FINISH

1

Lower Level

Upper Level

Roof

2

Lower Level

Upper Level

Roof

3

Lower Level

Upper Level

Roof

GROUND FLOOR LAYOUT

1

Kitchen / Dining Room

Living Room

W/C

5.19 x 5.68 m

5.91 x 3.44 m

1.95 x 0.97 m

2

Kitchen / Dining Room

Living Room

W/C

5.91 x 3.44 m

5.19 x 5.68 m

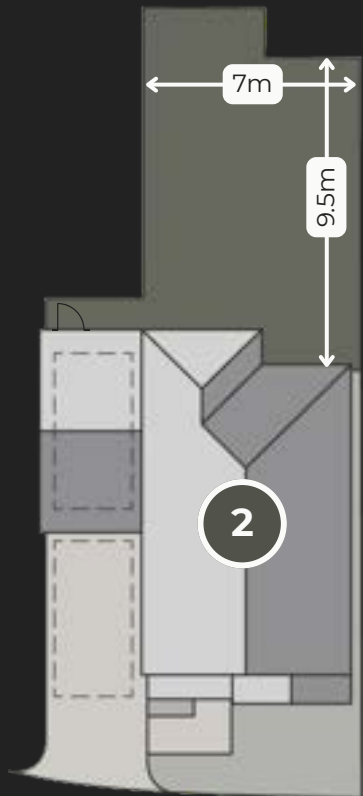
1.95 x 0.97 m

Black circles indicate the selection made by Tolman Homes where the selection deadline has passed.

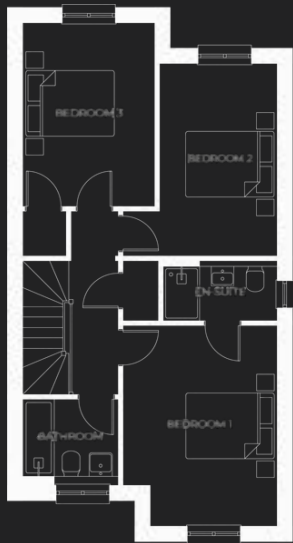
Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.

Plot 2

3 2 1224 ft² / 114m²



FIRST FLOOR LAYOUT



Bedroom 1	4.47 x 3.44 m
Ensuite 1	1.35 x 2.63 m
Bedroom 2	4.10 x 2.96 m
Bedroom 3	4.29 x 2.63 m
Bathroom	1.95 x 2.15 m

Custom Build Options

EXTERNAL FINISH

1

Lower Level
Upper Level
Roof

2

Lower Level
Upper Level
Roof

3

Lower Level
Upper Level
Roof

GROUND FLOOR LAYOUT

1

Kitchen / Dining Room 5.19 x 5.68 m
Living Room 5.91 x 3.44 m
W/C 1.95 x 0.97 m

2

Kitchen / Dining Room 5.91 x 3.44 m
Living Room 5.19 x 5.68 m
W/C 1.95 x 0.97 m

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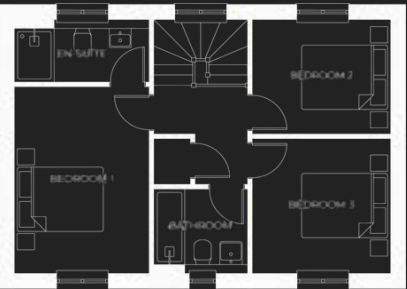
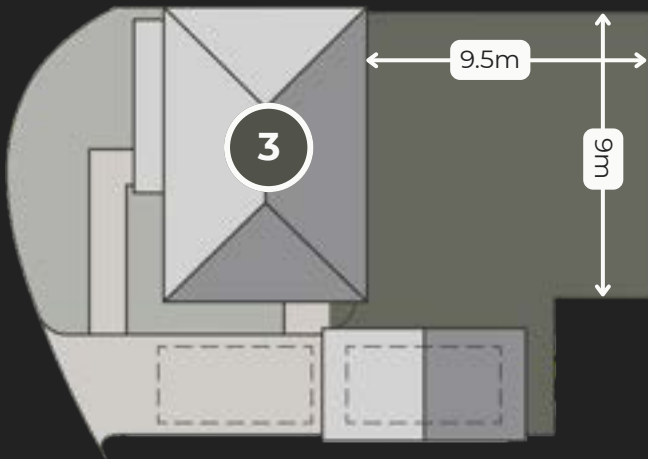
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Plot 3

3 2 1076 ft² / 100m²



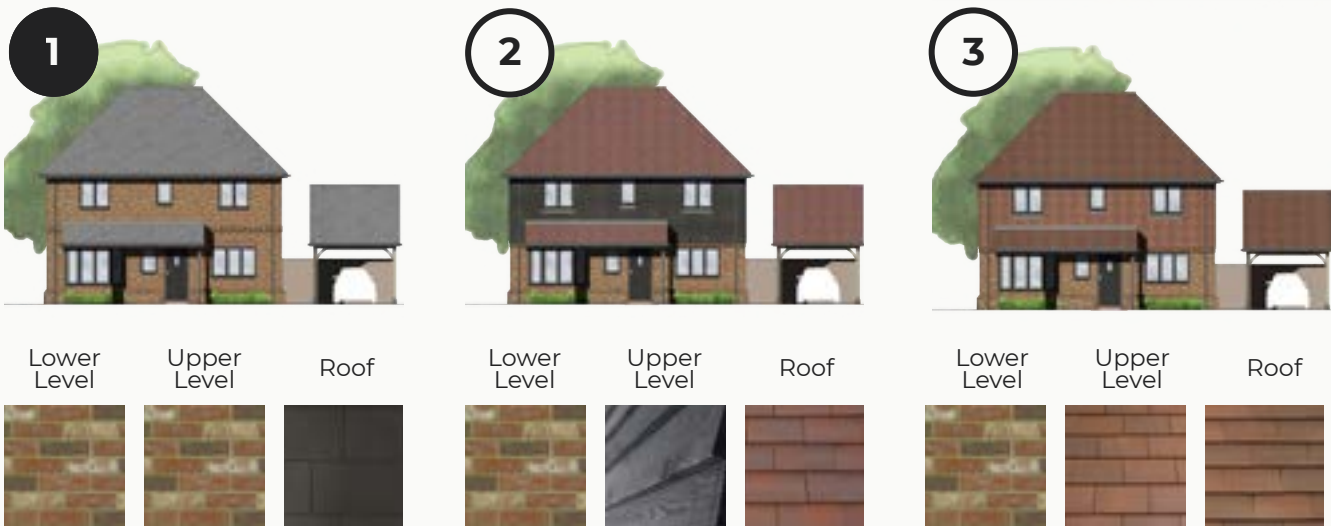
FIRST FLOOR LAYOUT



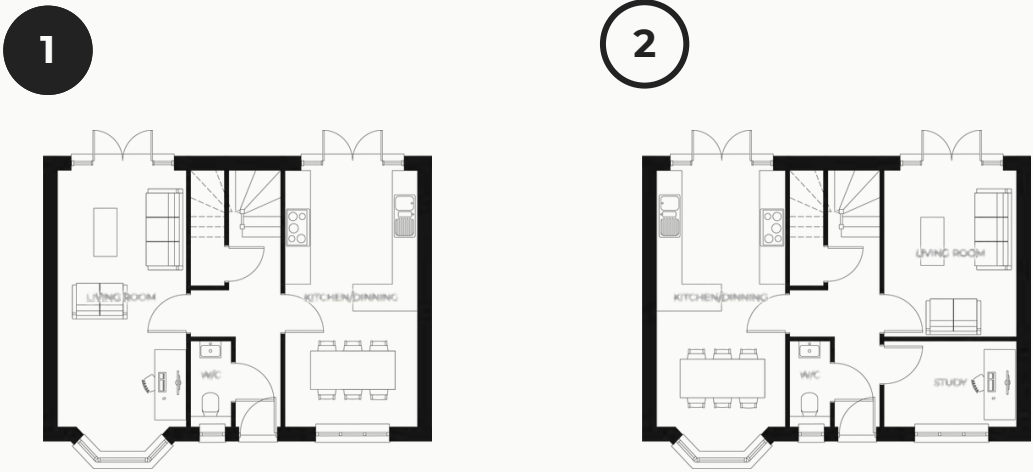
Bedroom 1	4.26 x 3.10 m
Ensuite 1	1.45 x 3.10 m
Bedroom 2	3.08 x 3.19 m
Bedroom 3	2.62 x 3.19 m
Bathroom	1.95 x 2.15 m

Custom Build Options

EXTERNAL FINISH



GROUND FLOOR LAYOUT



Kitchen / Dining Room	5.79 x 3.19 m
Living Room	5.79 x 3.10 m
W/C	1.95 x 0.97 m

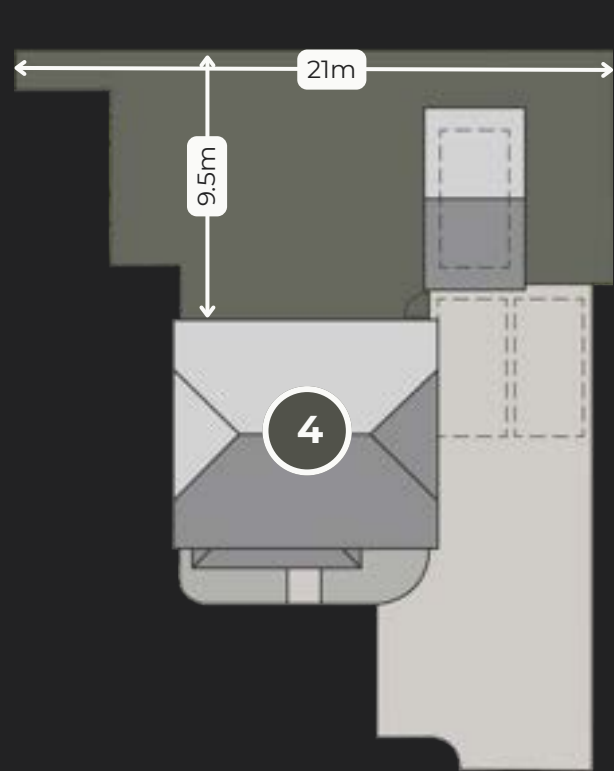
Kitchen / Dining Room	5.79 x 3.10 m
Living Room	3.76 x 3.19 m
Study	1.95 x 3.19 m
W/C	1.95 x 0.97 m

Black circles indicate the selection made by Tolman Homes where the selection deadline has passed.

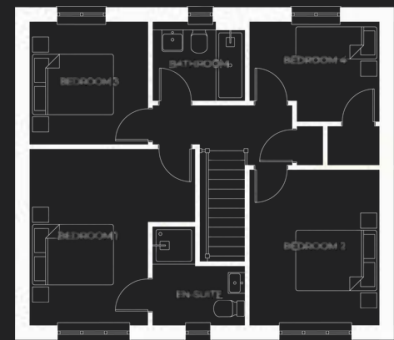
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Plot 4

4 2 1311 ft² / 122m²



FIRST FLOOR LAYOUT



Bedroom 1	4.28 x 2.90 m
Ensuite 1	2.42 x 2.25 m
Bedroom 2	3.78 x 3.18 m
Bedroom 3	3.00 x 2.90 m
Bedroom 4	2.45 x 3.18 m
Bathroom	1.95 x 2.25 m

Custom Build Options

EXTERNAL FINISH

1

Lower Level
Upper Level
Roof

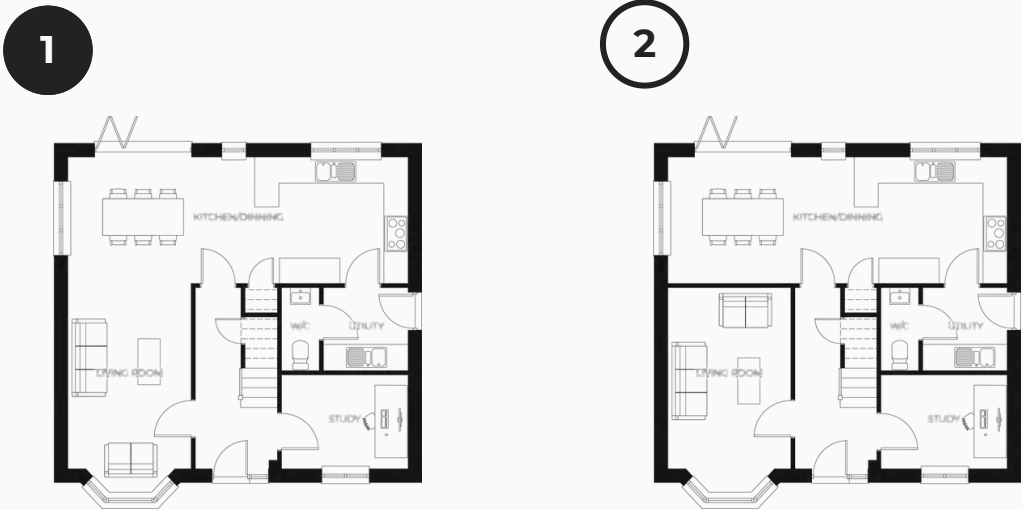
2

Lower Level
Upper Level
Roof

3

Lower Level
Upper Level
Roof

GROUND FLOOR LAYOUT



Kitchen / Dining Room	3.00 x 8.50 m
Living Room	4.37 x 3.10 m
Study	2.24 x 3.18 m
Utility	1.95 x 2.14 m
W/C	1.95 x 0.95 m

Kitchen / Dining Room	3.00 x 8.50 m
Living Room	4.37 x 3.10 m
Study	2.24 x 3.18 m
Utility	1.95 x 2.14 m
W/C	1.95 x 0.95 m

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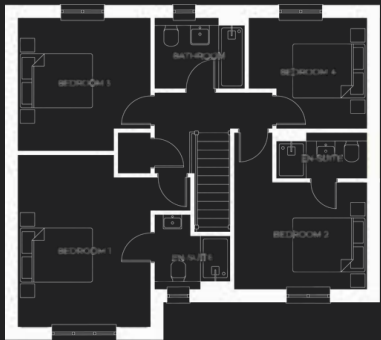
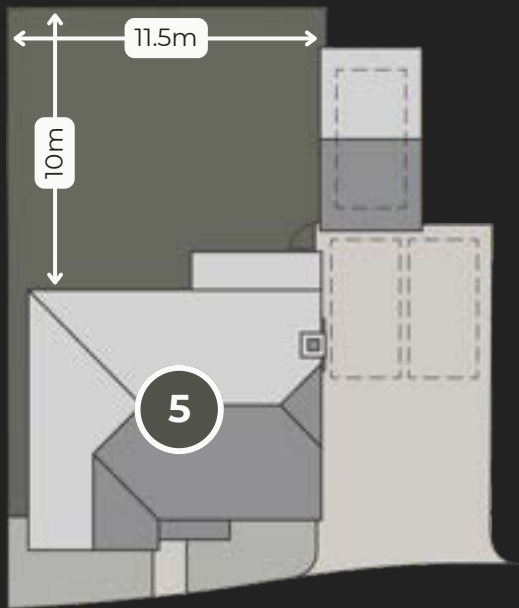
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Plot 5

4 2 1615 ft² / 150m²



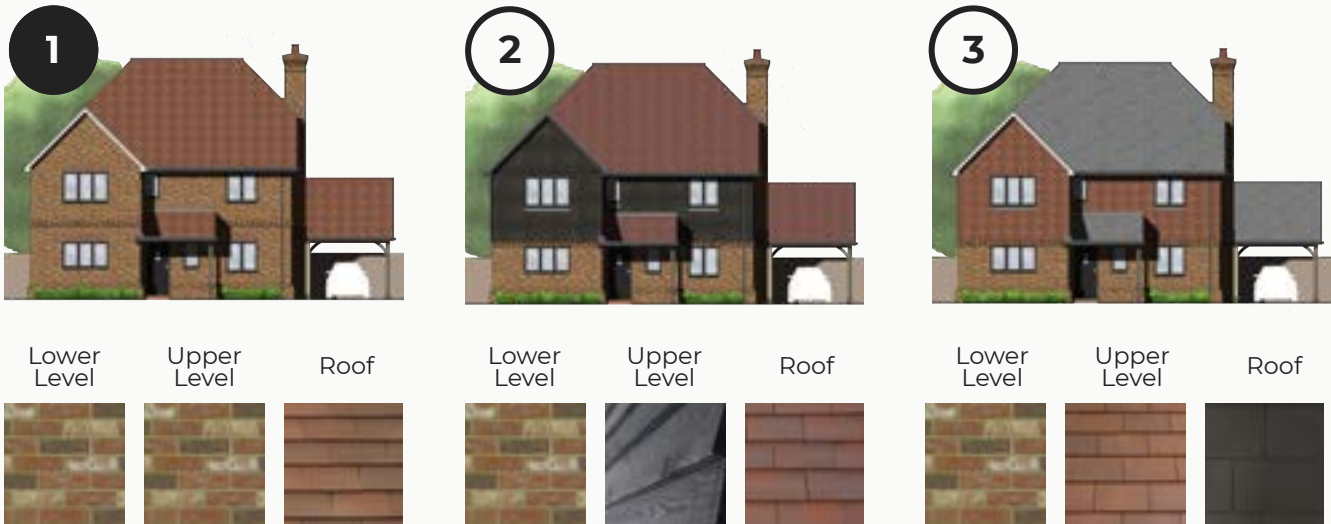
FIRST FLOOR LAYOUT



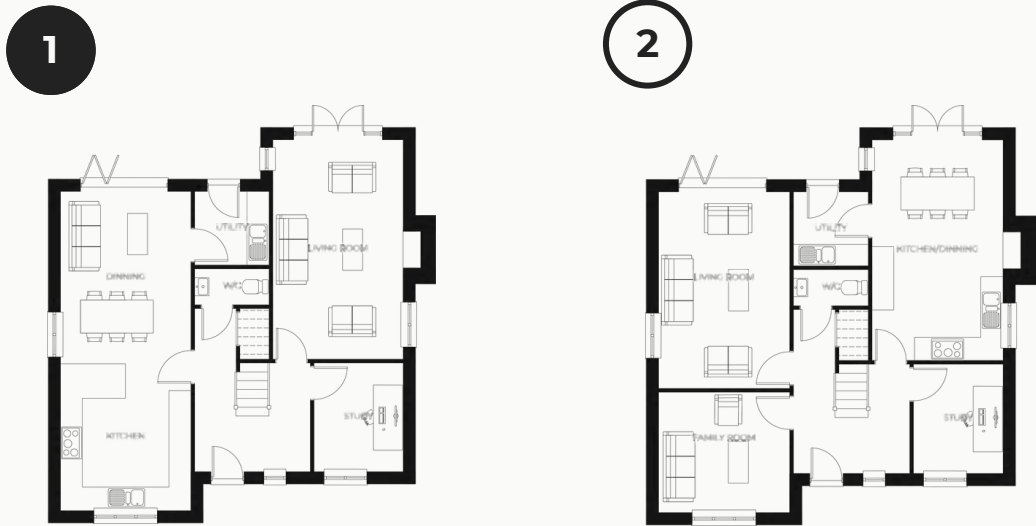
Bedroom 1	4.67 x 3.63 m
Ensuite 1	1.48 x 2.06 m
Bedroom 2	2.92 x 3.63 m
Ensuite 2	1.25 x 3.63 m
Bedroom 3	3.62 x 3.63 m
Bedroom 4	3.02 x 3.24 m
Bathroom	1.95 x 2.45 m

Custom Build Options

EXTERNAL FINISH



GROUND FLOOR LAYOUT



Kitchen / Dining Room	8.38 x 3.63 m
Living Room	5.75 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

Kitchen / Dining Room	5.75 x 3.63 m
Living Room	5.13 x 3.63 m
Family Room	3.16 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

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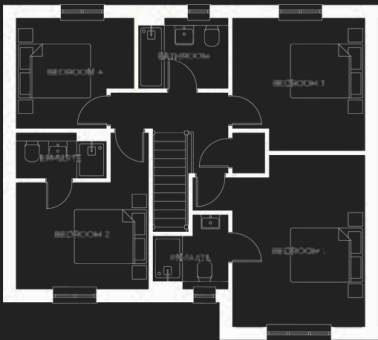
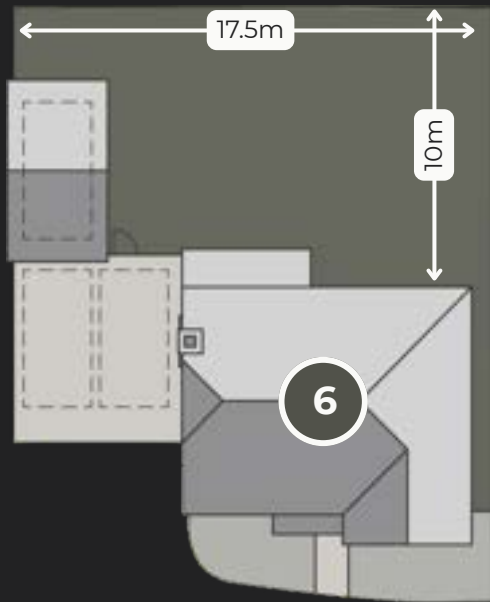
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Plot 6

4 2 1615 ft² / 150m²



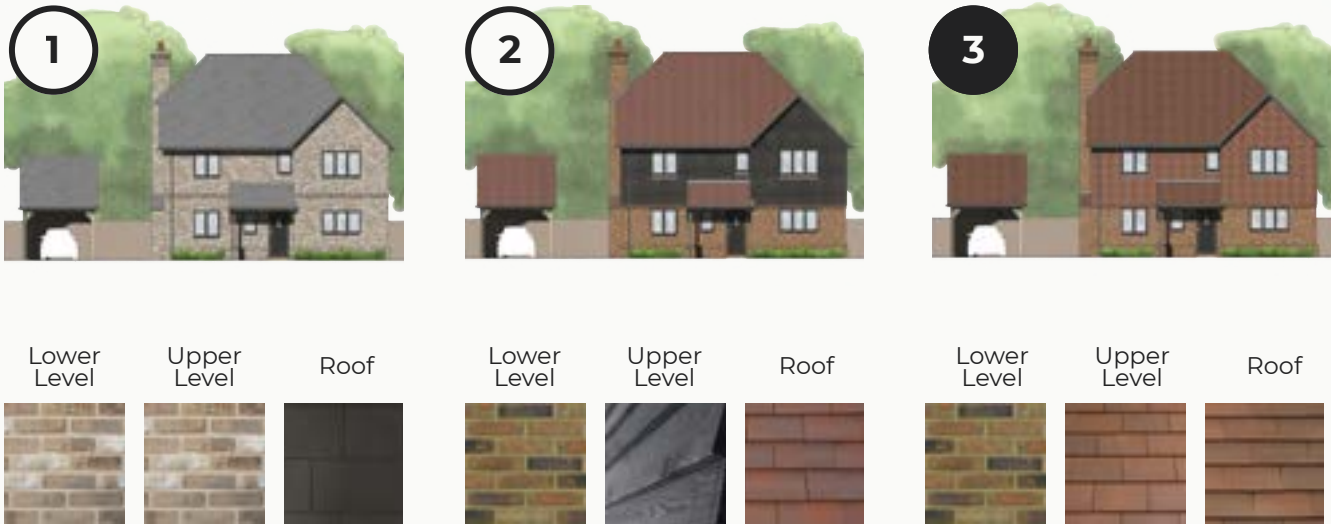
FIRST FLOOR LAYOUT



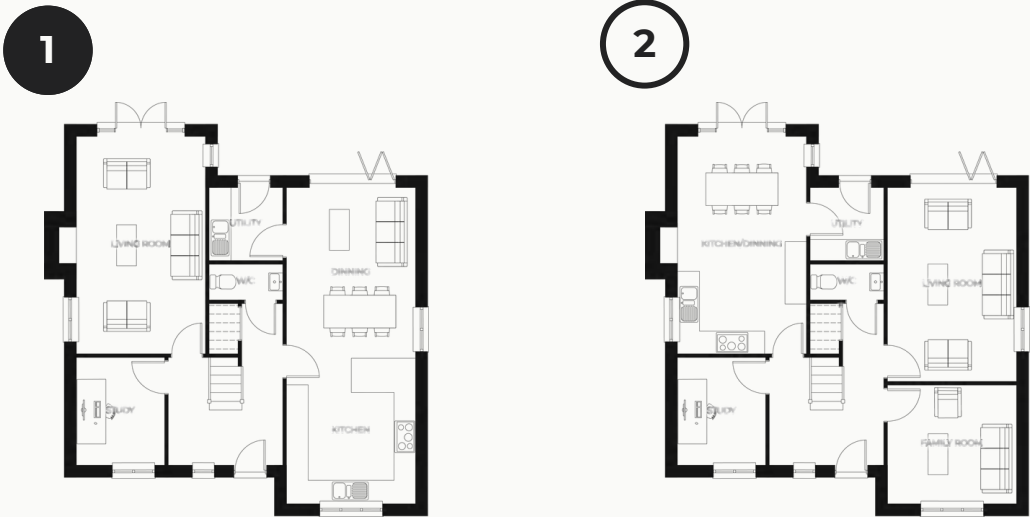
Bedroom 1	4.67 x 3.63 m
Ensuite 1	1.48 x 2.06 m
Bedroom 2	2.92 x 3.63 m
Ensuite 2	1.25 x 3.63 m
Bedroom 3	3.62 x 3.63 m
Bedroom 4	3.02 x 3.24 m
Bathroom	1.95 x 2.45 m

Custom Build Options

EXTERNAL FINISH



GROUND FLOOR LAYOUT



Kitchen / Dining Room	8.38 x 3.63 m
Living Room	5.75 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

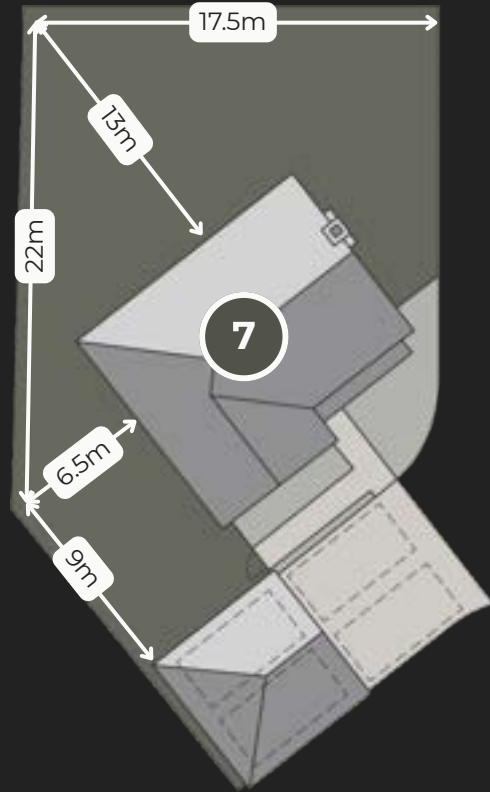
Kitchen / Dining Room	5.75 x 3.63 m
Living Room	5.13 x 3.63 m
Family Room	3.16 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

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Room dimensions are approximate and represent the maximum overall measurements. Dimensions may be affected by wall finishes, sloping ceilings, fitted furniture, cupboards and other projections. Floor plans and measurements are provided for guidance only and should not be relied upon for the purchase of furniture, flooring or other fittings.

Plot 7

5 3 1947 ft² / 181m²



FIRST FLOOR LAYOUT



Bedroom 1	3.84 x 3.70 m
Ensuite 1	2.47 x 1.80 m
Bedroom 2	3.57 x 3.78 m
Ensuite 2	2.43 x 1.45 m
Bedroom 3	3.55 x 3.70 m
Bedroom 4	3.24 x 2.72 m
Bedroom 5	2.28 x 3.79 m
Bathroom	2.10 x 2.36 m

Custom Build Options

EXTERNAL FINISH

1

Lower Level
Upper Level
Roof

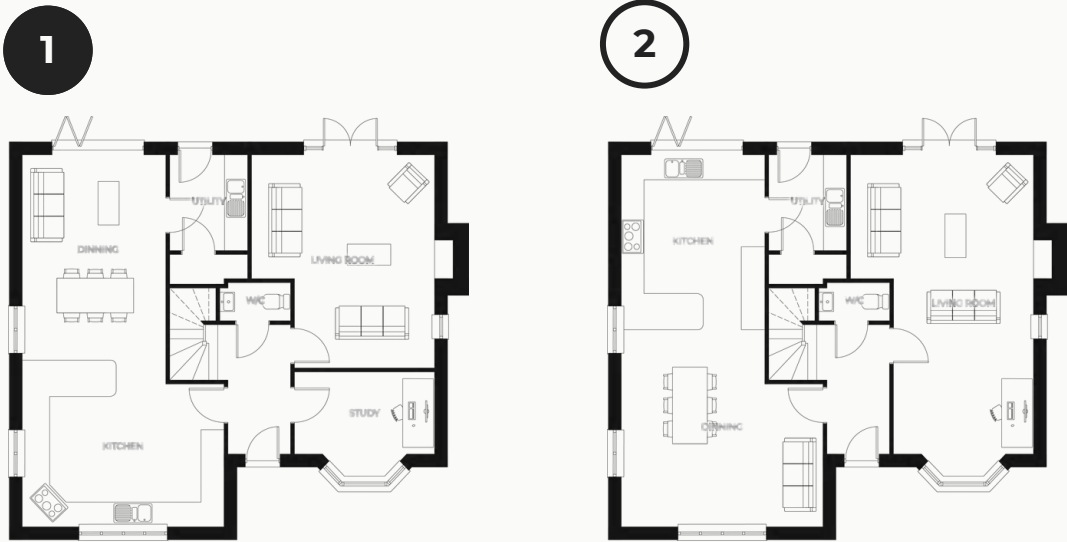
2

Lower Level
Upper Level
Roof

3

Lower Level
Upper Level
Roof

GROUND FLOOR LAYOUT



Kitchen / Dining Room	9.28 x 5.32 m
Living Room	5.32 x 4.83 m
Study	2.07 x 3.70 m
Utility	2.40 x 2.05 m
W/C	0.95 x 1.65 m

Kitchen / Dining Room	9.28 x 5.32 m
Living Room	7.48 x 4.83 m
Utility	2.40 x 2.05 m
W/C	0.95 x 1.65 m

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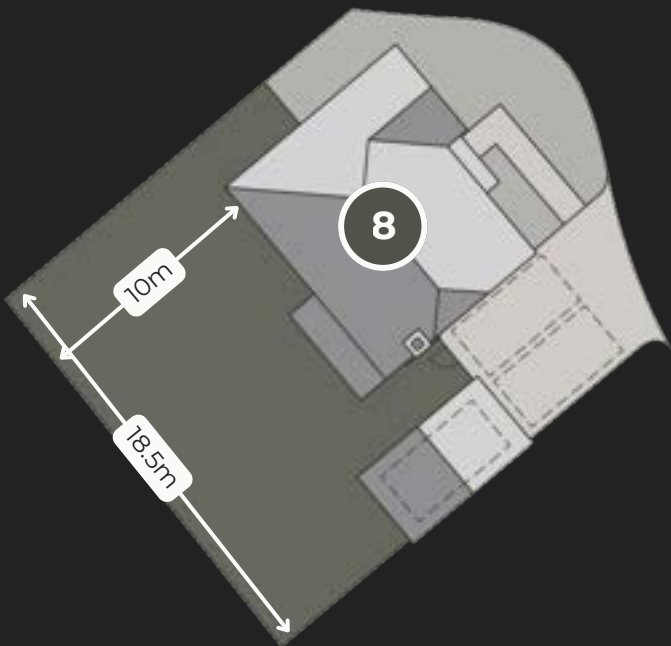
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Plot 8

4 2 1615 ft² / 150m²



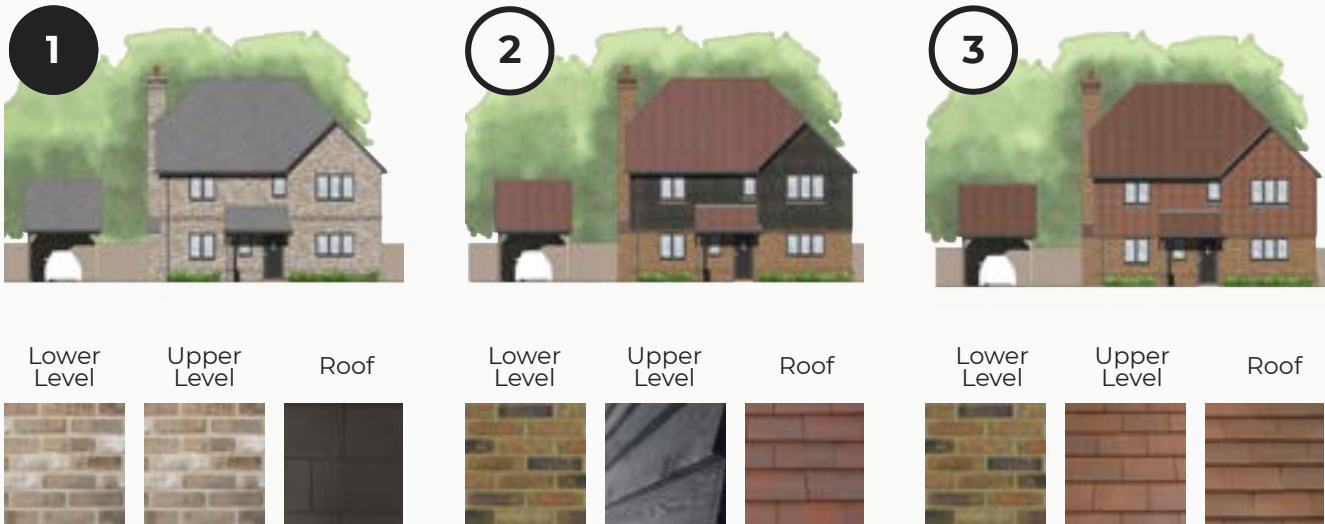
FIRST FLOOR LAYOUT



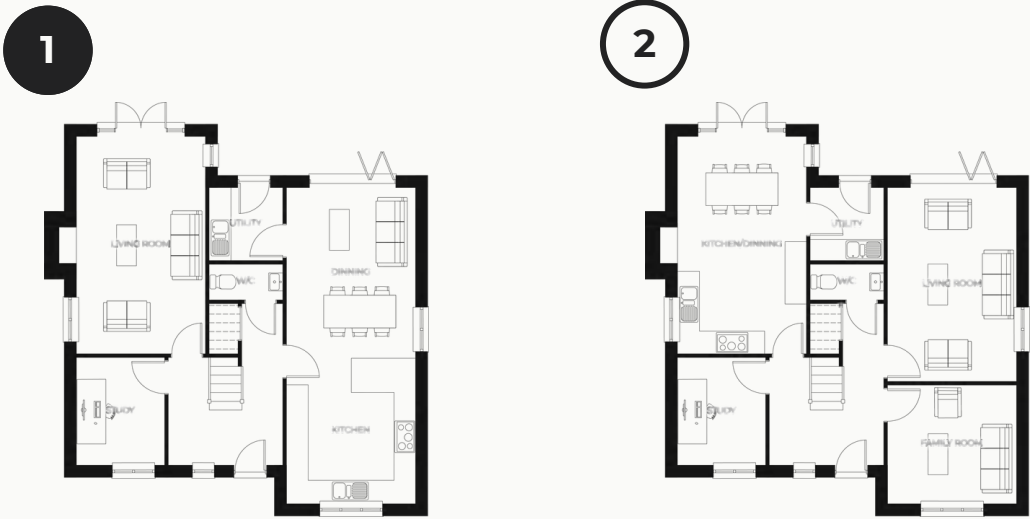
Bedroom 1	4.67 x 3.63 m
Ensuite 1	1.48 x 2.06 m
Bedroom 2	2.92 x 3.63 m
Ensuite 2	1.25 x 3.63 m
Bedroom 3	3.62 x 3.63 m
Bedroom 4	3.02 x 3.24 m
Bathroom	1.95 x 2.45 m

Custom Build Options

EXTERNAL FINISH



GROUND FLOOR LAYOUT



Kitchen / Dining Room	8.38 x 3.63 m
Living Room	5.75 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

Kitchen / Dining Room	5.75 x 3.63 m
Living Room	5.13 x 3.63 m
Family Room	3.16 x 3.63 m
Study	2.87 x 2.49 m
Utility	1.95 x 2.06 m
W/C	0.95 x 2.06 m

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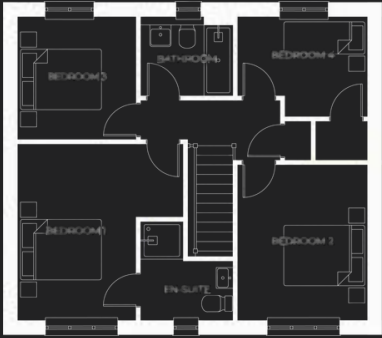
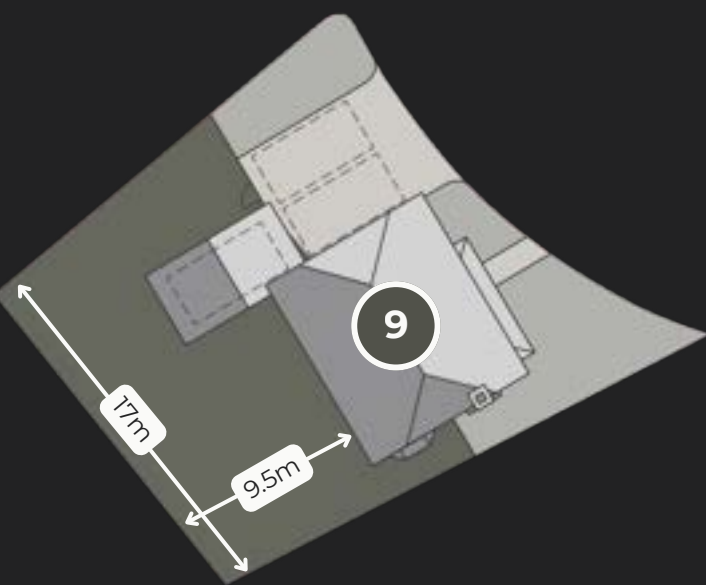
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Plot 9

4 2 1329 ft² / 123m²



FIRST FLOOR LAYOUT



Bedroom 1	4.28 x 2.90 m
Ensuite 1	2.42 x 2.25 m
Bedroom 2	3.78 x 3.18 m
Bedroom 3	3.00 x 2.90 m
Bedroom 4	2.45 x 3.18 m
Bathroom	1.95 x 2.25 m

Custom Build Options

EXTERNAL FINISH

1

Lower Level

Upper Level

Roof

2

Lower Level

Upper Level

Roof

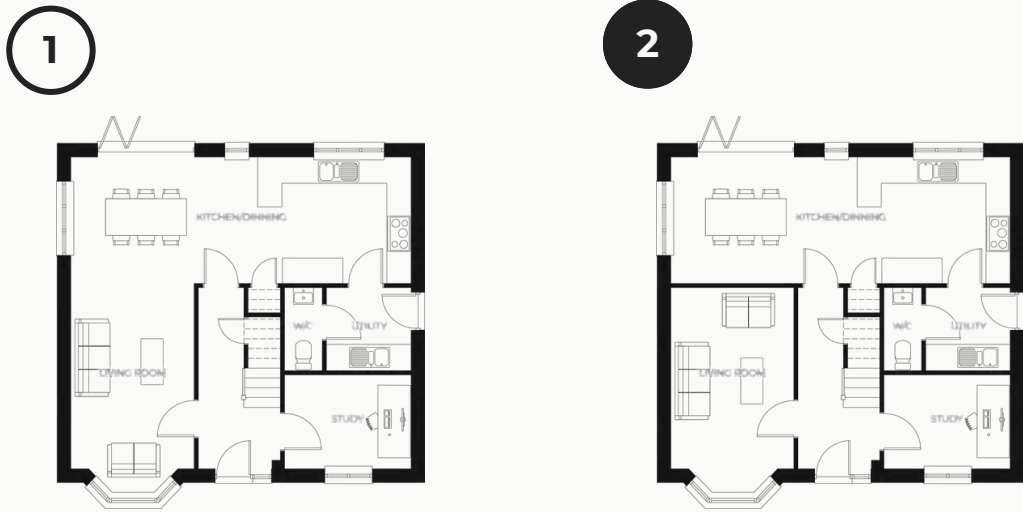
3

Lower Level

Upper Level

Roof

GROUND FLOOR LAYOUT



Kitchen / Dining Room	3.00 x 8.50 m	Kitchen / Dining Room	3.00 x 8.50 m
Living Room	4.37 x 3.10 m	Living Room	4.37 x 3.10 m
Study	2.24 x 3.18 m	Study	2.24 x 3.18 m
Utility	1.95 x 2.14 m	Utility	1.95 x 2.14 m
W/C	1.95 x 0.95 m	W/C	1.95 x 0.95 m

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Specification

Every home at Nursery Fields is shaped with care - thoughtful materials, practical design and a quiet layer of refinement running through every space. What follows is a closer look at the specification, bringing together long-lasting craftsmanship, energy-efficient technology and considered details that make everyday living feel that little bit easier.



Structural & External Features

- Homes are constructed in a combination of textured clay bricks, black feather-edge boarding or clay hanging tiles, with red/brown roof clay tiles or black cement slates and black rainwater goods.
- Black UPVC, double-glazed windows, bifold doors and a matching front door combine style with energy efficiency.
- External lighting is thoughtfully placed at the front and rear of each property.
- Patios, terraces and paths are paved, with fully landscaped gardens, turf, and close-board fencing to define boundaries.
- The development features block-paved driveways with allocated parking bays for residents.
- Homes benefit from a car port with lighting and an integrated electric vehicle charging point, and a private driveway.



Internal Construction & Finishes

- Amtico LVT runs through the ground floor, complemented by thick, high-quality carpet in the lounge and bedrooms.
- White panelled doors are paired with matt black handles and fittings.
- Skirtings and architraves are finished in white traditional style.
- Staircases feature black metal spindles and a natural oak handrail.
- Built-in loft hatch and ladder for practical storage.

Kitchen and Utility

- Kitchens by Roma Interiors feature shaker-style cabinet doors with a choice of colours, paired with a mixture of quartz and laminate worktops, splashbacks and upstands, with the opportunity to upgrade in certain plots.
- Composite sinks are complemented with a brushed stainless-steel tap.
- Neff appliances include a set up with oven and induction hob, with branded integrated dishwasher, fridge freezer & extractor.
- Utility areas include a stainless-steel sink with a brushed nickel tap and space with plumbing for washing appliances.
- Homes without a utility will have an integrated washer/dryer in the kitchen area.



Bathrooms & Ensuites

- Bathrooms feature white sanitaryware with brushed chrome fittings for a clean, contemporary look.
- Walk-in showers include a rain shower head, handheld shower and overflow bath filler, all controlled by easy-access valves.
- Vanity units and illuminated electric mirrors provide storage and convenience.
- A choice of contemporary wall and floor tiling allows a personalised finish.
- Brushed chrome heated towel rails add comfort and style.



Heating & Hot Water

- Underfloor heating is installed throughout the ground floor, with conventional radiators to the first floor, all controllable via smart thermostats.
- An Air Source Heat Pump provides energy-efficient heating and hot water.

Electrical & Technology

- Brushed chrome sockets and switches provide a stylish and practical finish.
- Lighting combines white downlights and pendant fittings to create a balanced scheme.
- Data points are installed in lounges, offices and bedrooms to ensure connectivity.
- TV points are installed in lounges.



Safety Features

- Smoke detectors are fitted throughout each home.
- Fire doors are installed where required to enhance safety.
- Secure by design windows and doors.
- Ring door bells are fitting to each home.



Sustainability

At Tolman Homes, sustainability is built in - not added on. Every home is designed with the future in mind, using high-performance insulation, airtight construction, energy-efficient windows and doors, energy-saving lighting and smart heating controls to reduce energy use and increase comfort.



From here, we go further - with features such as EV charging points, air source heat pumps and the option for solar panels - helping homes at Netherfield Gardens work smarter, last longer and live lighter on the planet.



EV Charging Points

Making it easier to transition to electric vehicles and reduce reliance on fossil fuels.



Air Source Heat Pump

Using natural warmth in the air to efficiently heat your home and hot water.



Energy-Saving Lighting

Lower electricity bills and improved carbon footprint without compromising on brightness, warmth or atmosphere.



Insulation & Glazing

High-performance insulation and airtight, windows and doors - for better temperature control and lower emissions.



Biodiverse Landscaping

Biodiversity-enhancing landscaping - From thoughtful planting to habitat-friendly garden spaces, we aim to enrich the natural environment, not just build on it.

CHOOSE TO ADD:



Solar Panels

Harnessing renewable energy to support day-to-day living and reduce running costs.



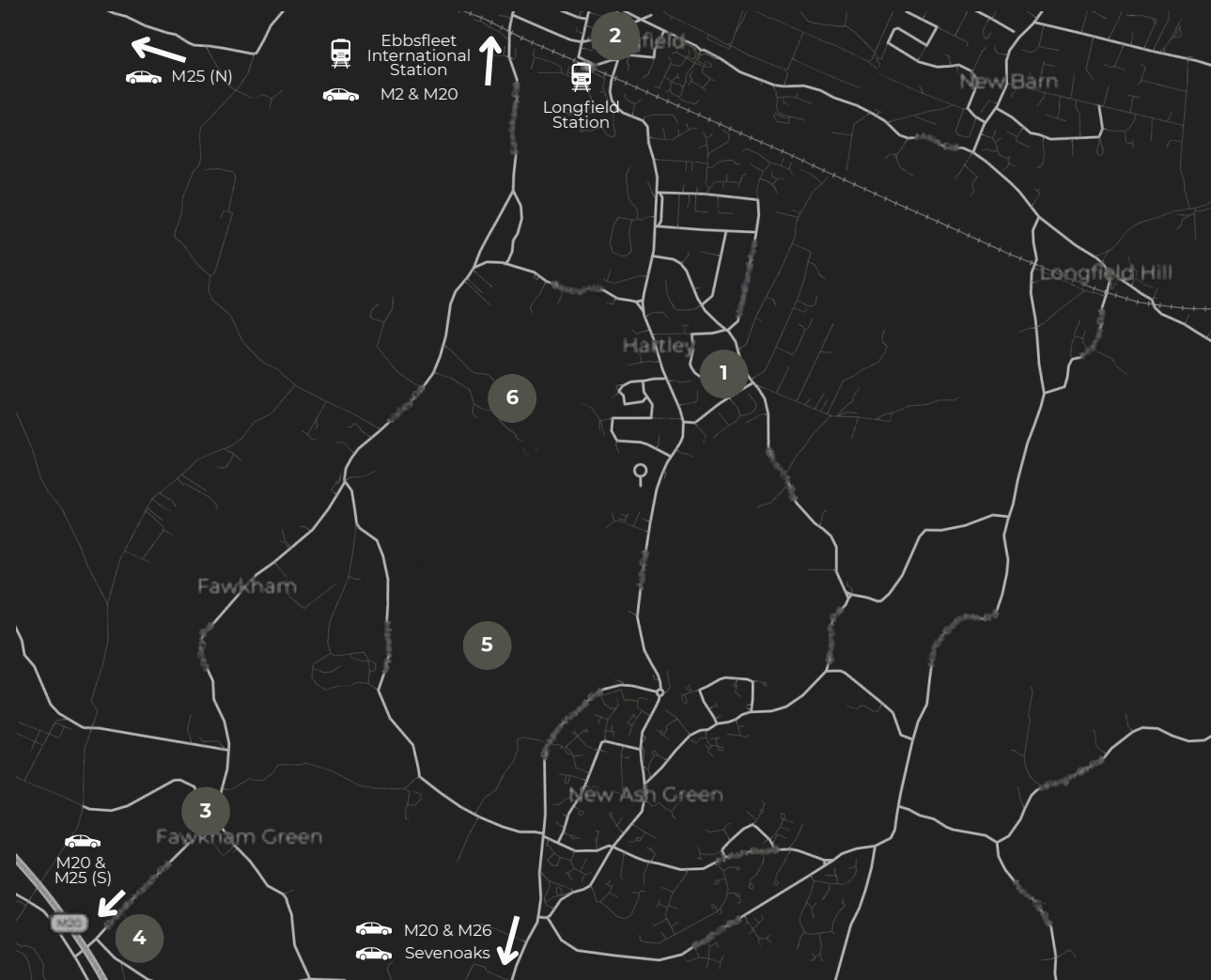
Hartley | Kent

Hartley is a charming village on the edge of Sevenoaks, offering the best of both worlds: the peace of the Kent countryside with the convenience of one of the county's most sought-after market towns close by. Surrounded by rolling farmland, woodland and picturesque walking routes, it is a place where life moves at a gentler pace, while remaining well connected for work, leisure and everyday essentials.

Just a short drive away, Sevenoaks is renowned for its attractive high street, independent boutiques, cafés, restaurants and cultural attractions. The town also provides an excellent range of supermarkets, leisure facilities and healthcare services, making daily life effortless.



For those who enjoy the outdoors, the surrounding area is rich in natural beauty, from Knole Park and its historic deer park to nearby National Trust properties, country pubs and scenic cycling routes. Throughout the year, local markets, village events and community activities bring people together, creating a welcoming atmosphere.



Travel

EXCELLENT CONNECTION

Hartley offers the perfect balance of peaceful village living and excellent connectivity.

Longfield railway station is just a five-minute drive away, with direct services to London Victoria in around 35 minutes, while nearby Ebbsfleet International provides high-speed trains to London St Pancras in as little as 19 minutes.

The A2, M20 and M25 are all within easy reach, making travel across Kent, London and the South East straightforward. Sevenoaks, Bluewater and the wider Kent countryside are all within easy reach, while the Port of Dover and LeShuttle provide convenient access to Europe.



Shopping

- 1 Co-Op
- 2 Waitrose & Partners

Eating out

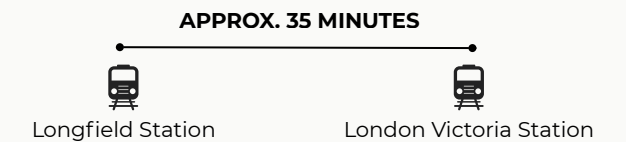
- 3 The Rising Sun Inn ★ 4.4
 - 4 Brandshatch Place ★ 4.3
 - 2 Bistro Marie ★ 4.8
 - 2 Efsane ★ 4.6
- Plus many more

Leisure

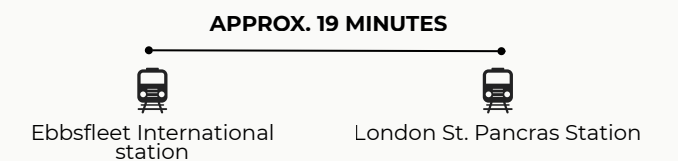
- 5 Redlibbets Gold Club
- 6 Corinthian Sports Club
- 4 Brandshatch Place Spa



Longfield railway station is just a 5-minute drive away, with direct services to London Victoria



Ebbsfleet International station is approximately 15-minutes by car, offering high-speed services to London St Pancras



Education

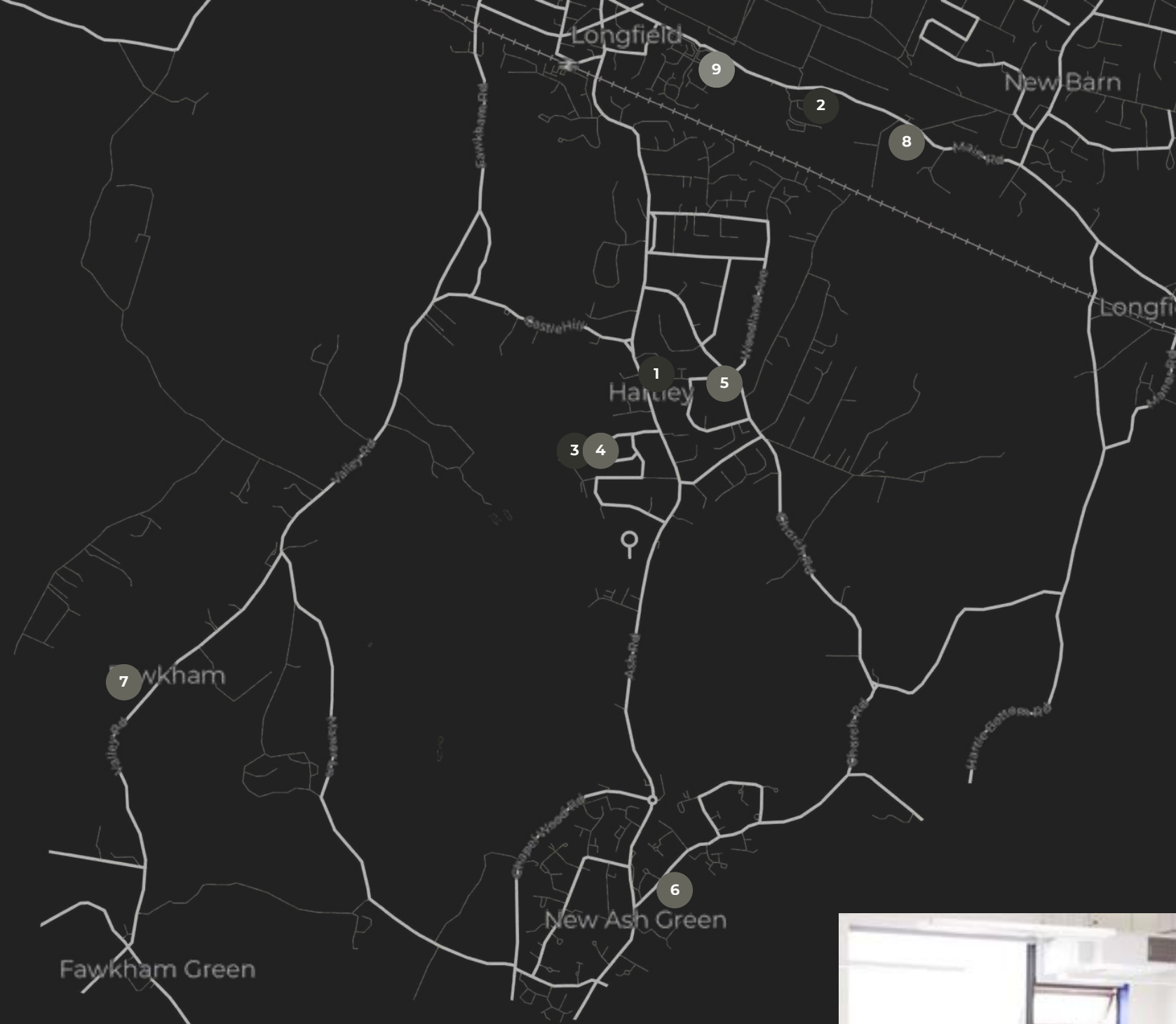
EDUCATIONAL EXCELLENCE ON YOUR DOORSTEP

Education is one of the many reasons families choose to put down roots in Hartley. From well-regarded primary schools within the village to a wide choice of secondary, grammar and independent schools across Sevenoaks, Dartford and Gravesham, the area offers excellent opportunities at every stage of a child's education. With many schools just a short drive away and convenient transport links for older students, families can enjoy the balance of village living without compromising on choice. Whether you're looking for a nurturing start in the early years or access to some of Kent's highly regarded grammar schools, Hartley is well placed to support your family's educational journey.



Nurseries

- 1 Hartley Preschool
Ofsted: Good - 2024
- 2 Bright Horizons Longfield Day Nursery & Preschool
Ofsted: Good - 2025
- 3 Roundash Nursery at Leigh Academy Hartley
Ofsted: Outstanding - 2023



Primary schools

- 4 Leigh Academy Hartley
Ofsted: Outstanding - 2023
- 5 Our Lady of Hartley Catholic Primary School
Ofsted: Outstanding - 2024
- 6 New Ash Green Primary School
Ofsted: Good - 2022
- 7 Fawkhams C of E Primary School
Ofsted: Good - 2022
- 8 Langafel C of E Primary School
Ofsted: Good - 2023



Secondary schools

- 9 Leigh Academy Longfield
Ofsted: Good - 2023





EDUCATIONAL EXCELLENCE FURTHER AFIELD

Outstanding education extends well beyond the village. From respected local secondary schools and selective grammar schools, to independent colleges and prestigious universities, the surrounding area offers a wealth of opportunities for every stage of learning.

Other Secondary Schools

Knole Academy Ofsted: Good – 2023	26 minutes	
Meopham School Ofsted: Good – 2023	12 minutes	54 minutes
Saint George's Church of England School Ofsted: Good - 2924	18 minutes	37 minutes

Grammar schools

Dartford Grammar School Ofsted: Outstanding – 2023	22 minutes	50 minutes
Dartford Grammar School for Girls Ofsted: Good – April 2026	20 minutes	35 minutes

Private schools

Sevenoaks School	35 minutes
Walthamstow Hall	30 minutes
Cobham Hall	18 minutes
Steephill Independent School	3 minutes

Colleges

North Kent College - Dartford Ofsted: Good - 2022	18 minutes	1 hour, 4 minutes
North Kent College - Gravesend Ofsted: Good - 2022	22 minutes	1 hour, 38 minutes
MidKent College - Medway Ofsted: Good - 2023	30 minutes	1 hour, 11 minutes

Universities

Canterbury Christ Church University	55 minutes	1 hour, 44 minutes
University of Greenwich - Medway	28 minutes	1 hour, 4 minutes
University of Kent	55 minutes	1 hour, 44 minutes
University of Greenwich - Greenwich	45 minutes	1 hour, 40 minutes
King's College London		1 hour, 31 minutes

At Tolman Homes, we believe a home should enrich your life, reflect your values, and feel like it truly belongs to you.

We don't just build houses. We craft thoughtfully designed homes where families grow, friends gather, and memories are made. Every home we create is shaped with care, built with purpose, and designed to last.

Rooted in the communities we serve, Tolman Homes is proud to be a local builder with a deep understanding of what makes a neighbourhood thrive. We're intentional in our planning, ensuring each new development feels like a natural extension of its surroundings. Because to us, community isn't an afterthought. It's the foundation.

What sets us apart is the way we build - with attention to every detail, from the ground up. We design homes with flow, light, and functionality in mind, blending timeless materials with modern touches. Our homes are crafted to support real lives - not just to impress on paper, but to feel good to live in, day after day. You'll find that every corner serves a purpose, every finish is chosen with care, and every decision has your future in mind.

Buying a home is one of the biggest decisions you'll make. We honour that by making your experience with us as smooth, honest, and supportive as it can be. From your first visit to the site, to the moment we hand you the keys - and well beyond that - we're here to guide you, to listen, and to deliver on our promise. We don't take your trust lightly, and we're proud to say that

many of our buyers stay in touch long after they've moved in. That kind of lasting relationship means everything to us. Whether you're a first-time buyer, a growing family, or someone looking to put down roots in a new community, Tolman Homes is here to help you find your place.

At the heart of it all is a simple belief: that your home should enhance your everyday life. It should feel like it was built for you - not just for today, but for the years to come. When you choose a Tolman home, you're choosing a place that's been built with care, shaped by purpose, and made to last.

We're proud of the homes we build and even prouder of the lives they help shape. We can't wait to welcome you to a place that feels just right - for now, for tomorrow, and for whatever's next.

Fraser Tolman

Fraser Tolman



Our developments

CRAFTED WITH CARE AND BUILT TO LAST.

Every development reflects our commitment to quality, thoughtful design, and attention to detail. Explore where we've built before, where we're building now, and what's coming next.



The Coppice - Saltwood | Kent



Nursery Fields - Woodnesborough | Kent



The Crescent - Folkestone | Kent



Grasslands - Ashford | Kent



Bay Tree House - Hythe | Kent



Oaks Green - Bethersden | Kent

TOLMAN HOMES

Email: sales@tolmanhomes.co.uk

Phone: 01303 472573

Visit: www.tolmanhomes.co.uk

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