



FORTUNA·FIELDS

W I N G H A M

>- dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO FORTUNA FIELDS

Wingham is a picturesque village in the heart of rural Kent, offering countryside living that is close to the coast, towns and cities. Fortuna Fields is a brand new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



FORTUNA FIELDS

WINGHAM, KENT

Wingham is a charming village, set in one of the most sought-after areas of Kent. Situated with the county's beautiful coastline to the east, and the historic city of Canterbury to the west, it really does offer the best of rural, city, coastal and countryside living.

The village's high street is home to a mix of shops, including a convenience store, bakery, newsagents, two popular pubs and a local restaurant. Wingham is also home to almost 100 grade listed buildings, making it a charming village with lots of character.

The semi-rural setting offers long walks surrounded by countryside, including the Miner's Way Trail, a 27-mile-long footpath, and the beautiful Stodmarsh Nature Reserve. The village is also home to national cycle routes, farm shops selling fresh local produce, and the popular wildlife park.

Fortuna Fields is perfectly located, with an excellent choice of schools for all ages easily accessible, including a pre-school and primary school in Wingham, and a choice of secondary schools in nearby Canterbury.

Wingham's welcoming community and superb local amenities, make it the ideal choice for families, first time homeowners or those seeking the best of a town and country lifestyle.



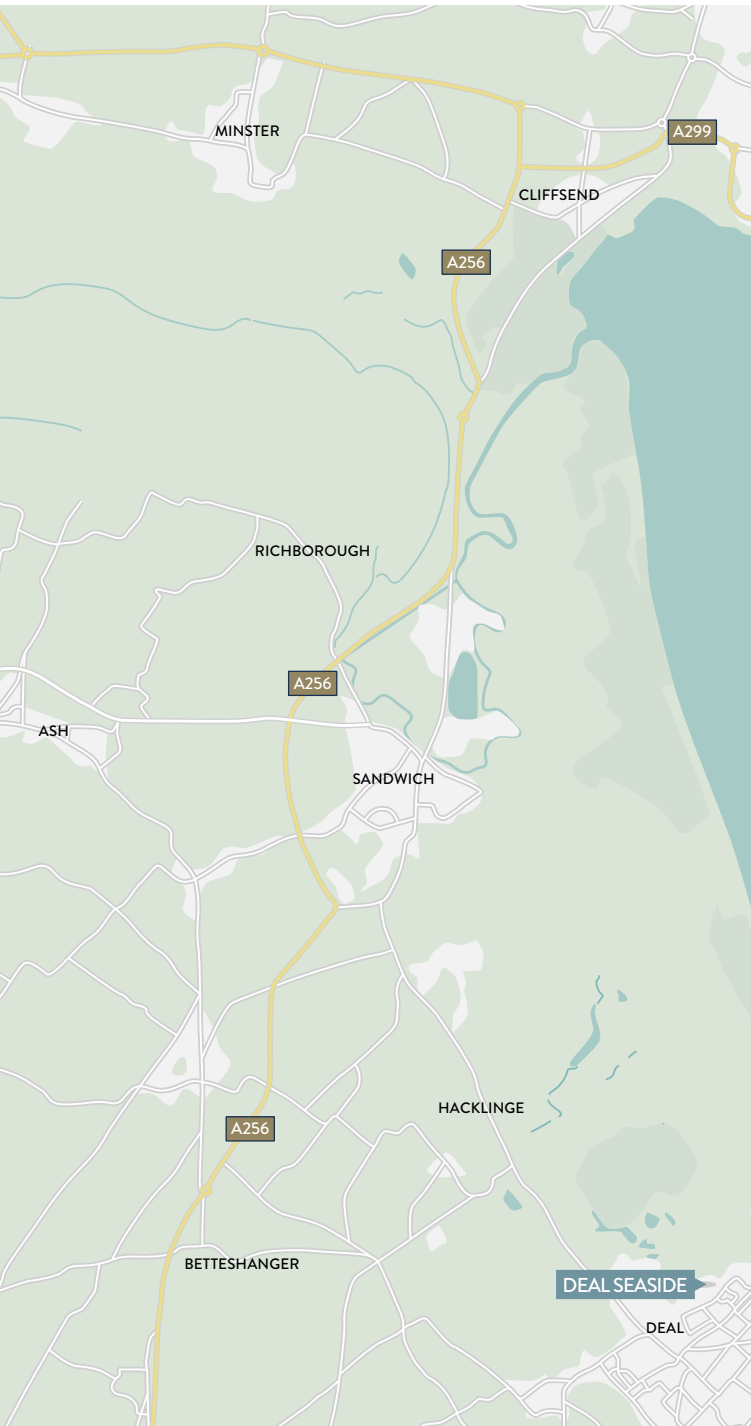






This Computer Generated Image of Fortuna Fields is indicative only





THE PERFECT LOCATION

MAKE CONNECTIONS

Combining all the benefits of a rural lifestyle with superb local amenities and commuting links, Fortuna Fields, Wingham is located between the city of Canterbury, and town of Sandwich via the A257. Adisham station offers services to Canterbury and London Victoria.

EDUCATION

Wickhambreaux CofE Primary School	2.5 miles
Friends of Littlebourne School	3.0 miles
Goodnestone CofE Primary School	4.3 miles
St Faith's Prep School & Nursery	5.1 miles

LOCAL AMENITIES

Wingham Sports Pavilion	0.1 miles
The Dog at Wingham	0.3 miles
Salma Restaurant	0.3 miles
The Anchor Inn	0.3 miles
Wingham Village Hall	0.3 miles
Wingham Central Stores	0.4 miles
Wingham Surgery	0.5 miles
Wingham Wildlife Park	0.9 miles
Gibsons Farm shop	1.1 miles
The Pig at Bridge Place	5.9 miles
Canterbury High Street	6.9 miles
Aldi	7.1 miles
Boom Battle Bar	7.3 miles
Sainsburys	7.3 miles
Malthouse Theatre	7.6 miles
The Marlowe Theatre	7.6 miles
The Royal St George's Golf Club	7.8 miles
ASDA	8.2 miles
Deal Seaside	12 miles
Sandwich Bay Sailing & Water Ski Club	15.8 miles

TRAVEL

Adisham Station	2.5 miles
Bekesbourne Station	4.3 miles
Canterbury East Station	6.8 miles
Canterbury West Station	7.3 miles







HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice* of high-quality fully fitted contemporary kitchen with stylish laminate or quartz worktops.** Equipped with appliances including: stainless steel recirculatory hood, integrated single or double oven,** ceramic or induction hob† with glass splashback, integrated fridge freezer, dishwasher, and a stainless steel 1 ½ bowl sink with chrome tap.

BATHROOMS

Quality white suite comprising of bath complete with bath screen, thermostatically controlled shower, basin, chrome taps, WC and a heated towel rail. Porcelanosa wall and floor tiles.

ENSUITES

The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished fittings, WC and a heated towel rail. Porcelanosa floor and wall tiles.

WC

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY

High quality white panelled internal doors with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

HEATING & HOT WATER

Provided by air source heat pump (ASHP) and domestic hot water storage cylinder. Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). TV/Satellite outlets to lounge and bedroom one.** USB sockets to each habitable room.

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows with white handles.

EXTERNAL

Block pavior to driveway, paved slabs and gravel to paths and patios. External tap. Front gardens are turfed/landscaped. Rear gardens are fenced or have screen walls**, and rotavated. Electric charging point.

* Subject to build stage. ** Subject to house type and plot. †Blenheim only.

WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



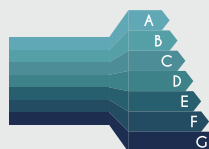
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

ESG AT DANDARA

Sustainability and social responsibility are a key priority for Dandara. Our sustainability strategy displays a focused goal to embed ESG (environmental, social and governance) into our development plans to positively impact the environment and communities in which we build.

We are committed to facilitating a more sustainable future through the creation of energy and water-efficient homes and through the development of tangible benefits and social value for new and existing community residents.

Financial contribution at Dandara focuses on supporting sustainable growth, community investment, and long-term value creation. Since January 2021, Dandara has contributed c. £43 million to local communities in the form of payments to local authorities for new/upgrades to community infrastructure.



Youth & Community Facilities



Transport



Education



Biodiversity & Ecology



Carbon Reduction



Community Infrastructure



Healthcare



Social & Affordable Housing



Sport & Leisure

Full details of our financial contributions can be viewed on our website: dandara.com/about-us/sustainability

In addition to the financial contributions, over the same time period, Dandara has created Social and Local Value in the communities in which we develop.

Social and local value refers to the positive social, economic and environmental value we help to generate for individuals, communities and businesses through our activities and operations.

SOCIAL & LOCAL VALUE AT DANDARA



1,086

Local Construction Employment

Employees from within
a 30 mile radius of a
development



£123M

Local Supply Chain

Spent with companies
from within a 30 mile
radius of a development



72

Apprentices

Supporting apprenticeship
positions across our
developments



£80K

Community Support

Value of our time given to
local voluntary, community
and social enterprises
(VCSEs)



£192K

Donations

Local organisations
supported with donations
and sponsorships

Please visit our website for up-to-date figures and further details of our commitments to Social & Local Value.
dandara.com/about-us/sustainability

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.

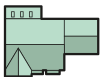


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FORTUNA·FIELDS

W I N G H A M



The Blenheim
5 bed



The Chartwell
4 bed



The Chartwell with Bay
4 bed



The Goodwood
4 bed



The Kingsley
4 bed



The Penhurst V2
4 bed



The Charleston
3 bed



The Frogmore
3 bed



The Gosford V2
3 bed



The Vyne
2 bed



Affordable Housing



RCP Recycling Collection Point



Amenity Buildings



VP Visitor Parking Space



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FORTUNA·FIELDS

W I N G H A M

The Blenheim

FIVE BEDROOM DETACHED HOME WITH DOUBLE GARAGE



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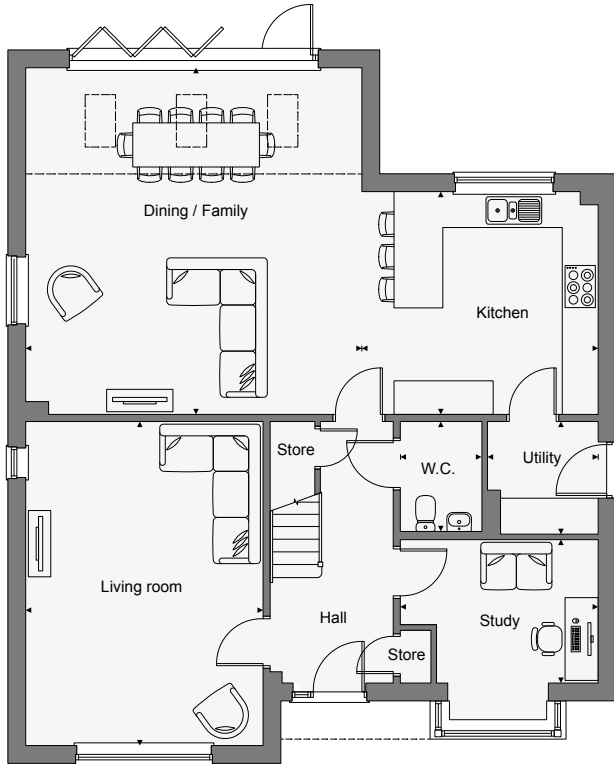
This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden. There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are five bedrooms and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with a dressing area included in bedroom one.



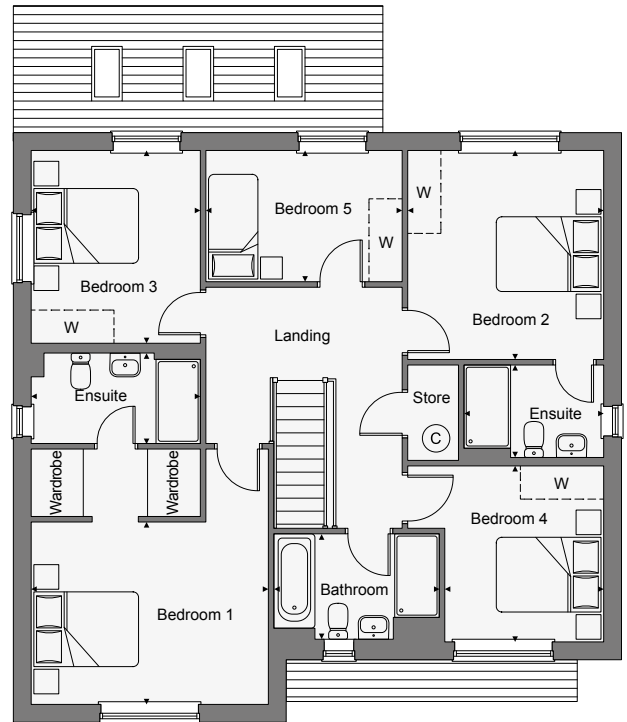
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen	4.28m x 4.02m	14'1" x 13'2"
Dining / Family	6.27m x 6.09m	20'7" x 20'0"
Living Room	5.86m x 4.29m	19'3" x 14'1"
Study	3.53m x 2.61m	11'6" x 8'6"
Utility	2.02m x 1.97m	6'6" x 6'5"
W.C.	1.99m x 1.47m	6'5" x 4'8"



FIRST FLOOR

Bedroom 1	4.29m x 3.32m	14'1" x 10'11"
Ensuite 1	3.05m x 1.66m	10'0" x 5'7"
Bedroom 2	3.81m x 3.54m	12'6" x 11'7"
Ensuite 2	2.51m x 1.68m	8'3" x 5'8"
Bedroom 3	3.51m x 3.05m	11'6" x 10'0"
Bedroom 4	3.20m x 2.86m	10'6" x 9'6"
Bedroom 5	3.54m x 2.38m	11'7" x 7'10"
Bathroom	2.95m x 1.93m	9'8" x 6'4"

 - suggested space for wardrobe



FORTUNA FIELDS

W I N G H A M

The Kingsley

FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE



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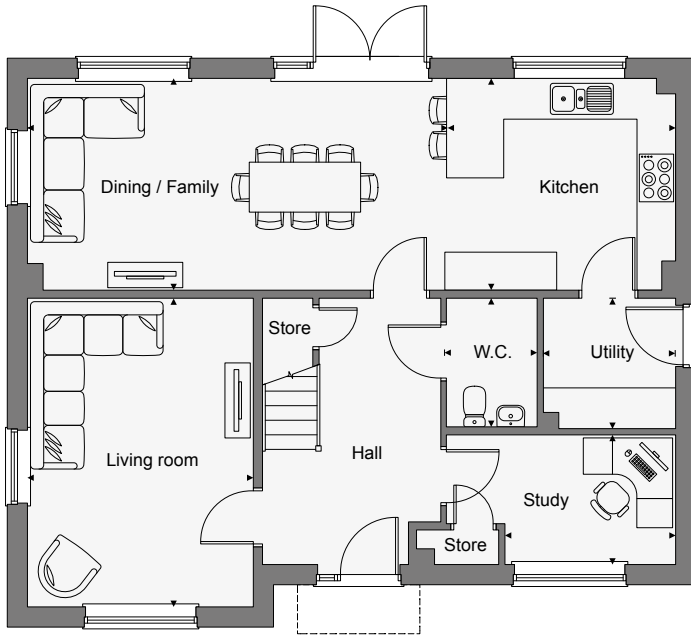
This generous four bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with French doors to access the garden. There is also a separate study, a utility room, and a W.C. on the ground floor.

Upstairs, there are four double bedrooms, a stylish family bathroom and a storage provision on the landing. Bedrooms one and two both benefit from an ensuite shower room with a dressing area in bedroom one.



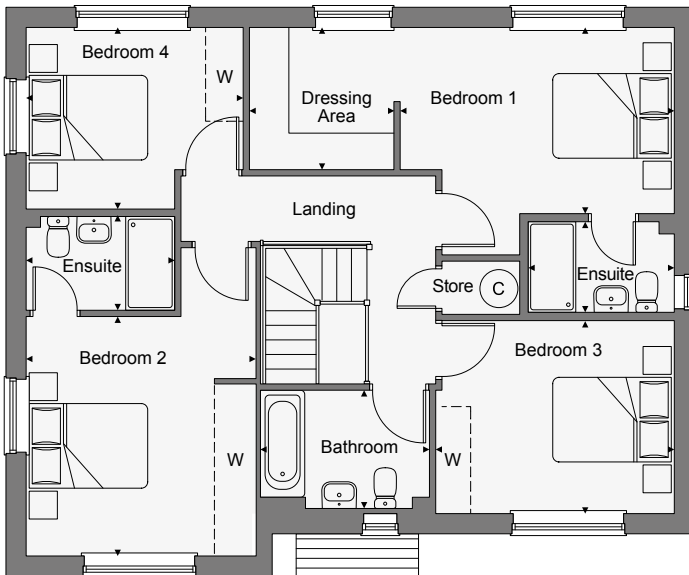
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen	3.66m x 3.38m	12'0" x 11'0"
Dining / Family	6.70m x 3.38m	21'10" x 11'0"
Living Room	4.92m x 3.61m	16'1" x 11'8"
Study	3.68m x 2.09m	12'0" x 6'8"
Utility	2.12m x 2.06m	6'9" x 6'7"
W.C.	2.02m x 1.46m	6'6" x 4'8"



FIRST FLOOR

Bedroom 1	4.38m x 2.99m	14'3" x 9'8"
Ensuite 1	2.36m x 1.50m	7'7" x 4'9"
Dressing	2.30m x 2.30m	7'5" x 7'5"
Bedroom 2	3.81m x 3.67m	12'5" x 12'0"
Ensuite 2	2.37m x 1.50m	7'7" x 4'9"
Bedroom 3	3.81m x 3.06m	12'5" x 10'0"
Bedroom 4	3.46m x 2.92m	11'3" x 9'6"
Bathroom	2.67m x 1.89m	8'7" x 6'2"

W - suggested space for wardrobe



FORTUNA·FIELDS

W I N G H A M

The Chartwell

FOUR BEDROOM DETACHED HOME WITH GARAGE



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The ground floor of this spacious home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a separate utility room and W.C.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom, a stylish family bathroom and generous storage provisions.



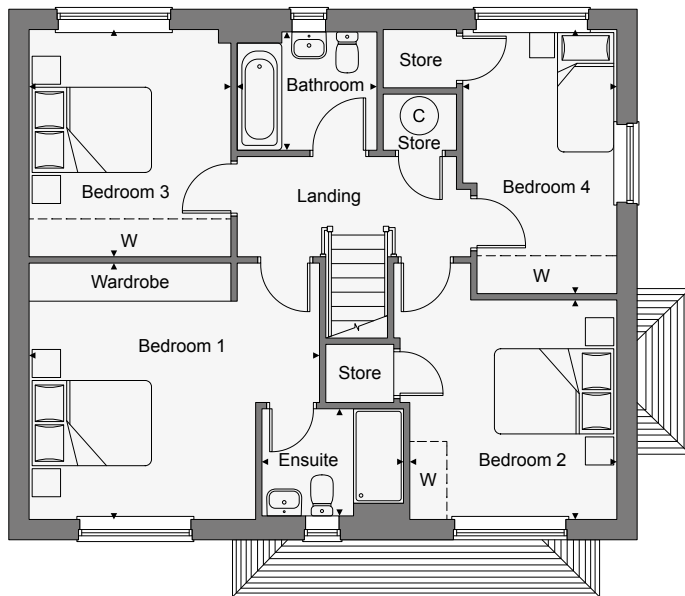
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen	3.54m x 3.23m	11'6" x 10'6"
Dining / Family	6.11m x 3.07m	20'0" x 10'1"
Living Room	4.56m x 3.52m	15'0" x 11'7"
Study	3.39m x 1.99m	11'1" x 6'5"
Utility	1.99m x 1.85m	6'5" x 6'1"
W.C.	1.95m x 1.44m	6'4" x 4'7"



FIRST FLOOR

Bedroom 1	4.64m x 4.10m	15'3" x 13'5"
Ensuite	2.25m x 1.71m	7'4" x 5'6"
Bedroom 2	3.56m x 3.47m	11'7" x 11'4"
Bedroom 3	3.59m x 3.23m	11'9" x 10'7"
Bedroom 4	4.21m x 2.47m	13'8" x 8'10"
Bathroom	2.19m x 1.89m	7'2" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plots 1, 16 & 40. Plots 25 & 26 are handed. *Bay windows to plots 1, 16 & 40 only.
Please ask your sales consultant for full details.



FORTUNA·FIELDS

W I N G H A M

The Goodwood

FOUR BEDROOM DETACHED HOME WITH GARAGE



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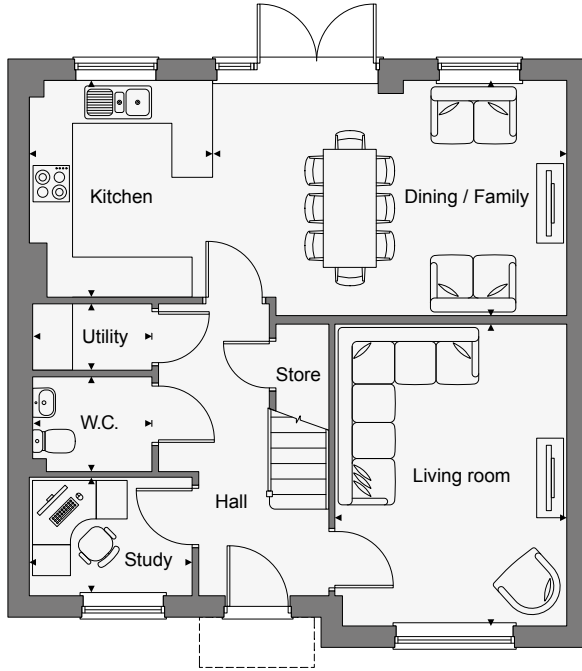
This comfortable four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room and a W.C.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further two double bedrooms, a single bedroom, a stylish family bathroom and additional storage on the landing.



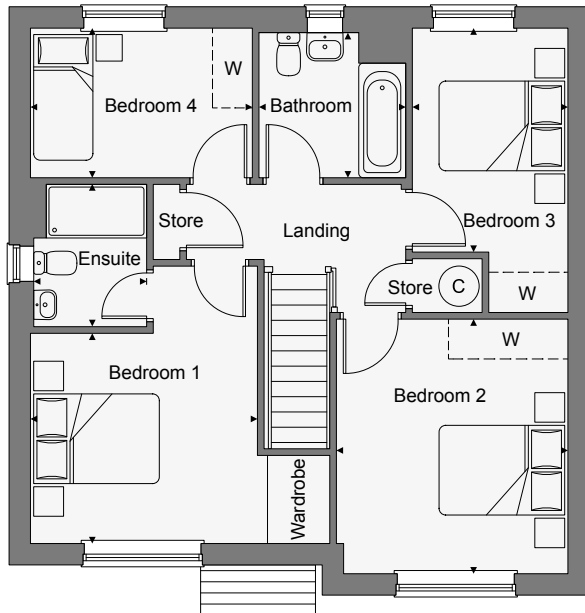
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen	3.25m x 2.74m	10'6" x 8'10"
Dining / Family	5.36m x 3.54m	17'6" x 11'6"
Living Room	4.53m x 3.50m	14'7" x 11'5"
Study	2.44m x 1.77m	8'0" x 5'8"
Utility	1.80m x 0.96m	5'9" x 3'1"
W.C.	1.80m x 1.44m	5'9" x 4'7"



FIRST FLOOR

Bedroom 1	3.48m x 3.19m	11'4" x 10'5"
Ensuite	2.13m x 1.71m	6'7" x 5'6"
Bedroom 2	3.85m x 3.50m	12'6" x 11'5"
Bedroom 3	3.36m x 3.34m	11'0" x 10'9"
Bedroom 4	3.35m x 2.27m	10'10" x 7'4"
Bathroom	2.23m x 2.22m	7'3" x 7'2"

 - suggested space for wardrobe

Floorplans shown for plots 3 & 5. Plots 27 & 60 are handed.



FORTUNA·FIELDS

W I N G H A M

The Penshurst

FOUR BEDROOM DETACHED HOME WITH GARAGE



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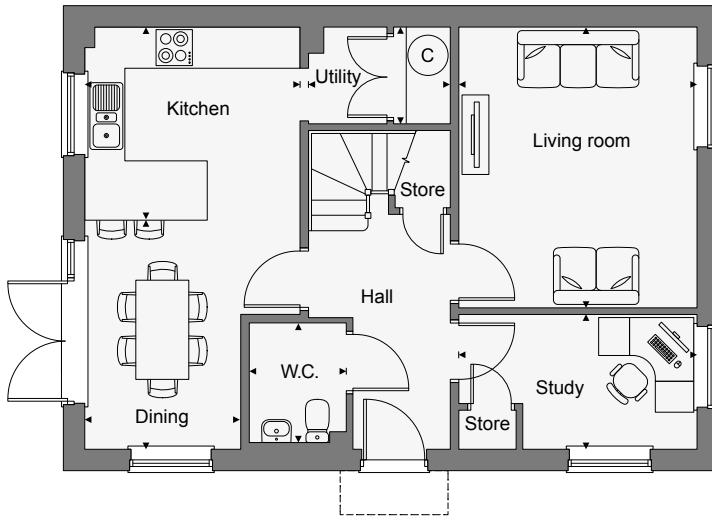
This spacious four bedroom detached home features a living room at the rear of the property. The modern dual aspect kitchen-dining room runs along the width of the home, from which French doors provide access to the garden. There is also a study, W.C. and under stairs cupboard and separate utility.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms and a stylish family bathroom.



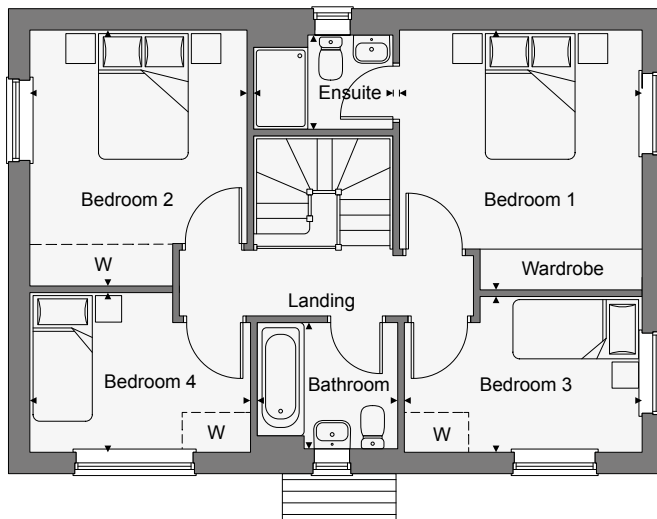
FORTUNA FIELDS

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GROUND FLOOR

Kitchen	3.24m x 2.89m	10'6" x 9'5"
Dining / Family	3.41m x 2.35m	11'9" x 7'7"
Living Room	4.22m x 3.58m	13'8" x 11'7"
Study	3.58m x 2.00m	11'7" x 6'6"
Utility	2.12m x 1.44m	6'9" x 4'7"
W.C.	1.80m x 1.45m	5'9" x 4'16"



FIRST FLOOR

Bedroom 1	3.88m x 3.64m	12'7" x 11'9"
Ensuite	2.12m x 1.42m	6'9" x 4'6"
Bedroom 2	3.82m x 3.30m	12'5" x 10'8"
Bedroom 3	3.57m x 2.34m	11'7" x 7'7"
Bedroom 4	3.33m x 2.40m	10'9" x 7'9"
Bathroom	2.15m x 1.91m	7'0" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plots 4, 10, 24 & 54. Plots 21 & 33 are handed.



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The Gosford

THREE BEDROOM HOME



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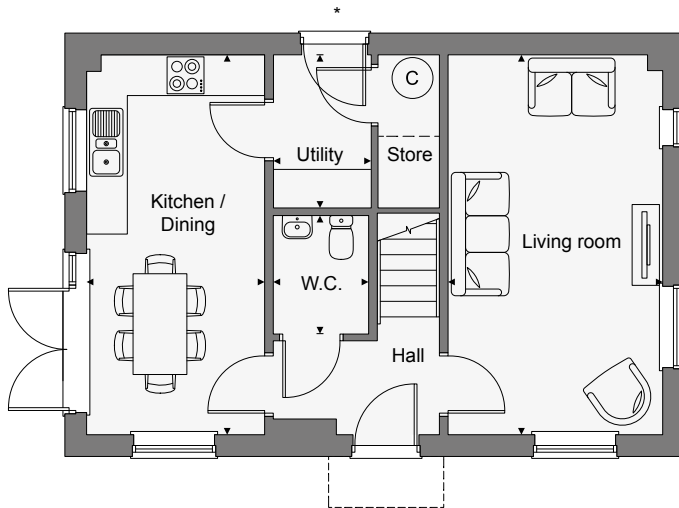
This charming three bedroom double-fronted home features a spacious dual-aspect living room, and an open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility space, large store cupboard and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.



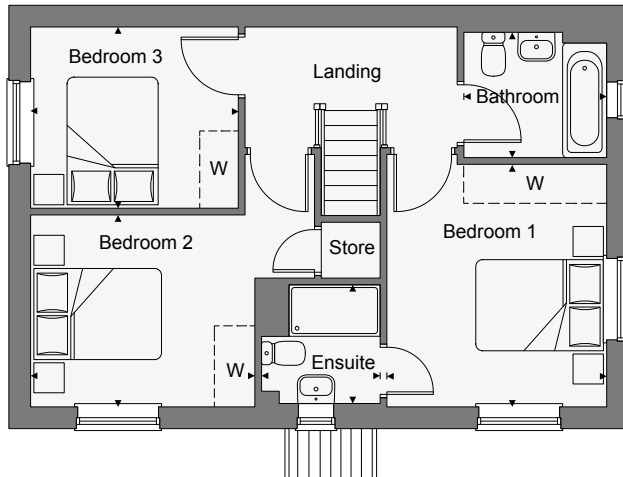
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen / Dining	5.75m x 2.70m	18'7" x 8'6"
Living Room	5.75m x 3.30m	18'7" x 10'8"
Utility	2.31m x 1.48m	7'6" x 4'8"
W.C.	1.79m x 1.45m	5'9" x 4'7"



FIRST FLOOR

Bedroom 1	3.69m x 3.36m	12'1" x 11'10"
Ensuite 1	1.81m x 1.80m	5'9" x 5'9"
Bedroom 2	3.44m x 2.91m	11'2" x 9'5"
Bedroom 3	3.18m x 2.74m	10'4" x 8'10"
Bathroom	2.19m x 1.91m	7'2" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plots 6, 7, 8, 11, 28 & 48. Plots 49, 61 & 62 are handed. *No door to plot 8 only.
Please ask your sales consultant for full details.



FORTUNA·FIELDS

W I N G H A M

The Frogmore

THREE BEDROOM DETACHED HOME



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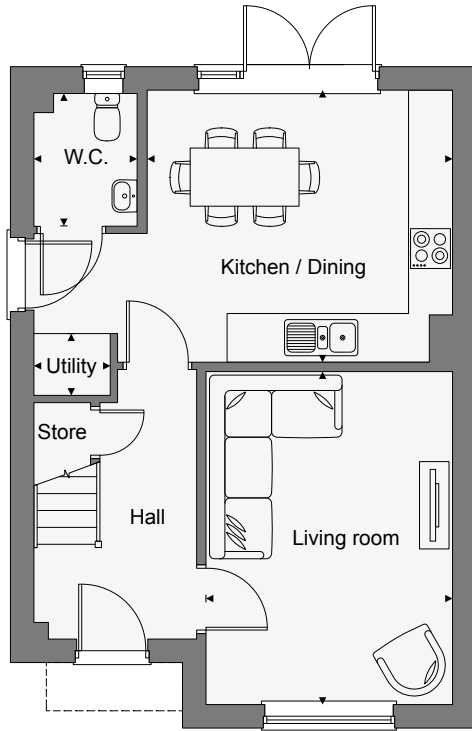
This three bedroom home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are a further two bedrooms, a stylish family bathroom and a storage cupboard on the landing.



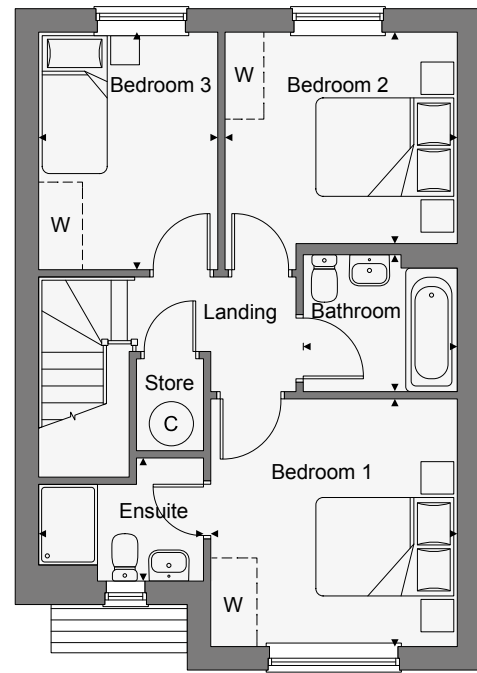
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen / Dining	4.17m x 3.73m	13'7" x 12'2"
Living Room	4.58m x 3.39m	15'10" x 11'0"
Study	1.07m x 0.77m	3'5" x 2'5"
W.C.	1.85m x 1.44m	6'1" x 4'7"



FIRST FLOOR

Bedroom 1	3.41m x 3.39m	12'2" x 11'1"
Ensuite 1	2.27m x 1.59m	7'4" x 5'2"
Bedroom 2	3.29m x 2.93m	10'8" x 9'6"
Ensuite 2	3.29m x 2.37m	10'8" x 7'7"
Bedroom 3	2.14m x 1.86m	7'0" x 6'10"

 - suggested space for wardrobe

Floorplans shown for plots 15, 29 & 47. Plots 2 & 14 are handed.



FORTUNA·FIELDS

W I N G H A M

The Charleston

THREE BEDROOM SEMI-DETACHED HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

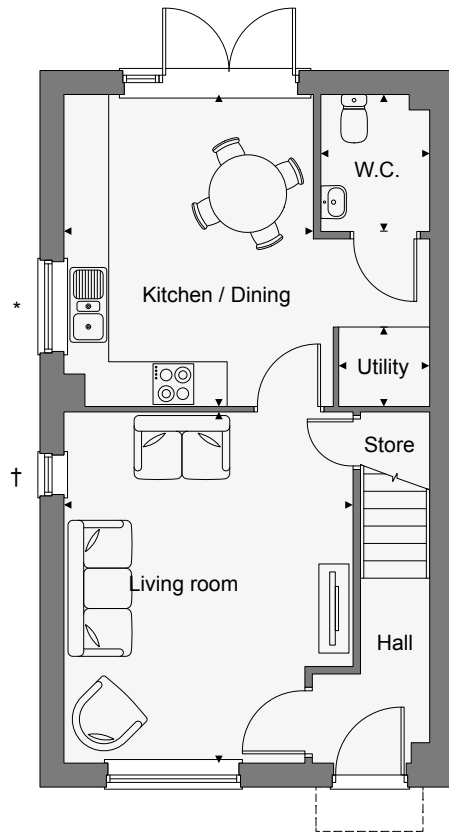
This charming three bedroom semi-detached home features a living room at the front of the property, with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an understairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom.



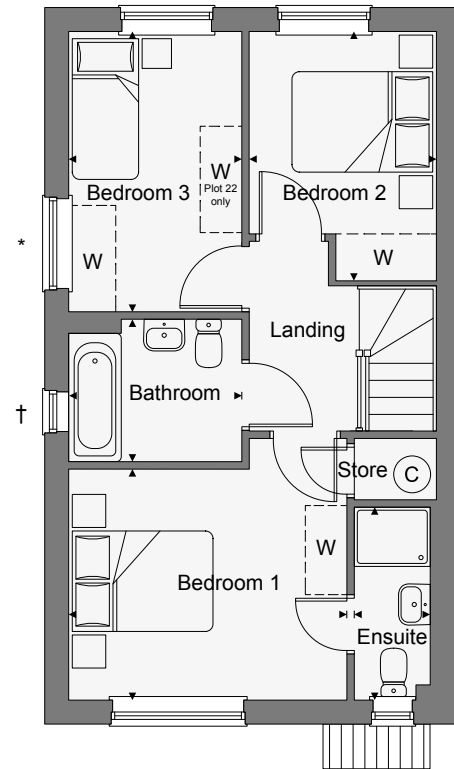
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen / Dining	4.19m x 3.33m	13'7" x 10'9"
Living Room	4.72m x 3.89m	15'5" x 12'8"
Utility	1.20m x 0.97m	3'9" x 3'2"
W.C.	1.80m x 1.44m	5'9" x 4'7"



FIRST FLOOR

Bedroom 1	3.76m x 3.10m	12'3" x 10'2"
Ensuite	2.62m x 0.98m	8'6" x 3'2"
Bedroom 2	3.34m x 2.48m	10'9" x 8'1"
Bedroom 3	3.74m x 2.31m	12'3" x 7'6"
Bathroom	2.30m x 1.94m	7'5" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plot 22. Plots 9 & 23 are handed. *Window to plot 22 only. †Window to plots 22 & 23 only.
Please ask your sales consultant for full details.



FORTUNA·FIELDS

W I N G H A M

The Vyne

TWO BEDROOM HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

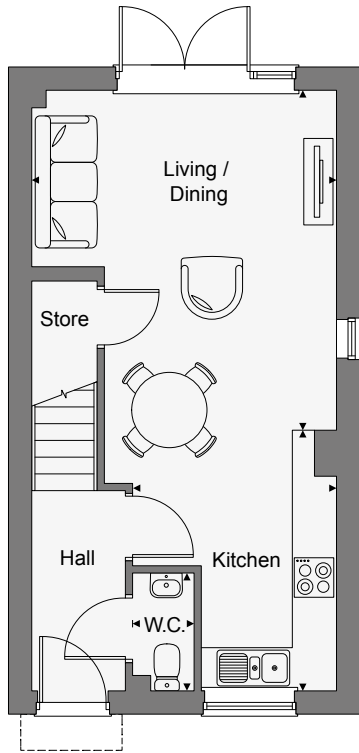
This classic two bedroom home features an open-plan kitchen-dining-living room with French doors to access the garden. There is also under stairs storage and a W.C.

Upstairs, there are two double bedrooms and a stylish family bathroom.



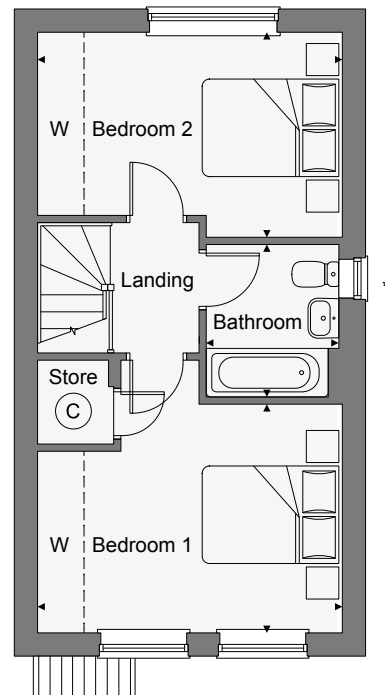
FORTUNA FIELDS

W I N G H A M



GROUND FLOOR

Kitchen	3.62m x 2.80m	11'8" x 9'2"
Living / Dining	4.71m x 4.22m	15'4" x 13'8"
Study	1.67m x 0.86m	5'5" x 2'8"



FIRST FLOOR

Bedroom 1	4.22m x 3.12m	13'8" x 10'2"
Bedroom 2	4.22m x 2.88m	13'8" x 9'4"
Bathroom	2.15m x 1.87m	7'0" x 6'1"

W - suggested space for wardrobe

Floorplans shown for plots 30, 31 & 32. Plots 67, 68 & 69 are handed. *Windows to plots 32 & 69 only.
Please ask your sales consultant for full details.

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