

# MANOR FARM

— WEST STREET, CLIFFE —

FROM ESQUIRE DEVELOPMENTS



# Experience modern living in a traditional environment







Now could be your time to enjoy the best in country living for the 21st century. Manor Farm is an exciting new development of 2, 3 and 4 bedroom farmstead homes in one of North Kent's most unspoilt locations, just outside the ancient village of Cliffe on the secluded Hoo Peninsula.

Designed and built to exceptionally high standards, these luxury homes offer relaxed rural living with modern amenities close at hand. You'll be surrounded by open countryside with big skies and far-reaching views. Yet you won't feel isolated, with a lively local community, as well as easy access to Kent's vibrant towns and the buzzing city life of London.

## Welcome to Manor Farm



# In the neighbourhood

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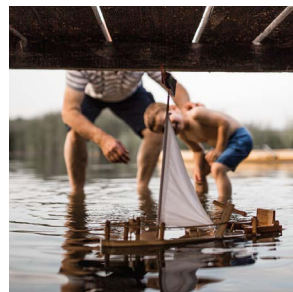
Believed to be one of the oldest villages on the Hoo Peninsula, Cliffe still has the reassuring feel of a traditional community, largely untouched by the hustle and bustle of the modern world.

At the heart of the village are the modernised Memorial Hall, a hub for community events, and the Village Club, a family-friendly venue for socialising and entertainment. Other local amenities include a convenience store, a health centre, a farm shop, a pub, a pre-school and a primary school. Nearby Higham has a wider range of facilities.

Next to the Bowls Club is a large recreation ground, the perfect green space for a family picnic or a kick-about with

the kids. Make your way just outside the village and you're into the stunning landscapes of the North Kent Marshlands, bordering the Thames Estuary.

For a change of scene, just hop in the car and take a trip to one of the nearby Medway Towns. Historic Rochester has a wealth of speciality stores, pubs, bars and restaurants. Chatham offers the Pentagon Shopping Centre and the Quays, a lively riverside retail and dining destination.





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## Watch the birdie!

Cliffe Pools is a remote and beautiful landscape with open horizons, the ideal destination for long summer walks and for watching spectacular numbers of wintering waders. A number of trails of varying lengths afford great views over the pools, the wildlife, and the River Thames running alongside.

Read more at: [www.rspb.org.uk/reserves-and-events/reserves-a-z/cliffe-pools/](http://www.rspb.org.uk/reserves-and-events/reserves-a-z/cliffe-pools/)









# Reaching out

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A day out in the UK capital? A journey through history? A trip to the seaside? Or maybe a riverside ramble? It's all there for you.

Living at Manor Farm means it's easy to enjoy the many attractions of the beautiful county of Kent. And with good road and rail connections, you can also take a trip up to London any time you want.

For a start there's plenty of spectacular scenery to explore close to home on the Hoo Peninsula, or why not enjoy a traditional seaside experience in one of the North Kent Coast resorts? Sample the famous oysters in Whitstable. Visit the iconic Victorian pier in Herne Bay. Relax on the beautiful beach at Reculver Bay.

Head south and you'll soon be immersed in the glorious countryside of the Garden of England, with its signature orchards, hop farms and vineyards. Historic villages nestle amongst the rolling fields and there are many lovely places to seek out, from magnificent castles to breathtaking beauty spots.

When it comes to education, Kent offers a wide choice of well-respected state and independent schools to choose from, including Rochester Girls & Boys Grammar School, Gads Independent School and King's School in Rochester which was founded in 1542.





# The perfect lifestyle

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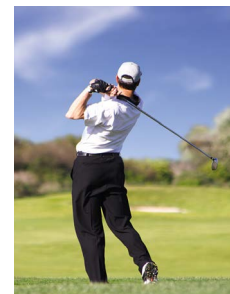
Whatever you're into, from shopping to sports, living at Manor Farm will give you every opportunity to indulge in your favourite pastime.

Kent is a shopper's paradise. Whether you choose the modern vibe of Maidstone and Chatham, or the more traditional feel of Rochester, Tunbridge Wells and Canterbury, there's everything from famous-name stores to designer boutiques, galleries and antique shops. For the ultimate retail experience, head up the road to Bluewater at Dartford, one of the UK's top shopping and leisure destinations.

For eating out there are all kinds of treats on the menu, from Asian and South American specialities to Mediterranean-style dining and British pub favourites. Choose from

Michelin-starred restaurants, cosy country inns or coastal establishments with amazing sea views. As for entertainment, you can catch some stand-up comedy, live music, a West End show or the latest blockbuster movie.

Whether you're a fitness fan or a keen golfer, you'll be able to pursue your passion and make the most of your leisure time. Go for a work-out or a swim. Join a tennis or squash club. Try your hand at all kinds of watersports. Or get active and enjoy the scenery by hiking, cycling or horse riding along the county's many country trails.





LEMON  
99<sup>p</sup>  
EACH

FRESH  
RADISH  
£ 3 <sup>10</sup>/<sub>LB</sub>

BEETROOT  
£ 4 <sup>00</sup>/<sub>LB</sub>

100%  
ORGANIC





A close-up, sepia-toned photograph of a person's hands holding a single stalk of wheat. The person is wearing a dark, long-sleeved garment. The background is a vast field of wheat under a bright, hazy sky, with rolling hills visible in the distance. The text "Only the finest..." is overlaid in the upper right quadrant.

Only the finest...



# Esquire Developments

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We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.





# Design Features



## Kitchen

- The kitchen is fitted with a range of bespoke wall and floor cabinets with either quartz (Plots 5 and 6) or oak work surfaces, upstands & splashback
- Fully integrated appliances including two Neff single electric ovens one with built in microwave, 4 or 5 ring gas hob, fridge/freezer & dishwasher
- Utility rooms (where applicable) are fitted with a range of complimenting cabinets & laminate work surface, with space for a free standing washing machine and tumble dryer

## Bathroom, En-suite and Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom, en-suites & cloakroom
- Luxurious bath with handheld shower or shower over bath with glass enclosure
- Rain showers with stylish glass enclosures
- Heated chrome towel rail
- Shaver point to bathroom and en-suites

## Electrical

- LED recessed downlights to kitchen, bathroom, en-suites and hallway, with low energy pendant fittings to living room, dining room and all bedrooms
- Generous supply of power outlets throughout
- Telephone point in hallway and living room
- TV point in living room and all bedrooms
- Power and lighting provided to loft space

## Heating and Hot Water

- Gas fired central heating via radiators, each with independent thermostatic control
- Underfloor heating to ground floor of Plots 5 and 6.
- Condensing boiler with pressurised hot water cylinder.
- Future fire provision to suggested fireplace location (Plots 1 to 6)

## Internal Finishes

- Choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom
- Choice of porcelain wall tiles to bathroom and en-suites
- Bespoke white painted staircase with oak handrail in Plots 7 to 10.
- Bespoke staircase with oak handrails and glass balustrades to Plots 5 and 6.
- Attractive white satin painted skirtings and architraves provided throughout
- Internal oak doors with polished chrome ironmongery
- Built in wardrobes to master bedroom, with pure white glass infills

## Safety and Security

- Mains fed smoke and heat detectors with battery back up
- Composite Alu-Clad windows and external doors with multi point locking system
- Wireless security alarm system, including PIR movement sensors

## External Finishes

- Gated entrance with fob access
- Turf and area of patio to rear garden, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR coach lights to front and rear doors

## After Care

- Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property
- All homes are provided with a comprehensive two-year home emergency home cover

## Guarantee

- All homes come with a ten-year structural warranty





## Choices & Additions

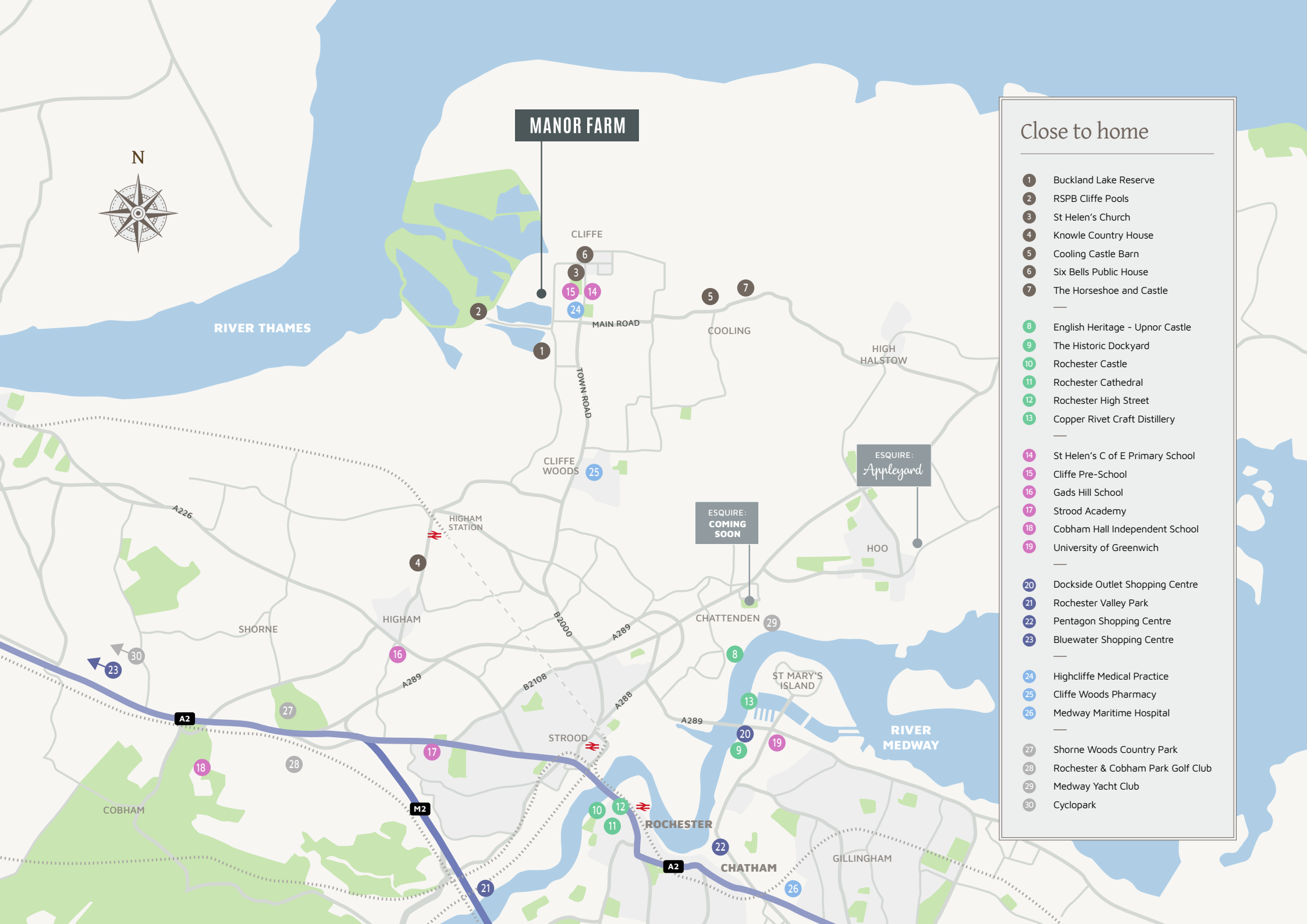
We try to offer each of our clients as much flexibility as we can regarding choices and additions. We understand that each client is different and we try to tailor our approach to each sale to take account of this.

Our experienced sales team are happy to spend time with you looking at your options and going through samples to ensure that you are happy with each decision you make regarding your property.

If you choose to purchase your new home with Esquire Developments early enough in our build programme we are happy to discuss selections for the following:

- A selection of kitchen upgrades
- Floor finishes
- Additional tiling





## Close to home

- 1 Buckland Lake Reserve
- 2 RSPB Cliffe Pools
- 3 St Helen's Church
- 4 Knowle Country House
- 5 Cooling Castle Barn
- 6 Six Bells Public House
- 7 The Horseshoe and Castle
- 8 English Heritage - Upnor Castle
- 9 The Historic Dockyard
- 10 Rochester Castle
- 11 Rochester Cathedral
- 12 Rochester High Street
- 13 Copper Rivet Craft Distillery
- 14 St Helen's C of E Primary School
- 15 Cliffe Pre-School
- 16 Gads Hill School
- 17 Strood Academy
- 18 Cobham Hall Independent School
- 19 University of Greenwich
- 20 Dockside Outlet Shopping Centre
- 21 Rochester Valley Park
- 22 Pentagon Shopping Centre
- 23 Bluewater Shopping Centre
- 24 Highcliffe Medical Practice
- 25 Cliffe Woods Pharmacy
- 26 Medway Maritime Hospital
- 27 Shorne Woods Country Park
- 28 Rochester & Cobham Park Golf Club
- 29 Medway Yacht Club
- 30 Cyclopark



# By rail, by road or a few steps away

From Rochester railway station (approx 5.5 miles away) there are direct services to London St Pancras, London Bridge, London Victoria, Ramsgate, Dover and Ebbsfleet International.

High-speed services run from Ebbsfleet to London St Pancras and the Continent, as well as a range of destinations across Kent including Canterbury and Dover.

For drivers, the nearby A2 connects with the M25 (for the Dartford Crossing and access to the wider UK motorway network) and the M2 for Faversham and Canterbury. For international travel, it's under 50 miles to both Gatwick Airport and the Eurotunnel terminal at Folkestone.



Ebbsfleet  
**13 minutes**

London St Pancras  
**38 minutes**

London Bridge  
**40 minutes**

London Victoria  
**51 minutes**

Whitstable  
**37 minutes**

Canterbury  
**41 minutes**

Dover  
**1 hour 2 minutes**

Ramsgate  
**1 hour 9 minutes**

Rochester Station  
**5.5 miles**

Dockside Outlet  
**6.6 miles**

Ebbsfleet  
**14 miles (Via A2)**

Maidstone  
**16.6 miles**

Bluewater  
**15.5 miles**

Canterbury  
**39 miles**

Gatwick  
**47 miles**

Six Bells Pub  
**9 minutes**

St Helen's Church  
**10 minutes**

St Helen's Primary  
**14 minutes**

Cliffe Pre-School  
**15 minutes**

Highcliffe Medical  
Practice  
**16 minutes**

RSPB Cliffe Pools  
**25 minutes**

All rail timings from Rochester Station. All timings and distances are approximate.  
Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) and [www.google.co.uk/maps](http://www.google.co.uk/maps)



[www.esquiredevelopments.com](http://www.esquiredevelopments.com)



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MANOR  
FARM