

A scenic landscape at sunset. The sun is low on the horizon, casting a warm, golden glow across the sky and the foreground. The sky is filled with soft, white and orange-tinted clouds. In the foreground, there is a lush green grassy field. A rustic wooden fence, made of horizontal rails and vertical posts, runs across the middle ground. Behind the fence, there are several tall, dark evergreen trees and some deciduous trees with autumn-colored foliage. The overall mood is peaceful and serene.

Appleyard

QUARTER

FROM ESQUIRE DEVELOPMENTS





Appleyard

QUARTER

.....

HOO ST. WERBURGH ME3 9BH

Imagine living in a place where you feel totally at home with the lifestyle. Where you're part of a thriving community, but also close to countryside, city and coast.

Welcome to Appleyard Quarter, a new development of 2, 3 and 4 bedroom homes, designed and built to the highest standards with a premium specification.

This is your chance to own your dream home in the vibrant North Kent village of Hoo St. Werburgh, a much sought-after location. With easy access to Central London, the four corners of the county and beyond, Appleyard Quarter is an ideal choice for everyone from young couples and growing families to recent retirees.



Life's for living

The Hoo Peninsula is somewhere you can really get the most out of life. Laid-back but never dull, it has so much to offer, from unspoilt scenery to great community spirit.

Hoo, what, where, when?

Hoo St. Werburgh is a great place to live. It has the friendly, away-from-it-all feel of an island community. But all your day-to-day needs are catered for and you won't be stuck for things to do in your spare time.

The village centre has a good selection of shops and other amenities, including a Co-op, a traditional family butcher and a hardware store. Social events and activities take place at the Village Hall & Jubilee Hall (everything from martial arts to line dancing) and there's a well-equipped sports centre too.

Another of Hoo's key attractions is plenty of green space where you can go for a relaxing stroll or let the kids wear themselves out.

Choose from two recreation grounds and Hoo Common, which features lovely meadowland and woodland walks.

Any time you feel like livening things up, it's a short drive to the Medway Towns.

Rochester's historic High Street is lined with speciality stores, pubs and eateries. Chatham has the Pentagon Shopping Centre and the Quays, a lively riverside retail and dining destination.

There are several good schools in the area, including Hoo St. Werburgh and Chattenden primary schools, and the Hundred of Hoo Academy for secondary-age pupils.





Spread your wings

Do you like to pop up to London to do some shopping or catch the latest hit show? Maybe you're a heritage fan or just enjoy the great outdoors? Or perhaps you love nothing more than a day at the seaside? No problem. Living in Hoo means having the city, countryside and coast all within easy reach.

The nearby coastal landscapes of the Thames Estuary and the Isle of Sheppey are home to a rich variety of birds and other wildlife. To the south-east is Faversham, Kent's oldest market town, and further along the North Kent Coast you'll find charming Whitstable, famous for its oysters, and Herne Bay, where the iconic Victorian pier is the focal point of a traditional seaside experience.

Travel into the heart of the Garden of England and acres of glorious, rolling countryside open out in front of you, scattered with orchards, hop farms and vineyards. There's a wealth of lovely beauty spots, heritage sites, museums and picturesque villages to explore.

Kent is renowned for its excellence in education and there are many well-respected state and independent schools to choose from, including Rochester Girls & Boys Grammar School, Gads Independent School and King's School in Rochester, founded in 1542.



A romantic couple is shown in a close embrace. The woman, with blonde hair tied back, is wearing a blue floral patterned top and is looking towards the camera with a gentle smile. The man, with short dark hair, is wearing a dark olive green button-down shirt over a light green t-shirt. He is looking off to the side with a slight smile. They are standing outdoors at night, with warm, out-of-focus string lights visible in the background. Other people are blurred in the background, suggesting a social gathering. The overall mood is warm and intimate.

Embrace your lifestyle

Put down roots in Hoo and your social life can flourish.

Whether you love browsing for bargains, sharing a meal with friends, going to gigs or playing your favourite sport, you can plan your leisure time just perfectly.

Do your thing

Love to shop? From bustling Maidstone, Chatham and Rochester to elegant Tunbridge Wells and the cobbled streets of Canterbury, Kent's towns and cities offer everything from gleaming malls packed with big name stores to designer boutiques, galleries and antiques emporia. For the ultimate retail experience, head up the road to Bluewater at Dartford, one of the UK's top shopping and leisure destinations.

You'll also be spoilt for choice when it comes to eating out, with all tastes catered for, from ethnic specialities to haute cuisine. One of the big attractions of living in Kent is enjoying a romantic dinner or a family

get-together at one of the county's many destination eateries, which include coastal restaurants and beautifully set country inns. As for entertainment, there's everything from live music and stand-up comedy to theatre, dance and movies.

As you'd expect from a place with such an excellent quality of life, Kent is well equipped with facilities for all kinds of sports, health and leisure activities. Play golf in spectacular surroundings. Follow your fitness regime at one of the many health and leisure clubs. Get into watersports at the coast or on the river. Or get out into the countryside to enjoy walking, cycling and horse riding.

Appleyard



Design Features

KITCHEN

- The kitchen is fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback
- Fully integrated appliances including Neff double oven (single oven in 2 bedroom homes), 5 ring gas hob (4 ring in 2 bedroom homes), 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
- 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, all bedrooms and landing

- Generous supply of power outlets throughout
- Telephone point in hallway, living room and master bedroom
- TV point in living room and all bedrooms
- Power and lighting provided to loft space and garage (where applicable)

HEATING AND HOT WATER

- Gas fired central heating via radiators, each with independent thermostatic control
- Condensing boiler with pressurised hot water cylinder
- Gas and electric supplies to suggested fireplace location (where applicable) (fireplace not included)

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
- Attractive white gloss painted skirtings and architraves provided throughout
- White gloss painted internal moulded 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
- PVCu double glazed windows and external doors with multi point locking system

EXTERNAL FINISHES

- Garage to selected plots with additional driveway parking to all dwellings
- 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 Build-Zone guarantee





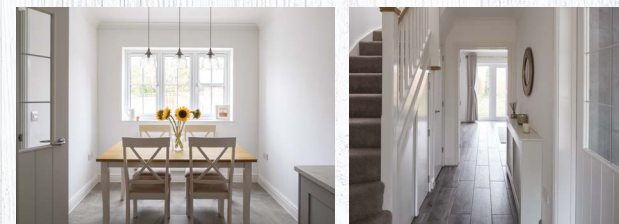
Choices & Additions

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



At Esquire Developments

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.



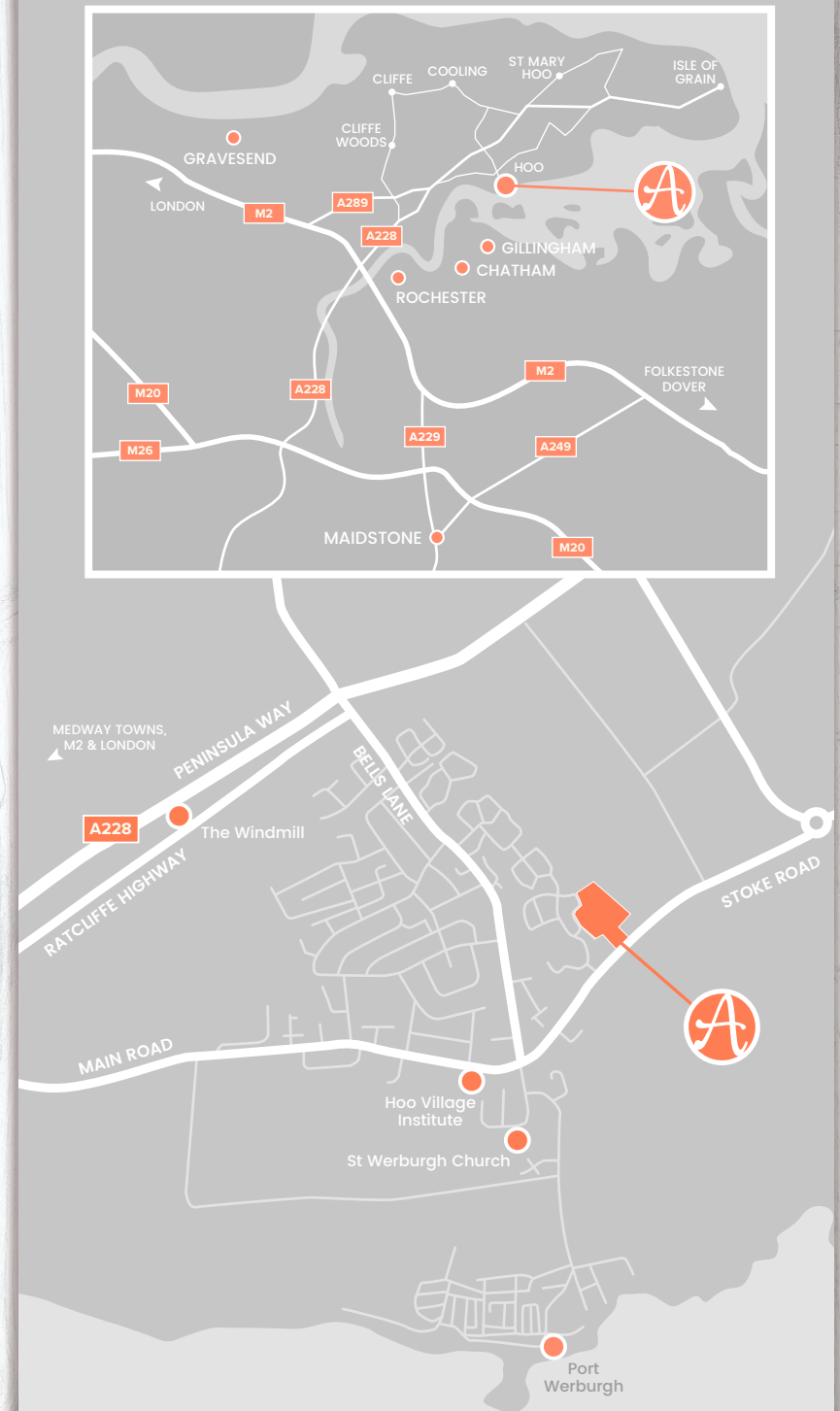
Connect

Strood and Rochester train stations are both close to Hoo, with trains running regularly to London Bridge, London St. Pancras, London Victoria and Dover. You can also travel directly to Ebbsfleet International for high-speed services 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.



Source:
 Rail journey times: www.nationalrail.co.uk (Journey times are from Rochester and may vary)
 Road mileage: www.google.com/maps (Distances are approximate)
 * From Strood Station





Esquire Developments, Studio 3, The Old Laundry, Green Street Green Road, Longfield, Kent DA2 8EB

01474 706 184

info@esquiredevelopments.com

www.esquiredevelopments.com

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 Esquire Developments 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 and details 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. Please consult sales advisers for further details.