



WOODLANDS



TOWN ROAD • CLIFFE WOODS • ROCHESTER • ME3 8JX



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THIS IS

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FROM ESQUIRE DEVELOPMENTS

A new development of 2, 3, 4 and 5 bedroom homes, in the tranquil setting of Cliffe Woods. Designed and built to Esquire Developments high standards with a premium specification.



CLOSE TO NATURE

Find your new home at Woodlands. Designed for a range of lifestyles, the development is closely connected to the community and the countryside, with woodland and meadows right on your doorstep. Whether you're building a career, raising a family or enjoying a well-earned retirement, you'll be perfectly placed to make the most of every day.

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THE PERFECT LIFESTYLE



The small community of Cliffe Woods feels secluded and relaxed. However, it is by no means a backwater and there are a good range of amenities in the area to cater for your day-to-day needs, including a Co-op supermarket, a pharmacy and a medical centre.

At the heart of the village is the community centre and social club. With a year-round programme of events, this is a great place to get together with friends and neighbours to enjoy everything from live music to quizzes and table-top sales.

Very close to Woodlands is a recreation ground where the children can play, have a kick about and generally let off steam. To the south of the village is Mockbeggar Farm Shop and Tea Room, which stocks a wide range of items, from fresh fruit and vegetables to preserves and juices.

Nearby Higham has additional amenities, including pubs, a post office, a greengrocer and more. However, for a wider choice of shopping, eating out and entertainment, it's simply a matter of making a short journey to one of the Medway Towns. The historic High Street of Rochester is lined with speciality stores and places to enjoy afternoon tea, lunch or dinner. Along the river in Chatham are the Pentagon Shopping Centre and the Quays, a lively riverside retail and dining destination.

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CREATE YOUR OWN LIVING SPACE

At Esquire we understand the needs and aspirations of today's homeowners.

Designed with inspiration and built to exceptionally high standards, your versatile, well-planning living space will combine style, comfort and practicality. All you have to do is add those distinctive personal touches that create a home.





VENTURE OUT

Have a day out in London or spend some time at the seaside. Go sailing on the river, take the kids for a nature ramble or do some wildlife watching. Living at Woodlands means being able to enjoy the many and varied attractions of Kent and beyond.

Close to home the beautiful Hoo Peninsula and the Thames Estuary is famous for its dramatic scenery and abundant birdlife. Upnor is a great place for a riverside picnic and a journey back in time at the Elizabethan castle. To the east are the unspoilt Isle of Sheppey and North Kent's famous coastal resorts. Try the world-renowned oysters in Whitstable, visit the Victorian pier in Herne Bay or stretch out on the sheltered beach at Reculver Bay.

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SOMETHING FOR EVERYONE

You can also enjoy the amazing scenery of the Weald of Kent, with its signature orchards, hop farms and vineyards. There are lots of great places to visit, from ancient castles to classic beauty spots, not to mention a rich variety of events throughout the year, including music and food festivals, country fairs, art exhibitions and sporting fixtures.

Kent has a wide range of state and independent schools to choose from. Cliffe Woods has its own primary school and convenient options at secondary level include Rochester Girls and Boys Grammar School and the King's School in Rochester, founded in 1542.







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DISCOVER YOURSELF

Whether you love shopping, sports or socialising, living at Woodlands means having every opportunity to make the most of your leisure time.

Kent has all kinds of places to shop, from modern malls to traditional independent stores and street markets. Maidstone and Chatham are home to major High Street chains, as well as a range of independents. Rochester, Tunbridge Wells and Canterbury offer an even more eclectic mix, with famous-name stores sitting alongside designer boutiques, galleries and antique shops. The ultimate shopping experience is there for you at Dartford's Bluewater, one of the UK's top retail and leisure destinations.

For eating out there's everything from pub classics to Mediterranean-style cuisine, as well as specialities from Asia and the Americas. Venues range from gastropubs to Michelin-starred restaurants, including many destination dining establishments in spectacular countryside and coastal settings. As for entertainment, you can enjoy all kinds of live music, comedy, theatre, movies and more.

From work-outs to watersports, you'll also find it easy to enjoy your favourite leisure activities. There are plenty of easily accessible health and fitness centres, golf courses, tennis clubs and venues for team sports. Alternatively, you can keep fit and enjoy the great outdoors by hiking, cycling or horse riding through the lovely Kent countryside.



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THE DEVELOPMENT



Site Plan Key:

Beech 2 bedroom home	Chestnut 3 bedroom home
Elder 2 bedroom home	Hawthorn 4 bedroom home
Birch 2 bedroom home	Spruce 4 bedroom home
Cherry 3 bedroom home	Sycamore 4 bedroom home
Maple 3 bedroom home	Ash 5 bedroom home
Holly 3 bedroom home	Rowan 5 bedroom home
Laurel 3 bedroom home	Affordable Housing

This site plan is indicative and is intended to act as a guide only to the finished product. Accordingly, 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.



Beech

2 Bedroom Semi-Detached Bungalow

Plots 9 & 10 as shown.

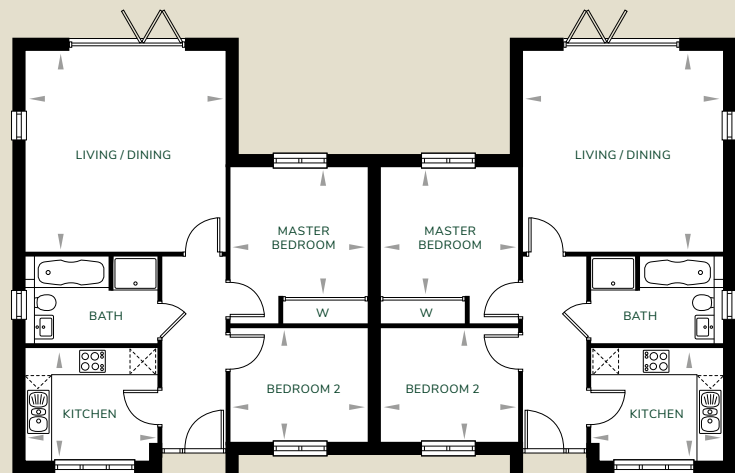
Total Area: 64.1m² / 690ft²

Ground Floor

	M	FT
Living / Dining Room	4635 x 4620	15'2" x 15'2"
Kitchen	3035 x 2620	9'11" x 8'7"
Master Bedroom	3175 x 3000	10'5" x 9'10"
Bedroom 2	3175 x 2620	10'5" x 8'7"



Ground Floor



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Elder

2 Bedroom Linked Detached Bungalow
Plots 11 & 12 as shown. Plot 13 is handed.

Total Area: 77.7m² / 836ft²

Ground Floor

	M	FT
Living / Dining Room	4695 x 4485	15'5" x 14'8"
Kitchen	3360 x 3195	11'0" x 10'6"
Master Bedroom	4410 x 3095	14'5" x 10'2"
Bedroom 2	4410 x 3095	14'5" x 10'2"



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Ground Floor



PLOTS 12 & 13 LINKED ONLY

Holly

3 Bedroom Detached Bungalow

Plots 14 & 20 as shown.

Total Area: 90.4m² / 973ft²

Ground Floor

	M	FT
Living Room	4450 x 4430	14'7" x 14'6"
Kitchen / Dining	3635 x 3460	11'11" x 11'4"

First Floor

	M	FT
Master Bedroom	3485 x 3235	11'5" x 10'7"
Bedroom 2	4075 x 3150	13'4" x 10'4"
Bedroom 3	3150 x 2955	10'4" x 9'8"



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Birch

2 Bedroom Semi-Detached House
Plots 30 & 31, 77 & 78 as shown.

Total Area: 79.7m² / 858ft²

Ground Floor

	M	FT
Living Room	4240 x 3255	13'11" x 10'8"
Kitchen / Dining	4355 x 3575	14'3" x 11'8"

First Floor

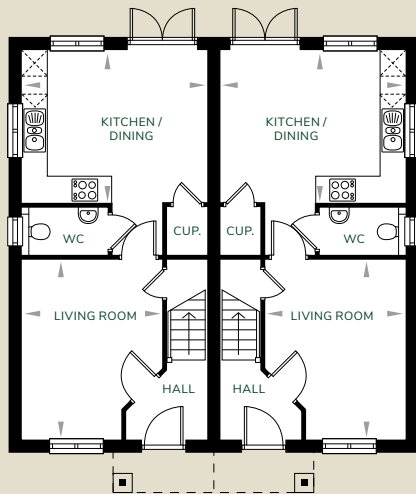
	M	FT
Master Bedroom	3755 x 3035	12'4" x 9'11"
Bedroom 2	4355 x 2460	14'3" x 8'1"



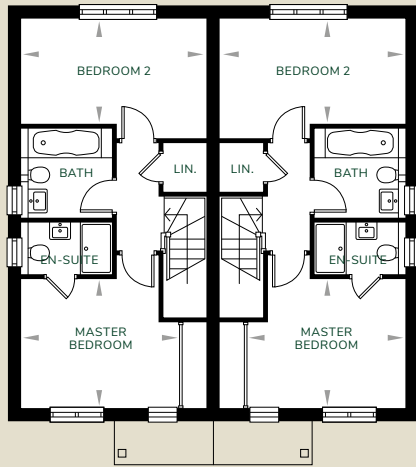
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Ground Floor



First Floor



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Cherry

3 Bedroom Semi-Detached House
Plots 51 & 52 as shown, 53 & 54 handed.

Total Area: 94.2m² / 1014ft²

Ground Floor

	M	FT
Living Room	5085 x 4355	16'8" x 14'3"
Kitchen / Dining	4810 x 2710	15'9" x 8'10"

First Floor

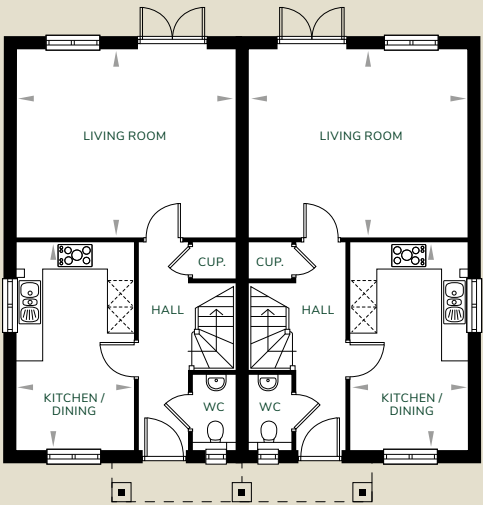
	M	FT
Master Bedroom	3290 x 2820	10'9" x 9'3"
Bedroom 2	3270 x 2760	10'8" x 9'0"
Bedroom 3	3270 x 2195	10'8" x 7'2"



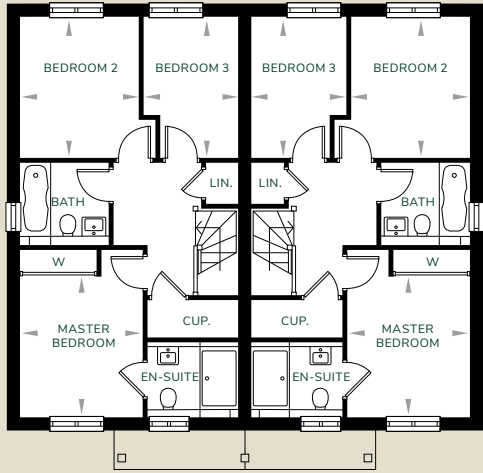
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Ground Floor



First Floor



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Cherry

3 Bedroom Semi-Detached House
Plots 57 & 58 as shown, 59 & 60 handed.

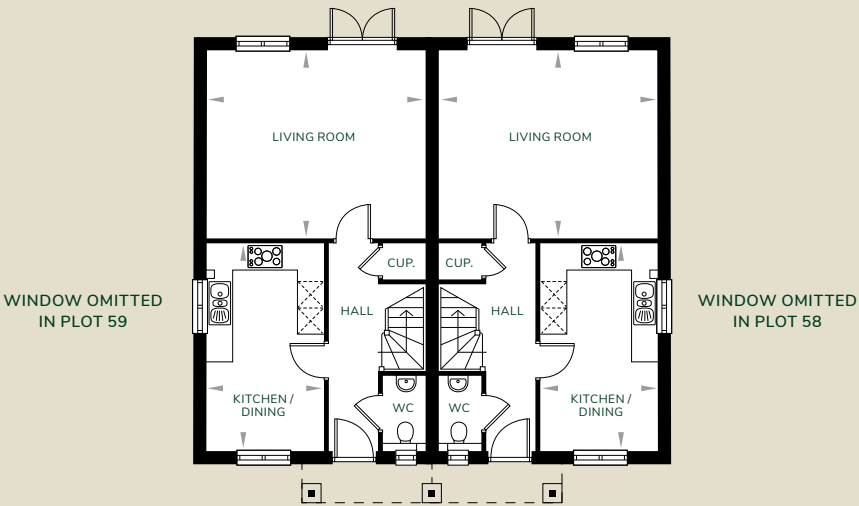
Total Area: 94.2m² / 1014ft²

Ground Floor	M	FT
Living Room	5085 x 4355	16'8" x 14'3"
Kitchen / Dining	4810 x 2710	15'9" x 8'10"
First Floor	M	FT
Master Bedroom	3290 x 2820	10'9" x 9'3"
Bedroom 2	3270 x 2760	10'8" x 9'0"
Bedroom 3	3270 x 2195	10'8" x 7'2"

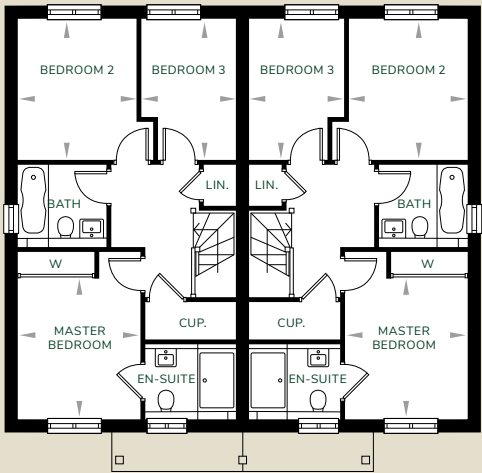


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Ground Floor



First Floor



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Cherry

3 Bedroom Semi-Detached House
Plots 55 & 56, 80 & 81 as shown.

Total Area: 94.2m² / 1014ft²

Ground Floor

	M	FT
Living Room	5085 x 4355	16'8" x 14'3"
Kitchen / Dining	4810 x 2710	15'9" x 8'10"

First Floor

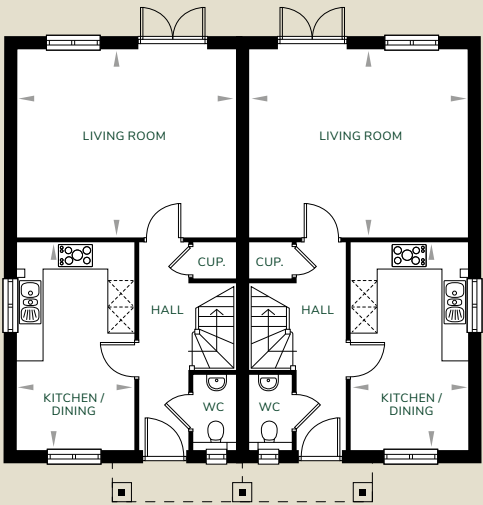
	M	FT
Master Bedroom	3290 x 2820	10'9" x 9'3"
Bedroom 2	3270 x 2760	10'8" x 9'0"
Bedroom 3	3270 x 2195	10'8" x 7'2"



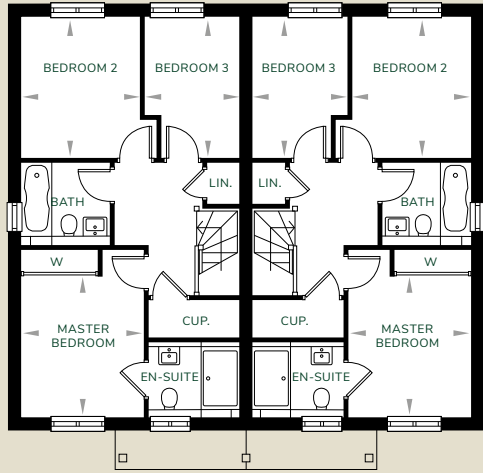
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Ground Floor



First Floor



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Maple

3 Bedroom Semi-Detached House
Plots 38 & 39, 42 & 43, 68 & 69 as shown.

Total Area: 107.6m² / 1158ft²

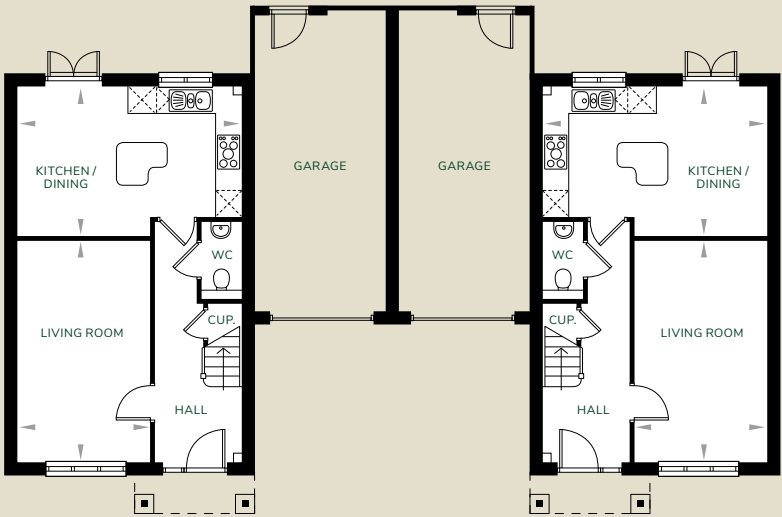
Ground Floor	M	FT
Living Room	5105 x 3055	16'9" x 10'0"
Kitchen / Dining	5195 x 3460	17'0" x 11'4"

First Floor	M	FT
Master Bedroom	5195 x 3230	17'0" x 10'7"
Bedroom 2	4285 x 2955	14'0" x 9'8"
Bedroom 3	4285 x 2955	14'0" x 9'8"



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Ground Floor



First Floor



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Maple

3 Bedroom Semi-Detached House
Plots 33 & 34, 40 & 41 as shown.

Total Area: 107.6m² / 1158ft²

Ground Floor

	M	FT
Living Room	5105 x 3055	16'9" x 10'0"
Kitchen / Dining	5195 x 3460	17'0" x 11'4"

First Floor

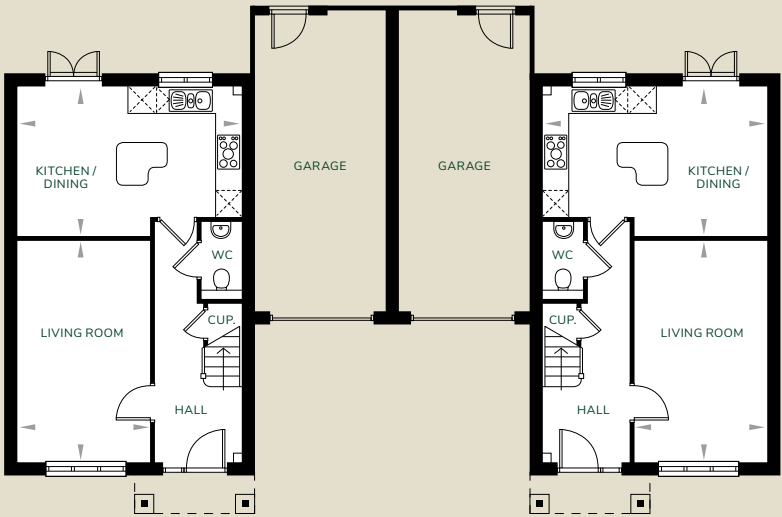
	M	FT
Master Bedroom	5195 x 3230	17'0" x 10'7"
Bedroom 2	4285 x 2955	14'0" x 9'8"
Bedroom 3	4285 x 2955	14'0" x 9'8"



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Ground Floor



First Floor



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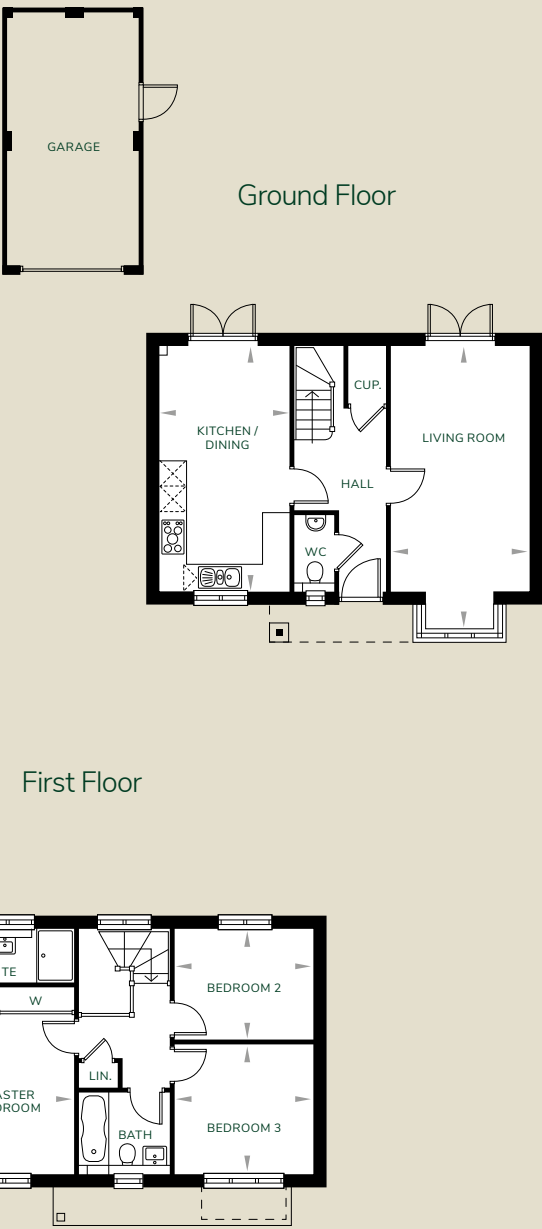
Laurel

3 Bedroom Detached House
 Plots 37 & 71 as shown, Plots 70 & 79 are handed.
 Total Area: 98.6m² / 1061ft²

Ground Floor	M	FT
Living Room	6500 x 3200	21'4" x 10'6"
Kitchen / Dining	5680 x 3015	18'7" x 9'10"
First Floor	M	FT
Master Bedroom	4340 x 3025	14'3" x 9'11"
Bedroom 2	3210 x 3000	10'6" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"



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Chestnut

3 Bedroom Detached House

Plots 76 & 93 as shown. Plots 15, 47 & 75 are handed.

Total Area: 102.0m² / 1098ft²

Ground Floor

	M	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"

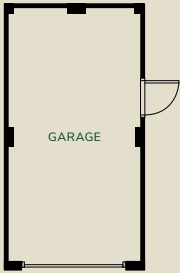
First Floor

	M	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

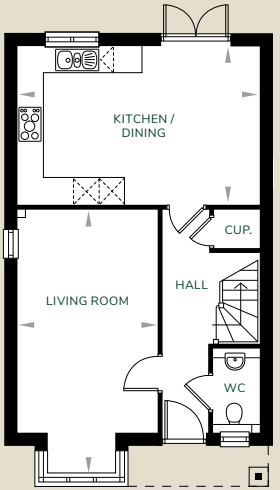


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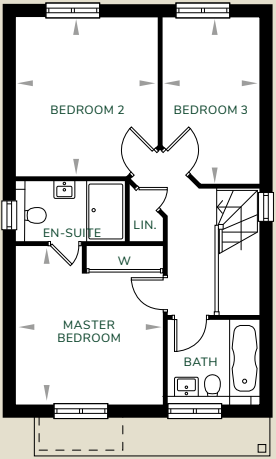
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Ground Floor



First Floor



PLOTS 15 & 93
DO NOT HAVE
A GARAGE

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Hawthorn

4 Bedroom Detached House

Plots 19, 46 & 63 as shown, Plot 45 is handed.

Total Area: 132.8m² / 1429ft²

Ground Floor

	M	FT
Living Room	5910 x 3660	19'4" x 12'0"
Kitchen	3460 x 3315	11'4" x 10'10"
Dining	3270 x 2555	10'8" x 8'4"

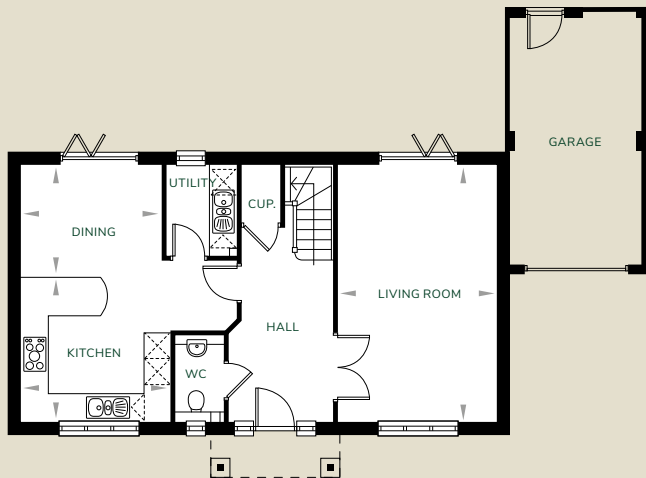
First Floor

	M	FT
Master Bedroom	3480 x 3420	11'5" x 11'2"
Bedroom 2	3820 x 3140	12'6" x 10'3"
Bedroom 3	3670 x 2640	12'0" x 8'8"
Bedroom 4	3020 x 2360	9'11" x 7'9"

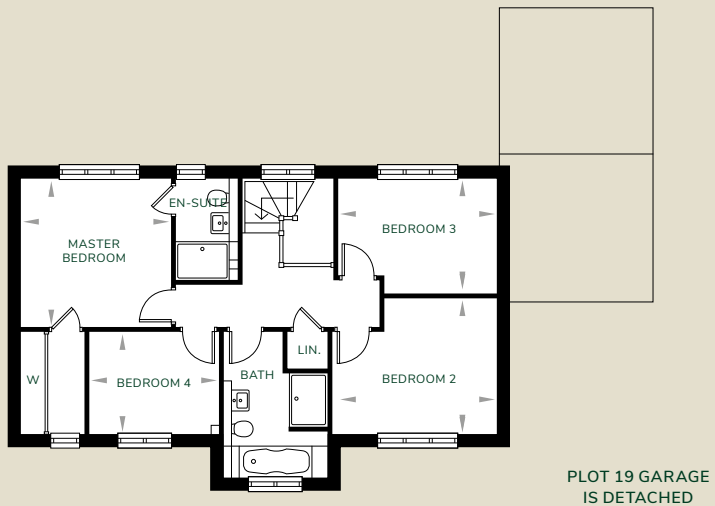


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Ground Floor



First Floor



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Hawthorn

4 Bedroom Detached House
 Plot 17 as shown, Plot 73 is handed.

Total Area: 132.8m² / 1429ft²

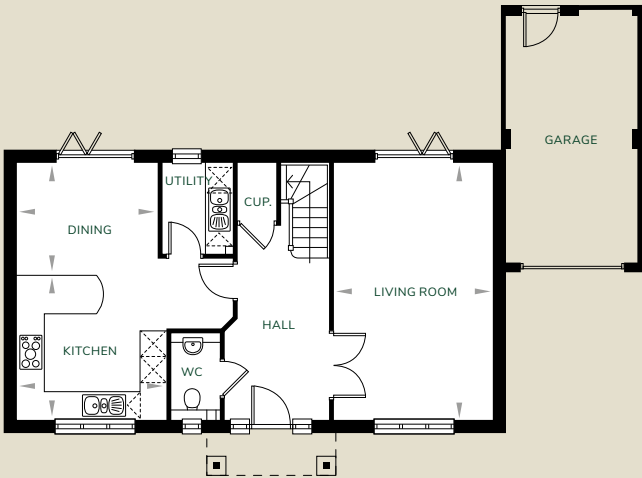
Ground Floor	M	FT
Living Room	5910 x 3660	19'4" x 12'0"
Kitchen	3460 x 3315	11'4" x 10'10"
Dining	3270 x 2555	10'8" x 8'4"

First Floor	M	FT
Master Bedroom	3480 x 3420	11'5" x 11'2"
Bedroom 2	3820 x 3140	12'6" x 10'3"
Bedroom 3	3670 x 2640	12'0" x 8'8"
Bedroom 4	3020 x 2360	9'11" x 7'9"

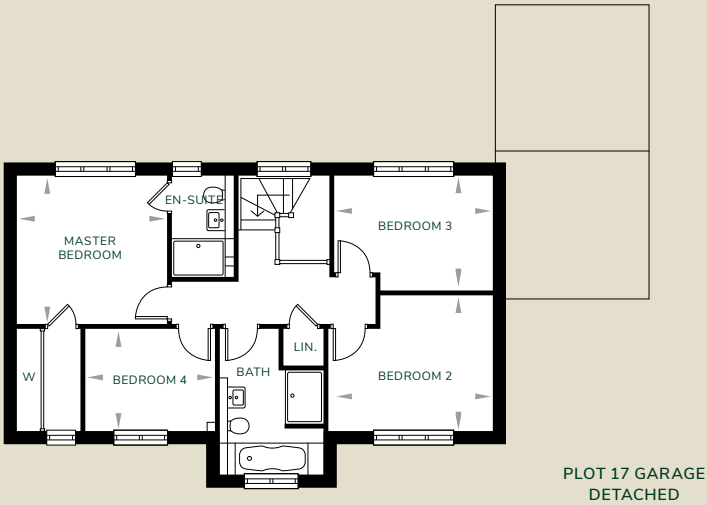


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Ground Floor



First Floor



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Spruce

4 Bedroom Detached House

Plots 44, 61 & 84 as shown, Plots 67 & 74 are handed.

Total Area: 146.3m² / 1574ft²

Ground Floor

	M	FT
Living Room	5560 x 4365	18'3" x 14'4"
Kitchen / Dining	7065 x 3695	23'2" x 12'1"
Study	2365 x 1760	7'9" x 5'9"

First Floor

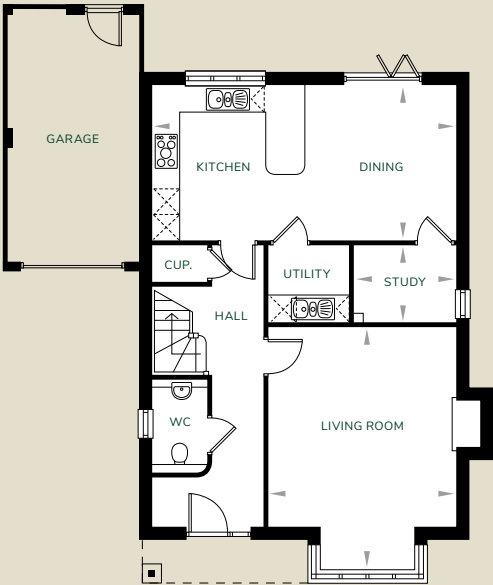
	M	FT
Master Bedroom	3845 x 3675	12'7" x 12'0"
Bedroom 2	3675 x 3605	12'0" x 11'10"
Bedroom 3	3420 x 3260	11'2" x 10'8"
Bedroom 4	3260 x 2525	10'8" x 8'3"



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Ground Floor



First Floor



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Sycamore

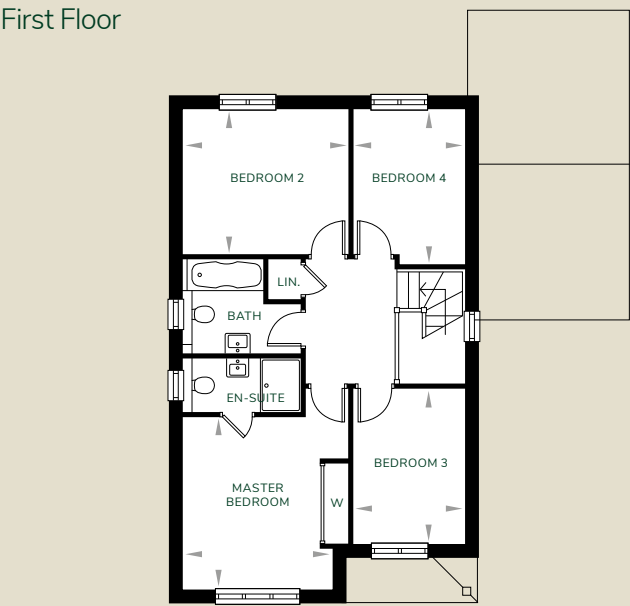
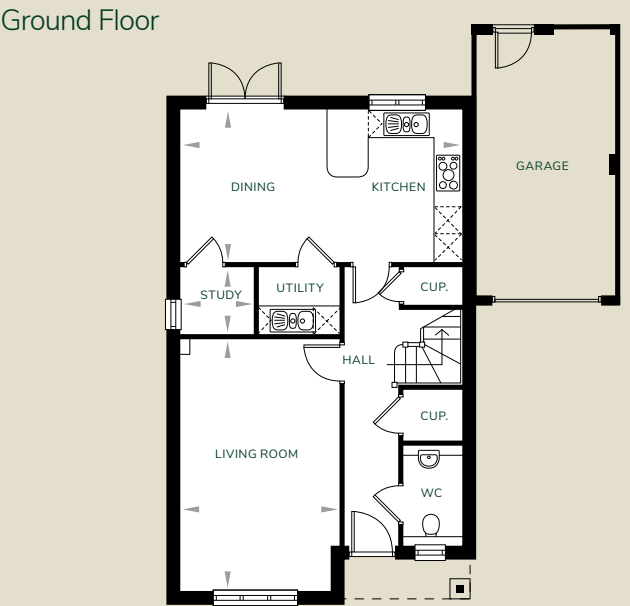
4 Bedroom Detached House
 Plots 16, 18, 29, 49, 50 & 82 as shown.
 Plots 65 & 83 are handed.
 Total Area: 125.5m² / 1350ft²

Ground Floor	M	FT
Living Room	5535 x 3505	18'2" x 11'6"
Kitchen / Dining	6205 x 3345	20'4" x 10'11"
Study	1605 x 1460	5'3" x 4'9"

First Floor	M	FT
Master Bedroom	3800 x 3280	12'5" x 10'9"
Bedroom 2	3645 x 3185	11'11" x 10'5"
Bedroom 3	3420 x 2435	11'2" x 8'0"
Bedroom 4	3420 x 2435	11'2" x 8'0"



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Sycamore

4 Bedroom Detached House

Plot 66 as shown. Plots 32 & 36 are handed.

Total Area: 125.5m² / 1350ft²

Ground Floor

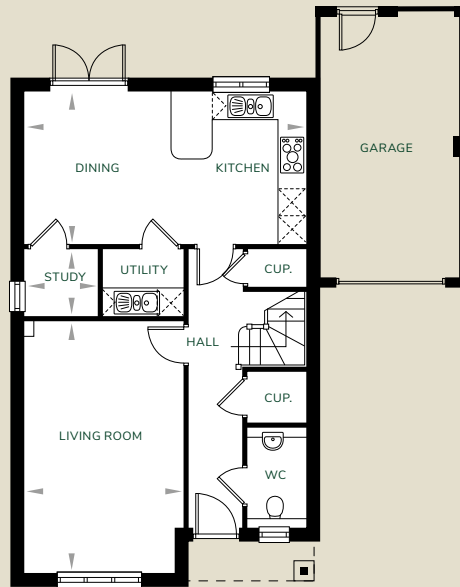
	M	FT
Living Room	5535 x 3505	18'2" x 11'6"
Kitchen / Dining	6205 x 3345	20'4" x 10'11"
Study	1605 x 1460	5'3" x 4'9"

First Floor

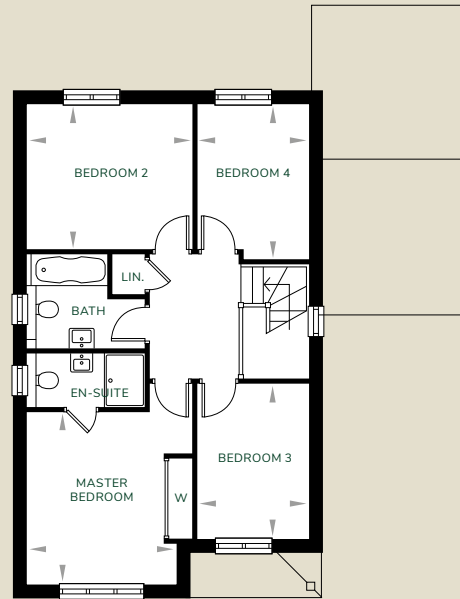
	M	FT
Master Bedroom	3800 x 3280	12'5" x 10'9"
Bedroom 2	3645 x 3185	11'11" x 10'5"
Bedroom 3	3420 x 2435	11'2" x 8'0"
Bedroom 4	3420 x 2435	11'2" x 8'0"



Ground Floor



First Floor



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Sycamore

4 Bedroom Detached House
Plot 35 as shown.

Total Area: 125.5m² / 1350ft²

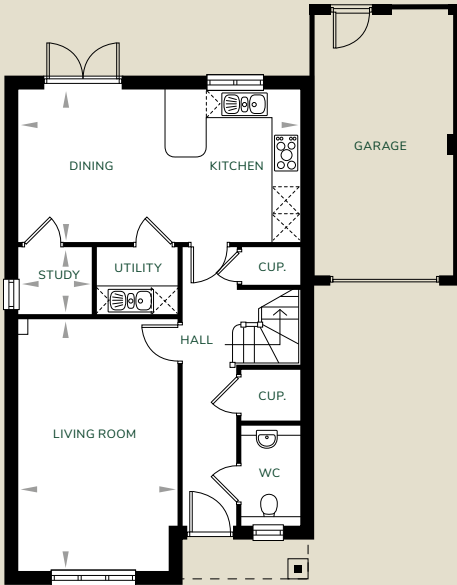
Ground Floor	M	FT
Living Room	5535 x 3505	18'2" x 11'6"
Kitchen / Dining	6205 x 3345	20'4" x 10'11"
Study	1605 x 1460	5'3" x 4'9"

First Floor	M	FT
Master Bedroom	3800 x 3280	12'5" x 10'9"
Bedroom 2	3645 x 3185	11'11" x 10'5"
Bedroom 3	3420 x 2435	11'2" x 8'0"
Bedroom 4	3420 x 2435	11'2" x 8'0"



WOODLANDS

Ground Floor



First Floor



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Ash

5 Bedroom Detached House

Plots 28 & 94 as shown, Plot 62 is handed.

Total Area: 168.8m² / 1816ft²

Ground Floor

	M	FT
Living Room	4745 x 4070	15'7" x 13'4"
Kitchen / Dining	6935 x 3090	22'9" x 10'1"
Family Room	4070 x 2785	13'4" x 9'1"
Study	2810 x 2740	9'2" x 9'0"

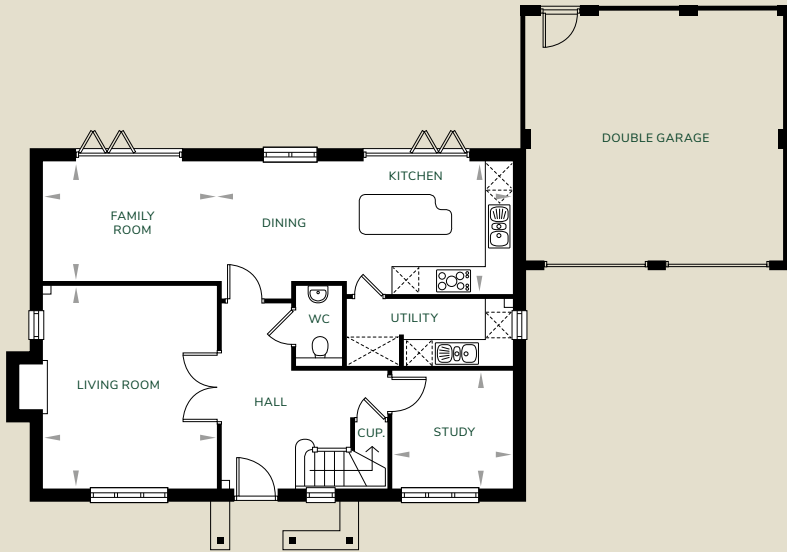
First Floor

	M	FT
Master Bedroom	3205 x 3170	10'6" x 10'5"
Bedroom 2	3350 x 3095	11'0" x 10'2"
Bedroom 3	3770 x 2785	12'4" x 9'1"
Bedroom 4	3095 x 2820	10'2" x 9'3"
Bedroom 5	3065 x 2175	10'0" x 7'1"

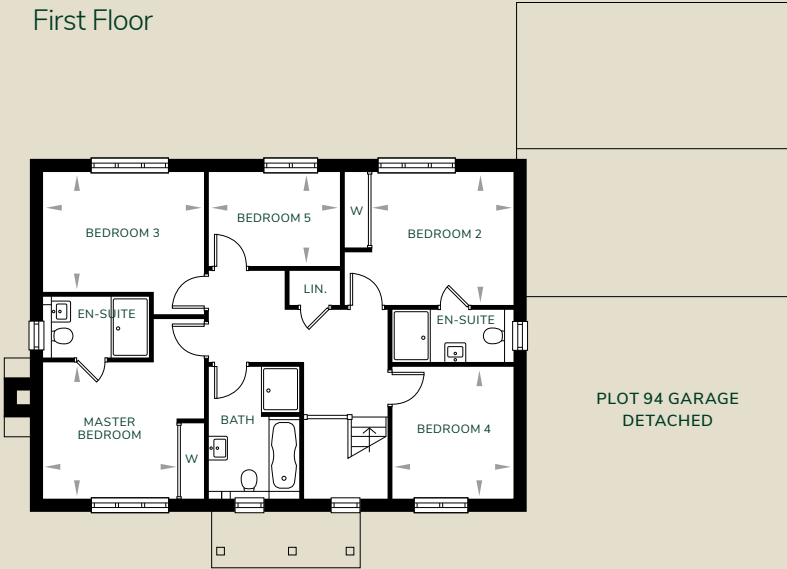


WOODLANDS

Ground Floor



First Floor



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Rowan

5 Bedroom Detached House

Plots 48 & 64 as shown, Plot 72 is handed.

Total Area: 183.0m² / 1969ft²

Ground Floor

	M	FT
Living Room	6240 x 4365	20'5" x 14'4"
Kitchen	4065 x 3595	13'4" x 11'9"
Dining / Study Area	4815 x 2960	15'9" x 9'8"
Garden Room	2960 x 2890	9'8" x 9'6"

First Floor

	M	FT
Master Bedroom	4970 x 3690	16'4" x 12'1"
Bedroom 2	4785 x 3675	15'8" x 12'0"
Bedroom 3	3675 x 3605	12'0" x 11'10"
Bedroom 4	3420 x 3260	11'3" x 10'8"
Bedroom 5 / Study	3260 x 2525	10'8" x 8'3"



Computer Generated Image

WOODLANDS



All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.





DESIGN FEATURES

KITCHEN

- The kitchen is fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback. Quartz worktop and splashback to Spruce, Ash and Rowan properties
- Fully integrated appliances including Neff double oven (one with built in microwave function to Spruce, Ash and Rowan properties), five ring gas hob, fridge freezer and dishwasher
- All 2 bed homes come with single oven and 4 ring gas hob
- 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, dining room (where applicable) 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 (combi boiler to Beech house type)
- 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 satin painted skirtings and architraves provided throughout
- White satin 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 block paved 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 convenience lighting to front and rear

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

After reserving your new home, you will be invited to our Head Office to spend time with our sales team to select the options and additions available to you. We try to offer each of our clients as much flexibility as we can and we will do our best to accommodate requests relating to finishes. We appreciate that each of our clients are different and we tailor our approach to take account of this to make the process as stress free and enjoyable as possible.

Our experienced sales team will spend time with you going through each of the material & colour samples available to ensure that you are happy with each decision you make relating to the property.

If you choose to purchase your new home with Esquire, depending on the stage of build programme you will have the ability to make choices on the following:

- Kitchen Units, Colours & 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.





MANOR FARM



COMING SOON RIVERBOURNE

Appleyard

CLOSE TO HOME

- 1 Buckland Lake Reserve
- 2 RSPB Cliffe Pools
- 3 St Helen's Church
- 4 Mockbeggar Farm Shop
- 5 Cliffe Woods Social Club
- 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 Cliffe Woods Primary School
- 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

CONNECT

Higham, Strood and Rochester railway stations are all close to Cliffe Woods, with trains running regularly to London Bridge, London St. Pancras, London Victoria and Ebbsfleet, as well as a range of destinations across Kent, including Canterbury and Dover. High-speed services run from Rochester and Strood and from Gravesend if you prefer to connect via Higham. Ebbsfleet International also offers Eurostar services to the Continent.

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.



TRANSPORT LINKS



Source:
Rail journey times: www.nationalrail.co.uk (Journey times are from Rochester and may vary)
For services from Higham visit www.nationalrail.co.uk or www.thetrainline.com
Road mileage: www.google.com/maps (Distances are approximate)



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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.

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