



FOXGLOVE MEWS

FROM ESQUIRE DEVELOPMENTS





FOXGLOVE MEWS

SEYMOUR ROAD, RAINHAM, KENT ME8 8PY

Enjoy real quality of life in this exciting development
of three, four and five-bedroom homes, in the rural
outskirts of Rainham town centre

Loving life at Foxglove Mews



At Esquire we create homes for today's lifestyles,
combining style, comfort and practicality.

It's all about matching inspirational ideas with craftsmanship and attention to detail. The result is a home that's beautifully designed for modern living, with a high specification and exceptional build quality. Simply move in and make it your own with those all-important personal touches.



A
place
to be



Set between the open marshlands of the Medway Estuary and the rolling hills of the North Downs, Rainham is a vibrant, well-established community with plenty of convenient amenities.

You won't have to travel far for your day-to-day needs. A short walk from Foxglove Mews brings you to Rainham High Street, which is lined with a variety of shops, take-away food outlets, pubs, restaurants and other amenities, including hairdressers, banks and a pharmacy.

Located at the western end of the High Street, Rainham Shopping Centre is home to several famous name brands, including Boots, Tesco and Costa Coffee. Rainham train station is also within easy walking distance. At the heart of the village is the Oast, a thriving community centre. It's a hub of Rainham social life and hosts all kinds of events, from crafting and coffee mornings to dog training and dancing. Also in



Rainham is Splashes, where you can take the family for a swim, go for a work-out or join one of the fitness classes. If you prefer a round of golf, the three scenic courses at Upchurch River Valley are less than a mile from Foxglove Mews.

Living at Foxglove Mews also means having easy access to green space, including a large recreation ground in the centre of the village. Alternatively, hop in the car for the short journey to Riverside Country Park where you can watch the wildlife, grab a coffee in the café and let the kids have some fun in the play area.

Rainham has a choice of schools at primary and secondary level, including the Riverside Primary School and Rainham Mark Grammar School.



Whether you love dramatic coastal scenery, seaside fun, countryside rambles or buzzing city life, it's all there for you. Enjoy the best of Kent and beyond any time you want.

It's easy to escape to the unspoilt landscapes of the Medway and Thames estuaries, perfect for bracing walks, birdwatching or simply relaxing and savouring some quiet time. Travel further along the North Kent coast and you can have a day by the sea in the resorts of Whitstable, Herne Bay or Reculver Bay. Known for their excellent beaches, they also offer a feast of culinary treats, from oysters to the catch of the day.

Go southwards and you'll soon be amongst the meadows, orchards, hop farms and vineyards that typify the beautiful Weald of Kent, known affectionately as the Garden of England. Go for afternoon tea in



one of the charming Kentish villages or explore some of the county's fascinating heritage sites, from ancient castles to magnificent stately homes.

You can also experience the world class attractions of the UK capital, which is also just a short journey away by train or car. Go for dinner then take in a West End Show or have a spectacular day out with a flight on the London Eye or a Thames boat trip.

In terms of access to high-quality education, Kent has plenty to offer for all ages. There's a wide choice of well-respected state and independent schools, including Maidstone Grammar and the King's School in Rochester, founded in 1542.



Within
easy
reach



A warm-toned photograph of a woman and a young boy sitting on a striped beach towel. The woman, wearing sunglasses on her head and a striped shirt, is holding a guitar and playing it with the boy. The boy is focused on the instrument. They are on a sandy beach with waves in the background. The text 'Pursue your passions' is overlaid on the right side of the image.

Pursue
your
passions

Life at Foxglove Mews will be full of opportunity. With everything from retail therapy to health, fitness, dining out and entertainment, you can engage in your favourite pastimes or try something new.

When it comes to shopping, this part of Kent ticks all the boxes. Close at hand is Hempstead Valley, which houses a host of well established stores, as well as cafés and restaurants. You'll find most of the big-name brands in Maidstone and Chatham's modern malls, while in Rochester, Tunbridge Wells and Canterbury there's also a good selection of independent boutique stores. As for the ultimate retail experience, you will find that at Dartford's state-of-the art Bluewater shopping and leisure complex.

When it comes to food and drink, all tastes are catered for in a vast array of traditional tea rooms, artisan coffee houses, bars, pubs and



restaurants. Whether it's a casual meal for two in a picturesque country inn or a big family celebration with fine dining, you'll find the perfect venue not too far from home. For entertainment, the amazing choice on offer ranges from live bands to comedy, theatre, dance and the latest hit movies.

Superb sports and leisure amenities are also one of Kent's big plus points. Play a round of golf in spectacular surroundings. Build your fitness at the gym, join a local tennis club or go sailing on the Medway. You can also make the most of the county's amazing countryside with a range of outdoor pursuits, including walking, cycling and horse riding.



The Development



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- Plot 1 - Lime** 4 bedroom link-detached house
-
- Plot 2 - Chestnut** 3 bedroom link-detached house
-
- Plot 3 - Poplar** 5 bedroom detached house
-
- Plot 4 - Blackthorn** 3 bedroom semi-detached house
-



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- Plot 5 - Blackthorn** 3 bedroom semi-detached house
-
- Plot 6 - Chestnut** 3 bedroom link-detached house
-
- Plot 7 - Chestnut** 3 bedroom link-detached house
-
- Plot 8 - Lime** 4 bedroom link-detached house
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Lime

4 bedroom link-detached house

Plot 1 as shown, Plot 8 is handed

Ground Floor	M	FT
Living Room	4695 x 3120	15'5" x 10'3"
Kitchen / Dining	8950 x 2930	29'4" x 9'7"
Study	2860 x 2090	9'4" x 6'10"

First Floor	M	FT
Master Bedroom	3400 x 2965	11'2" x 9'8"
Bedroom 2	3665 x 2870	12'0" x 9'5"
Bedroom 3	3030 x 2960	9'11" x 9'8"
Bedroom 4	2930 x 2360	9'7" x 7'9"



3



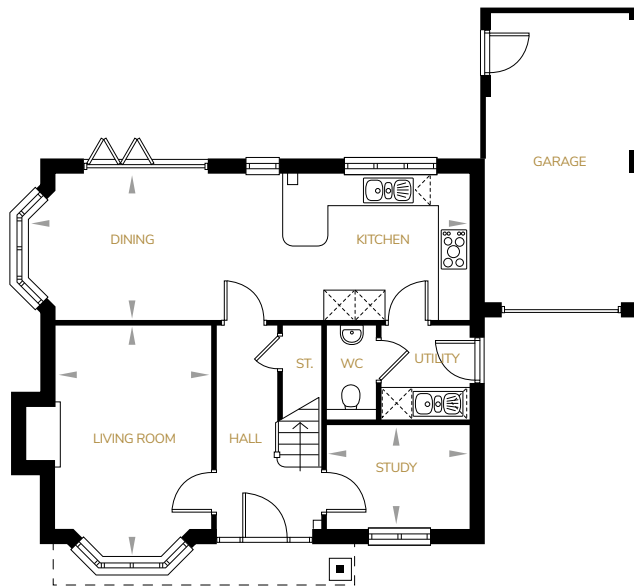
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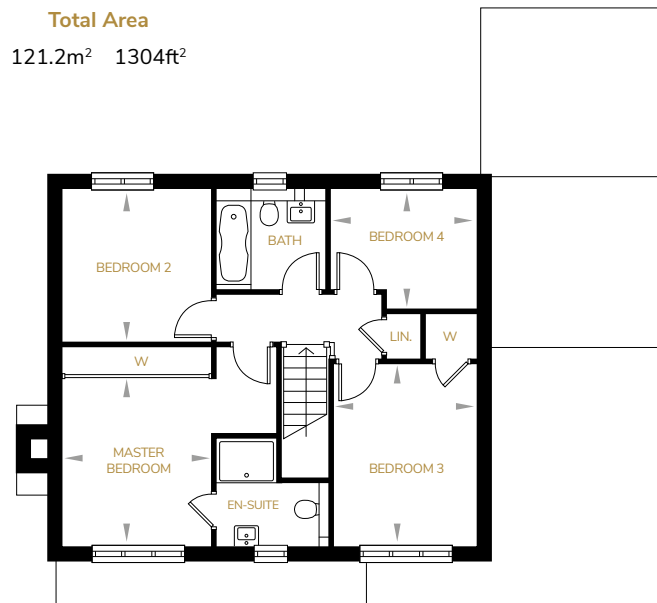
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Computer Generated Image



Total Area
121.2m² 1304ft²



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.



Chestnut

3 bedroom link-detached house

Plots 2 & 6 as shown, Plot 7 is handed

Ground Floor	M	FT
Living Room	5155 x 3260	16'11" 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"



2



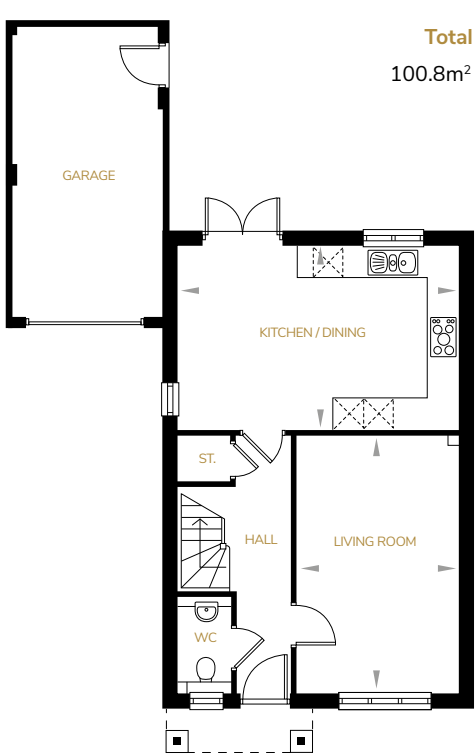
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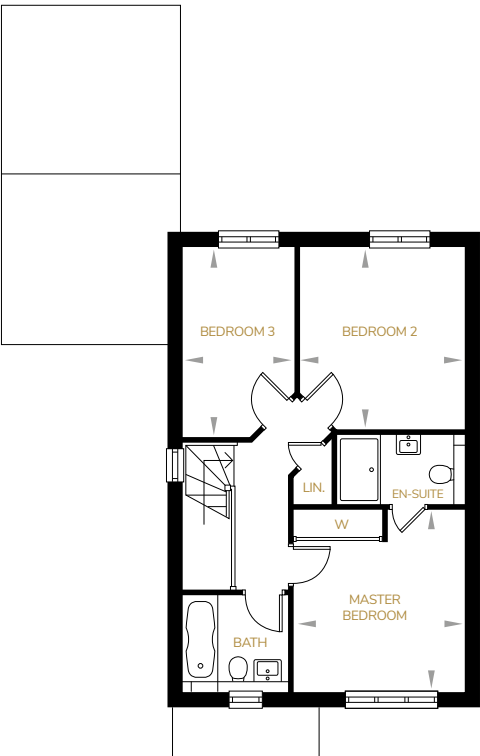
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Total Area
100.8m² 1085ft²



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Blackthorn

3 bedroom semi-detached house

Plots 4 & 5

Ground Floor	M	FT
Living Room	4830 x 4565	15'10" x 14'11"
Kitchen / Dining	5000 x 2630	16'5" x 8'7"

First Floor	M	FT
Master Bedroom	3650 x 2695	11'11" x 8'10"
Bedroom 2	4410 x 2545	14'5" x 8'4"
Bedroom 3	3275 x 2160	10'9" x 7'1"



2



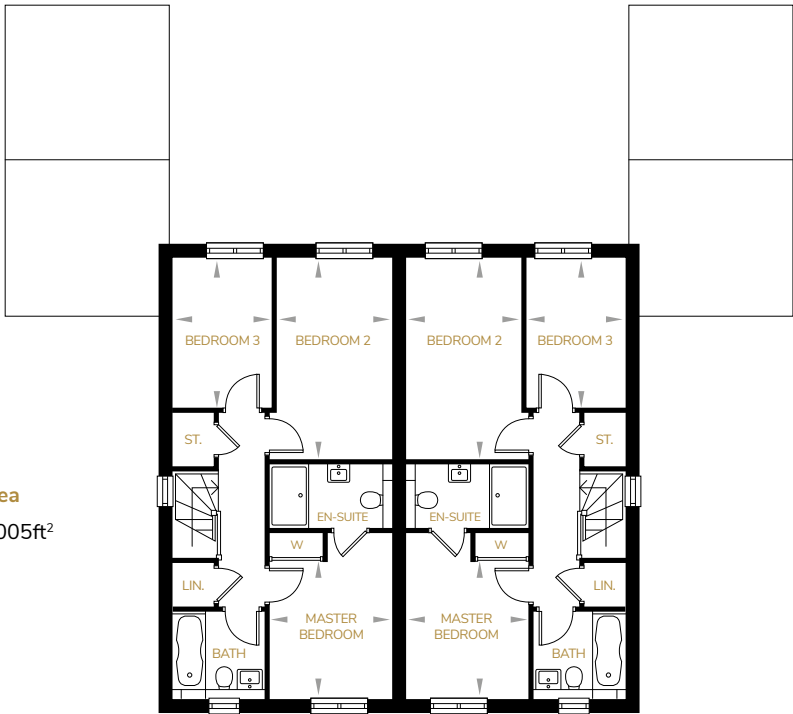
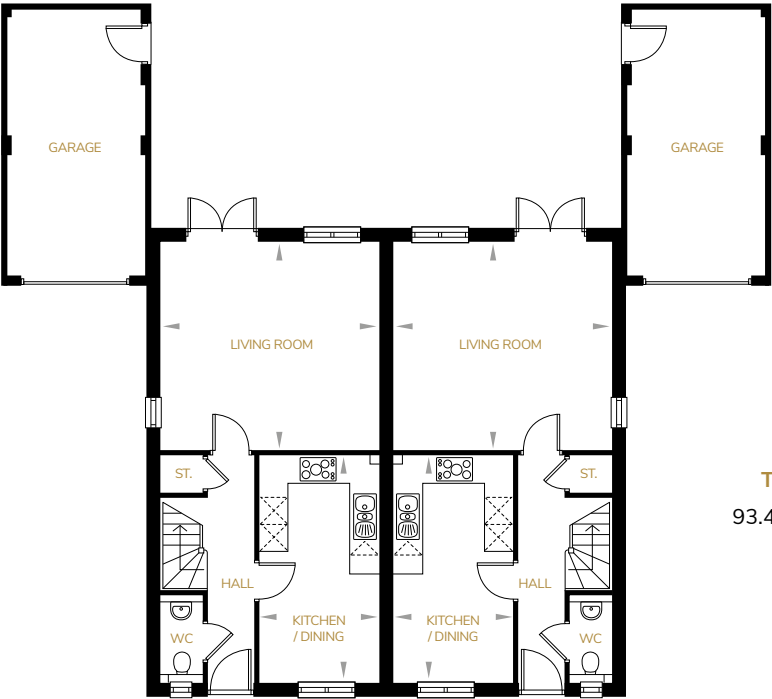
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3



Computer Generated Image



Total Area
93.4m² 1005ft²

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Poplar

5 bedroom detached house

Plot 3 as shown

Ground Floor	M	FT
Living Room	5245 x 4450	17'2" x 14'7"
Kitchen / Dining	8905 x 3645	29'2" x 11'11"
Study	3350 x 2665	11'0" x 8'9"

First Floor	M	FT
Master Bedroom	3360 x 3345	11'0" x 10'11"
Bedroom 2	3655 x 3365	12'0" x 11'0"
Bedroom 3	3370 x 3360	11'0" x 11'0"
Bedroom 4	3655 x 2245	12'0" x 7'4"
Bedroom 5	3040 x 2575	9'11" x 8'5"



3



5



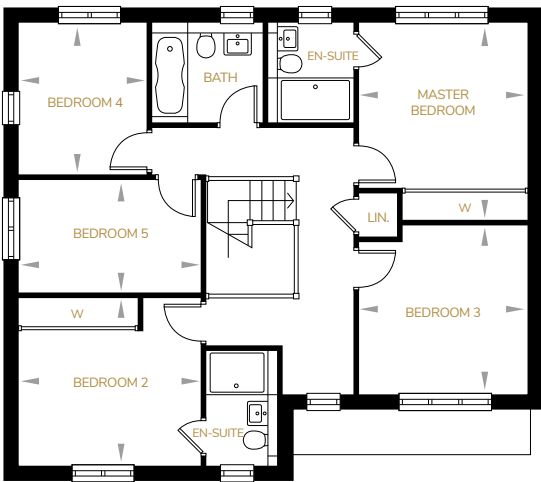
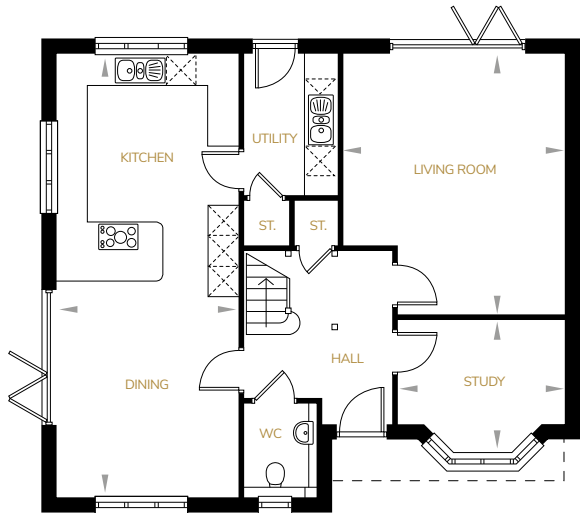
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Computer Generated Image

Total Area

168.2m² 1810ft²



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Design Features



Specification

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 Poplar house type.
- › Fully integrated appliances including Neff double oven, (built in microwave to Poplar properties) 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

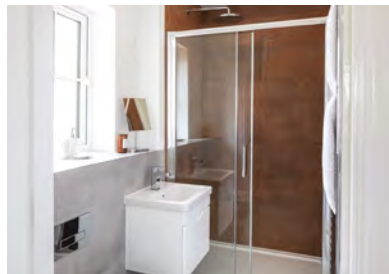
- › Contemporary white sanitary ware with chrome fittings
- › Vanity units to bathroom, en-suites & cloakroom
- › Shower over bath with glass screen
- › Rain showers with stylish glass enclosures
- › Heated chrome towel rail
- › Shaver point to bathroom and en-suites

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
- › 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.



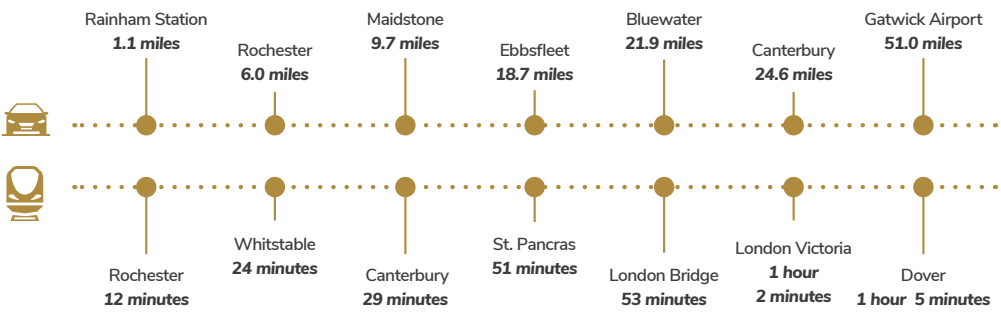
Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our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



Connect

From Rainham railway station there are direct high-speed services to London St Pancras and Ebbsfleet International (for Eurostar connections). There are also direct mainline services to London Victoria, London Bridge, Canterbury East, Dover Priory and Ramsgate, as well as Thameslink services to Luton.

For drivers, Rainham is on the A2, which connects with the M25 for the Dartford Crossing and the wider UK motorway network. Via the nearby A249 you can also access the M2 to Faversham and Canterbury. For international travel, it's just over 50 miles to Gatwick Airport and approximately 40 miles to the Eurotunnel terminal at Folkestone.



Source: Rail journey times: www.nationalrail.co.uk Road mileage: www.google.com/maps (Timings & 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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