



RIVERBOURNE

FROM ESQUIRE DEVELOPMENTS



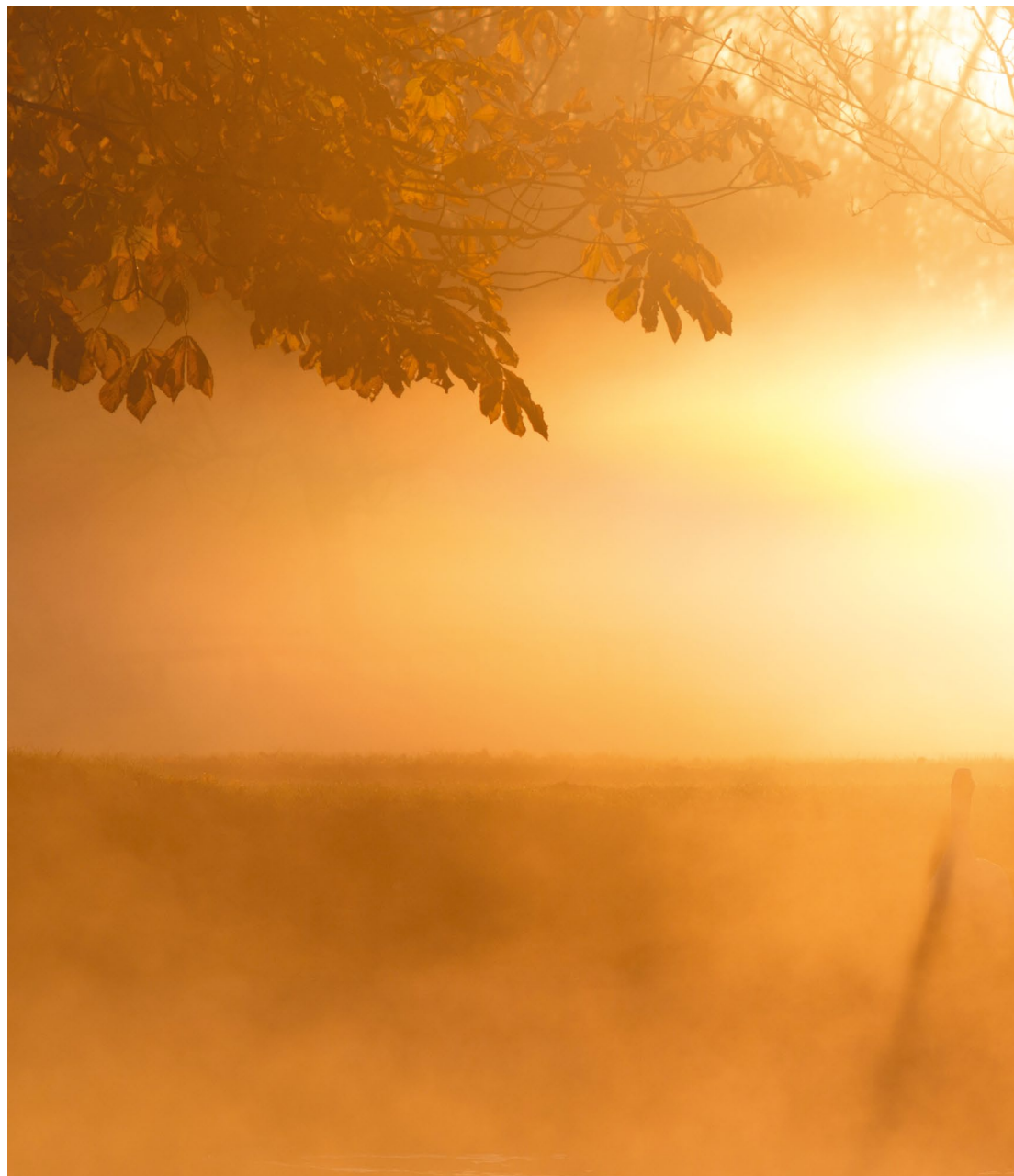
RIVERBOURNE

ELM AVENUE, CHATTENDEN, ROCHESTER ME3 8LZ

Enjoy real quality of life in this exciting development of two, three, four and five bedroom homes.

Perfectly located in a thriving community, close to the countryside, coast and city.





RIVERBOURNE



RIVERBOURNE



Esquire homes are designed with today's lifestyles in mind, combining quality and craftsmanship with contemporary style, comforts and convenience.

Riverbourne has everything you need to balance a busy schedule with relaxing downtime, including local amenities, beautiful surroundings and good transport links.

IN CLOSE PROXIMITY

Chattenden and neighbouring Hoo St Werburgh cater for all your day-to-day needs, with a selection of shops and other amenities, including a Co-op, a butcher and a hardware store, as well as primary and secondary schools.

The hub of village social life the Village Hall & Jubilee Hall, where you can join in with all kinds of activities, from martial arts to yoga. For a work-out, a swim or a game of squash, the community has its own well-equipped sports centre.

A short walk from Riverbourne brings you to Hoo Common, with plenty of green space for games, walks and picnics. Just down the road is the riverside community of Upnor, where you can ramble along the banks of the Medway or have a drink or a meal at one of the waterfront inns.

The nearby Medway Towns of Rochester and Chatham offer a wider range of shopping, eating out and entertainment. Stroll along Rochester's historic High Street, lined with speciality stores, pubs, cafés and restaurants. Visit Chatham's Pentagon Centre for all your favourite chains or the riverside Quays development for destination shopping and dining.



DISCOVER NEW HORIZONS

The Hoo Peninsula is your gateway to seaside fun, historic town and cities, the glories of the Garden of England and the bright lights of London.

You'll also be well placed in terms of access to education. There are many well-respected state and independent schools to choose from, including grammar schools in Rochester, Chatham and Maidstone, Strood Academy and the King's School in Rochester, founded in the 16th century.



RIVERBOURNE



NORTH

Explore the unspoilt coastal landscapes of the Thames Estuary, home to a rich variety of wading birds and other wildlife.

Cliffe Pools is a beautiful RSPB riverside nature reserve with spectacular vistas across the estuary.

Allhallows has a sand and shingle beach that's popular with families. Set where the Medway meets the Thames at the far east of the peninsula, the away-from-it-all Isle of Grain is a great place to escape and clear your head.





SOUTH

Travel through the lush, rolling landscapes of the Weald of Kent to the coast of Sussex and its popular seaside towns.

With its signature orchards, hop farms and vineyards, the Garden of England is one of the UK's most picturesque areas. Visit Royal Tunbridge Wells with its famous Pantiles shopping district or the ancient woodlands of Ashdown Forest. Head across the South Downs to cosmopolitan Brighton, family-friendly Eastbourne or the medieval Cinque Port of Rye.



EAST

East Kent has everything from charming coastal towns and beauty spots to the city of Canterbury with its magnificent Gothic-style cathedral.

Kent's oldest market town, Faversham, has become a favourite with foodies. Further along the East Kent Coast is Whitstable, famous for its oysters, and Herne Bay, where the iconic Victorian pier is the centrepiece of a classic seaside experience. In westerly Thanet lies the elegant Victorian retreat of Ramsgate with its renowned Royal Harbour.



WEST

Pop up to London for all kinds of exciting attractions, from famous-name stores and street markets to museums and art galleries.

There's nowhere like the UK capital for a fun day out. Get together with some friends for a shopping trip. Catch the latest world-class exhibition, event or festival. Ride the London Eye for sensational city views or take a leisurely river boat trip. Take in a West End show, top restaurant or nightclub. It's all within easy reach.



A person's foot is shown splashing water in a lake at sunset. The sun is low on the horizon, creating a warm, golden glow across the water and the sky. The person is wearing a white lace-trimmed swimsuit. The water is splashing upwards, creating a dynamic and energetic scene. The background shows a calm lake with trees on the far shore.

PUSH THE BOUNDARIES

Living at Riverbourne means having the freedom to make the most of your leisure time with all kinds of activities, sports and pastimes.

EXPLORE THE POSSIBILITIES

If shopping is your bag, you'll be spoilt for choice. From the modern malls of Maidstone and Chatham to the more traditional feel of Rochester, Tunbridge Wells and Canterbury, the vast range of retail outlets includes all your favourite High Street brands, as well as independent boutique stores. Taking the retail experience to the next level, visit the recently expanded McArthur Glen in Ashford or Dartford's Bluewater, one of the UK's top shopping and leisure destinations.

The choice is equally wide for eating out and entertainment. All tastes are catered for in the many cafes, bars, pubs and restaurants, from pizza and

pasta to ethnic specialities. Drive out for a meal at a cosy country inn or celebrate a special occasion with Michelin-starred fine dining. On the entertainment scene there's everything from live music and stand-up comedy to theatre, dance and the latest blockbuster movies.

Kent's exceptional quality of life is enhanced by the excellent sports and leisure amenities. Have a round of golf with spectacular views of the rolling countryside. Hit the gym, go for a swim or try your hand at some watersports. Get active in the great outdoors on the many scenic walking, cycling and horse-riding trails.







RIVERBOURNE

THE DEVELOPMENT



SITE PLAN KEY:

Birch 2 bedroom home	Cherry 3 bedroom home	Laurel 3 bedroom home	Chestnut 3 bedroom home	Hazel 3 bedroom home
Mulberry 4 bedroom home	Primrose 4 bedroom home	Lime 4 bedroom home	Oak 5 bedroom home	Affordable Housing

Site plan is indicative only. Please ask our Sales Consultant for more detailed information regarding site layout and landscaping.

BIRCH

2 bedroom semi-detached house

Plots 3 & 4, 31 & 32, 39 & 40

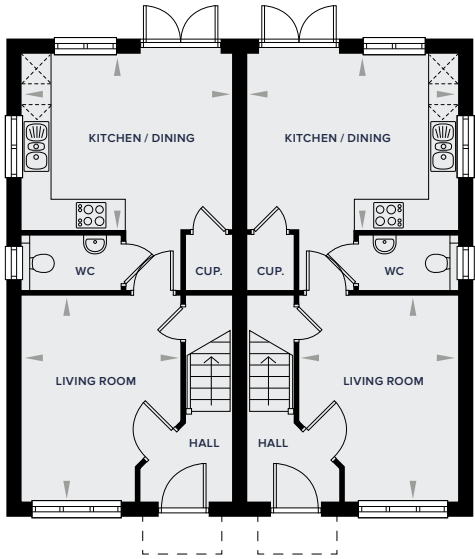
Total Area: 79.7m² 858ft²

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"

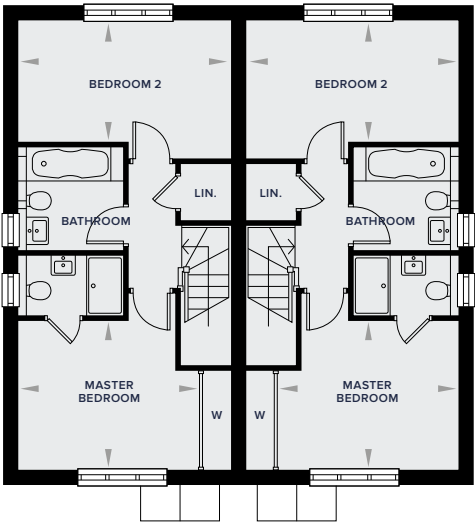
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GROUND FLOOR



FIRST FLOOR



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CHERRY

3 bedroom semi-detached house

Plots 16 & 17, 33 & 34

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"



2



3

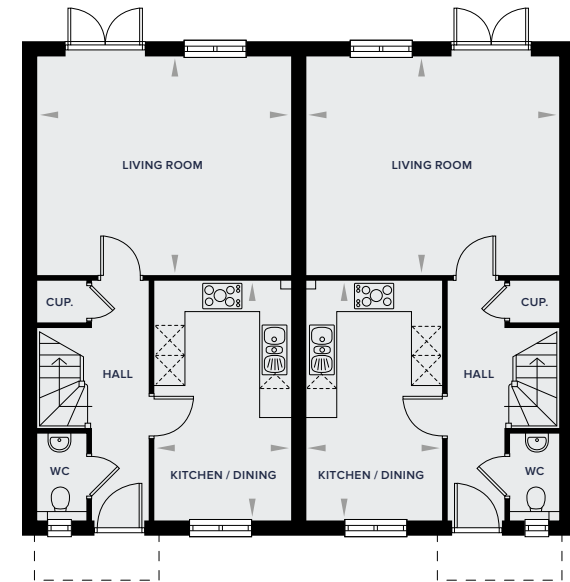


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GROUND FLOOR



FIRST FLOOR



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CHERRY

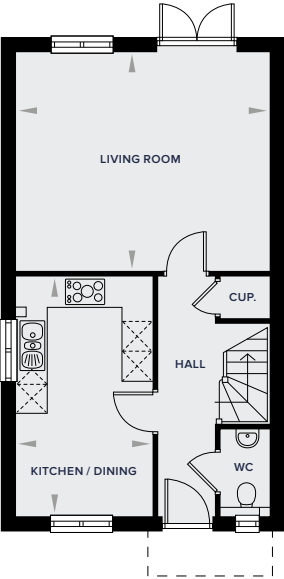
3 bedroom detached house
Plot 52 as shown, plot 51 handed
Total Area: 94.2m² 1014ft²

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"

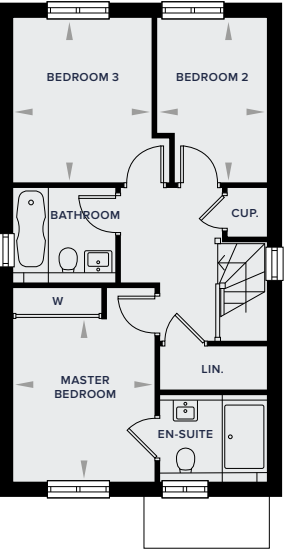
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GROUND FLOOR



FIRST FLOOR



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CHESTNUT

3 bedroom detached house
Plots 21 & 36 as shown, plot 1 handed
Total Area: 102.2m² 1100ft²

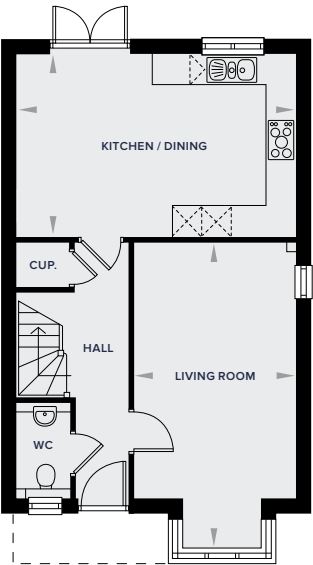
Ground Floor	M	FT
Living Room	6095 x 3260	20'0" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"

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"

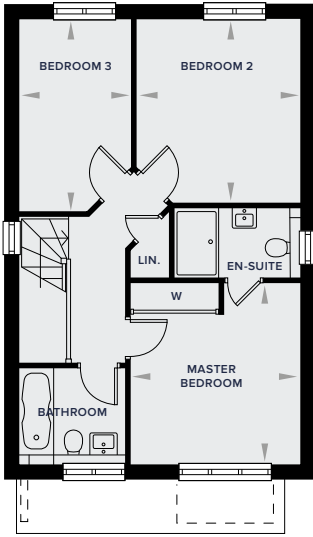
 2  3  3



GROUND FLOOR



FIRST FLOOR



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CHESTNUT

3 bedroom detached house
Plots 22, 35, 41, 49 & 65 as shown, plots 15 & 48 handed
Total Area: 102.2m² 1100ft²

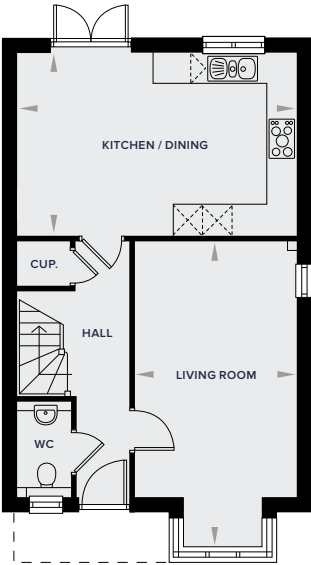
Ground Floor	M	FT
Living Room	6095 x 3260	20'0" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"

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"

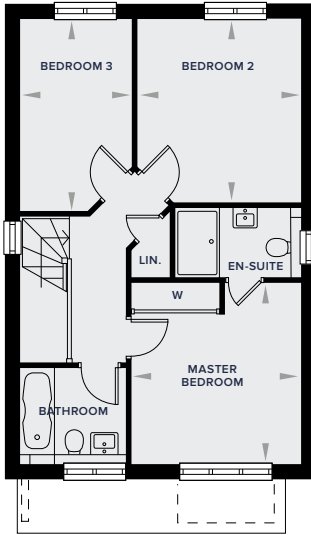
 2  3  3



GROUND FLOOR



FIRST FLOOR



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HAZEL

3 bedroom link-attached house

Plots 42, 53 & 66 as shown, plots 43, 54 & 67 handed

Total Area: 108.3m² 1165ft²

Ground Floor

	M	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"

First Floor

	M	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"



2



3

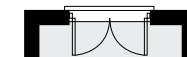
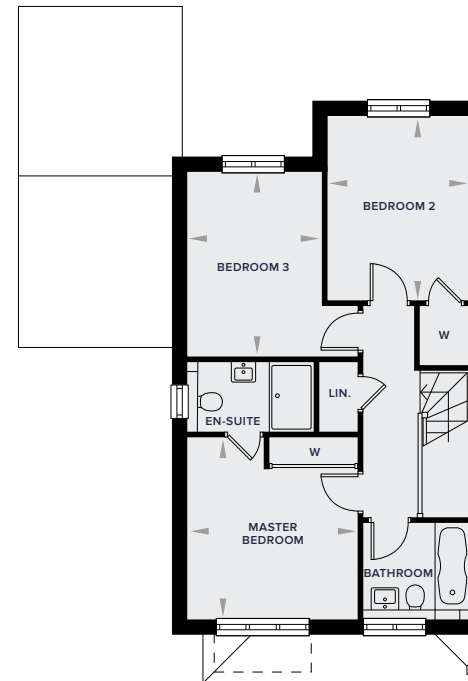
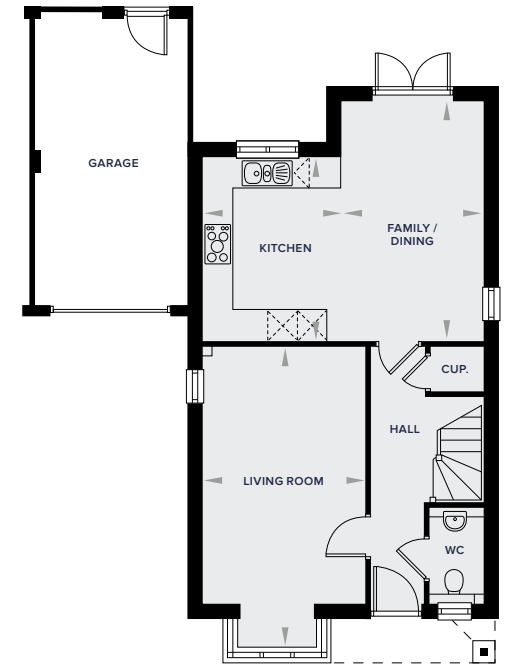


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GROUND FLOOR



BALCONY ON PLOTS
66 AND 67 ONLY

FIRST FLOOR

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LAUREL

3 bedroom detached house

Plots 18, 37 & 58 as shown, plots 19, 38 & 59 handed

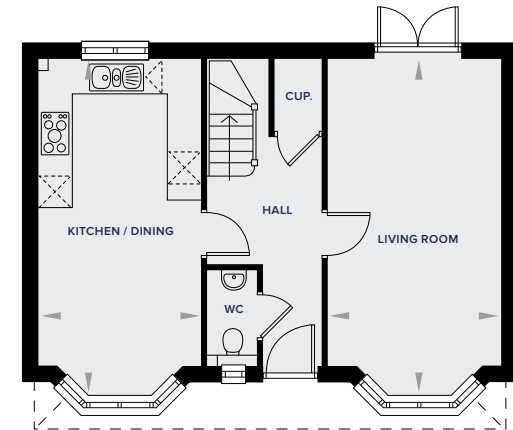
Total Area: 99.5mm² 1071ft²

Ground Floor	M	FT
Living Room	6285 x 3200	20'7" x 10'6"
Kitchen / Dining	6285 x 3015	20'7" 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"

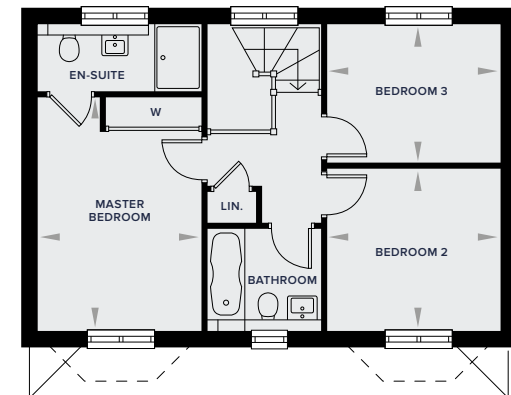


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GROUND FLOOR



FIRST FLOOR



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LIME

4 bedroom detached house

Plot 50 as shown, plots 2, 14 & 47 handed

Total Area: 121.2mm² 1304ft²

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



4

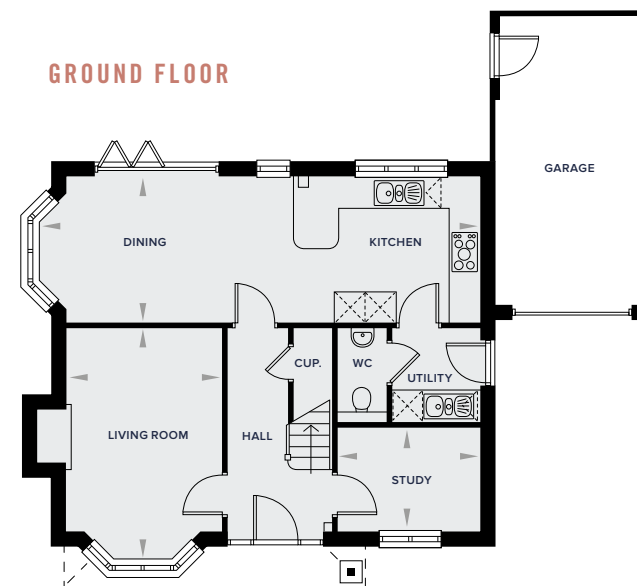


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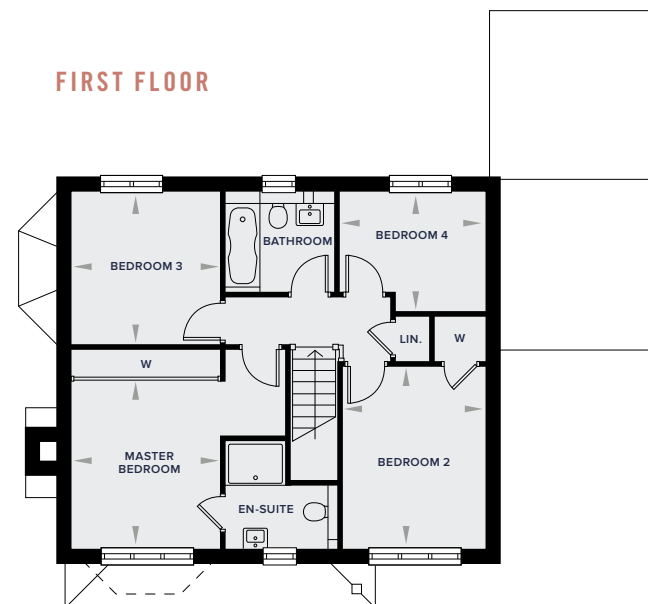


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GROUND FLOOR



FIRST FLOOR



PLOTS 2 & 14 HAVE
DETACHED GARAGE

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LIME

4 bedroom detached house
Plot 60 as shown, plot 61 handed

Total Area: 121.2mm² 1304ft²

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



4

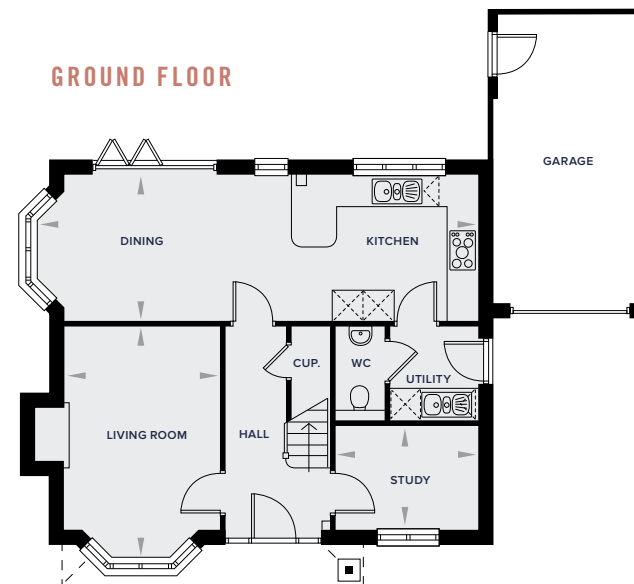


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Computer Generated Image

GROUND FLOOR



FIRST FLOOR



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MULBERRY

4 bedroom detached house

Plots 57 & 64 as shown, plots 45 & 62 handed

Total Area: 130.6m² 1405ft²

Ground Floor

	M	FT
Living Room	5055 x 3395	16'7" x 11'1"
Kitchen / Dining	7060 x 3595	23'2" x 11'9"
Study	3395 x 3185	11'1" x 10'5"

First Floor

	M	FT
Master Bedroom	4440 x 3395	14'7" x 11'1"
Bedroom 2	3760 x 2555	12'4" x 8'4"
Bedroom 3	3030 x 3000	9'11" x 9'10"
Bedroom 4	3295 x 2610	10'10" x 8'7"



3



4



3

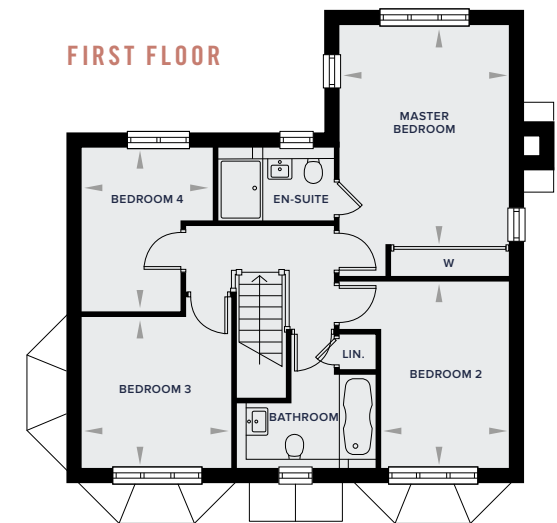


Computer Generated Image

GROUND FLOOR



FIRST FLOOR



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PRIMROSE

4 bedroom detached house

Plot 20 as shown

Total Area: 133.1mm² 1432ft²

Ground Floor

	M	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen	4010 x 2730	13'2" x 8'11"
Family / Dining	3855 x 3620	12'7" x 11'10"
Study	2305 x 1930	7'7" x 6'4"

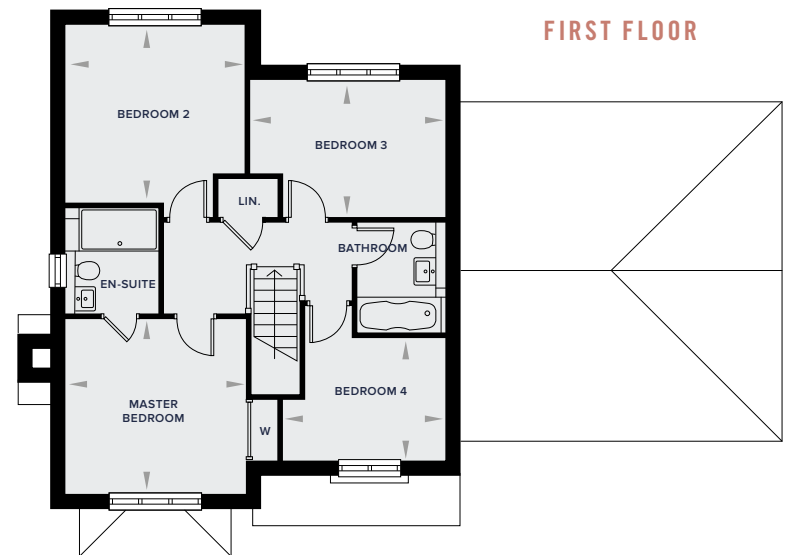
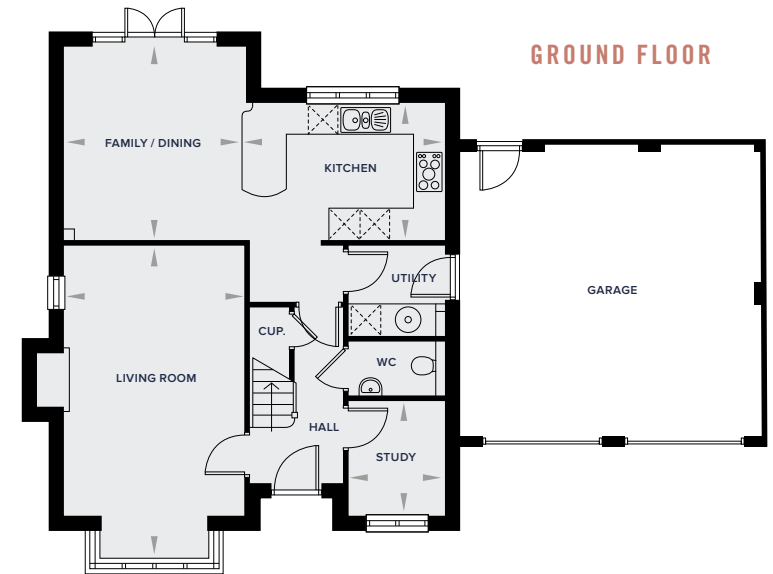
First Floor

	M	FT
Master Bedroom	3620 x 3520	11'10" x 11'6"
Bedroom 2	3620 x 3565	11'10" x 11'8"
Bedroom 3	3925 x 2740	12'10" x 9'0"
Bedroom 4	3270 x 2450	10'8" x 8'0"

 3  4  3



Computer Generated Image



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PRIMROSE

4 bedroom detached house

Plots 69 as shown, plots 46, 55 & 56 handed

Total Area: 133.1mm² 1432ft²

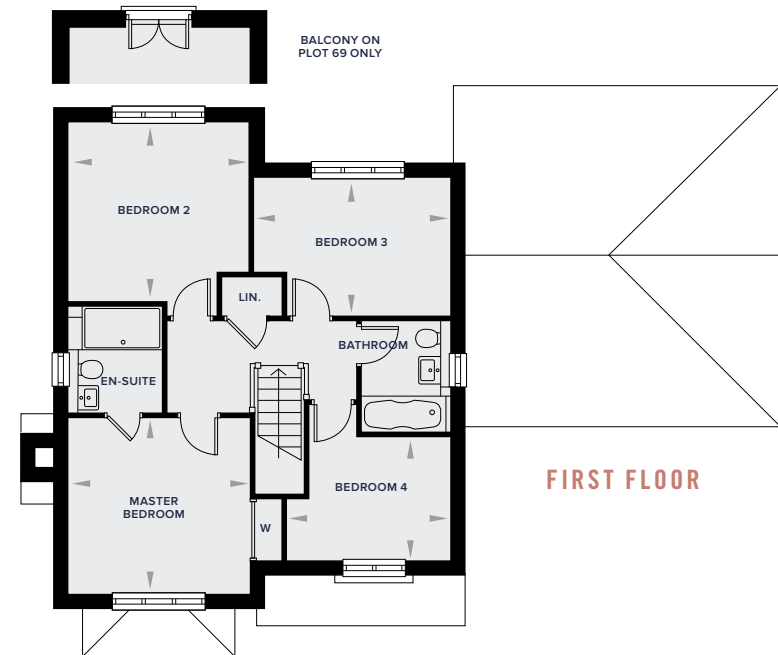
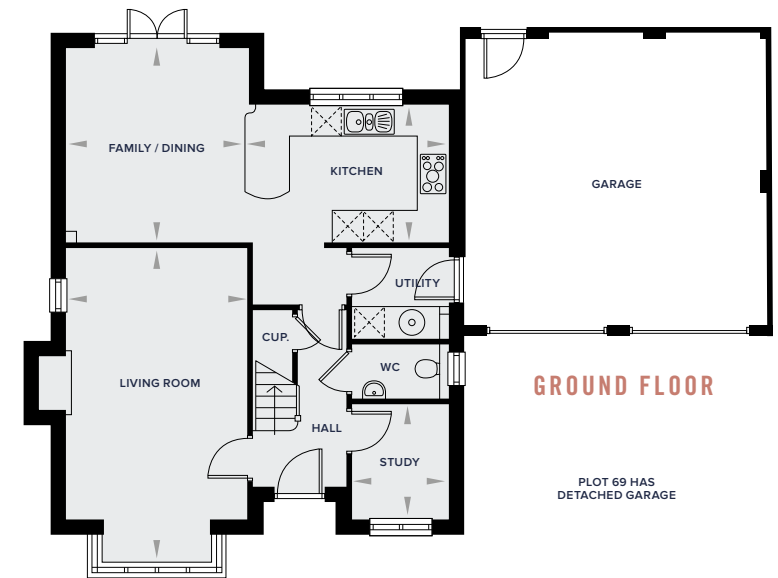
Ground Floor

	M	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen	4010 x 2730	13'2" x 8'11"
Family / Dining	3855 x 3620	12'7" x 11'10"
Study	2305 x 1930	7'7" x 6'4"

First Floor

	M	FT
Master Bedroom	3620 x 3520	11'10" x 11'6"
Bedroom 2	3620 x 3565	11'10" x 11'8"
Bedroom 3	3925 x 2740	12'10" x 9'0"
Bedroom 4	3270 x 2450	10'8" x 8'0"

 3  4  3



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OAK

5 bedroom detached house

Plots 44, 63 & 68 as shown

Total Area: 179.4mm² 1930ft²

Ground Floor

	M	FT
Living Room	5245 x 4900	17'2" x 16'1"
Kitchen	4230 x 3645	13'10" x 11'11"
Dining / Family	5800 x 4975	19'0" x 16'4"
Study	3800 x 2665	12'5" x 8'9"

First Floor

	M	FT
Master Bedroom	3810 x 3345	12'6" x 10'11"
Bedroom 2	3655 x 3365	12'0" x 11'0"
Bedroom 3	3810 x 3370	12'6" x 11'0"
Bedroom 4	3655 x 2580	12'0" x 8'5"
Bedroom 5	3040 x 2575	9'11" x 8'5"



3



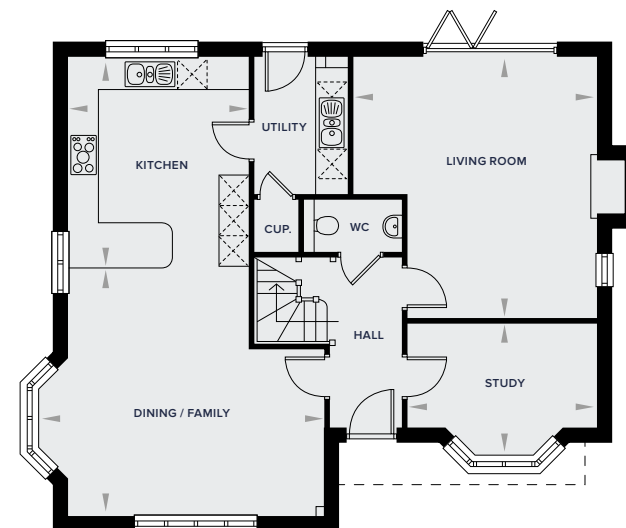
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4



GROUND FLOOR



FIRST FLOOR



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Computer Generated Image - Plots 57 to 55, and Plot 1

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 Oak properties
- Fully integrated appliances including Neff double oven (one with built in microwave function to Oak 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
- 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



CLOSE BY

- 1 Buckland Lake Reserve
- 2 RSPB Cliffe Pools
- 3 St Werburgh Church
- 4 Knowle Country House
- 5 The Chequers Public House
- 6 Powder & Magazine Bar
- 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 Hundred of Hoo Academy
- 16 Gads Hill School
- 17 Chattenden 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 The Elms Medical Practice
- 25 Knights Pharmacy
- 26 Medway Maritime Hospital
-
- 27 Shorne Woods Country Park
- 28 Rochester & Cobham Park Golf Club
- 29 Medway Yacht Club
- 30 Hoo Sports Centre

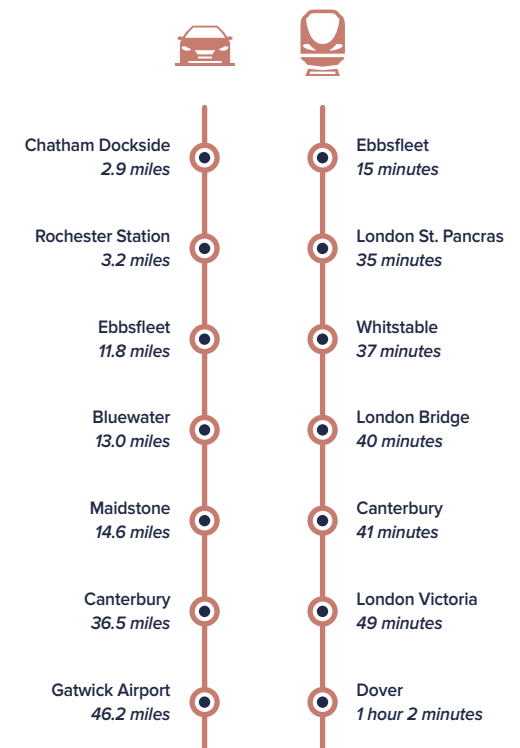
CONNECT

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.



BY ROAD OR BY RAIL



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)

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.



ESQUIRE
DEVELOPMENTS

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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.

