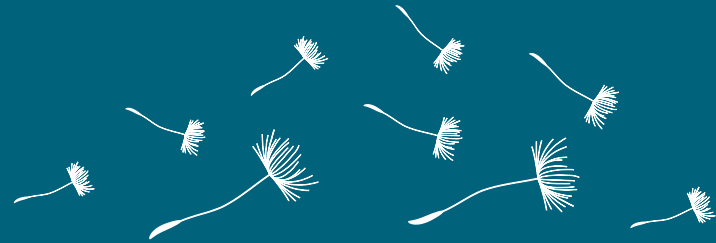


Eden Meadow

HIGH STREET • NEWINGTON • KENT • ME9 7JJ



Eden Meadow

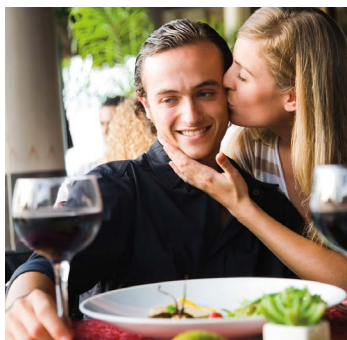
Stylish and Contemporary Homes

An exclusive collection of nine 3, 4 & 5 bedroom executive homes, offering an excellent opportunity to purchase a new home in a private development. Situated in Newington in Kent, all of our homes are finished to Esquire's high specification and standards, delivering excellent family homes in a much sought after location.

Perfectly placed

- Ideal family living with superb schooling and inspiring entertainment venues
- Local amenities catering for your everyday needs
- An array of places to explore and activities to enjoy
- Excellent local transport links to London and beyond
- Eden Meadow has so much more to offer you and your family





For dining and entertainment, you can choose from four nearby towns, Sittingbourne, Rainham, Maidstone and Faversham, all of which have a good range of restaurants and cafes, from ethnic eateries to top-class establishments serving the finest British and international cuisine. As for entertainment, Sittingbourne has the Avenue Theatre and Maidstone a multiplex cinema and the Hazlitt Arts Centre. In Chatham you will find the Central Theatre, featuring everything from touring plays to tribute acts, The Brook Theatre multi-purpose arts centre and a nine-screen multiplex with RealD 3D at The Quays.

Newington has a number of shops for your everyday needs, including a Co-op supermarket and a pharmacy/post office. For more choice, hop in the car or on a bus and it's less than four miles to Sittingbourne. There you'll find a good range of major brands and smaller, independent stores, most which are conveniently located on the semi-pedestrianised High Street or in the adjacent Forum Centre. Alternatively, there's the County Town of Maidstone, less than 12 miles away, which has the Fremlin Walk and The Mall shopping centres, packed with famous-name stores, plus the Royal Star Arcade for specialist clothing and gifts.

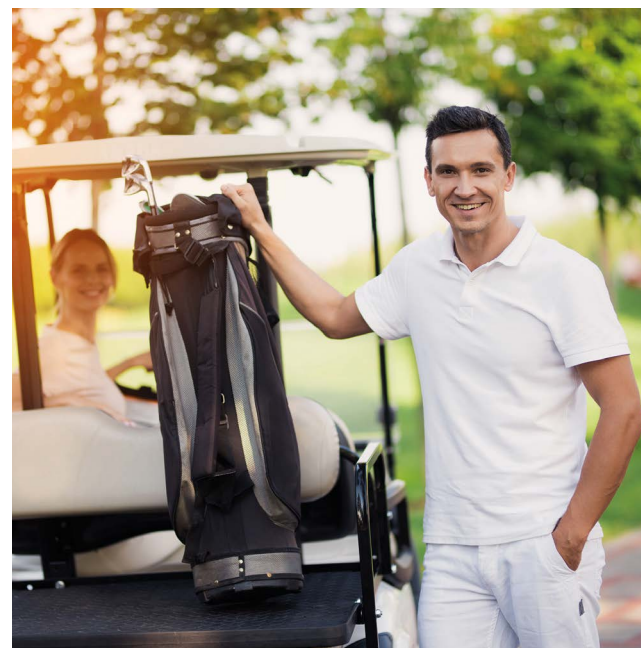
Be sociable or
shop 'til you drop

Local regeneration

The Spirit of Sittingbourne is a regeneration project set to transform Sittingbourne into a welcoming, destination town. The new modern public space will connect the train station to the high street, offering a new logical flow to the town centre. The addition of a state-of-the-art leisure quarter including an eight-screen cinema, family restaurant district and new retail park will also greatly improve the area.



For more information about the regeneration of Sittingbourne visit: spiritofsittingbourne.com



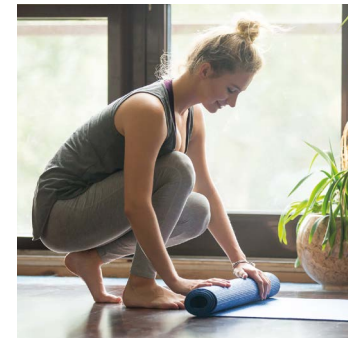
The rolling countryside of this part of Kent begs to be explored whether rambling on foot, attacking the hills and lanes by bicycle or meandering along the rivers Medway and Swale. In the centre of Sittingbourne is the Swallows Leisure Centre, which has three swimming pools, fun water features, a state-of-the-art fitness suite, a creche and a cafe.

Maidstone offers a well-equipped leisure centre, as well as private membership leisure and fitness venues including David Lloyd and LA Fitness clubs. Several golf venues in the area include the spectacularly set Sheerness Golf Club. The club is located on the secluded Isle of Sheppey, which also has stunning scenery and award-winning beaches.

Newington has its own Church of England primary school and there's also one in Hartlip, under two miles away. In the wider local area, a superb range of well-respected state and independent educational establishments include Sittingbourne Community College, which has academy status, two single-sex grammar schools (also in Sittingbourne) and historic Maidstone Grammar School, which is one of the most highly respected state secondary schools in the south of England. For higher education, MidKent College offers a wide range of academic and vocational courses.



Leisure time & full marks for education





Computer Generated Image

Aerial view of Eden Meadow street scene facing south

Design Features & Development Specification



Kitchen

- The kitchen is fitted with a range of bespoke wall and floor cabinets with either quartz (5 bedroom homes only) or high grade laminate work surfaces, upstands & splashback
- Fully integrated appliances including two Neff single electric ovens one with built in microwave, 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, Ensuite and Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom, ensembles & 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 ensembles

Electrical

- LED recessed downlights to kitchen, bathroom, ensembles 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, living room and master bedroom
- TV point in living room and all bedrooms
- Power and lighting provided to loft space and garage

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, ensembles and cloakroom
- Choice of porcelain wall tiles to bathroom and ensembles
- 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
- Wireless security alarm system, including PIR movement sensors

External Finishes

- Garage to 4 & 5 bedroom homes 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 BLP SecurePlus 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:

- Kitchen units (including handles)

- Kitchen worktop

- A selection of kitchen upgrades

- Floor finishes

- Wall & floor 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.

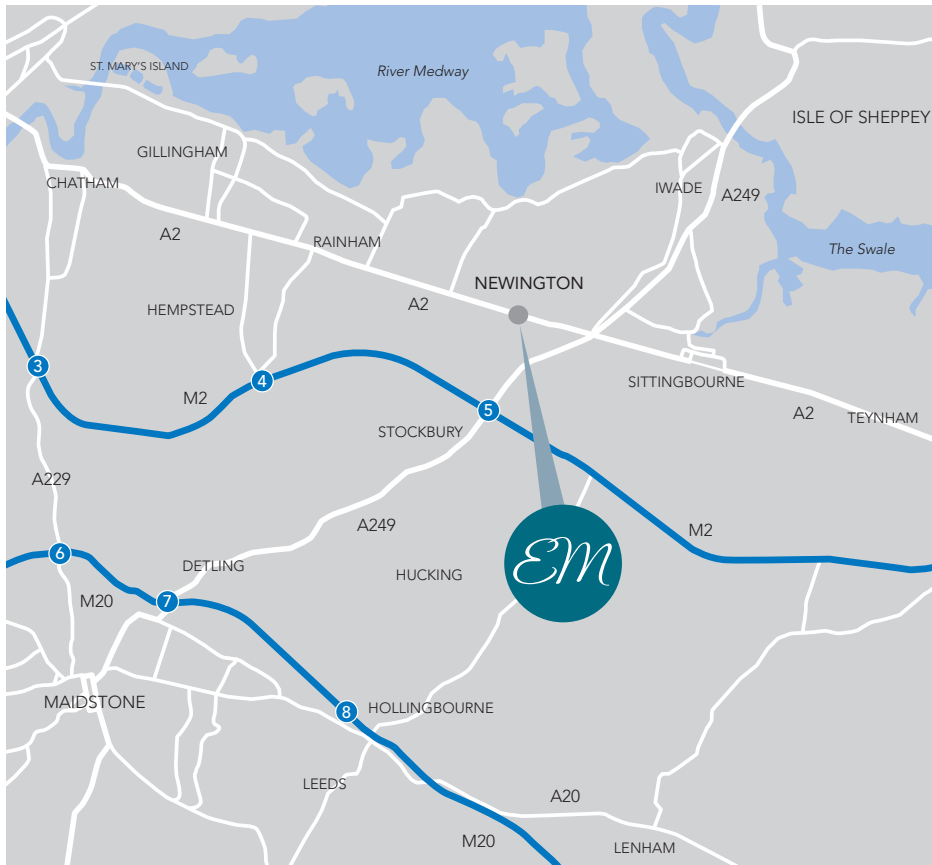
Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our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





Previous Esquire Development at Orchard Avenue, Singlewell in Kent.

Going Places



Newington is well placed for UK and international travel connections. It is just under half a mile to the village railway station giving a journey time of around one hour to London Victoria or Dover Priory. Sittingbourne station is on the high-speed route to London St Pancras via Ebbsfleet, where you can change for Eurostar services to the Continent. For drivers, the nearby M2/A2 links Dover and Canterbury with the M25 (for Gatwick Airport and the Dartford Crossing) and central London. The Channel Tunnel is also easily accessible via the M20.



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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.