

Specification

Energy Efficiency

- Gas fired central heating
- Insulated cavity walls
- Dry lined internal walls
- Triple glazing
- Insulated loft space

Bathroom, Ensuite and Cloakroom

- Contemporary white sanitary ware
- Chrome taps and fittings
- Luxurious bath with hand held rinse shower
- Rain shower with stylish glass enclosure
- Heated chrome towel rail
- Shaver point to bathroom and ensuites

Kitchen

- Choice of bespoke units and laminate worktops
- Stainless steel tower oven
- Integrated fridge/freezer
- Stainless steel sink with polished chrome mixer tap
- Low energy under cupboard downlighters

Joinery

- All external windows and doors are bespoke made finished in white UPVC.
- Dressing area to master bedroom and bedroom 2
- Skirtings and architraves provided
- Traditional panelled internal doors with polished chrome ironmongery

Electrical

- LED downlights to kitchen/diner, bathroom, ensuites, hallway and landing. Pendants to living room and all bedrooms

- Generous supply of power outlets
- Telephone point in hallway, living room and master bedroom
- TV point in living room and all bedrooms
- Mains operated door bell

Safety and Security

- Domestic sprinkler system installed throughout
- Mains fed smoke/heat detectors with battery back up
- Multi point locking to all external windows and doors

Internal finishes

- Choice of floor tiles to kitchen, utility, bathroom, ensuites and cloakroom
- Choice of wall tiles to bathroom and ensuites
- Walls and ceilings finished in white

External

- Car port with additional driveway parking
- Water efficient outside tap
- Low energy PIR to front and rear
- Turf and area of patio to rear garden
- Landscaping to front garden area

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 the property
- All homes are provided with a 10 year insurance backed structural warranty

Location



Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is only intended to provide an indication of the general style of our development. Esquire Developments reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses shown may vary or change. Maps not to scale. Plans are indicative only.

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Sienna Gardens

Maidstone Road • Blue Bell Hill • Chatham • Kent

Five elegant 4 bedroom family homes



Sienna Gardens

Sienna Gardens is a select new development of five 4 bedroom homes built to Esquire's high standards, situated close to Maidstone - the thriving County Town of Kent.

These traditionally constructed homes are superbly located with easy access to the Kent countryside, Maidstone and the Medway Towns.

Maidstone is one of the best retail centres in the south east with Fremlin Walk, The Mall, Royal Star Arcade, Market Buildings and Week Street providing a range of well known names and fashionable stores.

A traditional market on Tuesdays and Saturdays can be found at the Lockmeadow Complex, which houses a multi screen cinema, fitness club, restaurants, night club and bowling alley.

For the discerning shopper Bluewater Shopping Centre, one of the biggest out-of-town retail centres in Europe is only 15 miles away. It boasts over 330 stores, as well as 60 restaurants, bars and cafes, free parking, plus a 13-screen multiplex cinema.

Leisure pursuits are plentiful with Maidstone's Hazlitt Theatre and Corn Exchange offering a range of entertainment

including music, drama and dance. There are also many sporting opportunities available with local golf courses, tennis clubs, squash clubs and fitness/sports centres all within easy reach.

Kent's beautiful countryside and villages, such as picturesque Aylesford provide endless opportunities for cycling, walking or just relaxing, with nearby Mote Park and the Millennium River Walk giving you the chance to 'get away from it all'. Blue Bell Hill is designated as an area of outstanding natural beauty.

The area has excellent educational facilities for all age groups in both the state and private sector including Maidstone's four highly respected boys and girls grammar schools.

Sienna Gardens is conveniently placed for commuters, with mainline railway stations in Maidstone, Aylesford and Rochester that connect to London and the Continent via Ebbsfleet, Ashford International and the Channel Tunnel. For those travelling by road the M2 and M20 are close by providing routes to the motorway networks, London and the major airports.



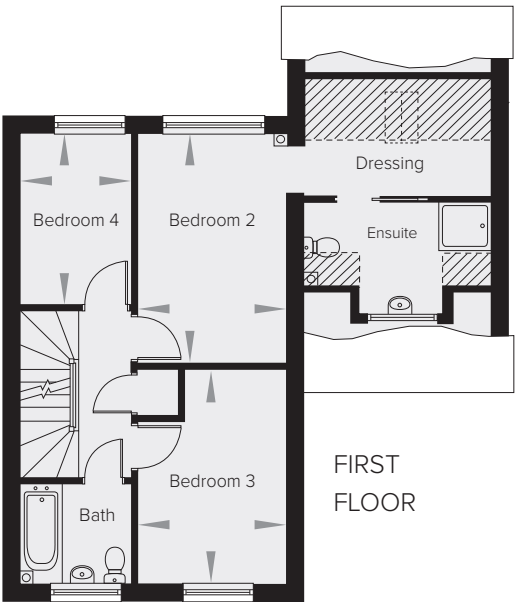
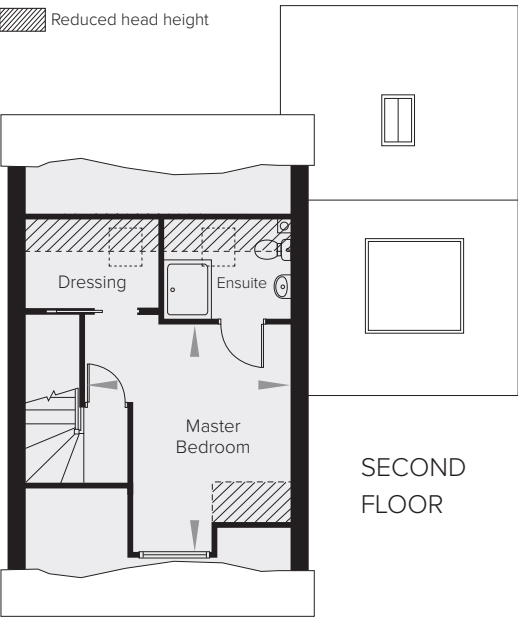
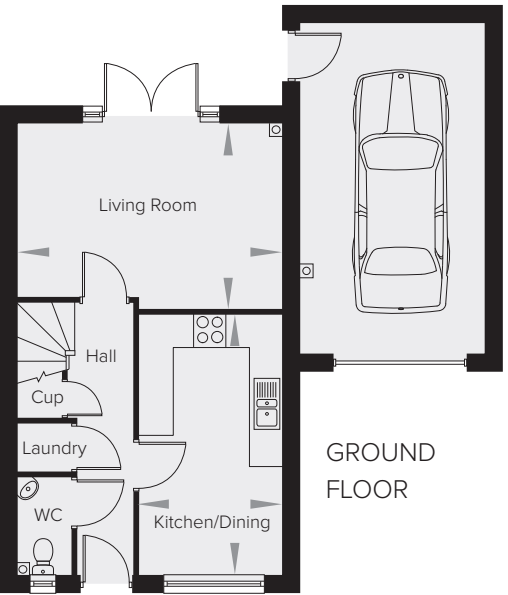
Here at Esquire Developments

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.



Plots 2 & 4 are as shown. Plots 1, 3 & 5 are mirrored. Plots 1, 4 & 5 are detached - Plots 2 & 3 are link detached. Please refer to the site plan.

Living Room	4.71m x 3.05m	(15'5" x 10'0")
Kitchen/Dining	2.53m x 4.64m	(8'3" x 15'3")
Bedroom 2	2.64m x 4.11m	(8'7" x 13'5")
Bedroom 3	2.64m x 3.80m	(8'7" x 12'5")
Bedroom 4	1.95m x 3.05m	(6'5" x 10'0")
Master Bedroom	3.64m x 4.02m*	(11'11" x 13'2")*

*into dormer

Total internal floor area 1219 sqft

All images and floor plans are for illustrative purposes only and may be subject to change. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture