



AT

HILL FARM



DISCOVER

HILL FARM

KEYCOL HILL, BOBBING, KENT ME9 8GS

Own your dream home at Hill Farm in the heart of North Kent, perfectly set between countryside and urban amenities.

This select development of thirty 2, 3, 4 & 5 bedroom homes features exceptional build quality and a premium specification.

Simply move in and make it your own with those all important personal touches.

Computer generated image of Hill Farm



Computer generated image of Hill Farm



DISCOVER ESQUIRE DEVELOPMENTS

“Since establishing ourselves in 2011, we have rapidly grown into one of the leading privately owned property developers in Kent and the South East. We know the areas we build in like no one else. Our success story is based on our personable approach at every level and our deep-rooted passion to deliver beautiful and bespoke, award winning homes.

Our expert insight, innovative approaches and traditional values are creating a legacy we can all be proud of. Buying a new home is one of the most important things you do and it is our ambition to make each stage of the process as smooth and enjoyable as possible.”

Paul Henry

Paul Henry
Co-founder

David Braddon

David Braddon
Co-founder

Discover more

www.esquiredevelopments.com

#MYESQUIREHOME

ESQ.



CLOSE TO HILL FARM

Enjoy traditional village living with big skies and open fields on your doorstep. Access everything you need with a short trip to nearby Sittingbourne or Rainham. The location affords the perfect formula for a balanced lifestyle.

Imagine feeling a strong affinity with the time-honoured values of community and a close connection with the countryside - without losing touch with the buzz of the modern world.

That's the beauty of living at Hill Farm. Bordering classic North Kent landscapes with greenery and farmland as far as the eye can see, Hill Farm has the feel of a secluded semi-rural hamlet. However, its location ensures you're never far from the essentials of contemporary living, from shopping and amenities to leisure and entertainment.

Start the day with a refreshing country walk or an energising jog. Pop into town to pick up some groceries. Go for a swim or a workout at the gym. Relax with a glass of wine and watch the sun go down.

Bobbing has a village hall which hosts community events, a primary school and a garage with a built-in convenience store for those items you've forgotten to include in your weekly shop. Nearby Newington has a few more facilities, including a doctor's surgery, a pharmacy and a small supermarket.





Computer generated image of Hill Farm

A PERFECT BALANCE

From bracing coastal walks to serious shopping, this part of Kent is the ideal place to settle and to get the most out of life. As for the attractions of the city, you can easily make the simple journey to London any time you feel like it.

Looking for a new outfit, a gift for that special someone or some stylish designer homewares? Hill Farm is well placed for access to the County Town of Maidstone, the Medway Towns and historic Canterbury. That means having a huge choice of shops, including big-name chains and an eclectic mix of independents, from antique and vintage emporia to artisan food stores. Alternatively, you can get the ultimate

retail experience in one location at Dartford's amazing Bluewater complex.

If you feel like escaping the hustle and bustle of the modern world and getting back to nature, there's plenty of green space and coastline to explore. Go wildlife spotting in the tranquil wetlands of the Swale Estuary or travel east for a combination of unspoilt seascapes and traditional seaside fun. Head south into the

Garden of England, with its signature hop farms, orchards and vineyards.

With the capital just a short train ride or drive away, it's easy to access the city for some first-class shopping and entertainment. Visit world-famous department stores and browse the street markets, then take in a show or see your favourite band live on stage.



AT YOUR LEISURE

Life at Hill Farm can be as active or laid-back as you want it to be. One thing it will never be is dull. Choose from a huge range of activities to fill your leisure time, from health and fitness to eating out, entertainment and nightlife.

Make exercise part of your lifestyle. Whether your routine includes gym sessions, yoga classes, swimming or golf, you won't have to travel far to get your fitness fix. Being close to the river and the sea also means plenty of opportunity to enjoy your favourite watersports, from rowing and canoeing to sailing and windsurfing.

For eating out there's everything from town centre bistros to country inns. Meet up with friends for a pizza or get together with the family for Sunday Lunch at a local pub. Celebrate a special occasion at a gourmet restaurant or

drive to the coast for a seafood lunch. If you prefer a night in but don't feel like cooking, simply order a takeaway and settle down in front of the TV.

With larger towns within easy reach, you won't be short of places for entertainment and nightlife. See a touring production of a hit West End play. Enjoy all kinds of cinema, from new releases to arthouse films and retrospectives. Go clubbing or experience a rich variety of live music, from local rising stars to living legends.



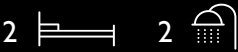
THE DEVELOPMENT



BIRCH

2 Bedroom Semi-Detached House - All Brick
Plots 30 & 29 as shown

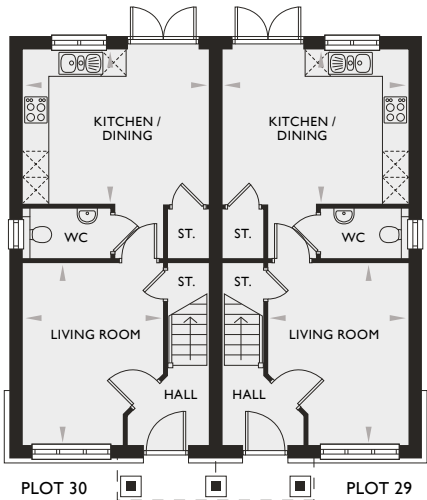
Total Area: 79.7m² / 858ft² (Net)



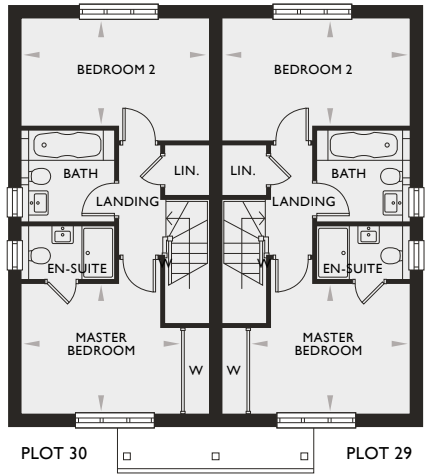
Ground Floor	MM	FT
Living Room	4240 x 3255	13'11" x 10'8"
Kitchen / Dining	4355 x 3575	14'3" x 11'8"
First Floor	MM	FT
Master Bedroom	3755 x 3035	12'4" x 9'11"
Bedroom 2	4355 x 2460	14'3" x 8'1"

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.

GROUND FLOOR



FIRST FLOOR



CHERRY

3 Bedroom Semi-Detached House - Half Weatherboard
Plots 2 & 1 as shown

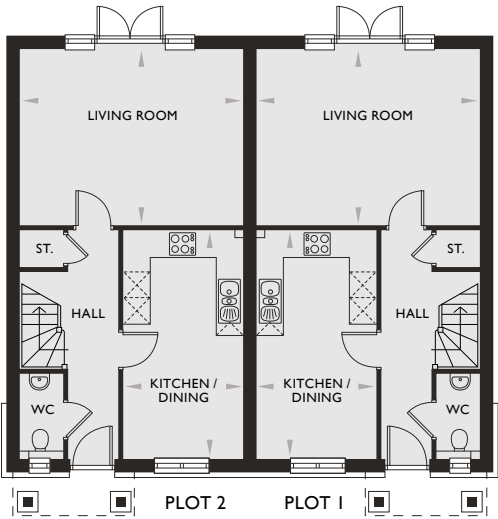
Total Area: 94.2m² / 1014ft² (Net)



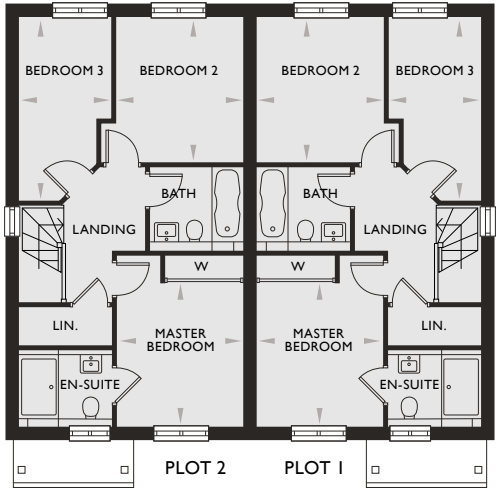
Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'0"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'7" x 6'10"

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GROUND FLOOR



FIRST FLOOR

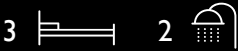


CHERRY

3 Bedroom Semi-Detached House - Tile Hung

Plots 4 & 3 as shown

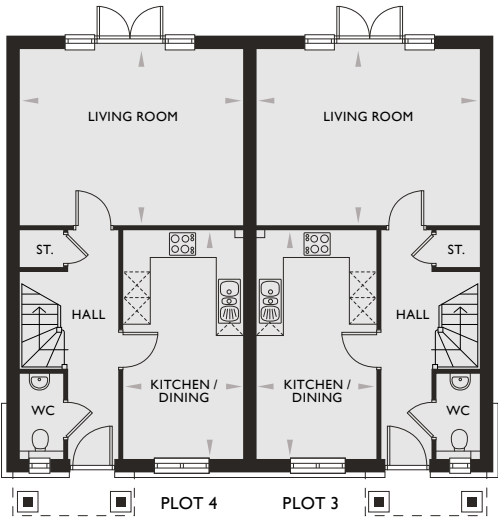
Total Area: 94.2m² / 1014ft² (Net)



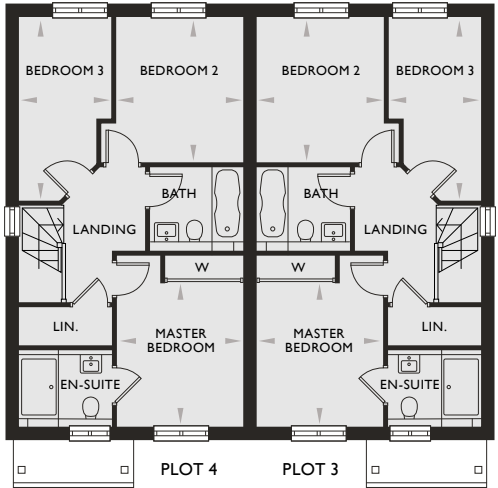
Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'0"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'7" x 6'10"

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GROUND FLOOR



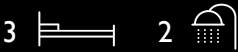
FIRST FLOOR



FERN

3 Bedroom Link-Detached House - Half Weatherboard
Plot 7 as shown

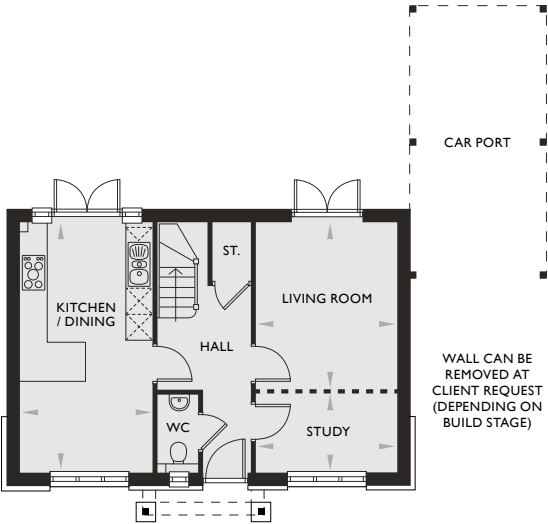
Total Area: 98.9m² / 1064ft² (Net)



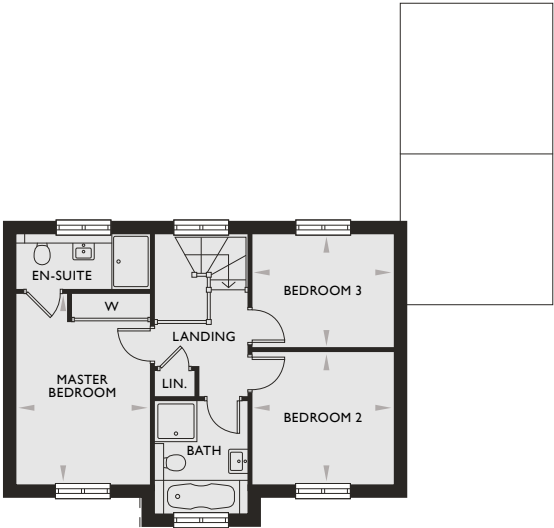
Ground Floor	MM	FT
Living Room	3790 x 3200	12'5" x 10'6"
Kitchen / Dining	5680 x 3015	18'7" x 9'10"
Study	3200 x 1760	10'6" x 5'9"
First Floor	MM	FT
Master Bedroom	4340 x 3025	14'3" x 9'11"
Bedroom 2	3210 x 3000	10'6" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"

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GROUND FLOOR



FIRST FLOOR



LAUREL

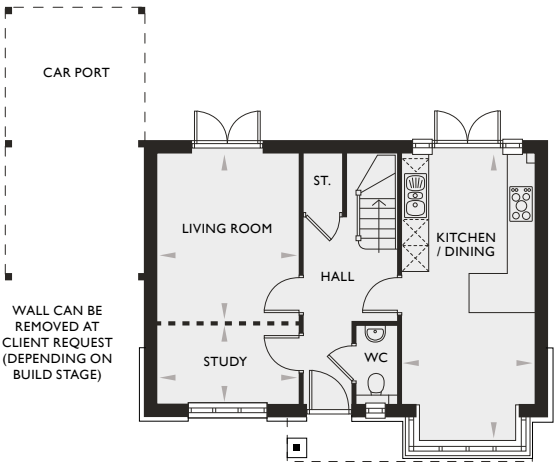
3 Bedroom Detached House - Tile Hung
Plot 17 as shown - Plots 22 & 26 are handed

Total Area: 99.2m² / 1071ft² (Net)

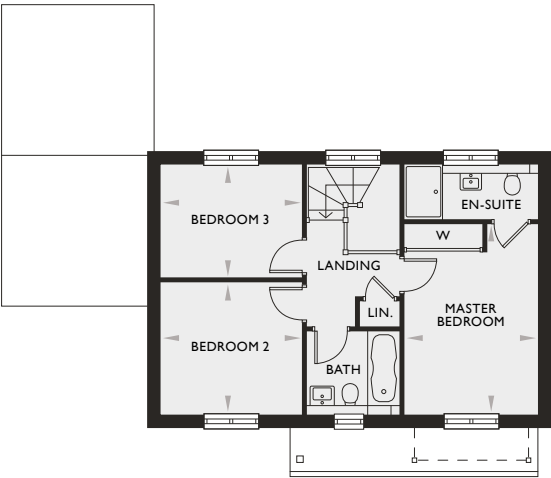


Ground Floor	MM	FT
Living Room	3790 x 3200	12'5" x 10'6"
Kitchen / Dining	6500 x 3015	21'4" x 9'10"
Study	3200 x 1760	10'6" x 5'9"
First Floor	MM	FT
Master Bedroom	4340 x 3025	14'3" x 9'11"
Bedroom 2	3210 x 3000	10'6" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"

GROUND FLOOR



FIRST FLOOR

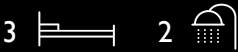


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HAZEL

3 Bedroom Link-Detached House - Half Weatherboard
Plot 6 as shown

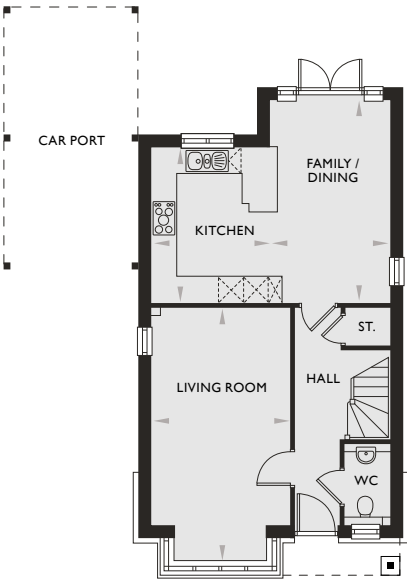
Total Area: 108.9m² / 1172ft² (Net)



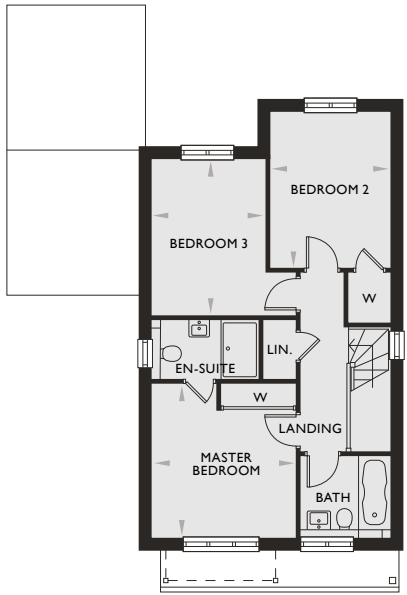
Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



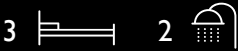
FIRST FLOOR



HAZEL

3 Bedroom Link-Detached House - Tile Hung
Plot 19 (Left) is handed - Plot 18 (Right) as shown

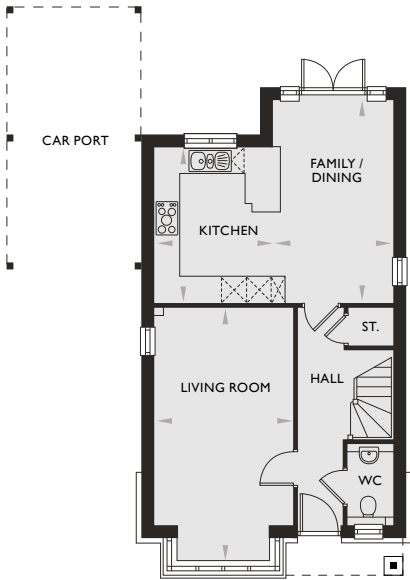
Total Area: 108.9m² / 1172ft² (Net)



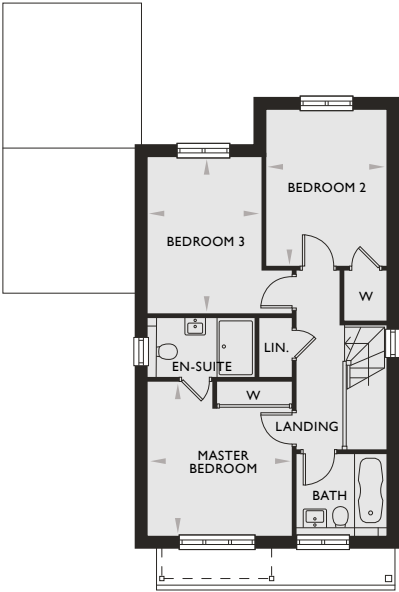
Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



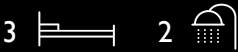
FIRST FLOOR



HAZEL

3 Bedroom Detached House - Tile Hung
Plot 27 as shown

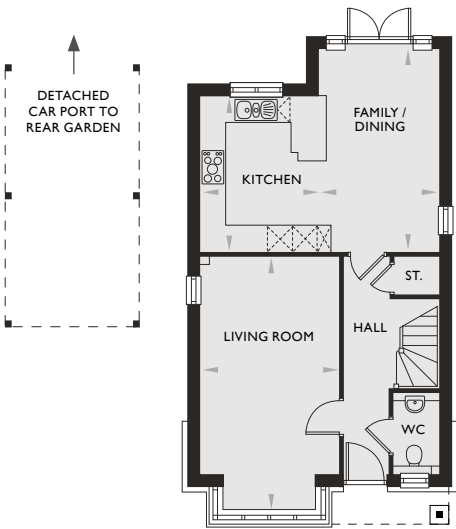
Total Area: 108.9m² / 1172ft² (Net)



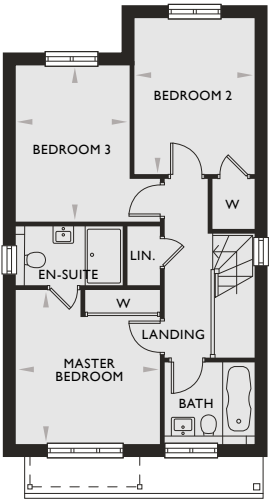
Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



LIME

4 Bedroom Detached House - Full Weatherboard
Plots 8, 20 & 25 as shown

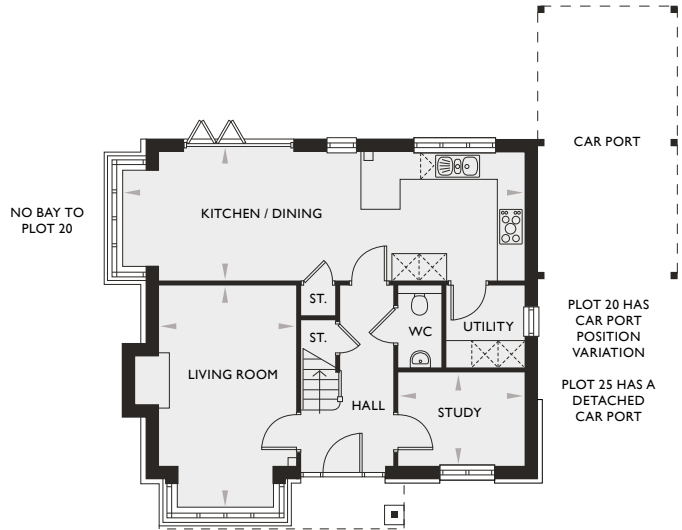
Total Area: 122.9m² / 1322ft² (Net)



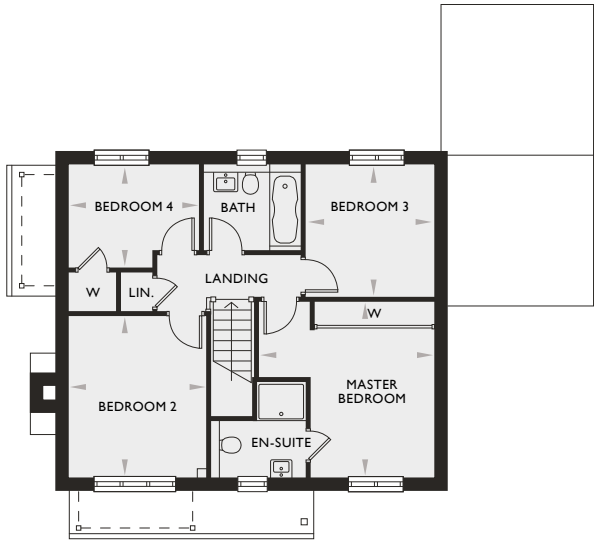
Ground Floor	MM	FT
Living Room	5025 x 3120	16'6" x 10'3"
Kitchen / Dining	9170 x 2930	30'1" x 9'7"
Kitchen / Dining (Plot 20)	8345 x 2930	27'4" x 9'7"
Study	2860 x 2090	9'4" x 6'10"
First Floor	MM	FT
Master Bedroom	3400 x 2800	11'2" x 9'2"
Bedroom 2	3665 x 3135	12'0" x 10'3"
Bedroom 3	3030 x 2910	9'11" x 9'6"
Bedroom 4	2965 x 2360	9'8" x 7'9"

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GROUND FLOOR



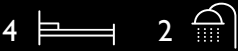
FIRST FLOOR



LIME

4 Bedroom Detached House - Half Weatherboard
Plots 14 & 28 as shown - Plot 15 is handed

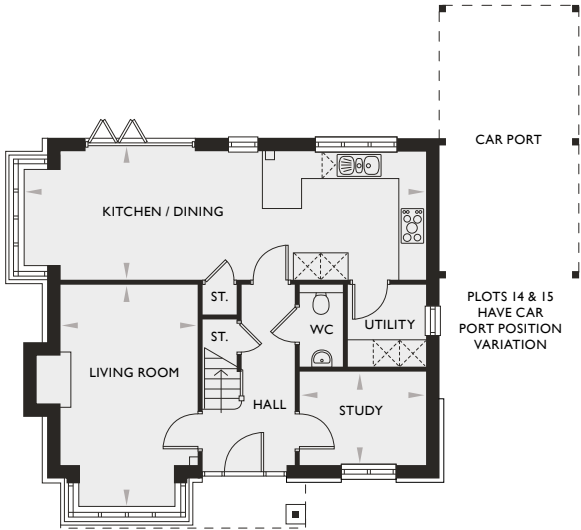
Total Area: 122.9m² / 1322ft² (Net)



Ground Floor	MM	FT
Living Room	5025 x 3120	16'6" x 10'3"
Kitchen / Dining	9170 x 2930	30'1" x 9'7"
Study	2860 x 2090	9'4" x 6'10"
First Floor	MM	FT
Master Bedroom	3400 x 2800	11'2" x 9'2"
Bedroom 2	3665 x 3135	12'0" x 10'3"
Bedroom 3	3030 x 2910	9'11" x 9'6"
Bedroom 4	2965 x 2360	9'8" x 7'9"

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GROUND FLOOR



FIRST FLOOR



PRIMROSE

4 Bedroom Detached House - Half Weatherboard
Plot 5 as shown - Plots 11, 13 & 16 are handed

Total Area: 142.3m² / 1531ft² (Net)

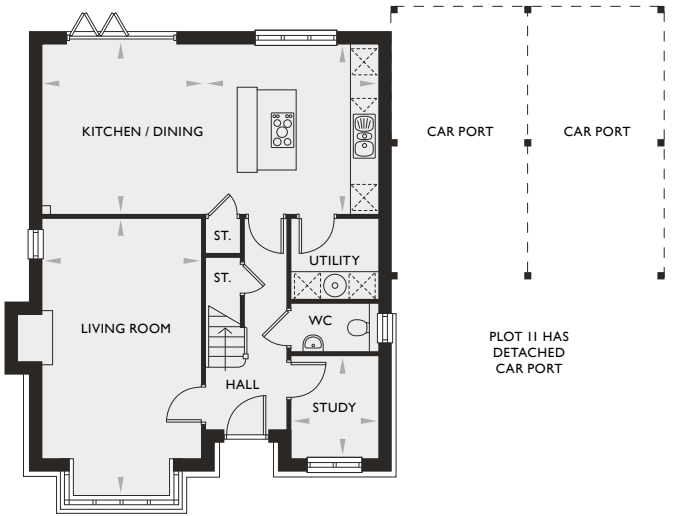


Computer generated image

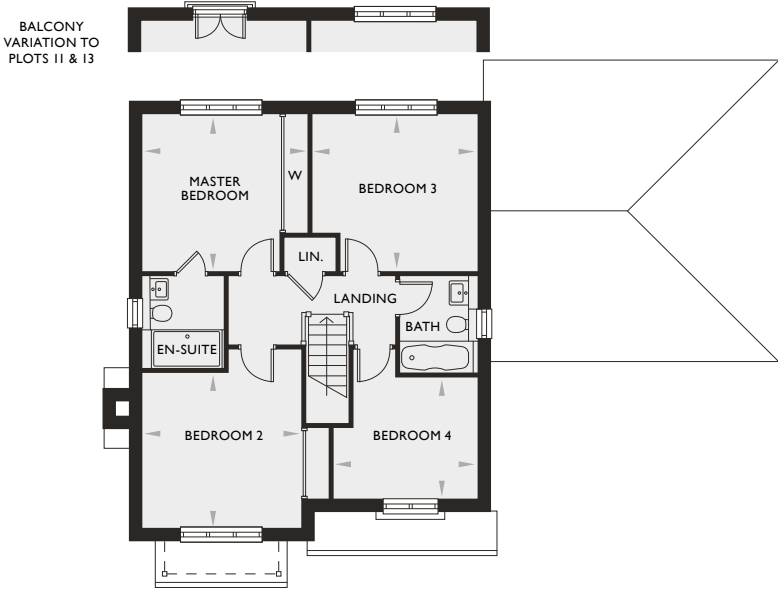
Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'7"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	3620 x 3520	11'10" x 11'6"
Bedroom 3	3770 x 3565	12' 4" x 11'8"
Bedroom 4	3270 x 2745	10'8" x 9'0"

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GROUND FLOOR



FIRST FLOOR



ASPEN

4 Bedroom Detached House - Half Weatherboard
Plot 9 as shown - Plot 23 is handed

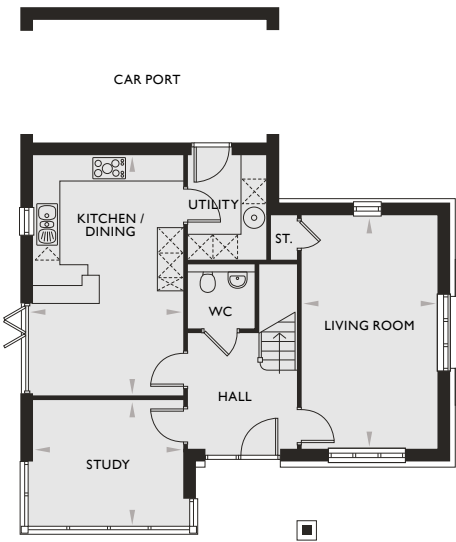
Total Area: 146.4m² / 1575ft² (Net)



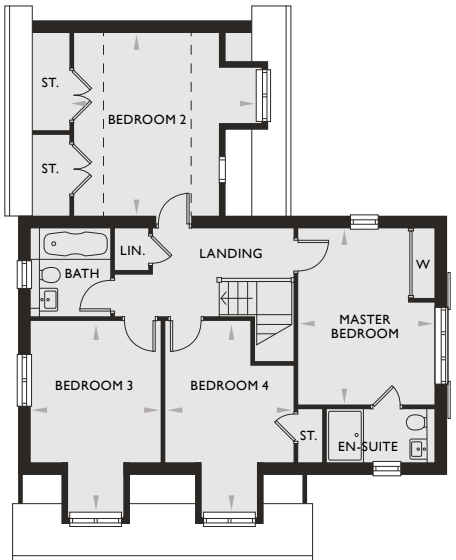
Ground Floor	MM	FT
Living Room	5645 x 3280	18'6" x 10'9"
Kitchen / Dining	5810 x 3580	19'0" x 11'9"
Study	3580 x 3045	11'9" x 10'0"
First Floor	MM	FT
Master Bedroom	4255 x 3295	13'11" x 10'9"
Bedroom 2	4475 x 4400	14' 8" x 14'5"
Bedroom 3	4620 x 3110	15'2" x 10'2"
Bedroom 4	4620 x 3110	15'2" x 10'2"

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GROUND FLOOR



FIRST FLOOR



CEDAR

5 Bedroom Detached House - Tile Hung
Plots 10, 12, 21 & 24 as shown

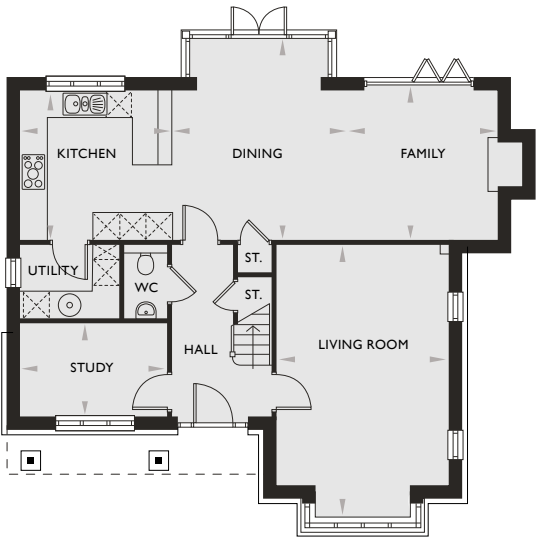
Total Area: 176.0m² / 1894ft² (Net)



Ground Floor	MM	FT
Living Room	6195 x 3915	20'4" x 12'10"
Kitchen	3435 x 3395	11'3" x 11'1"
Dining	4605 x 3980	15'1" x 13'0"
Family Room	3435 x 3395	11'3" x 11'1"
Study	3350 x 2110	11'0" x 6'11"
First Floor	MM	FT
Master Bedroom	3970 x 3315	13'0" x 10'10"
Bedroom 2	3930 x 3105	12'10" x 10'2"
Bedroom 3	3930 x 3395	12'10" x 11'1"
Bedroom 4	3695 x 3260	12'1" x 10'8"
Bedroom 5	3075 x 2810	10'1" x 9'2"

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GROUND FLOOR



FIRST FLOOR



THE ART OF HOMEMAKING



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 Cedar properties

Fully integrated appliances including Neff double oven (one oven with built in microwave function to Cedar properties), five ring induction hob, fridge freezer and dishwasher

All 2 bed homes come with single oven and four ring induction 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 sanitaryware with chrome fittings

Vanity units to bathroom, en-suites & cloakroom

Shower over bath with glass enclosure

Rain showers with additional handheld shower head with stylish glass enclosures to en-suite only

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 white power outlets throughout, including USB charge points to Kitchen, Lounge, Master bed and study where applicable.

Telephone point in hallway, living room and master bedroom

Homes wired for Sky & Freeview TV distribution to living room, dining room, study and all bedrooms

Power and lighting provided to loft space and car port (where applicable)

Ring wired front doorbell to all

HEATING AND HOT WATER

Underfloor heating to ground floor and conventional radiators to first floor (all homes) powered by energy efficient air source heat pump

Improved thermal and acoustic performance construction methods throughout

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 - built in wardrobes included in bedroom 2 in 5 bedroom homes

EXTERNAL FINISHES

Block paved driveway parking to all dwellings with car ports to selected plots

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

Electric vehicle charging point (EVCP) to all homes

Closed board fencing and or feature brick garden wall to plots where applicable



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

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

CUSTOMER EXPERIENCE

We strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs.



CONNECT

Services run regularly from Newington railway station direct to London Victoria and Dover Priory (journey time approximately one hour). Sittingbourne, Rainham and Gillingham stations are on the high-speed route to London St. Pancras via Ebbsfleet (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.

BY ROAD OR BY RAIL



Source:

Rail journey times: www.nationalrail.co.uk (Journey times are from Newington and may vary - minimum rail journey times indicated)

*Change at Rainham or Gillingham

High Speed Rail services to Ebbsfleet International and St. Pancras International run regularly from Sittingbourne and Rainham.

Road mileage: www.google.com (Distances are approximate)

LOCATION

KEYCOL HILL, BOBBING, KENT ME9 8GS

The development is located on the A2 at Keycol Hill, Bobbing approximately half a mile west of the junction with the main A249 linking Maidstone to Sheerness, affording easy access from the M2 and M20.





At Esquire Developments we are fully committed to delivering bespoke homes designed to stand the test of time and to answer the exacting demands of modern-day living. We continue to ensure year-on-year that everything we do reflects and respects the process in the greenest fashion possible.

AWARD WINNING

Our pragmatic yet future-facing approach to conducting business and realising a product from tailored inspiration is our pride and joy. It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by the prestigious What House? Awards.

2021 Shortlisted at the KEiBA awards for Medium Business of the year

2020 WhatHouse? Small Housebuilder of the Year Gold Award Winner

2019 WhatHouse? Small Housebuilder of the Year Bronze Award Winner

2016 WhatHouse? Best Renovation Award for our exclusive Hazells Farm scheme - conversion of a Grade II Listed Barn & Oast House.





Appleyard Quarter, Hoo, Kent





SUSTAINABILITY

At Esquire Developments sustainability is at the heart of what we do. We're committed to doing everything we can to minimise environmental impact and protect our planet for future generations.

We're constantly reviewing our environmental measures in a bid to reduce the carbon emissions of our homes by 50% or more, over and above current building standards. For example, we no longer build homes with traditional gas boilers. Instead we install energy-efficient air source heat pumps.

Our 'fabric first' approach means that improved efficiency is inherent in our building processes and specifications. The materials used are not only responsibly sourced, but also perform to the highest possible standards. Energy-efficient features are 'built in', resulting in the sustainable performance of the building being maintained for its lifetime. Wherever possible, we use locally sourced suppliers and materials, reducing our carbon footprint.

We also have a robust recycling and reuse policy. This includes segregated waste management and being resourceful with existing site assets.





Computer generated image of
Demelza nursing accommodation



PROUD SUPPORTERS OF DEMELZA

Demelza Hospice Care for Children provides specialist care and emotional support for babies, children, young people and the whole family from diagnosis, during day-to-day family life, times of crisis, end of life and through bereavement. We're proud to be supporting Demelza by providing a brand new facility next to our development at Hill Farm. This includes new nursing accommodation, a wheelchair-friendly parking area for up to 80 vehicles and an outdoor event space.

"As well as delivery of this vital nurses' accommodation, we'll be building environmentally-friendly homes and making improvements to local road safety. We're very pleased to be putting our knowledge and experience to good use to support this important charity."

David Braddon, Director at Esquire Developments.



Proudly working in partnership with:



We are working in
accordance with the
New Homes Quality Board



We are always looking to grow and build longstanding partnerships across the entire development industry. If you are a buyer, landowner or a small developer with a view on joining the SME Developer Network to grow your business, please contact us.

Esquire Developments Limited

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Share your journey with us using #MYESQUIREHOME



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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