



AT

ORCHARD VIEW



DISCOVER

ORCHARD VIEW

VIEW ROAD, CLIFFE WOODS, KENT ME3 8JQ

With a close connection to the countryside, but also within easy reach of shops and other amenities, Orchard View is the perfect location to put down roots and get the most out of life.

Incorporating green space, walkways and mature trees, the development features a selection of high-quality homes, designed for modern living and built with traditional craftsmanship.



Computer generated image

ESQ.





Computer generated image

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.



LOCAL LIVING

Enjoy village living with acres of green space on your doorstep, as well as easy access to day-to-day necessities.

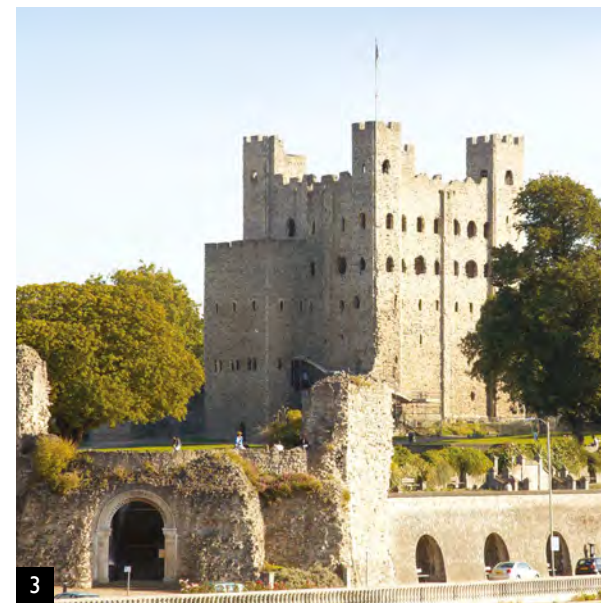
Set on the edge of the small community of Cliffe Woods, Orchard View is next to open fields and a reservoir which provides a natural habitat for wildlife to thrive. You can enjoy scenic walks from your doorstep or maintain your fitness regime with daily cycling or jogging.

Catering for everyday needs, local amenities include a Co-op convenience store, a pharmacy, a medical practice and a childrens nursery built by Esquire in 2022. Less than a mile away is Mockbeggar Farm Shop and Tea Room, which stocks a wide range of items, from fresh fruit and vegetables to preserves and juices.

Living in Cliffe Woods means feeling part of a thriving community. The village community centre and social club is a hub of activity and a great place to get together with friends and neighbours. For outdoor fun, the recreation ground has plenty of space for ball games or simply relaxing and enjoying the fresh air.

Nearby Higham and Strood offer a wider range of amenities, including pubs where you can enjoy a sociable drink or a bite to eat. At Strood Sports Centre you can go for a swim, have a work-out in the gym or take a fitness class.





DISCOVER MORE

At Orchard View you will be perfectly placed to enjoy all kinds of activities, from shopping and socialising to communing with nature.

Accessing a wider choice of shopping, eating out and entertainment is easy. Step back in time on Rochester's Dickensian High Street, lined with characterful, old-world cafés, restaurants, boutiques and emporia, including Baggins Book Bazaar, the largest second-hand bookshop in England. Strood Retail Park is home to major chain stores, including an M&S Foodhall, Matalan, Argos and Next, and Chatham Quays is a lively riverside retail and dining destination. Maidstone, Tunbridge Wells and Canterbury are also within easy reach, as well as the ultimate retail experience at Greenhithe's Bluewater.

At Orchard View you will be surrounded by the glorious countryside and coastal landscapes of the Hoo Peninsula and the Thames Estuary. Enjoy a riverside picnic at Upnor, experience the dramatic scenery of the Isle of Sheppey or have a day at the seaside in one of North Kent's welcoming coastal resorts.

Travel a little further south to enjoy the beauty of the Weald of Kent, with its signature orchards, hop farms and vineyards. For a slice of city life, take the train from Rochester or Strood for fast, convenient travel to London,

where you can visit the famous department stores, see the sights or take in a show.

Kent has a wide range of state and independent schools to choose from. Cliffe Woods has its own primary school and convenient options at secondary level include Rochester Girls and Boys Grammar School and the King's School in Rochester, founded in 1542.

1. Café culture 2. London sightseeing 3. Historic Rochester 4. Chatham Maritime Marina 5. Kent vineyard 6. Shopping at Bluewater



SHARE THE MOMENT

Living in a delightful rural location does not mean being cut off from the wider world. You will have every opportunity to make the most of your leisure time.

Whether you are a fitness fan, a water sports enthusiast or a keen Rambler, you will be able to enjoy your favourite sports and leisure activities. There are plenty of easily accessible health and fitness centres, golf courses, tennis clubs and venues for team sports, not to mention miles of beautiful, unspoilt countryside for hiking, cycling or horse riding.

There is also plenty of choice when it comes to eating out, including country inns, riverside restaurants and destination dining establishments. Share Sunday lunch with the family, treat your loved one to a romantic candlelit dinner or enjoy exotic specialities from around the world.

If you love fish and seafood, a visit to the North Kent coast is a must. You can enjoy the catch of the day in a coastal venue and, of course, try the famous Whitstable oysters.

As for the entertainment scene, local theatres, cinemas and music venues provide an exciting year-round programme of live music, comedy, drama productions, movies and more. Rochester has a multiplex cinema and Chatham's fashionable waterfront area is a lively, bustling place for shopping, entertainment, wining & dining and socialising. Maidstone's Hazlitt Theatre features comedians, musicians, tribute acts, dance schools, amateur dramatics and local and national performers.



THE DEVELOPMENT



The Development Key

Cherry 3 bedroom home	Mulberry 4 bedroom home	Lime 4 bedroom home
Chestnut 3 bedroom home	Primrose 4 bedroom home	Oak 5 bedroom home
Laurel 3 bedroom home	Juniper 4 bedroom home	Magnolia 5 bedroom home
Hazel 3 bedroom home	Redwood 4 bedroom home	Affordable Housing
Wisteria 3 bedroom home	Cedar 4 bedroom home	

Later Lifestyle Living

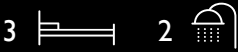
Beech 2 bedroom bungalow	Dahlia 3 bedroom home
Elder 2 bedroom bungalow	Whitebeam 3 bedroom chalet bungalow

CHERRY

3 Bedroom Semi-Detached House - Full Brick

Plots 7 & 8, 14 & 15, 51 & 52 as shown

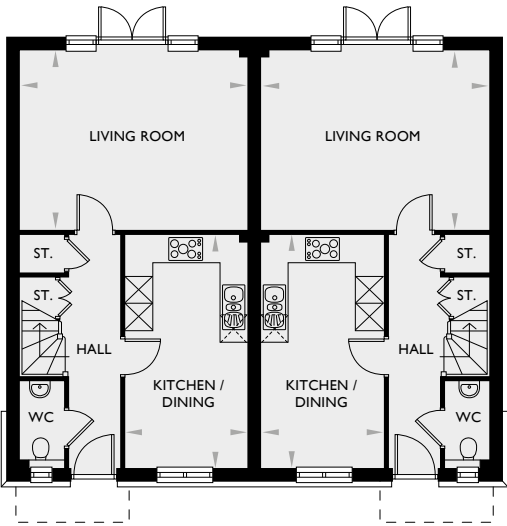
Total Area: 94.2m² / 1014ft² (Net)



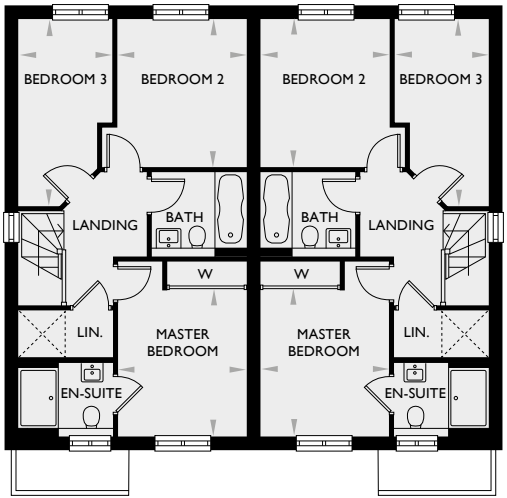
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Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'0"
Kitchen / Dining	5185 x 2710	17'0" x 8'10"
First Floor	MM	FT
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

GROUND FLOOR



FIRST FLOOR



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All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

LAUREL

3 Bedroom Detached House - Full Brick
Plot 36 as shown - Plot 40 is handed

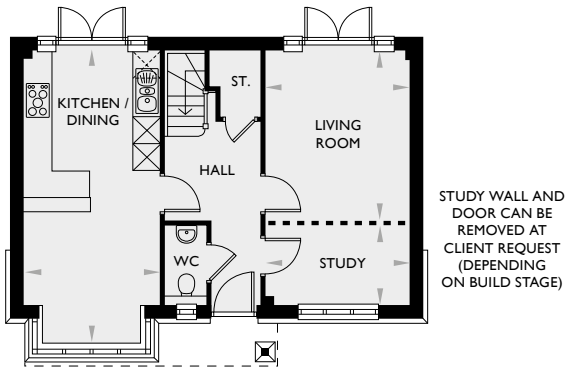
Total Area: 99.2m² / 1067ft² (Net)



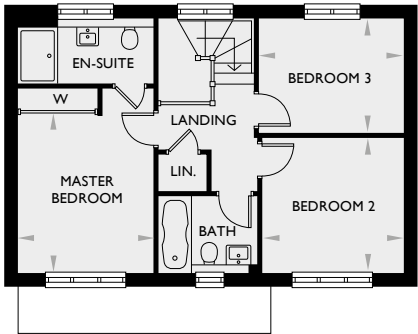
Computer generated image

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	3540 x 3025	11'7" x 9'11"
Bedroom 2	3120 x 3000	10'3" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"

GROUND FLOOR



FIRST FLOOR



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LAUREL

3 Bedroom Detached House - Tile Hung
Plot 53 as shown - Plot 4 is handed

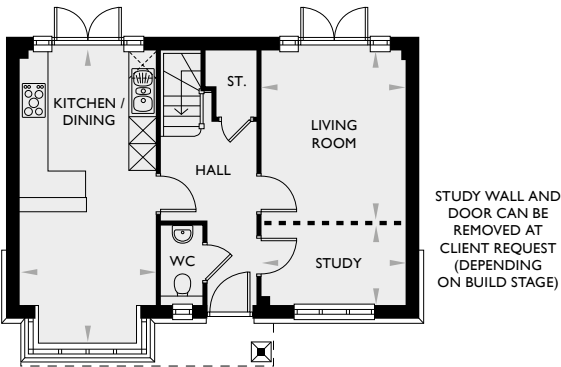
Total Area: 99.2m² / 1067ft² (Net)



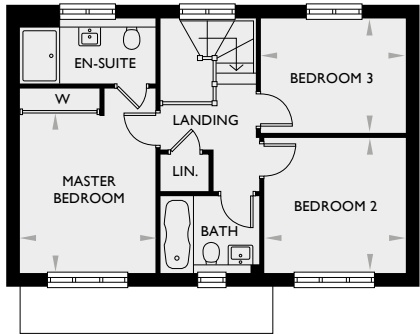
Computer generated image

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	3540 x 3025	11'7" x 9'11"
Bedroom 2	3120 x 3000	10'3" x 9'10"
Bedroom 3	3210 x 2550	10'6" x 8'4"

GROUND FLOOR



FIRST FLOOR



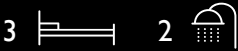
All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
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CHESTNUT

3 Bedroom Detached House - Half Weatherboard

Plots 9 & 13 as shown - Plots 10 & 50 are handed

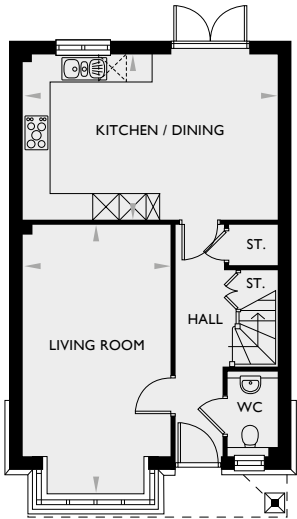
Total Area: 102.5m² / 1103ft² (Net)



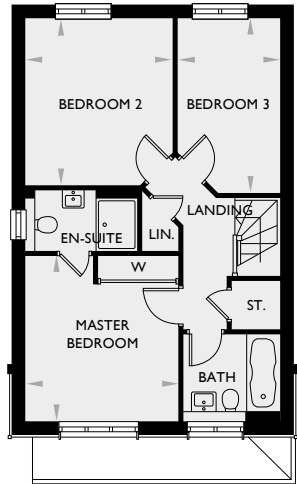
Ground Floor	MM	FT
Living Room	5980 x 3260	19'7" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	MM	FT
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

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GROUND FLOOR



FIRST FLOOR



HAZEL

3 Bedroom Detached House - Half Weatherboard
Plot 3 as shown - Plot 2 is handed

Total Area: 112.0m² / 1205ft² (Net)

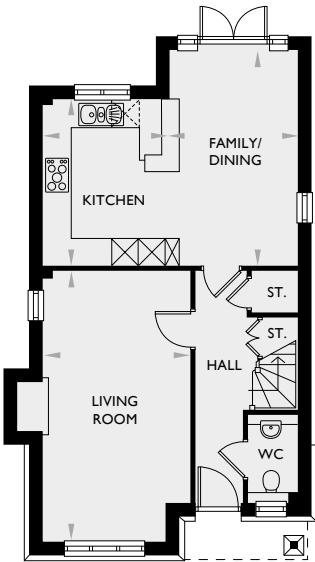


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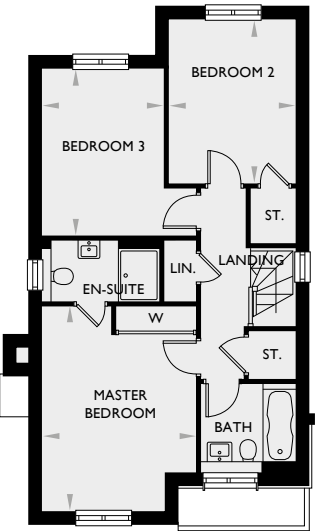
Ground Floor	MM	FT
Living Room	6055 x 3260	19'10" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	4545 x 3405	14'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



HAZEL

3 Bedroom Detached House - Tile Hung
Plot 65 as shown - Plot 37 is handed

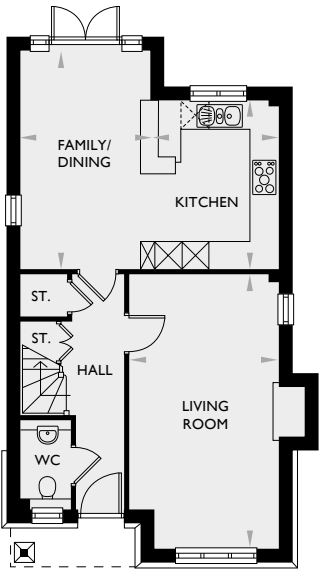
Total Area: 112.0m² / 1205ft² (Net)



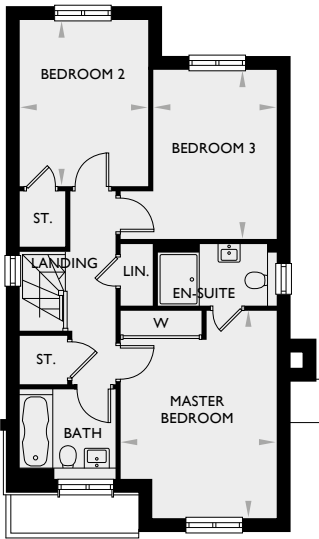
Ground Floor	MM	FT
Living Room	6055 x 3260	19'10" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"
First Floor	MM	FT
Master Bedroom	4545 x 3405	14'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'9"

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GROUND FLOOR



FIRST FLOOR



WISTERIA

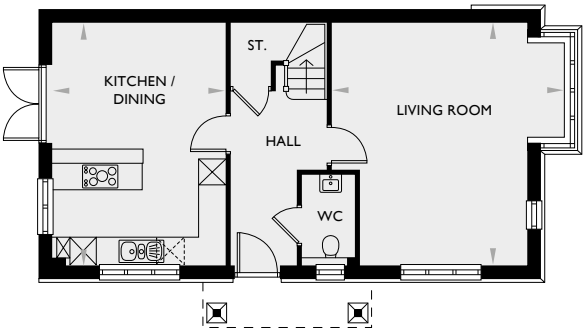
3 Bedroom Detached House - Half Weatherboard
Plot 11 as shown - Plot 12 is handed

Total Area: 118.8m² / 1278ft² (Net)

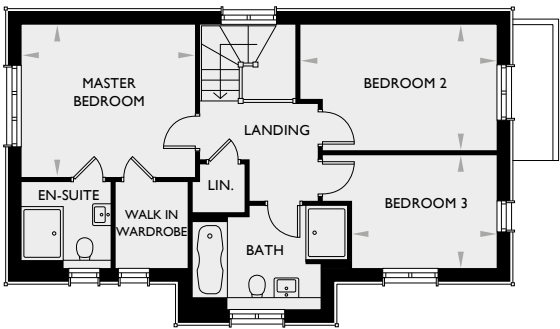


Ground Floor	MM	FT
Living Room	5180 x 5420	17'0" x 17'9"
Kitchen / Dining	5420 x 3850	17'9" x 12'7"
First Floor	MM	FT
Master Bedroom	3860 x 3380	12'8" x 11'1"
Bedroom 2	4370 x 2780	14'4" x 9'1"
Bedroom 3	3210 x 2510	10'6" x 8'3"

GROUND FLOOR



FIRST FLOOR



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LIME

4 Bedroom Detached House - Tile Hung Plots 18 & 54 as shown

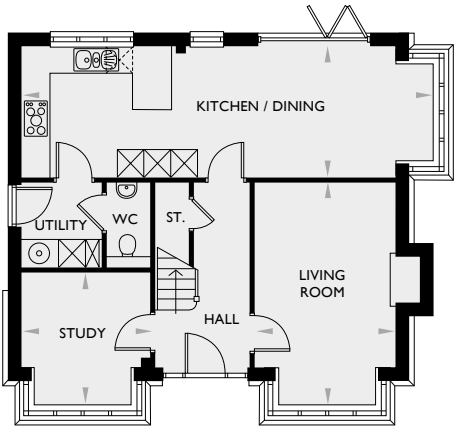
Total Area: 124.4m² / 1339ft² (Net)



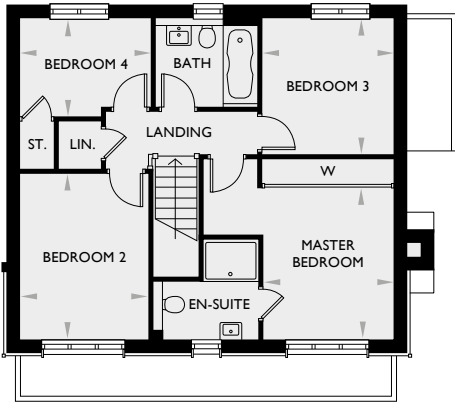
Computer generated image

Ground Floor	MM	FT
Living Room	4915 x 3120	16'1" x 10'3"
Kitchen / Dining	9170 x 2930	30'1" x 9'7"
Study	2915 x 2860	9'7" x 9'4"
First Floor	MM	FT
Master Bedroom	3400 x 2915	11'2" x 9'7"
Bedroom 2	3665 x 2870	12'0" x 9'5"
Bedroom 3	3030 x 2960	9'11" x 9'8"
Bedroom 4	2915 x 2175	9'7" x 7'1"

GROUND FLOOR



FIRST FLOOR



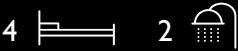
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LIME

4 Bedroom Detached House - Half Weatherboard

Plots 38, 41 & 64 as shown

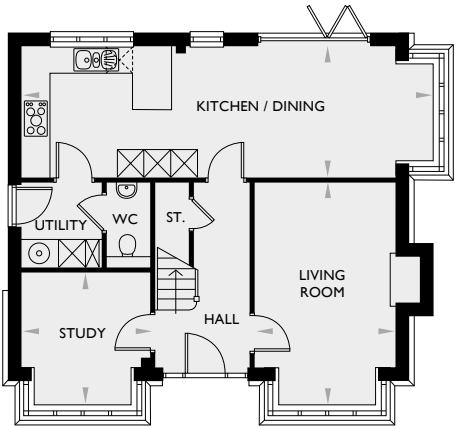
Total Area: 124.4m² / 1339ft² (Net)



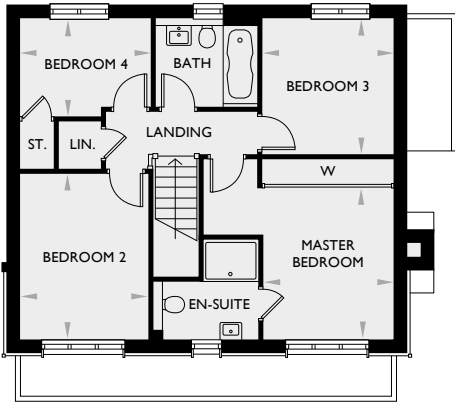
Ground Floor	MM	FT
Living Room	4915 x 3120	16'1" x 10'3"
Kitchen / Dining	9170 x 2930	30'1" x 9'7"
Study	2915 x 2860	9'7" x 9'4"
First Floor	MM	FT
Master Bedroom	3400 x 2915	11'2" x 9'7"
Bedroom 2	3665 x 2870	12'0" x 9'5"
Bedroom 3	3030 x 2960	9'11" x 9'8"
Bedroom 4	2915 x 2175	9'7" x 7'1"

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GROUND FLOOR



FIRST FLOOR



MULBERRY

4 Bedroom Detached House - Tile Hung
Plot 39 as shown - Plot 16 is handed

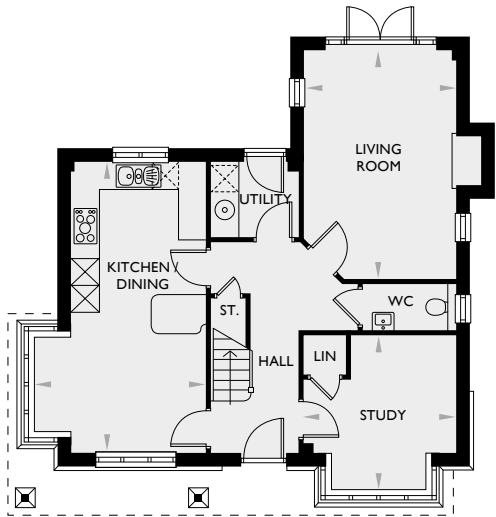
Total Area: 131.0m² / 1410ft² (Net)



Ground Floor	MM	FT
Living Room	5055 x 3395	16'7" x 11'1"
Kitchen / Dining	6455 x 3810	21'2" x 12'6"
Study	3405 x 3395	11'2" x 11'1"
First Floor	MM	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 2540	10'10" x 8'4"

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GROUND FLOOR



FIRST FLOOR



MULBERRY

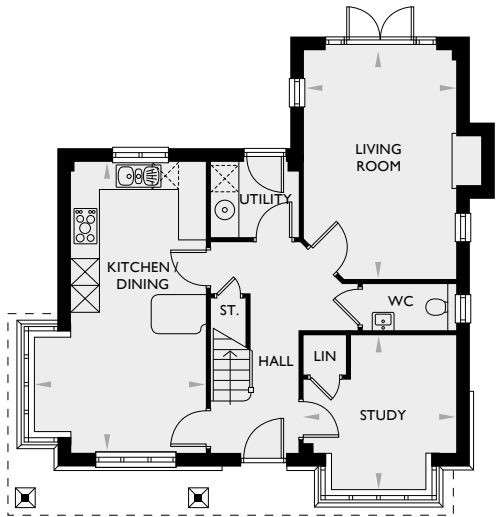
4 Bedroom Detached House - Half Weatherboard
Plot 47 as shown - Plot 56 is handed

Total Area: 131.0m² / 1410ft² (Net)



Ground Floor	MM	FT
Living Room	5055 x 3395	16'7" x 11'1"
Kitchen / Dining	6455 x 3810	21'2" x 12'6"
Study	3405 x 3395	11'2" x 11'1"
First Floor	MM	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 2540	10'10" x 8'4"

GROUND FLOOR



FIRST FLOOR



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PRIMROSE

4 Bedroom Detached House - Tile Hung
Plot 61 as shown - Plot 48 is handed

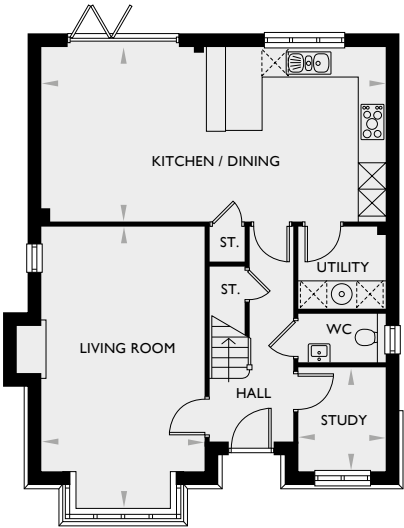
Total Area: 142.3m² / 1531ft² (Net)



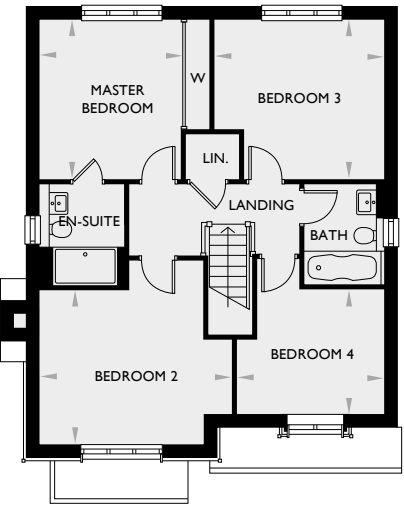
Computer generated image

Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'8"
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	4280 x 3370	14'0" x 11'1"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3260 x 2745	10'8" x 9'0"

GROUND FLOOR



FIRST FLOOR

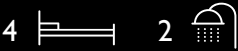


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PRIMROSE

4 Bedroom Detached House - Half Weatherboard
Plot 45 as shown - Plots 5 & 17 are handed

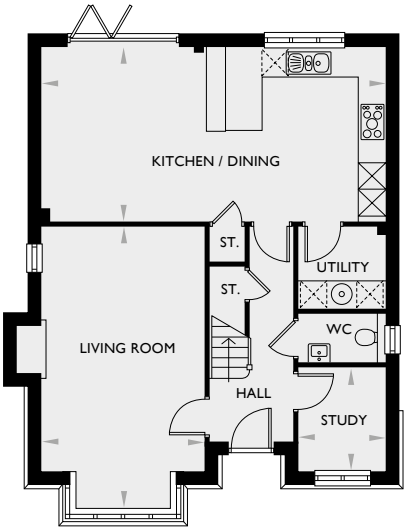
Total Area: 142.3m² / 1531ft² (Net)



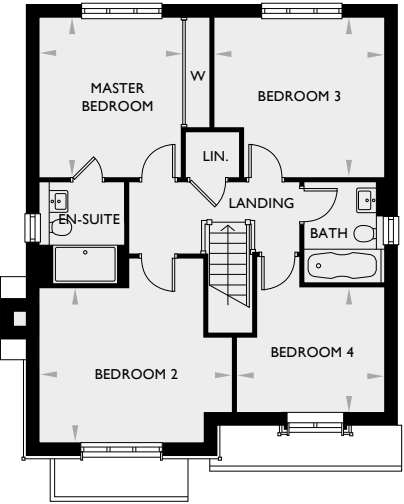
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Ground Floor	MM	FT
Living Room	6285 x 3620	20'7" x 11'10"
Kitchen / Dining	7670 x 3855	25'2" x 12'8"
Study	2310 x 1930	7'7" x 6'4"
First Floor	MM	FT
Master Bedroom	3565 x 3170	11'8" x 10'5"
Bedroom 2	4280 x 3370	14'0" x 11'1"
Bedroom 3	3770 x 3565	12'4" x 11'8"
Bedroom 4	3260 x 2745	10'8" x 9'0"

GROUND FLOOR



FIRST FLOOR



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REDWOOD

4 Bedroom Detached House - Tile Hung
Plots 6, 49 & 66 as shown

Total Area: 147.7m² / 1589ft² (Net)



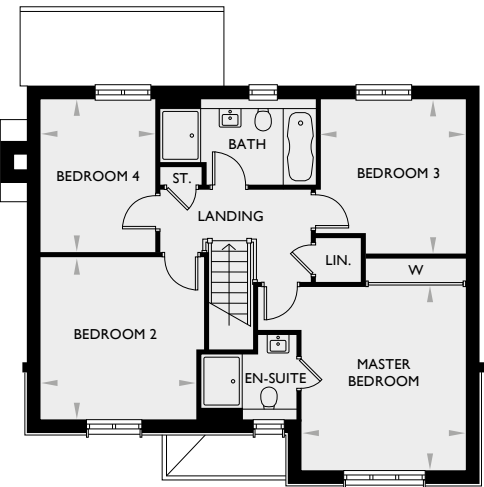
Computer generated image

Ground Floor	MM	FT
Living Room	5870 x 3620	19'3" x 11'10"
Kitchen / Dining / Family	8230 x 3620	27'0" x 11'10"
Study	2560 x 2410	8'5" x 7'11"
First Floor	MM	FT
Master Bedroom	4050 x 3620	13'3" x 11'10"
Bedroom 2	3600 x 3480	11'10" x 11'5"
Bedroom 3	3455 x 3230	11'4" x 10'7"
Bedroom 4	3380 x 2560	11'1" x 8'5"

GROUND FLOOR



FIRST FLOOR



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JUNIPER

4 Bedroom Detached House - Half Weatherboard
Plots 43 & 59 as shown - Plot 63 is handed

Total Area: 150.3m² / 1617ft² (Net)

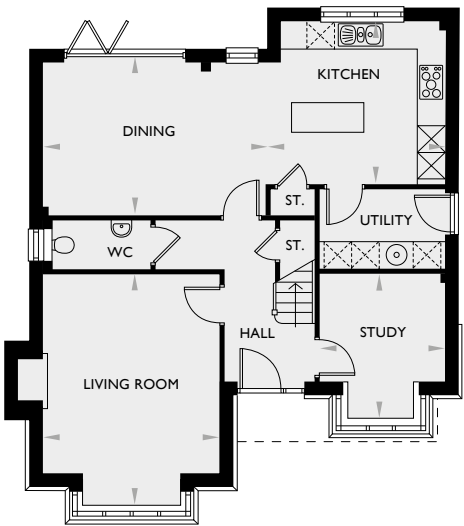


Computer generated image

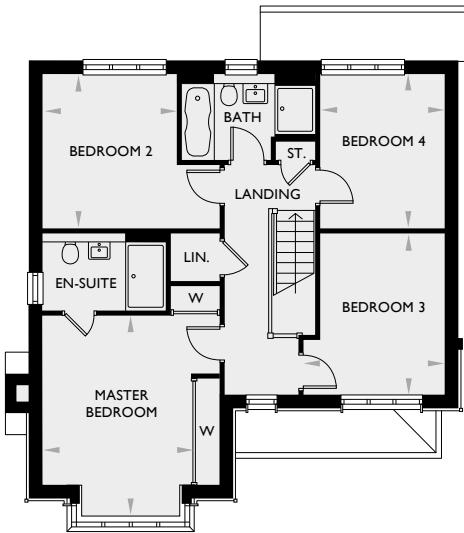
Ground Floor	MM	FT
Living Room	5115 x 3915	16'9" x 12'10"
Kitchen	3950 x 3610	12'11" x 11'10"
Dining	4945 x 3410	16'2" x 11'2"
Study	3200 x 2750	10'6" x 9'0"
First Floor	MM	FT
Master Bedroom	4475 x 3315	14'8" x 10'10"
Bedroom 2	3425 x 2955	11'3" x 9'8"
Bedroom 3	3580 x 3125	11'9" x 10'3"
Bedroom 4	3425 x 2760	11'3" x 9'0"

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GROUND FLOOR



FIRST FLOOR



JUNIPER

4 Bedroom Detached House - Tile Hung
Plot 57 as shown - Plot 1 is handed

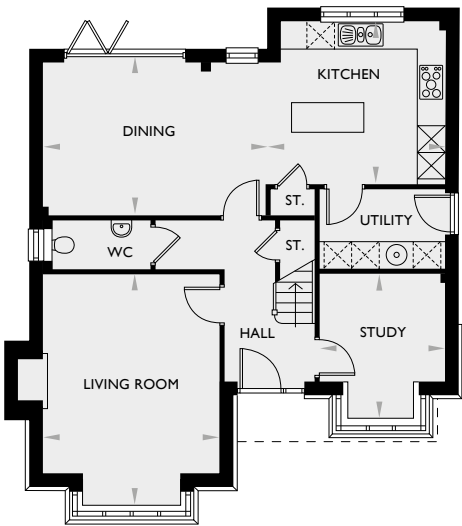
Total Area: 150.3m² / 1617ft² (Net)



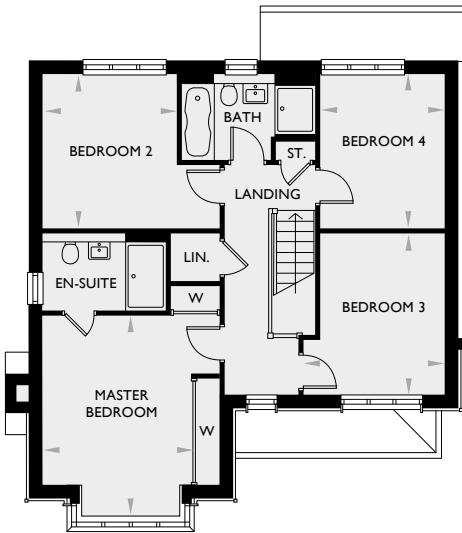
Ground Floor	MM	FT
Living Room	5115 x 3915	16'9" x 12'10"
Kitchen	3950 x 3610	12'11" x 11'10"
Dining	4945 x 3410	16'2" x 11'2"
Study	3200 x 2750	10'6" x 9'0"
First Floor	MM	FT
Master Bedroom	4475 x 3315	14'8" x 10'10"
Bedroom 2	3425 x 2955	11'3" x 9'8"
Bedroom 3	3580 x 3125	11'9" x 10'3"
Bedroom 4	3425 x 2760	11'3" x 9'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



CEDAR

4 Bedroom Detached House - Half Tile Hung & Weatherboard
Plots 42, 46, 58 & 62 as shown

Total Area: 176.0m² / 1894ft² (Net)

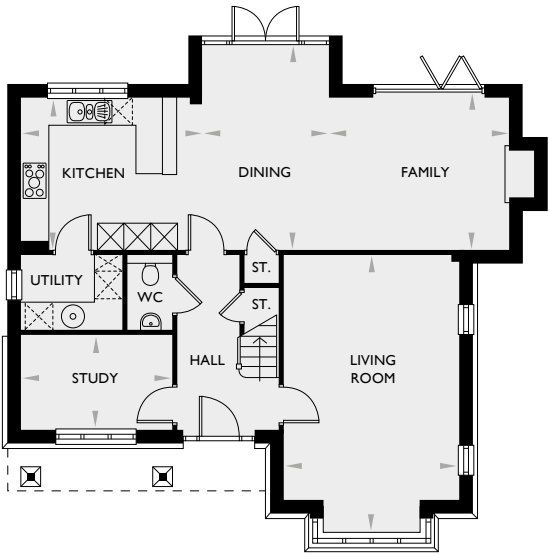


Computer generated image

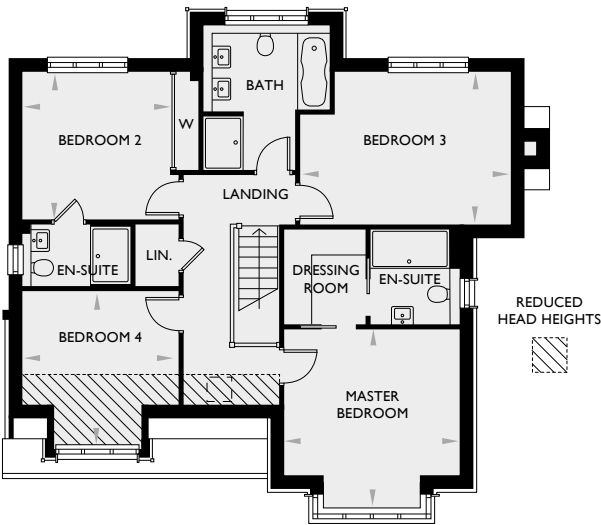
Ground Floor	MM	FT
Living Room	6195 x 3915	20'4" x 12'10"
Kitchen	4020 x 3395	13'2" x 11'1"
Dining	4605 x 2810	15'1" x 9'3"
Family	4020 x 3395	13'2" x 11'1"
Study	3350 x 2110	11'0" x 6'11"
First Floor	MM	FT
Master Bedroom	3970 x 3915	13'0" x 12'10"
Bedroom 2	3330 x 3255	10'11" x 11'0"
Bedroom 3	4705 x 3395	15'5" x 11'1"
Bedroom 4	3510 x 3380	11'6" x 11'1"

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GROUND FLOOR



FIRST FLOOR



OAK

5 Bedroom Detached House - Tile Hung
Plots 55, 60 & 67 as shown

Total Area: w180.8m² / 1945ft² (Net)



Computer generated image

Ground Floor	MM	FT
Living Room	5245 x 4900	17'2" x 16'1"
Kitchen	5850 x 3645	19'2" x 11'11"
Dining / Family	6020 x 4180	19'9" x 13'8"
Study	3800 x 2060	12'5" x 6'9"
First Floor	MM	FT
Master Bedroom	3345 x 3310	10'11" x 10'10"
Bedroom 2	3655 x 3365	12'0" x 11'0"
Bedroom 3	3960 x 3370	13'0" x 11'1"
Bedroom 4	3655 x 2580	12'0" x 8'5"
Bedroom 5	3040 x 2515	10'0" x 8'3"

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All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



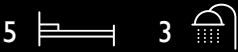
FIRST FLOOR



MAGNOLIA

5 Bedroom Detached House - Full Weatherboard
Plots 44 & 68 as shown

Total Area: 194.4m² / 2092ft² (Net)



Ground Floor	MM	FT
Living Room	6105 x 4030	20'0" x 13'2"
Kitchen	4130 x 3560	13'6" x 11'8"
Dining	4460 x 3500	14'7" x 11'6"
Study	2660 x 2010	8'9" x 6'7"
First Floor	MM	FT
Master Bedroom	4260 x 3870	14'0" x 12'8"
Bedroom 2	4205 x 3970	13'9" x 13'0"
Bedroom 3	3970 x 3340	13'0" x 10'11"
Bedroom 4	4205 x 2910	13'9" x 9'6"
Bedroom 5	3340 x 2130	10'11" x 7'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



BEECH Discount Market Scheme

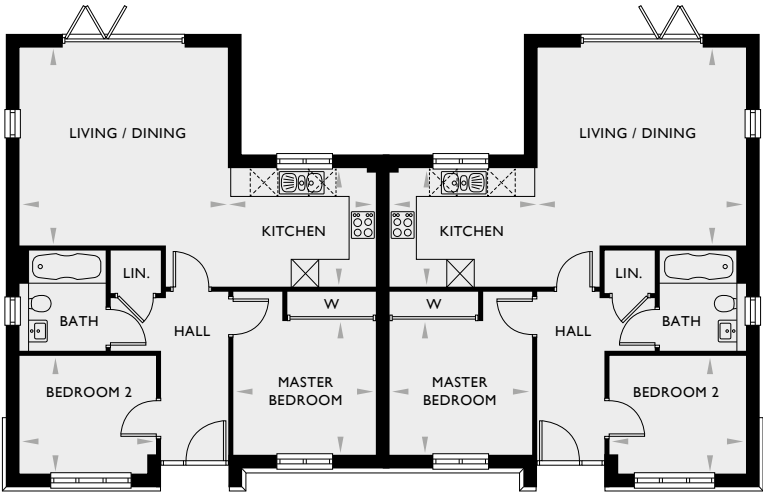
2 Bedroom Bungalow - Full Brick
Plots 83 & 84 as shown

Total Area: 64.1m² / 690ft² (Net)



Ground Floor	MM	FT
Living / Dining	4635 x 4400	15'2" x 14'5"
Kitchen	3275 x 2620	10'9" x 8'7"
Master Bedroom	3175 x 3000	10'5" x 9'10"
Bedroom 2	3035 x 2620	9'11" x 8'7"

GROUND FLOOR

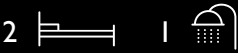


All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

BEECH Discount Market Scheme

2 Bedroom Bungalow - Full Brick
Plots 81 & 82 as shown - Plots 85 & 86 are handed

Total Area: 64.1m² / 690ft² (Net)



Computer generated image

Ground Floor	MM	FT
Living / Dining	4635 x 4400	15'2" x 14'5"
Kitchen	3275 x 2620	10'9" x 8'7"
Master Bedroom	3175 x 3000	10'5" x 9'10"
Bedroom 2	3035 x 2620	9'11" x 8'7"

GROUND FLOOR



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ELDER Retirement Scheme (Over 55's)

2 Bedroom Bungalow - Full Brick & Tile Hung

Plots 88, 90 & 92 as shown

Total Area: 78.9m² / 849ft² (Net)

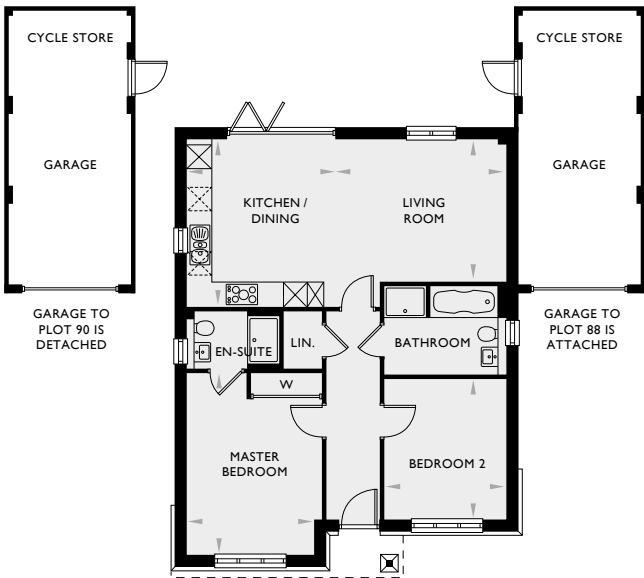


Computer generated image of Plot 88

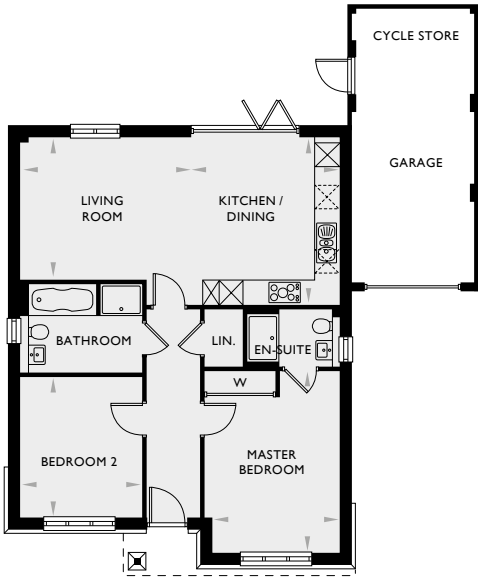
Ground Floor	MM	FT
Living Room	4260 x 3525	14'0" x 11'7"
Kitchen / Dining	4175 x 3705	13'8" x 12'2"
Master Bedroom	4550 x 3170	14'11" x 10'5"
Bedroom 2	3495 x 3035	11'5" x 9'11"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

PLOTS 88 & 90



PLOT 92



ELDER Retirement Scheme (Over 55's)

2 Bedroom Bungalow - Full Weatherboard
Plots 87, 89 & 91 as shown - Plot 93 is handed

Total Area: 78.9m² / 849ft² (Net)

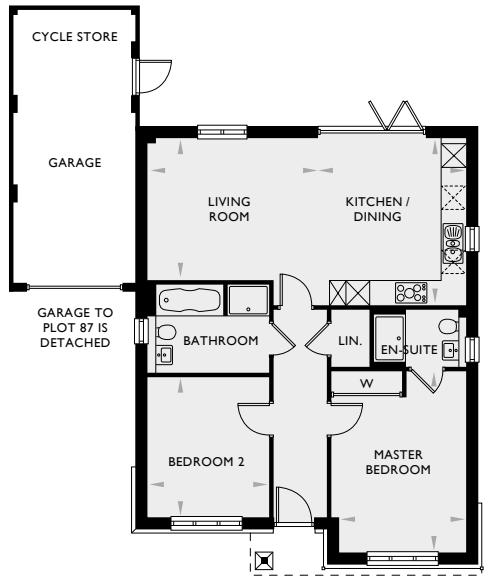


Computer generated image

Ground Floor	MM	FT
Living Room	4260 x 3525	14'0" x 11'7"
Kitchen / Dining	4175 x 3705	13'8" x 12'2"
Master Bedroom	4550 x 3170	14'11" x 10'5"
Bedroom 2	3495 x 3035	11'5" x 9'11"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
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PLOTS 87, 89 & 91



PLOT 93



WHITEBEAM Retirement Scheme (Over 55's)

3 Bedroom Chalet Bungalow - Half Weatherboard
Plots 72, 73 & 78 as shown - Plot 77 is handed

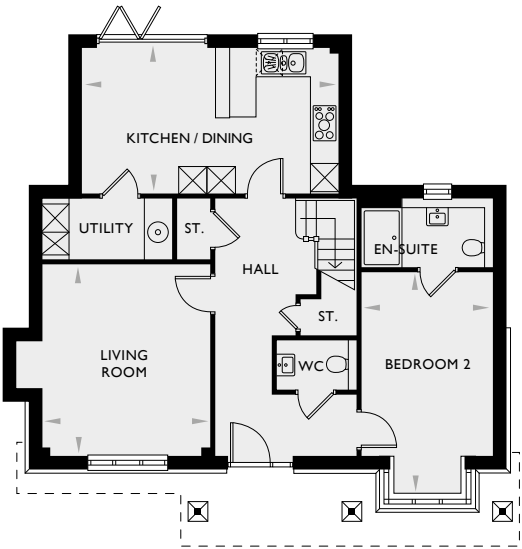
Total Area: 141.4m² / 1521ft² (Net)



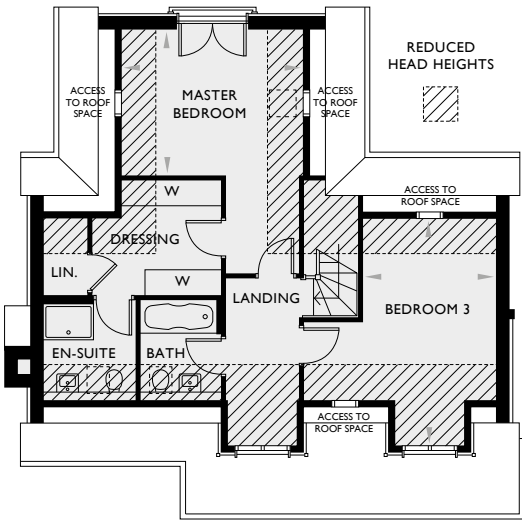
Computer generated image

Ground Floor	MM	FT
Living Room	4280 x 3760	14'0" x 12'4"
Kitchen / Dining	5755 x 3235	18'10" x 10'7"
Bedroom 2	4930 x 2945	16'2" x 9'8"
First Floor	MM	FT
Master Bedroom	4055 x 3230	13'4" x 10'7"
Bedroom 3	4905 x 2945	16'1" x 9'8"

GROUND FLOOR



FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

DAHLIA Retirement Scheme (Over 55's)

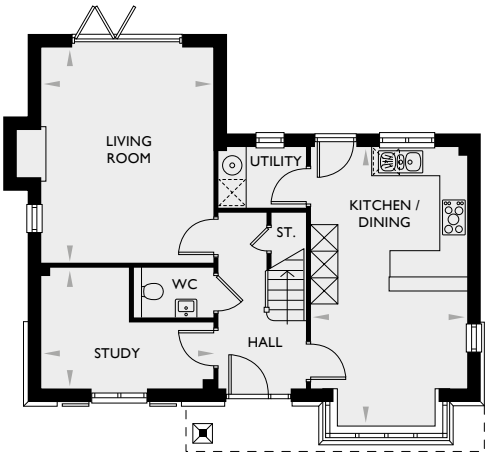
3 Bedroom Detached House - Half Weatherboard
Plots 69, 71, 76 & 80 as shown - Plot 74 is handed

Total Area: 122.4m² / 1317ft² (Net)



Ground Floor	MM	FT
Living Room	4815 x 3845	15'9" x 12'7"
Kitchen / Dining	6235 x 3500	20'5" x 11'6"
Study	3845 x 2705	12'7" x 8'10"
First Floor	MM	FT
Master Bedroom	3510 x 3510	11'6" x 11'6"
Bedroom 2	3555 x 3090	11'8" x 10'2"
Bedroom 3	3845 x 3000	12'7" x 9'10"

GROUND FLOOR



FIRST FLOOR



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All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

DAHLIA Retirement Scheme (Over 55's)

3 Bedroom Detached House - Tile Hung
Plots 70 & 79 as shown - Plots 75 is handed

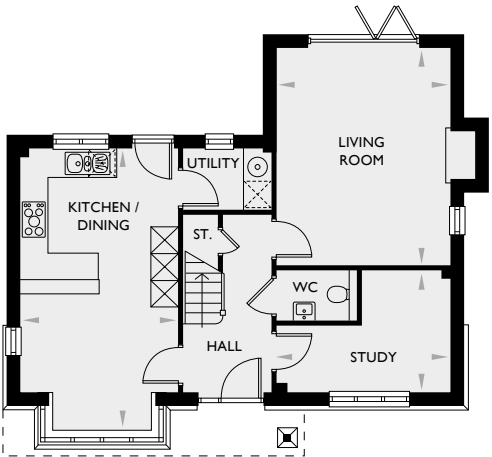
Total Area: 122.4m² / 1317ft² (Net)



Computer generated image

Ground Floor	MM	FT
Living Room	4815 x 3845	15'9" x 12'7"
Kitchen / Dining	6235 x 3500	20'5" x 11'6"
Study	3845 x 2705	12'7" x 8'10"
First Floor	MM	FT
Master Bedroom	3510 x 3510	11'6" x 11'6"
Bedroom 2	3555 x 3090	11'8" x 10'2"
Bedroom 3	3845 x 3000	12'7" x 9'10"

GROUND FLOOR



FIRST FLOOR



All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.



Computer-generated image

LUXURY LIVING,
REDEFINED.





KITCHEN

Esquire Kitchens are fitted with a range of bespoke wall and floor cabinets from either a traditional or contemporary style range, high grade laminate or quartz work surfaces (to selected plots), upstands & splashback. Choice of complementary cabinet handles, or handleless options with sink and tap selections.

Utility rooms (where applicable) are fitted with a range of cabinets, laminate work surface, with space for a freestanding washing machine and tumble dryer.

Beech & Elder:

NEFF appliances include single oven, 4 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.

Cherry, Laurel, Chestnut, Hazel, Wisteria, Dahlia, Lime, Mulberry, Whitebeam, Primrose, Redwood, Juniper:

NEFF appliances include double oven, 5 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.

Cedar, Oak, Magnolia:

NEFF appliances include x1 single oven, x1 combi-microwave oven, 5 zone induction hob, x2 60/40 fridge freezer, dishwasher and Elica extractor. Quartz worktop to Kitchen as standard, and choice of undermounted sink.

BATHROOM, EN-SUITE AND CLOAKROOM

An Esquire bathroom is the perfect place to unwind, relax and feel refreshed.

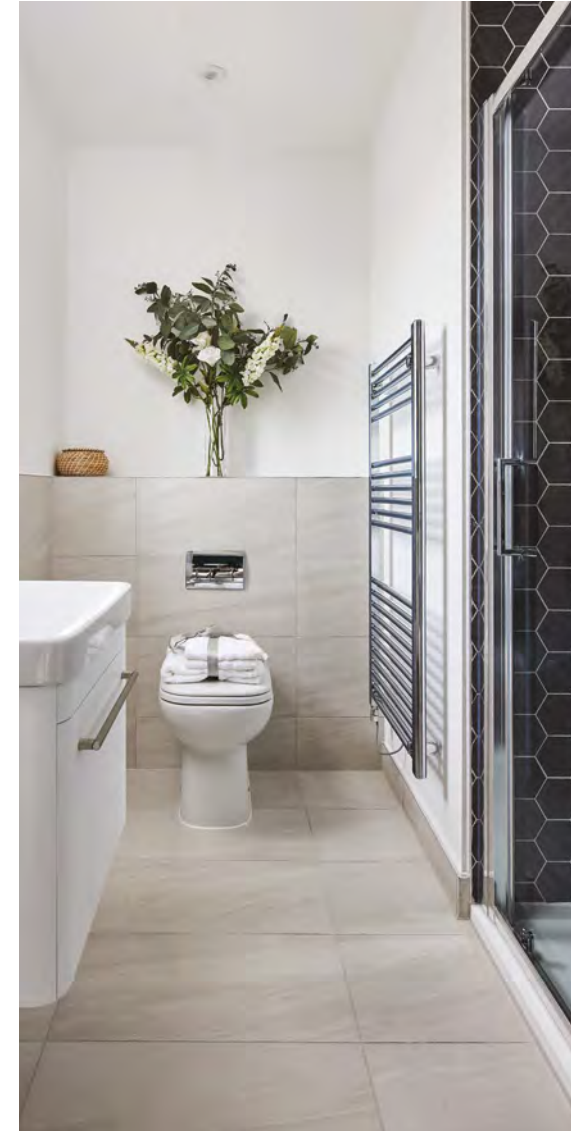
Bathrooms in all of our homes feature contemporary white sanitaryware with chrome fittings, heated electric towel rails, vanity units, shaver points and a shower over the bath with glass enclosure.

En-suites include shaver points, vanity units, rainfall shower with additional handheld shower head.

All cloakrooms benefit from vanity units, heated electric towel rails and underfloor heating.

Separate shower enclosure and bath to the Elder, Wisteria, Juniper, Redwood, Cedar and Magnolia.

Freestanding bath to en-suite and family bathroom in Magnolia.





INTERNAL FEATURES

A choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom, with a choice of porcelain wall tiles to bathroom and en-suites.

Attractive white satin painted skirtings and architraves provided throughout, with white satin painted internal moulded doors with polished chrome ironmongery.

Bespoke white painted staircase with oak handrail. Built in wardrobes to master bedroom, with pure white glass infills to all homes.

Built in wardrobes to bedroom 2 in the Cedar, Oak, & Magnolia.

Dressing Room to master bedroom of the Whitebeam and Cedar.

Walk in wardrobe to master bedroom in the Wisteria.

EXTERNAL FEATURES

Turf, patio area and closeboard fencing to rear garden with turf and feature landscaping to front garden.

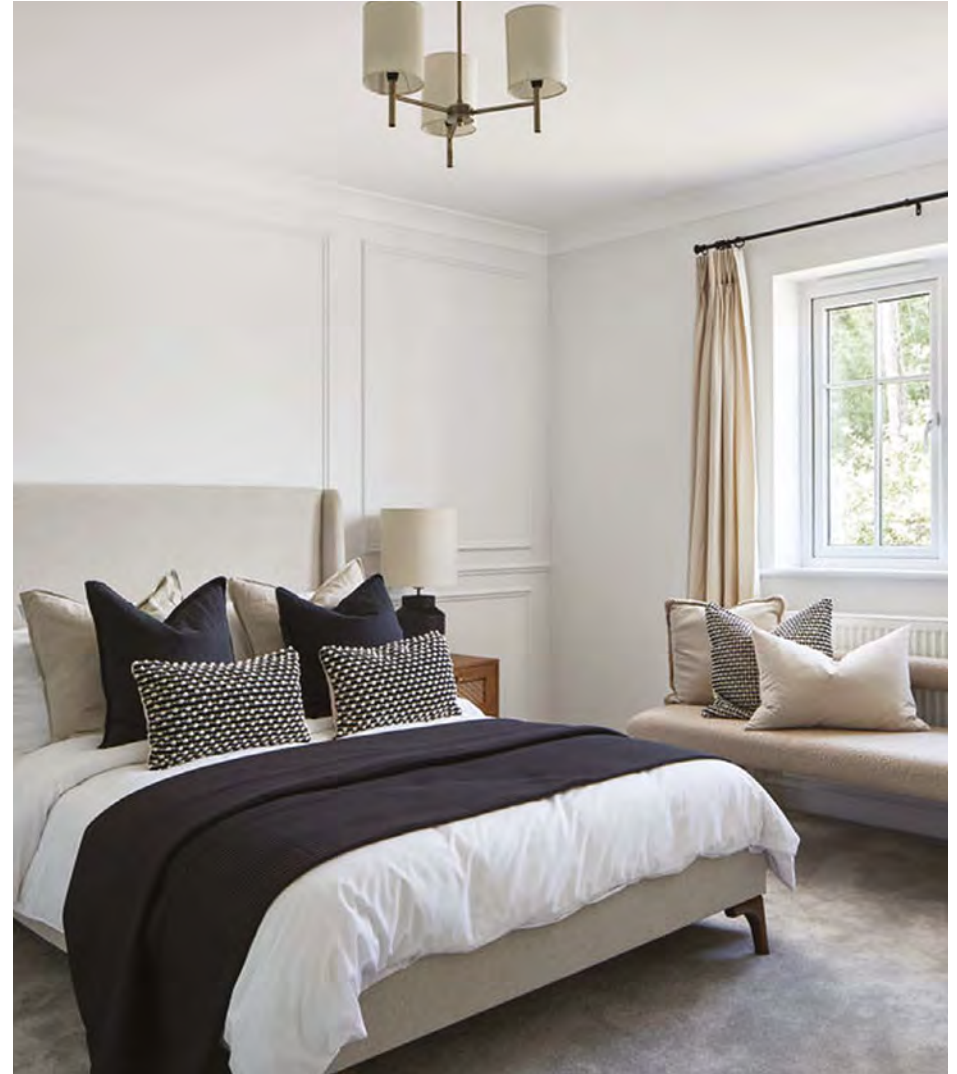
Block paved driveways.

Indian sandstone patio.

Cold mains outside tap to all homes.

Electric vehicle charging point (EVCP) to all homes.

PIR convenience lighting to front and rear.





HEATING & ELECTRICAL

LED recessed downlights to kitchen, bathroom, en-suites, study (where applicable) 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, living room, master bedroom and study where applicable.

Telephone point in hallway, living room and master bedroom. Homes wired for Sky & Freeview TV to living room. Standard TV points to living room, dining room, study and all bedrooms. Power and lighting provided to loft space and garages. Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump. (Electric towel radiators to bathrooms and en-suites.)

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.

Ring wired front doorbell to all homes.

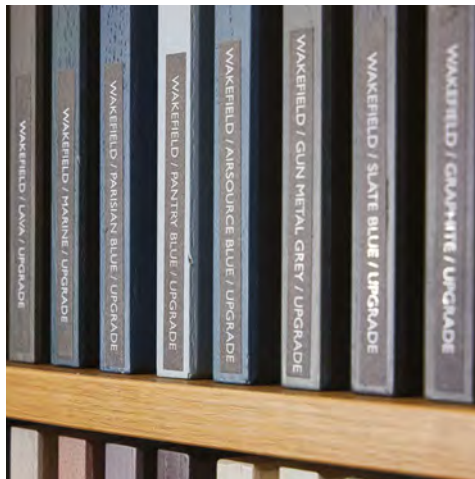
OUR SHOWHOMES & CHOICES SUITES

At Esquire, 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.

Purchasing off plan allows you to personalise your new home, choosing from our extensive range of bespoke finishes is an exciting process for all our clients to enjoy.

Reserve off plan and have the opportunity to bespoke the following areas of your home with a choice of:

- Porcelain tiles to kitchen, utility (where applicable), bathroom, en-suite and cloakroom.
- Porcelain wall tiles to bathroom, en-suite and cloakroom.
- Kitchen cupboard design and colour, handle selection, worktop, tap and sink options
- Vanity unit colour selection to bathroom, en-suite and cloakroom.
- Optional extras are available which include appliance upgrades, quartz worktops and additional flooring selections.
- Midnight accessory package (Black door fixtures and fittings, painted black stair handrail)





AFTER CARE & GUARANTEES

Esquire 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 cover and come with a ten year Build-Zone guarantee.

As responsible new-build developers, we also operate in full compliance with the Consumer Code for Home Builders, ensuring fairness, transparency, and high standards of customer service throughout your journey.

CONNECT

Higham, Strood and Rochester railway stations are all close to Cliffe Woods, with trains running regularly to London Bridge, London St. Pancras International and London Victoria, as well as a range of destinations across Kent, including Canterbury and Dover. High-speed services run from Rochester and Strood and from Gravesend if you prefer to connect via Higham. London St. Pancras International gives access to Eurostar services to the Continent.

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:

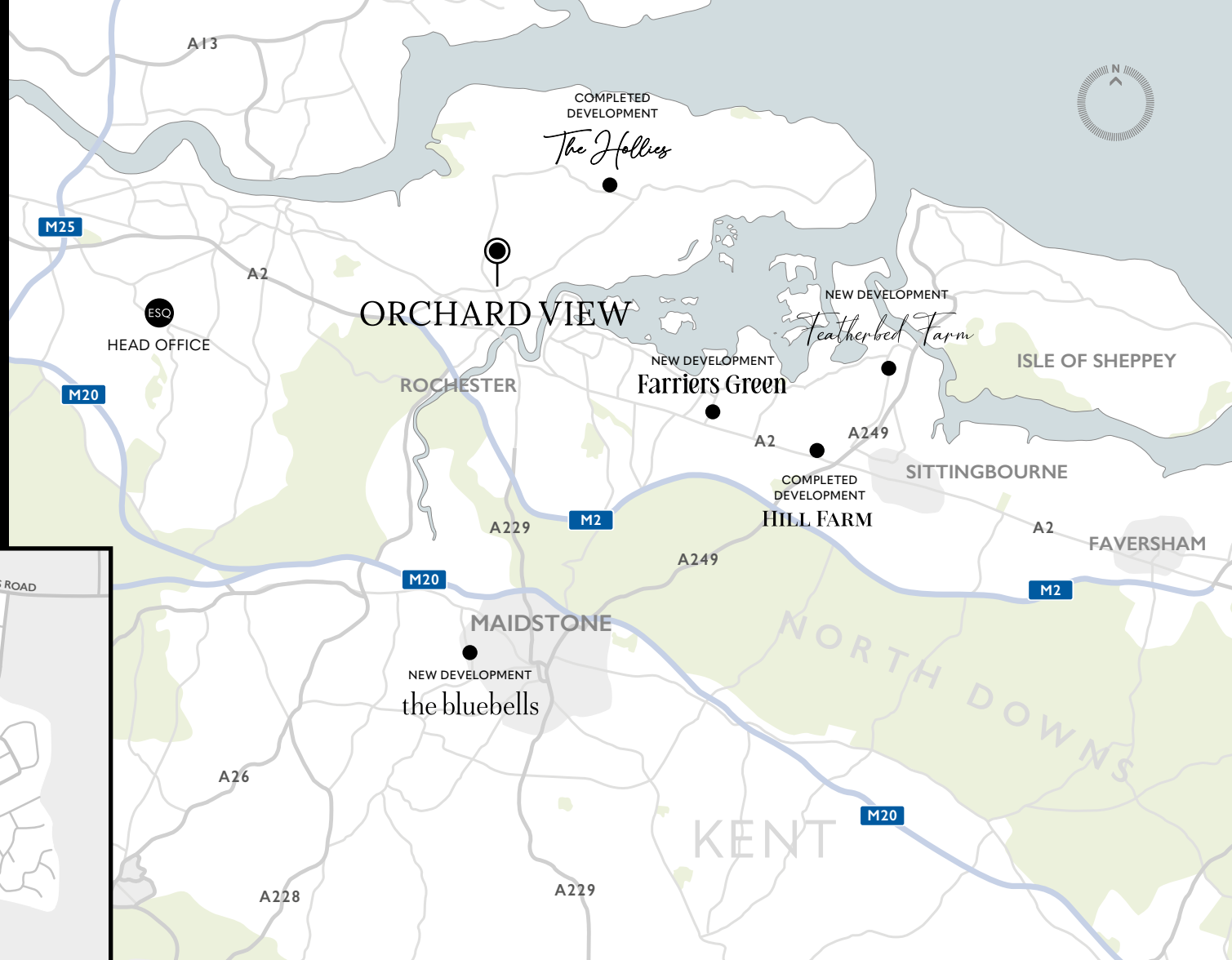
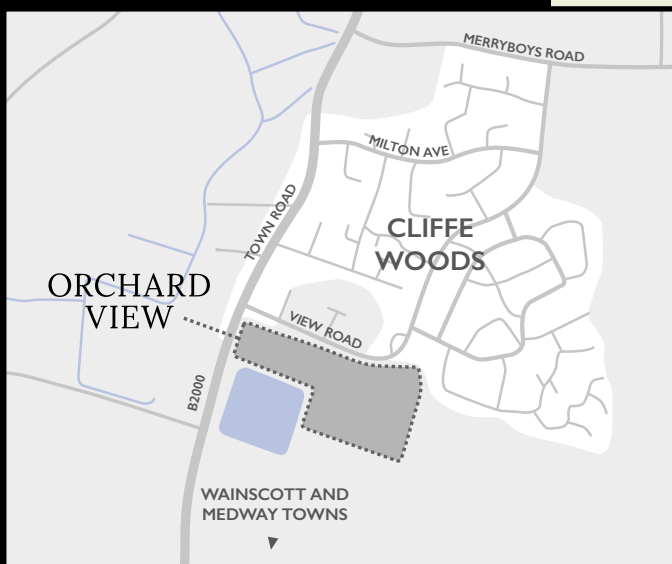
Rail journey times: www.nationalrail.co.uk (Journey times are from Rochester and may vary - minimum rail journey times indicated)

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

LOCATION

ORCHARD VIEW, VIEW ROAD,
CLIFFE WOODS, KENT ME3 8JQ

Travel north from Wainscott on the B2000 for approximately 1.5 miles passing Lillechurch Road on your left. Take the next right into View Road, Cliffe Woods. The development is located 0.2 miles on your right.





AWARD WINNING

Our pragmatic, yet future-facing, approach to conducting business and releasing 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 numerous prestigious awards.



2025 WhatHouse? Medium
Housebuilder of the Year Silver
Award Winner



United Kingdom & West Sussex
Property Awards Winner
2025 / 2026
for Arundel Gate



2024 WhatHouse? Medium
Housebuilder of the Year Bronze
Award Winner



2023 Evening Standard First
Time Buyer Readers' Awards -
Highly Commended Best Large
Development for Woodlands



2022 Evening Standard Awards -
Best Boutique Developments
for Manor Farm



2022 Medway Design &
Regeneration Awards - Highly
Commended Residential Super
Major for Woodlands



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 Hazells
Farm - Grade II Listed Barn
& Oast House conversion



Computer generated image



OUR APPROACH TO CLIMATE CHANGE

At Esquire, we are fully committed to delivering bespoke homes designed to stand the test of time, as well as to answer the exacting demands of modern-day living.

In every build, at every step, we take pride in thinking big to work sustainably, challenging industry standards. We recognise our role in helping to address the Climate Change emergency and so we approach our developments in the greenest fashion possible.



ECO-RESPONSIBLE



High Specification
Glazed Windows



Electric Only
Dwellings



Fabric first approach
to sustainability



Extensive Landscaping to
benefit biodiversity



ESQ.

OUR ONGOING COMMITMENT TO REDUCING OUR CARBON FOOTPRINT



Air Source Heat Pumps
installed in all homes



All houses to have an
EV charging point



Natural material utilising
local supply chains





Proudly working in partnership with:



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

Studio 3, The Old Laundry, Green Street Green Road, Longfield, Kent DA2 8EB

01474 706 184 | garlandpark@esquiredevelopments.com | www.esquiredevelopments.com

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.

DESIGNED AND PRODUCED BY GDA WWW.GDACREATIVE.CO.UK

