



NIGHTINGALE RISE

HOO ST WERBURGH  KENT



WELCOME

Welcome to Nightingale Rise, an attractive development of new homes in the charming Kent village of Hoo St. Werburgh.



The two homes offered by mhs homes for shared ownership are beautifully built to the highest standards and set in landscaped grounds. Both homes include fitted kitchens, modern, stylish bathroom and allocated parking.

Nightingale Rise benefits from the friendly community of Hoo with a convenience store on hand, together with village pub and pharmacy. There are local schools, a doctors' surgery and sports centre with gym and pool. For explorers there are plenty of pretty and varied walks and adventures to be had across the Hoo Peninsula from the pebble beach and castle at Upnor to the RSPB Cliffe Pools and marshes and the endless fields and countryside.

Situated to the North of the River Medway, Hoo benefits from road links to the rest of the Medway towns via the convenient Peninsula Way. You'll have cinema and theatre, restaurants and cafés, shopping, art galleries, a cathedral and thousand year old castle only a short journey away. The historic dockyards at Chatham are another great day out. This was where Lord Nelson started his naval career.

Further a field you have great links to the rest of Kent. This beautiful county, long known as the Garden of England, is full of beautiful trails and charming villages with olde worlde pubs. There are wonderful seaside resorts within a quick drive – be sure to check out the fresh seafood at Whitstable and the golden beaches of Broadstairs. Canterbury, with its charming streets and magnificent cathedral is another great place for a visit and, whenever you need a bit of serious retail therapy, just head for Bluewater.

Living so close to the Medway Towns you've got great rail connections up to London and down to the coast, while the M2 and M20 are also within easy distance. Whether you commute daily to the capital or work nearby, Nightingale Rise is a great location.

With so much to offer this is the perfect place to call home.



KITCHEN

- Contemporary grey gloss kitchen units
- Modern Dark Ash worktops
- Fridge Freezer
- Washing machine
- Single oven, cooker hood and 4 burner gas hob

HEATING & ELECTRICAL

- Combi boiler
- Dual zoned 3 way heating programme

SPECIFICATION

BATHROOM & WC

- White bathroom suite including mirror lights and shaver socket
- Heated towel rail
- Chrome taps with shower above bath

GENERAL

These homes feature an open plan lounge diner with plenty of storage space, fully fitted kitchen and downstairs WC. French doors lead out to a turfed garden with a path and shed.

- Internal white 6 panel doors
- Grey carpet to Lounge, Landing, Bedrooms and Stairs
- Amtico flooring in Nordic Oak to Kitchen and Hallway and downstairs WC
- Marbles Grey Matte tiles in Bathroom

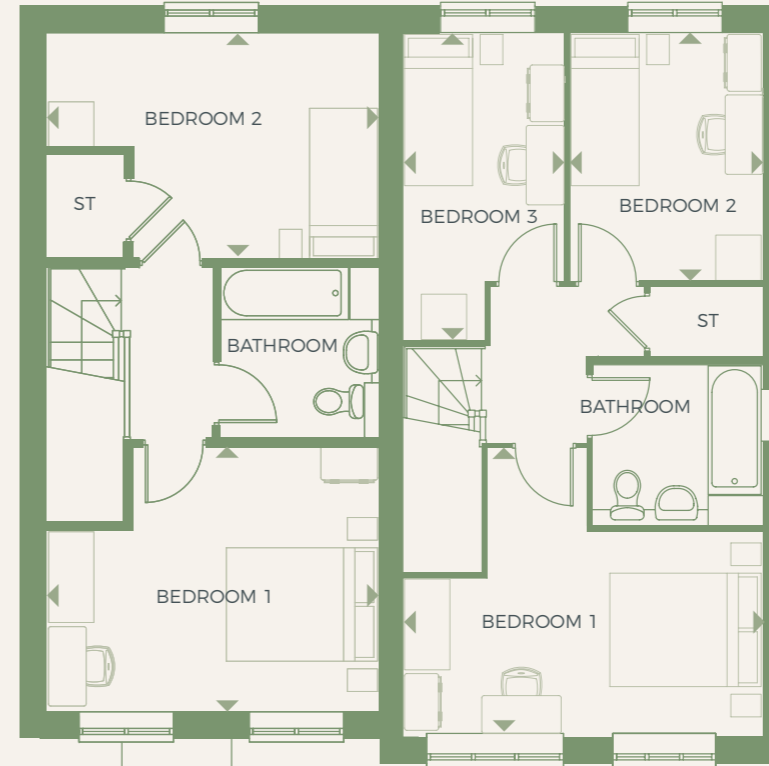
- TV Point to lounge and Bedroom 1
- Outside water tap and water butt
- Rotary dryer
- Ultra fast fibre connectivity



FLOOR PLANS

PLOT 238

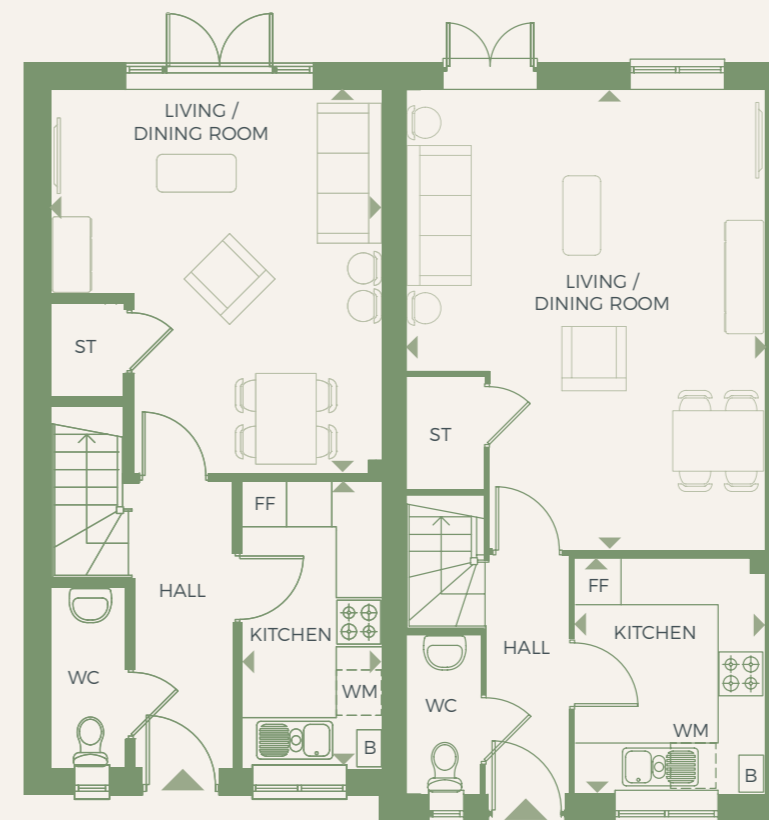
PLOT 239



FIRST FLOOR

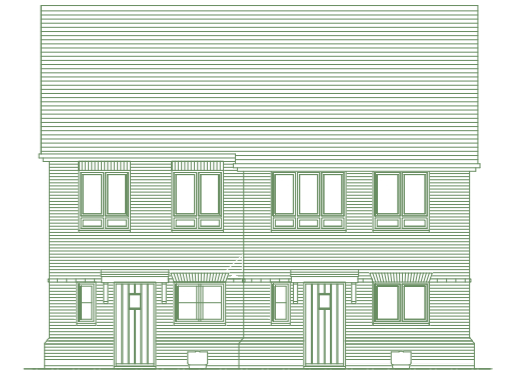
PLOT 238

PLOT 239



GROUND FLOOR

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



PLOT 238

2 BEDROOM HOUSE

DIMENSIONS

LIVING/DINING ROOM

5.10m X 4.40m 16' 10" X 14' 5"

KITCHEN

3.81m X 1.89m 12' 6" X 6' 2"

MASTER BEDROOM

4.40m X 3.53m 14' 5" X 11' 7"

BEDROOM 2

4.40m X 3.02m 14' 5" X 9' 10"

TOTAL AREA APPROX - 80 m² / 861 ft²

PLOT 239

3 BEDROOM HOUSE

DIMENSIONS

LIVING/DINING ROOM

6.09m X 4.76m 20' 0" X 15' 8"

KITCHEN

3.14m X 2.52m 10' 4" X 8' 3"

MASTER BEDROOM

4.77m X 3.82m 15' 8" X 12' 6"

BEDROOM 2

3.29m X 2.55m 10' 9" X 8' 5"

BEDROOM 3

4.07m X 2.15m 13' 4" X 7' 0"

TOTAL AREA APPROX - 86 m² / 926 ft²

WM - Washing Machine

FF - Fridge Freezer | B - Boiler

W - Wardrobe | St - Storage





NIGHTINGALE RISE

HOO ST WERBURGH KENT

KEY

- | | |
|--------------------------------------|---------------------------------------|
| 1. Peninsula Bowls Club | 14. Gads Hill School |
| 2. The Hundred of Hoo Primary School | 15. Cobham Hall Independent School |
| 3. The Hundred of Hoo Academy | 16. University of Greenwich |
| 4. Hoo Sports Club | 17. Dockside Outlet Shopping Centre |
| 5. Co-op | 18. Rochester Valley Park |
| 6. SPAR | 19. Pentagon Shopping Centre |
| 7. Hoo Marina Park | 20. Bluewater Shopping Centre |
| 8. English Heritage - Upnor Castle | 21. Medway Maritime Hospital |
| 9. The Historic Docklands | 22. Shorne Woods Country Park |
| 10. Rochester Castle | 23. Rochester & Cobham Park Golf Club |
| 11. Rochester Cathedral | 24. Medway Yacht Club |
| 12. Rochester High Street | 25. Cyclopark |
| 13. Copper Rivet Craft Distillery | |



LOCATION MAP

The Dartford Crossing is just 23 minutes from your new home, while a new Thames river crossing is planned between the M2 at Rochester and the M25 in Essex.

Ebbsfleet International, with high-speed train services to London St Pancras, takes just 18 minutes. The terminal also offers Eurostar connections to the continent.



PLEASE CONTACT FOR MORE INFORMATION

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