



STRANDVIEW

GILLINGHAM

A COLLECTION OF 20 THREE BEDROOM MODERN,
SHARED OWNERSHIP HOUSES

WELCOME TO STRANDVIEW

A COLLECTION OF STYLISH NEW HOMES
CLOSE TO THE RIVER IN ONE OF GILLINGHAM'S
MOST ATTRACTIVE AREAS

The new community at Strandview offers the perfect opportunity to buy a beautiful new home, built to the highest standards. You'll have everything you need for contemporary living, including fitted kitchen, stylish bathroom, well-proportioned bedrooms and light, spacious living areas, set in an excellent location looking out over the River Medway.



STRANDVIEW

GILLINGHAM



Computer generated image - finished build may differ



GILLINGHAM, KENT

SET ON THE BANKS OF THE RIVER MEDWAY, GILLINGHAM IS SURROUNDED BY SOME OF KENT'S MOST BEAUTIFUL COUNTRYSIDE YET IS ALSO WITHIN EASY COMMUTING DISTANCE OF LONDON.

Gillingham is one of the Medway Towns, a collection of connected urban areas that trace their history back to the Domesday book. You'll be living near the famous Chatham Dockyards which played such an important part in our naval history and where Nelson's flagship, HMS Victory, was built.

Today, Gillingham has a thriving business park and its street market attracts people from right across the area.

GO WITH THE FLOW

THE STRAND IS AN EASY WALK FROM YOUR FRONT DOOR OFFERING A LIDO, BOATING LAKE, CRAZY GOLF AND A MINIATURE RAILWAY.

If you love messing about on the water, Gillingham Marina is also close by offering excellent facilities and one of the largest chandleries in the area. Or you can opt for a Medway cruise and let someone else do the driving as you explore the historic sites along the river.

STEP BACK IN TIME

On dry land there are so many wonderful places to visit that will whisk you back through the centuries. Rochester Castle was built in the 1080s to guard this important stretch of river, while the Cathedral can trace its roots back even further. There has been a place of worship on this site since the

7th century. This is Dickens country and Rochester High Street is full of charming cafés and intriguing shops. Upnor Castle, originally built by Queen Elizabeth I is a great day out, as is Britain's biggest and best preserved Napoleonic fort at Amherst.

A PLACE FOR THE FUTURE

Gillingham and the Medway Towns offer everything you want for your contemporary lifestyle. There's great shopping - be sure to check out to fabulous choice of stores at the Dockside Outlet Centre and Hempstead Valley Shopping Centre or slightly further afield you can enjoy a full retail therapy session at Bluewater.

There's excellent entertainment too, with a choice of theatres and other live venues, including concerts at Rochester castle, together with local cinemas and nightclubs. Whether it's fine dining by the river or a quick takeaway at the end of the day's work, you'll find all the choice you could ask for on hand.

Gillingham is located right in the heart of Kent, the garden of England. From picnics on the local Darland Banks to days on the beach in Broadstairs, this beautiful county offers so much.



10

REASONS TO CHOOSE GILLINGHAM

1



Love water sports? The Medway offers sailing, kayaking, paddle boarding and more. There are also nature reserves, bird sanctuaries and historic forts to admire along the banks.

THE RIVER MEDWAY

2



With Hempstead Valley, Bluewater and the Pentagon Centre nearby, you have a great choice of shopping malls. There's a Tesco Express and an ASDA superstore within easy distance.

SHOP TILL YOU DROP

3

There's so much to do for children in the area. Whether skating at Planet Ice, honing their skills at Ninja Warrior or indoor climbing at Arethusa there are lots of adventures to be had.

FUN FOR FAMILIES



4



Opened in Queen Victoria's time, the Lido is the only remaining riverside, tidal saltwater pool in the country. The Park has an outdoor gym and is a great starting point for river walks.

THE STRAND LEISURE PARK

5

A fun day out for all the family. 114 hectares of woodland, orchards, grass land and meadows at this former farmland on the North Downs. Free parking, signposted walks, cafe and a large childrens playground make it ideal for long or short walks.

CAPSTONE PARK



6

PRIESTFIELD
STADIUM

This historical football stadium is home to League 2 Gillingham Football Club that was founded in 1893 and originally named New Brompton FC. Aside from football it also hosts a range of events from music to fetes, athletics meetings and rugby fixtures.



7

GOOD SCHOOLS

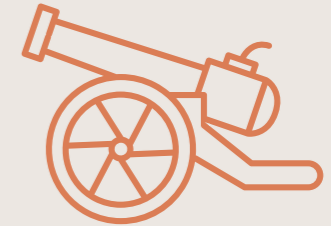


There are schools for children of all ages from nursery upwards in the local area. The University of Kent, University of Greenwich and MidKent College all have a campus nearby.

8

ROYAL ENGINEERS MUSEUM

The Corps of Engineers is headquartered in Chatham. Their museum charts 300 years of their history and exhibits include the world's first guided torpedo and a deadly V2 rocket.



9

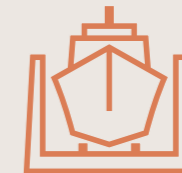
RIVERSIDE COUNTRY PARK

The ideal place for a walk, cycle or jog, this beautiful country park runs alongside the Medway estuary. You'll discover ponds, reeds, mudflats, saltmarsh and a variety of wildlife.

10

THE HISTORIC DOCKYARD CHATHAM

Take yourself back to our maritime past. A cold war submarine, Victorian sloop and World War II destroyer are among the ships you can climb aboard and explore for yourself.



LOCAL AREA

- 1. Upnor Castle
- 2. Chatham Historic Dockyard
- 3. High Street, Gillingham
- 4. Buckmore Park Kart Circuit
- 5. Chatham Maritime Marina
- 6. The Quays, Chatham



1

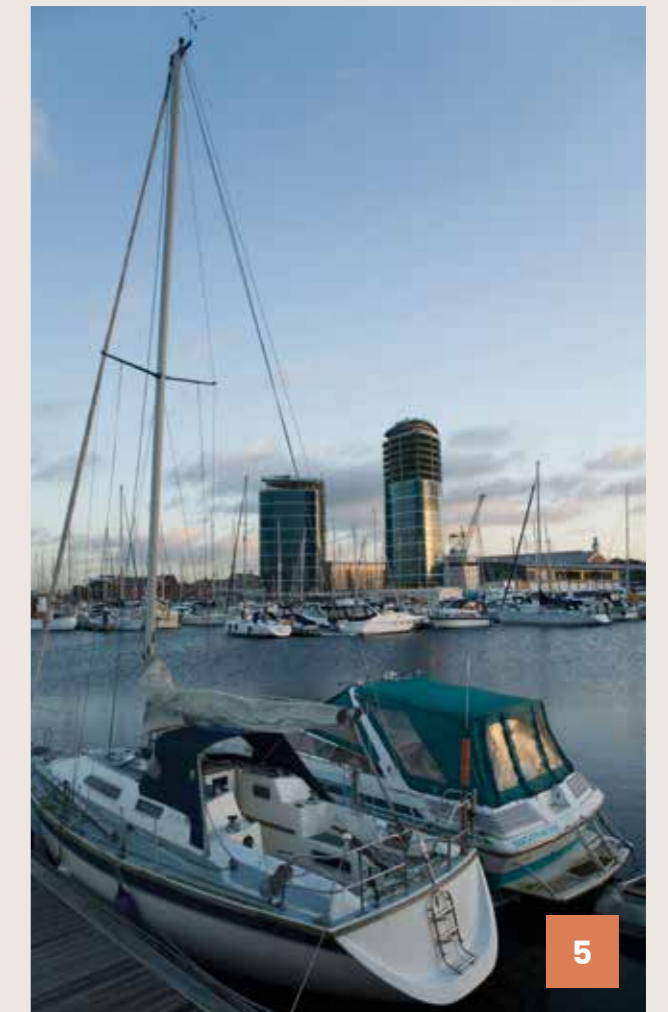
2



3



4



5



6

OUT & ABOUT

Halfway between London and Dover, situated on the old Roman road to the coast, the Medway Towns have long been an important part of Britain's transport network. Today, more than ever.

Direct London trains from Gillingham run to Victoria, London Bridge and St Pancras International. There are excellent bus services too, reaching out across the Medway Towns.

The M2 motorway runs close by and offers a quick road route to London and the North Kent coast. It also links you with the M25 and national motorway network.

When you're heading abroad, the Channel Tunnel and Dover ferry service are both within easy reach and Gatwick, London City and Luton airports are straightforward to get to (there are direct trains to Luton town). Living at Strandview, you enjoy excellent connections to everywhere.








TRAVEL TIMES

WALKING from Strandview

-  The Strand Leisure Park **0.2 miles**
-  The River Medway **0.4 miles**
-  Medway Park Gym & Pool **1.1 miles**
-  Gillingham Station **0.9 miles**
-  Riverside Country Park **1.8 miles**

TRAIN from Gillingham Station

-  Stratford International **37 mins**
-  Canterbury East **41 mins**
-  London St Pancras International **45 mins**
-  London Victoria **51 mins**
-  Charing Cross **1 hr 25 mins**

CYCLING from Strandview

-  Dockside Shopping Centre **1.7 miles**
-  Historic Dockyard **1.8 miles**
-  Pentagon Shopping Centre **2.4 miles**
-  Chatham **2.6 miles**
-  Upnor Castle **6.1 miles**

DRIVING from Strandview

-  Chatham Maritime Marina **2.1 miles**
-  Asda Pier Road **1 mile**
-  Medway Maritime Hospital **1.6 miles**
-  Capstone Farm Country Park **3 miles**
-  Big Cat Sanctuary **25.3 miles**

*Distances calculated using goglemaps. Travel times according to national rail enquiries

EXPLORE
MORE



GILLINGHAM



1. The Pentagon Shopping Centre
2. Medway Maritime Hospital
3. Sainsbury's
4. Chatham Maritime Watersport Centre
5. University Of Greenwich
6. Medway Park Gym & Pool
7. Holcombe Hockey Club
8. Chatham Snowsports Centre
9. Kings Rochester Sports Centre
10. Rochester City Airport
11. Asda Chatham Superstore
12. ALDI
13. Gillingham Golf Course
14. The Historic Dockyard Chatham
15. Upnor Castle
16. Rochester Cathedral and Castle
17. Kings Grammar school
18. Morrisons
19. Hempsted Valley Shopping Center
20. Gillingham Football Club
21. The Great Lines Park and WW2 Memorial
22. Diggerland theme park, cinema complex

WELCOME HOME

KITCHEN / LIVING / DINING

- Contemporary handleless kitchen
- Stylish square edge laminate worktop
- Glass splash back behind the hob
- 1.5 bowl composite sink and brushed steel mixer tap
- Integrated stainless steel single oven
- 4 ring gas hob
- Integrated Fridge / Freezer
- Integrated extractor hood
- LVT flooring to entrance hallway, kitchen/dining and living room (house type 1 only)
- Carpets to living room of house type 2 and 3
- Brushed chrome plates and sockets to kitchen area
- Recessed LED downlights to kitchen
- Television Satellite Socket
- Washing machine in ground floor cupboard

BATHROOM

- Semi-recessed basin with mono chrome mixer tap
- White back to wall WC pan with concealed cistern and polished chrome dual flush push button and soft close seat

- Contemporary white bath with a wall mounted thermostatic bath / shower mixer and slide rail
- Shower screen to bath
- Shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Large format porcelain tiles to bath/shower enclosure walls
- Glazed porcelain tiles to bathroom floor and walls

CLOAK ROOM

- White back to wall WC pan with concealed cistern and polished chrome dual flush push button and soft close seat
- Wall mounted pedestal sink with mono chrome mixer tap
- LVT flooring to cloak room

EN-SUITE

- White back to wall WC pan with concealed cistern and polished chrome dual flush push button and soft close seat
- Half pedestal sink with mono chrome mixer tap
- White shower tray with thermostatic shower with slide rail

BEDROOM(S)

- Built in wardrobes to master bedroom
- White pendant lighting to all bedrooms
- Carpets to all bedrooms

GARDEN

- Private garden to all homes
- Second floor terrace to house types 2 and 3

GENERAL

- Gas central heating
- White wall mounted radiators
- White walls and ceilings throughout
- Telephone points to living room and master bedroom
- Pendant lights to living and dining rooms (HT 1 has recessed spotlights to living/dining room)
- Pre-wired BT internet/TV/telephone services
- New Homes 10 year warranty
- Wired heat, smoke and carbon monoxide detectors






STRANDVIEW

GILLINGHAM

SITE PLAN

KEY TO HOUSE TYPES

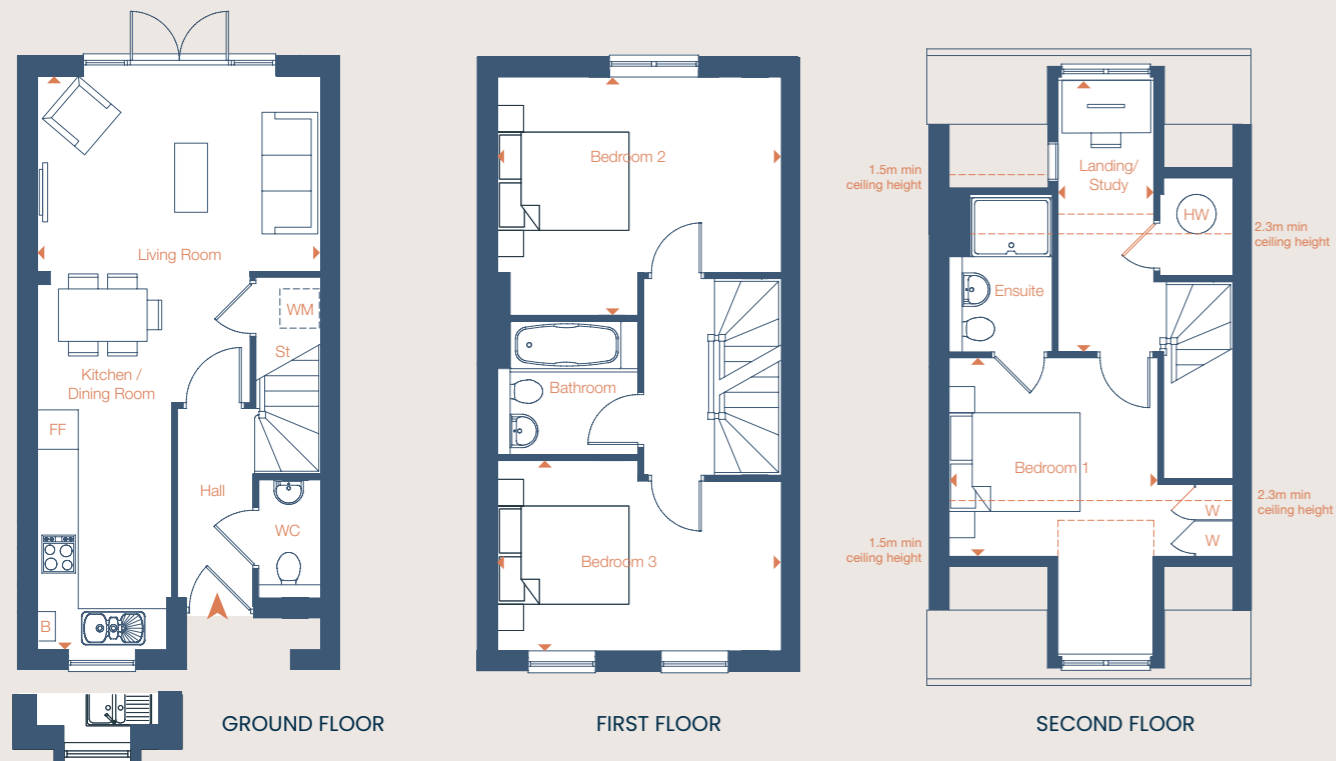
-  House Type 1
-  House Type 2
-  House Type 3





HOUSE TYPE 1

PLOTS H3, H4, H5, H6, H7, H8, H13, H14, H15, H16, H17 & H18



Alternative layout to Plots H5, H6, H15 & H16

TOTAL AREA - 101.0 m² / 1087 ft²

LIVING/KITCHEN/ DINING ROOM	8.75m X 4.33m	28' 8" X 14' 3"
BEDROOM 1	3.18m X 3.08m	10' 5" X 10' 1"
BEDROOM 2	4.33m X 3.63m	14' 3" X 11' 11"
BEDROOM 3	4.33m X 3.07m	14' 3" X 10' 1"
LANDING/STUDY	4.14m X 1.46m	13' 7" X 4' 9"



- WD Washer Dryer
- FF Fridge Freezer
- W Wardrobe
- St Storage
- HW Hot Water Cylinder

Dimension shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a +/- 50mm (2") tolerance. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.



HOUSE TYPE 2

PLOTS H1, H2, H19 & H20



TOTAL AREA - 104.0 m² / 1119 ft²

KITCHEN/DINING ROOM	5.24m X 4.33m	17' 2" X 14' 3"
STUDY	2.46m X 2.05m	8' 1" X 6' 9"
LIVING ROOM	4.33m X 3.10m	14' 3" X 10' 2"
BEDROOM 1	3.23m X 2.96m	10' 7" X 9' 9"
BEDROOM 2	4.33m X 3.44m	14' 3" X 11' 3"
BEDROOM 3	4.33m X 2.70m	14' 3" X 8' 10"



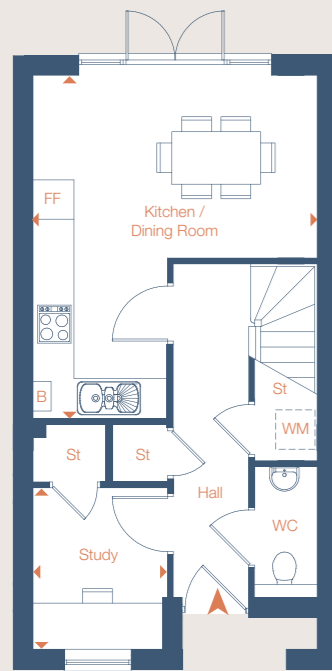
- WD Washer Dryer
- FF Fridge Freezer
- W Wardrobe
- St Storage
- HW Hot Water Cylinder

Dimension shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a +/- 50mm (2") tolerance. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.

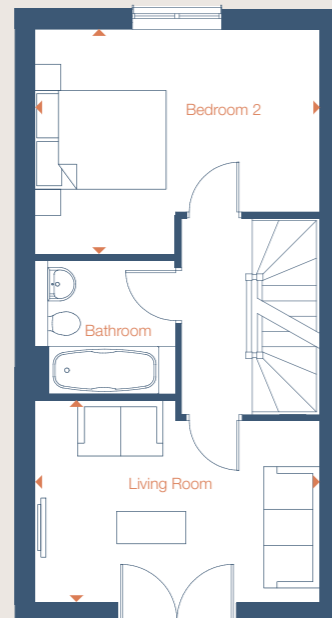


HOUSE TYPE 3

PLOTS H9, H10, H11 & H12



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

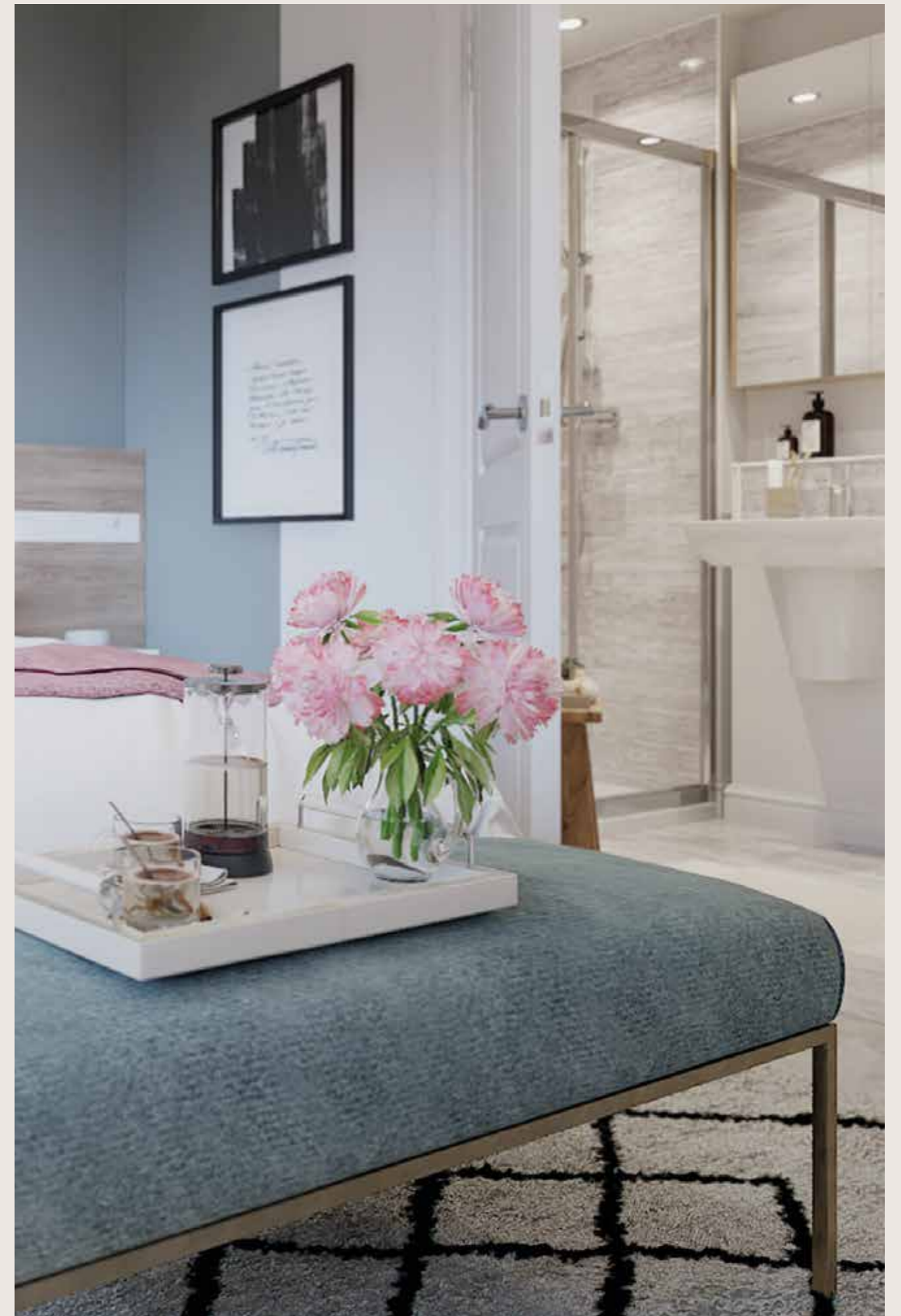
TOTAL AREA - 104.0 m² / 1119 ft²

KITCHEN/DINING ROOM	5.24m X 4.33m	17' 2" X 14' 3"
STUDY	2.46m X 2.05m	8' 1" X 6' 9"
LIVING ROOM	4.33m X 3.10m	14' 3" X 10' 2"
BEDROOM 1	3.23m X 2.96m	10' 7" X 9' 9"
BEDROOM 2	4.33m X 3.44m	14' 3" X 11' 3"
BEDROOM 3	4.33m X 2.70m	14' 3" X 8' 10"



- WD Washer Dryer
- FF Fridge Freezer
- W Wardrobe
- St Storage
- HW Hot Water Cylinder

Dimension shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a +/- 50mm (2") tolerance. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.





01634 565333

sales@mhs.org.uk

www.mhs.org.uk

All photography is indicative of typical home styles only. Internal finishes at Strandview may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.



mhs
homes group