



# Dairy Fields

ALLHALLOWS – ROCHESTER



A range of three bedroom homes with spectacular countryside views situated on a quiet country lane.

## Dairy Fields

A range of three bedroom semi detached and detached homes, finished to a high quality standard with gardens and parking on a private development.

Designed for a range of lifestyles, this unique development is connected to the community and countryside, surrounded by farmland.

Whether you are a professional, retiree or raising a family you'll be perfectly placed at Dairy Fields.

Dairy Fields gets its name from the history of the site. Formally a dairy, a part of Binney Farm. Panoramic views, reaching across to the Thames, Isle of Grain and North sea give a fantastic outlook, with a different scene from every angle of the homes.



### Village Life

## Allhallows

Allhallows is a village and civil parish on the Hoo Peninsula in Kent, under the unitary authority of Medway Council. The Hoo Peninsula is a jutt of land above Rochester, sandwiched between the Medway and the Thames and divided from the Isle of Grain by the Yantlett Creek.

Allhallows village is in two parts: the ancient Hoo All Hallows and the 20th century holiday colony Allhallows-on-Sea. Hoo All Hallows is clustered round the parish church of All Saints. All Saints church dates from the 12th century and is the only Grade I listed building on the Hoo Peninsula. The modern holiday village of Allhallows-on-Sea lies to the north of the village and was developed by Southern Railways in the 1930s. Their original planned development never took place because of World War II, but there is a now a Haven holiday park and some residential properties on the estuary.

The village is a small community, yet well connected to motorway and transport links.

Allhallows Primary Academy is within walking distance of Dairy Fields, whilst for secondary school education Medway has a selection of private and comprehensive schools.

Allhallows beach, on the Thames estuary, is possibly the closest 'proper' beach to London. Along with having a good section of sandy beach makes this a popular spot with families.

The Hoo Peninsular and Thames Estuary are famous for the spectacular views and abundant birdlife, making it a hot spot for bird watchers and those interested in wildlife.





## Surrounding Areas

Medway is one of the South East's most aspiring and developing destinations, marrying its celebrated heritage with a rapidly emerging, continental-style cultural scene.



From castles, cathedrals, museums and galleries to family attractions, events and festivals, beautiful riverside walks and natural adventures galore, Medway is the perfect place to spend time together.

Close to London and within easy reach of many of Kent's other attractions and famous beaches, Medway takes its name from the magnificent river that flows through its heart.

Individually, Medway's towns have their own unique identity and place in history – in particular Rochester with its iconic castle and cathedral and connections to Charles Dickens, and Chatham with its maritime and military heritage and defences.

With seven award winning parks, 70 miles of cycle routes and three nature reserves, you will certainly lose yourself in the beautiful countryside that Medway has to offer.

Medway also has a thriving cultural and creative scene. From art galleries and exhibitions to creative festivals, make sure your visit takes in the cultural gems and immerse yourself in the creative talents of local artists.

Medway boasts a grain to glass gin distillery, where tours can be booked allowing you to delve into the rich history of the Royal Dockyard. There are also micro-breweries, numerous gastro eateries, a range of waterfront dining options as well as food and drink festivals.

There are farmers markets, shopping centres and a range of charming contemporary shops that line Rochester's cobbled high street. Not to mention escape rooms, a ski slope, laser tag arena, trampoline parks, a JCB digger-themed adventure park and a range of water sports. Plus, the ever-popular Call the Midwife tour, which is a must for any fan.

The area is also the South East's festival and events capital. From bustling street festivals, theatre performances and exhibitions to major international sporting events at Medway Park, Medway hosts more than 30 days of free festivals and events each year.



Computer generated image



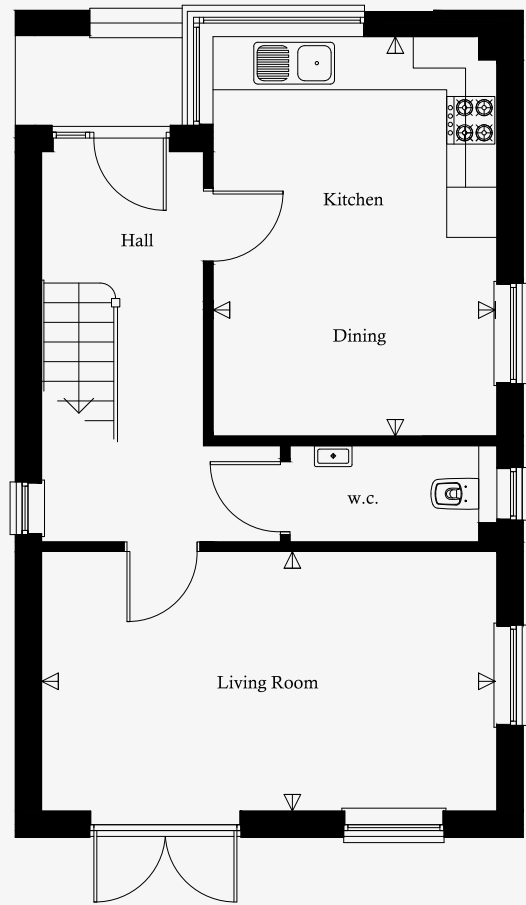
# Site Plan



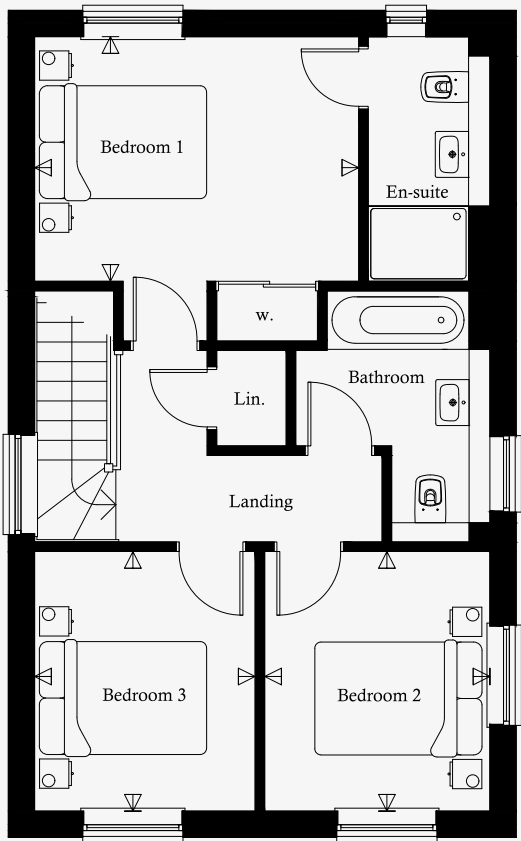


# Home 1

Three Bedroom Detached 1052 SqFt



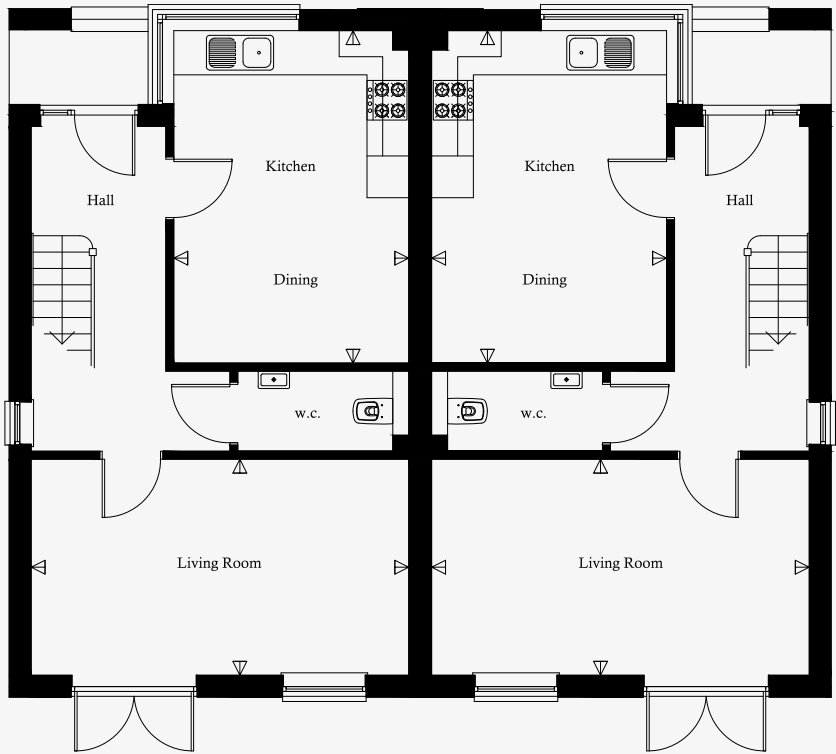
Kitchen/Dining Room	3.38m x 4.78m	11'-1" x 15'-8"
Living Room	5.43m x 3.11m	17'-10" x 10'-2"



Bedroom One	3.88m x 2.93m	12'-9" x 9'-7"
Bedroom Two	2.68m x 3.11m	8'-10" x 10'-2"
Bedroom Three	2.69m x 3.11m	8'-10" x 10'-2"

# Homes 2-9

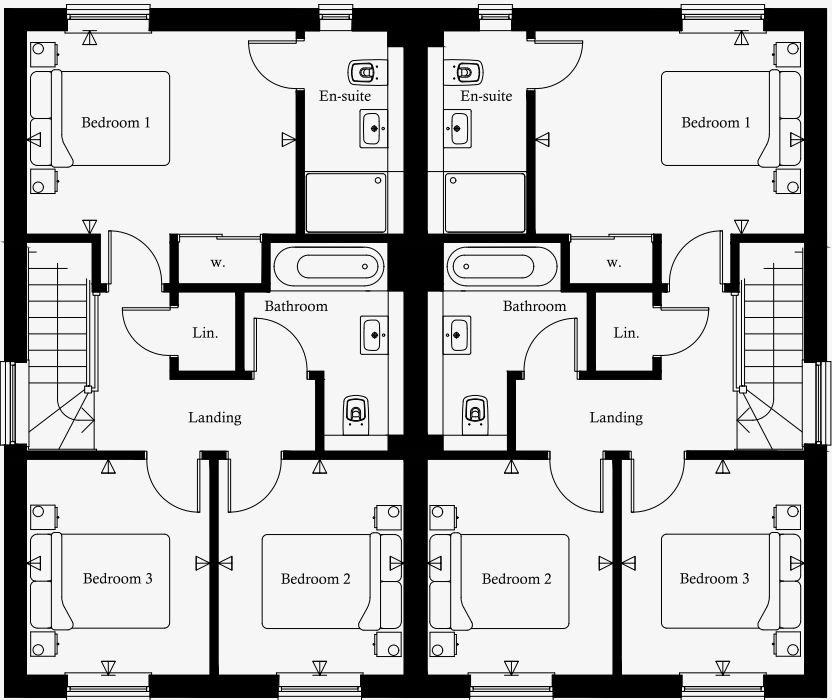
Three Bedroom Semi-Detached 1052 SqFt



Homes 2,4,6,8

Kitchen/Dining Room	3.38m x 4.78m	11'-1" x 15'-8"
Living Room	5.43m x 3.11m	17'-10" x 10'-2"

Homes 3,5,7,9



Homes 2,4,6,8

Bedroom One	3.88m x 2.93m	12'-9" x 9'-7"
Bedroom Two	2.68m x 3.11m	8'-10" x 10'-2"
Bedroom Three	2.64m x 3.11m	8'-8" x 10'-2"

Homes 3,5,7,9

## Specification

### Kitchen Features

- Laminate worktops with matching upstands
- Modern cabinets and doors
- Single oven
- Induction hob
- Integrated fringe-freezer
- Integrated dishwasher
- Integrated washer-dryer
- Sink and bowl

### Bathrooms/Ensuites

- Porcelanosa wall tiles from selected ranges
- Contemporary white sanitaryware by Roca and Vado
- Low profile shower tray
- Shaver points
- Full height tiling to shower enclosure and above shower/bath
- Half height tiling to all walls containing sanitaryware
- Polished chrome fittings
- Chrome heated towel rails
- Stylish vanity unit beneath washbasin

### Electrical Fittings

- White switch plates and sockets throughout
- TV points to living room, kitchen, dining room and bedrooms
- Telephone points to hall, living room and bedrooms 1
- Energy efficient white LED downlighters to the kitchen, bathroom and ensuite

- Pendants to the hallway, cloakroom, landing, living room and all bedrooms
- Provision for Sky plus HD (box, dish and subscription not included)
- Provision for home working pod beneath stairs (fitted furniture not included)

### Central Heating & Hot Water

- Energy efficient combination boiler with radiators throughout controlled by thermostatic valves

### Interior

- Five vertical panel internal doors
- Chrome door fittings
- White painted walls and ceiling with smooth finish
- Wardrobe to the master bedroom

### Finishing Touches

- Stylish vinyl flooring to bathrooms and ensuites
- Contemporary vinyl plank flooring to hall, cloakroom and kitchen/breakfast
- Carpets to living room, stairs, landing and all bedrooms

### Low Maintenance & Peace of Mind

- Double glazed PVCu windows with easy clean hinges
- PVCu fascia's and soffits for low maintenance
- Windows and doors with multi-point locking system
- Contemporary front door with Secured by Design compliance

- Interconnected smoke alarm system
- Provision for upgrade to wireless security alarm
- Loft pre-wired with downfeed for future photovoltaic panels

### External Features

- Landscaped front areas with feature planting
- Rear garden turfed as standard
- External cold-water tap
- External weatherproof double socket
- Mode 2 car charging point
- Timber Shed
- Marshalls Saxon paths and paving

### Services

- Mains electricity, gas and water
- Foul water drainage by gravity to mains
- Ultrafast Broadband as standard

### Warranty

- 10-year Global Structural Home Warranty
- Tenure

### Freehold

- The communal areas of the development will be maintained via a management company







## About

Aspire Designer Homes was founded in 2018 with the objective of elevating standards in the small housebuilder sector. The company specialises in developments across Kent, Surrey and Sussex, with a focus on quality and design, rather than volume.

Aspire's smaller-scale projects are generally less than 10 units and range from one-off, high-end houses through to exclusive new enclaves. Locations are chosen for their prestige, connections and ability to hold value. House types are bespoke to each development to ensure compatibility with the existing local vernacular and the prospective buyer.

A wealth of experience underpins Aspire Designer Home's values, with the Directors forming the company having each carved successful careers in the construction industry. Their amassed knowledge, training and property insights total in excess of 120 years, spanning a variety of disciplines, including chartered surveying, project management, residential development and civil engineering.

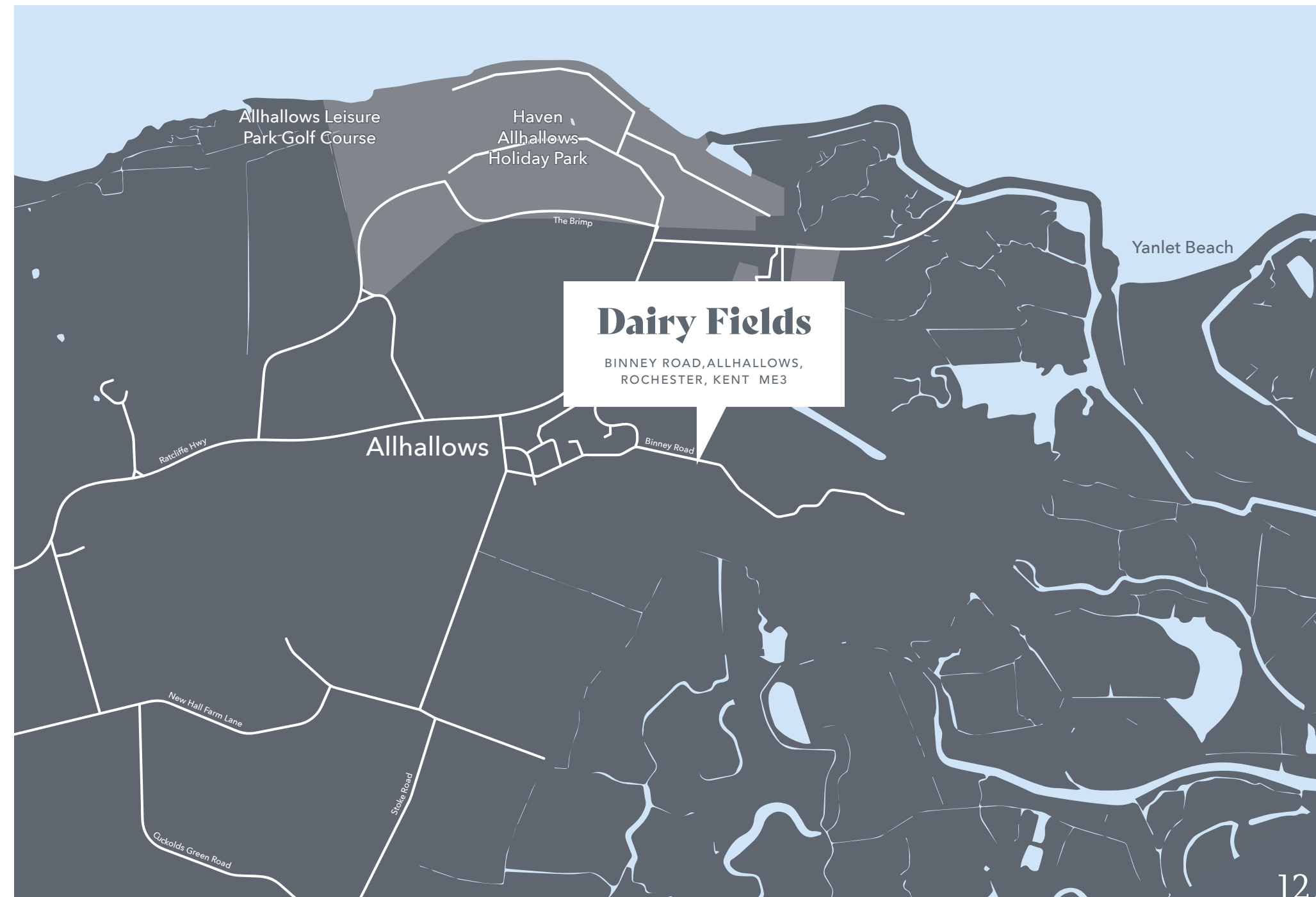
With all the company directors actively involved in the day-to-day running of Aspire Designer Homes, there is scope to be flexible, creative and responsive to ensure houses are tailored to exacting standards and individual needs – qualities synonymous with Aspire and fundamental to our mission in the delivery of each development.

Aspire Designer Homes also draws on its long-standing relationships with partners to keep developments on track and to maintain impeccable standards of finish. With the majority of these professional affiliations dating back more than 20 years, our hand-chosen site teams share a mutual goal of creating new homes that will be cherished and valued for years to come. Post-completion peace-of-mind comes in the form of attentive aftercare and a warranty supplied by Global Home Warranties.

Purchasers buying early enough in the construction process are free to influence the final specification of their home, creating the desired aesthetic by choosing colours and finishes throughout the property.

These individual choices are complemented by an outstanding specification, with electric vehicle charging points, fitted kitchens with appliances, floor coverings and gardens laid to lawn as standard. Aspire Designer Homes also prioritises working from home, with the provision of dedicated home offices or the option of a bespoke-designed workstation, super-fast broadband and intelligently-placed data/power supplies.

The team is also mindful of the environment, with all timber used coming from responsible and certified sources, superior levels of insulation and photovoltaic panels fitted to properties where possible, ensuring sustainability and affordability for future generations.





Strutt & Parker New Homes Kent  
2 St Margaret's Street  
Canterbury CT1 2SL

01227 473736  
[kentnewhomes@struttandparker.com](mailto:kentnewhomes@struttandparker.com)

Important Notice: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service.

Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you.

Particulars prepared April 2023 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited