

**Taylor
Wimpey**

Find your way around

CHURCH VIEW PHASE 2

HOO | ROCHESTER | KENT



CHURCH VIEW. A VERY SPECIAL PLACE TO BE

A warm welcome to Church View.

Located on the Hoo Peninsular in the village of Hoo St Werburgh, Church View boasts a collection of two, three, and four bedroom homes. Benefiting from far reaching views towards the River Medway, Hoo St Werburgh is a peaceful and friendly village.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

There are plenty of scenic walking and cycling routes to enjoy throughout the village, including part of the long-distance footpath, Saxon Shore Way. Benefiting from impressive views of the expansive countryside and the River Medway, you'll never tire of your stunning surroundings.

The village of Hoo is one of the most remote settlements in southern England but benefits from the city of Rochester being just 15 minutes away by car. With community benefits including a local GP surgery, a stock of schools for primary and secondary education, Hoo St Werburgh has a lot to offer.



Scenic walking and cycling routes on your doorstep



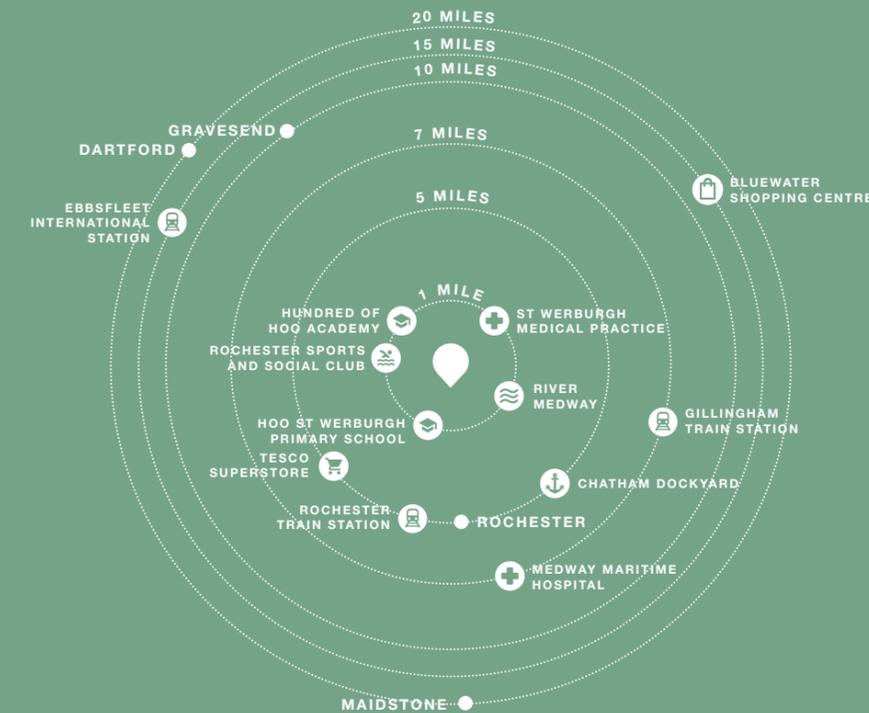
Primary and secondary schools nearby



Wine and dine in many restaurants on Rochester high street

THE PERFECT PLACE TO BE

Church View is ideally placed for both town and countryside lifestyles. With an abundance of open spaces on your doorstep and being just 5 miles away from Rochester, there is something for everyone in Hoo St Werburgh. Rochester Station is accessible in 13 minutes via car, offering commuters a direct service into London St Pancras International in 37 minutes. Local routes through the village lead to the A2 and M2 so that you can broaden your horizons.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Rochester Castle and Cathedral across the River Medway



Plenty of open space to spend time with the family



Chatham dockyard nearby



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know
CHURCH VIEW

HOO | ROCHESTER

Church View is an exciting collection of 2, 3 and 4 bedroom homes situated in the village of Hoo St Werburgh.

2 BEDROOM HOMES



The Canford
 2 bedroom home
Plots: 163, 164, 172, 178, 179, 207, 209, 212, 214, 217, 220, 234 & 320



2 bedroom home
Plots: 144*, 147*, 185*, 228*, 229* & 238*

3 BEDROOM HOMES



The Byford
 3 bedroom home
Plots: 132, 133, 135, 136, 162, 165, 167-171, 174, 175, 203, 205, 206, 213, 218, 219, 222, 223, 226, 227, 248, 249, 260, 261, 263-269, 286, 287, 294, 298, 299 & 301-304



The Kingdale
 3 bedroom home
Plots: 161, 166, 177, 180, 208, 210, 211, 215, 216, 221, 235-237, 250 & 319



The Braxton
 3 bedroom home
Plots: 150-155, 181-184, 201 & 202



3 bedroom home
Plots: 137-143*, 148*, 149*, 156-160* & 230-233*

4 BEDROOM HOMES



The Huxford
 4 bedroom home
Plots: 130, 271, 272, 305, 310, 311, 313, 316, 317 & 321



The Rossdale
 4 bedroom home
Plots: 131, 252, 254, 257, 258, 290, 291, 296, 307, 308, 326 & 327



The Trusdale
 4 bedroom home
Plots: 128, 173, 176, 204, 251, 253, 259, 273, 276, 277, 280, 281, 284, 285, 288, 293, 295, 306, 318, 323 & 324



The Manford
 4 bedroom home
Plots: 129, 134, 224, 225, 255, 256, 262, 270, 274, 275, 278, 279, 282, 283, 289, 292, 297, 300, 309, 312, 314, 315, 322 & 325



4 bedroom home
Plots: 145* & 146*

APARTMENTS



1 & 2 bedroom apartment
Plots: 186-200* & 239-247*

- *ah = Affordable Housing
- BCP = Bin Collection Point
- BS = Bin Store
- = Bollards
- CS = Cycle Store
- ▷ = Carport
- > = Drive Through
- ▶ = Garage
- LAP = Local Area of Play
- SS = Sub Station



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.
 45700 / October 2021.

THE CANFORD

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property featuring an open-plan living/dining area, with an under stairs cupboard and double doors leading to the garden. There's also a contemporary fitted kitchen and a guest cloakroom located off the entrance hallway. On the first floor, bedroom 1 features an en suite shower room, while there's also the family bathroom and a further double bedroom.

NETT TOTAL 64.1 sq. m. / 690 sq. ft.

GROUND FLOOR



Kitchen	3.03m x 1.84m	9'11" x 6'1"
Living/Dining Area	4.74m x 3.96m	15'7" x 13'0"

FIRST FLOOR



Bedroom 1	3.09m x 2.95m	10'2" x 9'8"
Bedroom 2	4.03m x 2.56m	13'3" x 8'5"

Plots: 163, 164*, 172*, 178, 179*, 207, 209, 212, 214*, 217*, 220, 234 & 320*

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. *Indicates plot is handed. 46352/April 2021.

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

The 3 bedroom Byford is a versatile home, perfect for first time buyers, couples and families looking for a little extra space. On the ground floor an open-plan kitchen/dining area opens through double doors to the garden. A living room, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with en suite, the family bathroom, a further double bedroom and single bedroom.

NETT TOTAL 89.0 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.04m x 2.88m	16'7" x 9'6"
Living Room	4.25m x 3.97m	14'0" x 13'0"

FIRST FLOOR



Bedroom 1	3.97m x 3.00m	13'0" x 9'10"
Bedroom 2	2.81m x 2.58m	9'3" x 8'6"
Bedroom 3	3.92m x 2.13m	12'11" x 7'0"

Plots: 132, 133*, 135, 136*, 162*, 165, 167, 168*, 169, 170*, 171, 174, 175, 203, 205, 206*, 213, 218, 219*, 222, 223*, 226, 227*, 248, 249*, 260, 261*, 263, 264*, 265, 266*, 267, 268, 269, 286, 287*, 294, 298, 299*, 301, 302*, 303 & 304*

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THE KINGDALE

3 BEDROOM HOME



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THE KINGDALE

The Kingdale is a 3 bedroom property featuring an open-plan kitchen/dining area and light and airy living room with double doors to the garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, a further double bedroom, a family bathroom and a bedroom which could alternatively be used as a study or nursery.

NETT TOTAL 95.1 sq. m. / 1,024 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.43m x 3.37m	17'10" x 11'1"
Living Room	5.43m x 3.09m	17'10" x 10'2"

FIRST FLOOR



Bedroom 1	4.11m x 3.13m	13'6" x 10'3"
Bedroom 2	2.96m x 2.54m	9'9" x 8'8"
Bedroom 3	3.41m x 2.38m	11'2" x 7'10"

Plots: 161, 166*, 177, 180*, 208*, 210*, 211*, 215, 216, 221*, 235*, 236, 237*, 250* & 319

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

The Huxford is a 4 bedroom home ideally suited to growing families. On the ground floor you will find a front-facing living room, a kitchen/dining area with double doors to the garden, and a guest cloakroom. Bedroom 1 with en suite, three further bedrooms and the family bathroom are located on the first floor.

NETT TOTAL 107.4 sq. m. / 1,156 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.71m x 3.04m	18'9" x 10'0"
Living Room	4.64m x 3.65m	15'3" x 12'0"

FIRST FLOOR



Bedroom 1	3.40m x 3.17m	11'2" x 10'5"
Bedroom 2	3.22m x 2.85m	10'7" x 9'4"
Bedroom 3	3.25m x 2.21m	10'8" x 7'3"
Bedroom 4	2.53m x 2.40m	8'4" x 7'11"

Plots: 130*, 271*, 272*, 305, 310, 311, 313, 316, 317 & 321

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to a spacious kitchen/dining area, which has double doors to the garden. A living room and a separate study are found at the front of the property, while there's also a cloakroom and an under stairs storage cupboard. Bedroom 1 with en suite and three further double bedrooms are found upstairs, along with a family bathroom and useful storage area.

NETT TOTAL 127.1 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.13m x 3.29m	26'8" x 10'10"
Living Room	4.76m x 3.89m	15'8" x 12'9"

FIRST FLOOR



Bedroom 1	3.89m x 3.03m	12'9" x 10'0"
Bedroom 2	3.34m x 3.10m	11'0" x 10'2"
Bedroom 3	3.67m x 3.04m	12'1" x 10'0"
Bedroom 4	3.29m x 2.76m	10'10" x 9'1"

Plots: 129, 134, 224, 225, 255*, 256*, 262, 270, 274, 275, 278, 279, 282*, 283*, 289*, 292*, 297, 300, 309*, 312*, 314*, 315*, 322 & 325*

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. Day-to-day life is centred around the contemporary kitchen/dining area with double doors to the garden, while a spacious living room is perfect for relaxing. On the first floor is a family bathroom and two bedrooms. On the top floor you'll find bedroom 1 with en suite, which has a high vaulted ceiling.

NETT TOTAL 99.4 sq. m. / 1,070 sq. ft.

GROUND FLOOR



Kitchen/Dining area
4.26m x 3.39m 13'9" x 11'1"

Living Room
4.23m x 3.19m max 13'8" x 10'4" max

FIRST FLOOR



Bedroom 2
4.26m x 2.82m max 13'9" x 9'2" max

Bedroom 3
3.59m x 2.11m 11'7" x 6'9"

SECOND FLOOR



Bedroom 1
5.56m x 3.16m max 18'2" x 10'3" max

 **Plots:** 150, 151*, 152, 153*, 154, 155*, 181, 182*, 183, 184*, 201 & 202*

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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large kitchen/dining area, with a handy utility area provides access to outside. A living room has double doors to the garden, while there's also a guest cloakroom and storage cupboard off the hallway. Two ample bedrooms, including bedroom 1 with en suite facilities, plus two additional bedrooms and family bathroom, occupy the first floor.

NETT TOTAL 113.9 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.10m x 3.62m	20'1" x 11'11"
Living Room	6.10m x 3.49m	20'1" x 11'6"

FIRST FLOOR



Bedroom 1	3.53m x 3.04m	11'7" x 10'0"
Bedroom 2	3.65m x 2.96m	12'0" x 9'9"
Bedroom 3	3.05m x 2.52m	10'0" x 8'3"
Bedroom 4	3.59m x 2.26m	11'9" x 7'5"

 **Plots:** 131, 252*, 254, 257, 258, 290, 291, 296, 307*, 308, 326 & 327

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The hallway leads to a large dual-aspect living room with double doors to the garden, plus a kitchen/dining area with a utility area. Under stairs storage and a guest cloakroom complete the ground floor.

Upstairs, bedroom 1 has an en suite shower room, and there are also three well-proportioned bedrooms, as well as the family bathroom.

NETT TOTAL 113.9 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.10m x 3.61m	20'1" x 11'10"
Living Room	6.10m x 3.49m	20'1" x 11'6"

FIRST FLOOR



Bedroom 1	3.51m x 3.04m	11'7" x 10'0"
Bedroom 2	3.63m x 2.96m	11'11" x 9'9"
Bedroom 3	3.05m x 2.52m	10'0" x 8'3"
Bedroom 4	3.55m x 2.26m	11'8" x 7'5"

 **Plots:** 128*, 173*, 176, 204, 251*, 253, 259*, 273*, 276, 277, 280*, 281, 284*, 285, 288*, 293, 295*, 306, 318, 323 & 324*

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FROM LOOKING ROUND TO MOVING IN...



CHURCH VIEW

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FROM THE NORTH-WEST

- From Watling St/A2, take the A289 exit towards A228/Gillingham/Grain
- Continue on Hasted Rd/A228
- In 3.2 miles, at Four Elms Roundabout, take the 1st exit on Four Elms Hill/A228
- At the roundabout, take the 2nd exit onto Main Rd Hoo, and then continue straight over the next roundabout
- Continue straight onto Stoke Road and in 0.2 miles, your destination will be on the right

FROM THE M2

- On the M2, at Junction 1, take the A289 exit to A228/Gillingham/Grain
- Continue on Hasted Rd/A289 for 3.2 miles
- At Four Elms Roundabout, take the 1st exit on Four Elms Hill/A228
- At the roundabout, take the 2nd exit onto Main Rd Hoo, and then continue straight over the next roundabout
- Continue straight onto Stoke Road and in 0.2 miles, your destination will be on the right

