PART OF EBBSFLEET GARDEN CITY

PARKVIEW

SPRINGHEAD PARK

A CONTEMPORARY COLLECTION OF
1 & 2 BEDROOM APARTMENTS AND
2, 3 & 4 BEDROOM HOMES
At Countryside, we know that every single one of us is different, with our own tastes, opinions and preferences, which is why we’ve chosen a diverse assortment of home designs at Parkview, our latest collection of new homes at Springhead Park. Providing a combination of classic and contemporary designed homes at Parkview, we utilise the best in modern construction techniques, local materials and style.

Buying a home is one of the most important decisions you will ever make, which is why all homes at Parkview are not only planned to offer you maximum space, light, comfort and security, but a true mix of property styles, with something to suit each and every one of our customers.
At Springhead Park you have the unrivalled benefit of living on a new development that has already established itself within the local area and community, with strong and reliable transport links such as the Fastrack bus service already in place.

Surrounded by a 2.5 acre Central Park you can live with the peace and quiet of green open space without losing the thrill of metropolitan living when you want it.

Springhead Park’s meticulously planned and well-thought-out streetscapes, tree-lined boulevards and open spaces work in unison with construction and technological advances, such as super-fast fibre optic connections, high speed broadband and HD output TV points.

From the serenity of living within Kent’s countryside, the Garden of England, complete with sweeping transport connections and excellent shopping and leisure facilities close by, Springhead Park has it all.

Community activities are frequently planned to bring about a vibrant and exciting neighbourhood. By complementing the communal roots strongly in place at Springhead Park – this phase brings new life to an already established and thriving community.

THE ESTABLISHED COMMUNITY
The 2.5 acre Central Park forms the hub to the community, providing open space for all to enjoy. A formal area with an adjacent children’s play area at Penn Green creates a central plaza in addition to the nine hectare Springhead Park which runs along the length of the development.

A further 66 hectares are planned to run the length of the south-side of the development which will provide the perfect place to safely exercise all year round right on your doorstep. The open spaces across Springhead Park provide space to run, walk, cycle and enjoy the great outdoors.

Existing habitats are linked by wild flower grassland, dense trees and shrubs creating wildlife corridors with local species for the enjoyment of residents.

A new £12m bridge is being built to connect Springhead Park to Ebbsfleet International station and has reduced the travel time by foot from 25 minutes to only 8 minutes.† The bridge is due to open early 2019.

Additionally proposals for a new school have been approved by the Department of Education. Hope Community School in Northfleet will be a mainstream school of Christian designation, open to families of all or no faiths.

†Distance taken from google.co.uk/maps.
THE LOCAL AREA

The vision for Ebbsfleet Garden City is to create a major new commercial centre, improve public transport links and develop seven new city parks, connecting London to the Garden of England.

The new urban Garden City will attempt to reduce traffic on local roads by building significant upgrades to the Fastrack bus system. With dedicated routes and improved facilities, 90 per cent of Garden City residents will live within five minutes of a Fastrack stop.

New promenade walks are due to open down the River Thames giving the public access to the waterfront in this area for the first time in a century!

The project will generate a multi-billion pound investment which will increase the economic activity to the local area as well as creating up to 27,000 jobs in the resort and additional construction jobs for approximately three years.

What’s more, Bluewater is one of the most famous shopping centres in the UK, offers a remarkable retail and leisure mix, with its visitor-friendly philosophy and its revolutionary architecture.

Three zones with ample car parking indulge you with over 300 high street shops including John Lewis, House of Fraser and Marks & Spencer – and 59 international fashion and lifestyle stores.

Additionally, land has been allocated on Springhead Park for a primary school provision to be provided by the Education Authority. Hope Community School will be a mainstream school of Christian designation, open to families of all or no faiths.

EDUCATION

Whether you’ve got tiny tots or teenagers, there’s an educational establishment close to Springhead Park to fit the bill as they include both state and independent options for all ages, as well as faith schools.

CHERRY ORCHARD PRIMARY ACADEMY

The Cherry Orchard Primary Academy will provide a new two-form entry primary academy for pupils aged 3-11, and will be located within easy reach of Springhead Park.

ST GEORGE’S CHURCH OF ENGLAND SCHOOL

A non-selective secondary school and Sixth Form.

EBBSFLEET ACADEMY

A coeducational secondary school with academy status, located in Swanscombe.

GRAVESEND GRAMMAR SCHOOL

A selective school for boys aged 11–18 and girls aged 16–18, rated ‘outstanding’ by Ofsted in all levels of effectiveness.

NORTHFIELD TECHNOLOGY COLLEGE

Secondary school and Sixth Form for boys aged 11–18.

NORTHFIELD SCHOOL FOR GIRLS

A non-selective secondary school for girls whose motto is ‘Always Learning, Learning All Ways.’ With an inclusive mixed gender Sixth Form.

MAYFIELD GRAMMAR SCHOOL

A selective school, established as a Specialist Science College since 2004, and a Specialist Languages College since 2009, Rated ‘outstanding’ by Ofsted.

THE HOPE COMMUNITY SCHOOL

Land has been allocated on Springhead Park for a new school which will provide primary education for children aged 4 to 11.

NORTHFIELD NURSERY SCHOOL

Providing free nursery education for 100 children from 3 to 5 years, established for over 60 years and rated ‘outstanding’ by Ofsted.
UNRIVALLED CONNECTIONS

Travelling locally, to London and across Europe is a breeze from Parkview at Springhead Park. Within easy reach of the M25, M20, M2, and with the A2 just 0.5 miles* away, the Kent coast, Dartford Crossing, Bluewater shopping centre, and central London are all easily accessible.

Regular fastrack bus services travel to destinations including Ebbsfleet International station, Bluewater and both Dartford and Gravesend town centres, which means amenities are at your fingertips.

Less than half a mile away and within walking distance from your new home you will find a Sainsbury’s superstore.

Gravesend town centre has independent shops alongside high street brands, a library, restaurants, pubs and sports centres such as the Springhead Recreation Ground.

Using the impressive and convenient Ebbsfleet International station, which is just minutes away, you can travel to European destinations such as Paris, Brussels, Lille and Amsterdam as well as the Olympic Park and Westfield Centre at Stratford International in 12 minutes and King’s Cross/St Pancras in just 18 minutes.*

And if you wish to fly, London City Airport is only 19 miles away and London Gatwick 38 miles away by car.†
HELP TO BUY

Help to Buy is the Government-backed scheme by Homes England.

Whether you are a first-time buyer or an existing homeowner looking for more space, this low deposit scheme can give you the extra help you need. Moving on or up the property ladder is now more affordable.

Help to Buy gives first time buyers a helping hand to STEP ON the property ladder. Save just a 5% deposit, boost it with up to a 20% interest-free loan, and move in with a more affordable mortgage of just 75% of the value of your new home!

Help to Buy gives existing homeowners more opportunities to STEP UP the property ladder. Use your existing equity, keep the mortgage you can afford, boost your budget with up to a 20% interest-free loan and enjoy more space and the home of your dreams! See diagram below for a typical example breakdown.

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We’re passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.
The site plan is indicative only and changes may take place as the development proceeds. Please check with a Sales Consultant. March 2018.
YEWTREE APARTMENTS

1 & 2 BEDROOM APARTMENTS

YEWTREE APARTMENTS A
PLOTS 79, 82 & 85

Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with a Sales Consultant before reservation.

Enclosing walls differ per plot, please speak to your Sales Consultant for more information. March 2018.

KEY
Cup’d – Cupboard    W – Wardrobe

Total Floor Area: 46.3 sq m / 498.4 sq ft

Living/Dining Area
4.07m x 3.87m  13'5" x 12'9"

Master Bedroom
3.97m x 2.80m  13'0" x 9'3"

Kitchen
3.62m x 2.20m  11'11" x 7'3"

Total Floor Area: 46.3 sq m / 498.4 sq ft
YEWTREE APARTMENTS B
PLOTS 77, 80 & 83

Master Bedroom

Bedroom 2

Bathroom

Living Area

Kitchen/Dining Area

Cup'd

Living Area: 54.6 sq m / 587.7 sq ft

Total Floor Area: 54.6 sq m / 587.7 sq ft

KEY

Cup'd – Cupboard
W – Wardrobe

YEWTREE APARTMENTS C
PLOTS 78, 81 & 84

Master Bedroom

Bedroom 2

Kitchen

Living/Dining Area

Cup'd

Living/Dining Area: 61.3 sq m / 659.8 sq ft

Total Floor Area: 61.3 sq m / 659.8 sq ft

KEY

Cup'd – Cupboard
W – Wardrobe
THE OAK

2 BEDROOM COACH HOUSE

PLOT 93

GROUND FLOOR

FIRST FLOOR

Kitchen/Dining Area
7.36m x 3.14m  24'2" x 10'4"

Living Area
5.92m x 3.20m  19'6" x 10'6"

Master Bedroom
4.72m x 2.70m  15'6" x 8'10"

Bedroom 2
3.03m x 2.96m  10'0" x 9'9"

Total Floor Area: 76.8 sq m / 828.2 sq ft

KEY
A/C – Airing Cupboard  Velux windows  W – Wardrobe

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Specifications for external and internal finishes, dimensions and differences to plots should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. March 2018.
THE ASH

2 BEDROOM COACH HOUSE

PLOT 52

GROUND FLOOR

FIRST FLOOR

Kitchen/Dining Area
8.26m x 3.14m  27'2" x 10'4"

Living Area
5.13m x 3.17m  16'10" x 10'5"

Master Bedroom
4.76m x 2.70m  15'8" x 8'11"

Bedroom 2
3.03m x 2.97m  10'0" x 9'9"

Total Floor Area: 71.9 sq m / 774.5 sq ft

KEY
A/C – Airing Cupboard
W – Wardrobe

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Dimensions shown are to the outer face of external walls or of the nearest internal wall. Plot specification, internal finishes, dimensions and differences to plans should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. March 2018.
PLOT 76

GROUND FLOOR

FIRST FLOOR

Kitchen/Dining Area
8.26m x 3.14m  27'2" x 10'4"

Living Area
5.13m x 3.24m  16'10" x 10'8"

Master Bedroom
4.61m x 2.57m  15'2" x 8'5"

Bedroom 2
3.03m x 2.97m  10'0" x 9'9"

Total Floor Area: 70.3 sq m / 757.6 sq ft

KEY

A/C – Airing Cupboard   W – Wardrobe

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Please note that the images are of an external view of the house and do not represent the specifications internal and external finishes, dimensions and differences to plans should be checked with a Sales Consultant before reservation. March 2018.
THE PINE


GROUND FLOOR

Kitchen
4.06m x 3.33m  13'4" x 10'11"

Living Area
4.25m x 3.44m  14'0" x 11'4"

Dining Area
4.25m x 2.08m  14'0" x 6'10"

FIRST FLOOR

Master Bedroom
4.25m x 3.97m  14'0" x 13'1"

Bedroom 2
4.25m x 3.09m  14'0" x 10'2"

Total Floor Area: 80.9 sq m / 870.9 sq ft

KEY

A/C – Airing Cupboard  Cup’d – Cupboard  W – Wardrobe  WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Locations to be external design and landscaping may vary. Please check with a Sales Consultant before reservation. Enclosing walls differ per plot. March 2018.

2 BEDROOM HOUSE
**THE SYCAMORE**

**2 BEDROOM HOUSE**

**GROUND FLOOR**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>5.45m x 3.38m</td>
<td>17'11&quot; x 11'1&quot;</td>
</tr>
<tr>
<td>Living/Dining Area</td>
<td>5.95m x 4.30m</td>
<td>19'6&quot; x 14'1&quot;</td>
</tr>
</tbody>
</table>

**FIRST FLOOR**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>4.30m x 3.97m</td>
<td>14'2&quot; x 13'1&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.30m x 3.02m</td>
<td>14'2&quot; x 9'11&quot;</td>
</tr>
</tbody>
</table>

**Total Floor Area:** 89.6 sq m / 964.6 sq ft

**KEY**

- A/C – Airing Cupboard
- Cup’d – Cupboard
- Velux windows
- W – Wardrobe
- WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Dimensions to the external design and landscaping may vary. Please check with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. The floorplans, floor areas and all other information should be checked with a Sales Consultant before reservation. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. March 2018.
2 BEDROOM HOUSE

THE BELL

PLOTS 487 & 488H

GROUND FLOOR

Kitchen
3.54m x 3.34m   11'7" x 10'11"

Living/Dining Area
4.71m x 4.44m   15'5" x 14'6"

Garden Room
4.44m x 2.25m   14'6" x 7'4"

FIRST FLOOR

Master Bedroom
4.44m x 2.84m   14'6" x 9'3"

Bedroom 2
4.44m x 2.75m   14'6" x 9'0"

Total Floor Area: 84.5 sq m / 910 sq ft

KEY

Cup’d – Cupboard   Velux windows   W – Wardrobe   WC – Cloakroom

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THE BAYLIS

2 BEDROOM COACH HOUSE

GROUNDFLOOR

FIRST FLOOR

KITCHEN
3.08m x 3.00m  10'1" x 9'10"

LIVING/DINING AREA
6.41m x 3.94m  21'0" x 12'11"

MASTER BEDROOM
3.25m x 3.02m  10'7" x 9'10"

BEDROOM 2
3.41m x 3.08m  11'2" x 10'1"

TOTAL FLOOR AREA: 69.56 sq m / 749 sq ft

KEY
Cup’d – Cupboard   W – Wardrobe

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please speak with a Sales Consultant before reservation. Dimensions are given in approximate sizes of the final design. The open area to include. Specification, internal and external finishes, dimensions and differences to plans should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to our Sales Consultant for more information. March 2018.
The Chestnut

3 Bedroom House

Ground Floor

Kitchen
3.54m x 2.83m  11'8" x 9'4"

Living Area
5.17m x 2.85m  17'0" x 9'5"

Dining Area
5.17m x 4.35m  17'0" x 14'3"

First Floor

Master Bedroom
4.11m x 2.94m  13'6" x 9'8"

Bedroom 2
3.79m x 2.67m  12'5" x 8'9"

Bedroom 3
2.72m x 2.40m  8'11" x 7'11"

Total Floor Area: 96.1 sq m / 1034.3 sq ft
**THE BEECH**

**3 BEDROOM HOUSE**

**GROUND FLOOR**

- **Kitchen/Dining Area**
  - 5.94m x 3.10m  
  - 19'6" x 10'2"

- **Living Room**
  - 6.10m x 3.40m  
  - 20'1" x 11'2"

**FIRST FLOOR**

- **Master Bedroom**
  - 4.68m x 4.47m  
  - 15'5" x 14'8"

- **Bedroom 2**
  - 3.81m x 3.12m  
  - 12'6" x 10'3"

- **Bedroom 3**
  - 3.05m x 2.89m  
  - 10'0" x 9'6"

**Total Floor Area:** 107.1 sq m / 1152.7 sq ft

**KEY**

- A/C – Airing Cupboard  
- Cup’d – Cupboard  
- W – Wardrobe  
- WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Each house is unique and differs from an identical house of the same type to the extent that variations in layout, decoration and materials are possible. Some plot specification and/or finishes in the images may differ from those in reality. Enclosing walls differ per plot, please speak to your Sales Consultant for more information.

**PLOTS 65H, 71, 104, 105, 106H & 126**

**Total Floor Area:** 107.1 sq m / 1152.7 sq ft

**GROUND FLOOR**

- **Kitchen/Dining Area**
  - 5.94m x 3.10m  
  - 19'6" x 10'2"

- **Living Room**
  - 6.10m x 3.40m  
  - 20'1" x 11'2"

**FIRST FLOOR**

- **Master Bedroom**
  - 4.68m x 4.47m  
  - 15'5" x 14'8"

- **Bedroom 2**
  - 3.81m x 3.12m  
  - 12'6" x 10'3"

- **Bedroom 3**
  - 3.05m x 2.89m  
  - 10'0" x 9'6"

**Total Floor Area:** 107.1 sq m / 1152.7 sq ft

**KEY**

- A/C – Airing Cupboard  
- Cup’d – Cupboard  
- W – Wardrobe  
- WC – Cloakroom
THE MAPLE

3 BEDROOM HOUSE

PLOTS 57H, 58, 69H, 70, 102H & 103

GROUND FLOOR

Kitchen
3.54m x 3.50m
11’8” x 11’6”

Living Room
5.73m x 3.54m
18’10” x 11’8”

Dining Area
4.31m x 3.29m
14’2” x 10’10”

FIRST FLOOR

Master Bedroom
4.87m x 4.72m
16’0” x 15’6”

Bedroom 2
3.79m x 3.29m
12’5” x 10’10”

Bedroom 3
3.50m x 2.49m
11’6” x 8’2”

Total Floor Area: 115.7 sq m / 1248.9 sq ft

KEY

A/C – Airing Cupboard  Cup’d – Cupboard  W – Wardrobe  WC – Cloakroom

Computer generated images are indicative only and are subject to change. Images are often shown from an imaginary open space area (lawn) to be the external design and landscaping may vary. Please speak with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. Windows to plots 57 & 69 only. PLOTS 57, 69 have no garage and plots 58, 70 have a car port in a different position. Plans are dated March 2018.
**THE BIRCH**

3 BEDROOM HOUSE

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**PLOTS 94, 95H, 96, 97H, 118 & 119H**

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**GROUND FLOOR**

- **Kitchen**
  - 3.61m x 2.42m
  - 11'10" x 7'11"
- **Family/Dining Area**
  - 4.68m x 3.78m
  - 15'4" x 12'5"

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**FIRST FLOOR**

- **Living Room**
  - 4.68m x 3.72m
  - 15'4" x 12'3"
- **Bedroom 2**
  - 3.92m x 2.47m
  - 12'10" x 8'1"

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**SECOND FLOOR**

- **Master Bedroom**
  - 3.85m x 3.09m
  - 12'8" x 10'2"
- **Bedroom 3**
  - 3.29m x 2.41m
  - 10'9" x 7'11"

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**Total Floor Area:** 110.9 sq m / 1193.6 sq ft

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**KEY**

- A/C – Airing Cupboard
- W – Wardrobe
- WC – Cloakroom

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Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Dimensions to be external design and landscaping may vary. Please check with a Sales Consultant before reservation. Products shown are subject to change. The floor plans and images shown may not be accurate as some plots have not been constructed. Sales, images, layouts, elevations, prices and offers are subject to change. Prices are subject to change. Please speak to your Sales Consultant for more information. **Window to plot 119 only. **Windows to plot 97 only. **Garage to plots 118 & 119 only and door to plot 119 only. **Plots are handed. (March 2018).
PLOTS 86, 87H, 88, 89H, 90, 91H & 92

GROUND FLOOR

Kitchen
4.65m x 2.57m  15'4" x 8'5"

Family Area
5.16m x 2.94m  16'11" x 9'8"

Dining Area
3.99m x 3.93m  13'1" x 12'11"

FIRST FLOOR

Living Room
4.77m x 4.07m  15'8" x 13'4"

Bedroom 3
4.44m x 2.66m  14'7" x 8'9"

SECOND FLOOR

Master Bedroom
4.63m x 3.75m  15'2" x 12'4"

Bedroom 2
4.38m x 2.69m  14'5" x 8'10"

Total Floor Area: 132.0 sq m / 1420.8 sq ft

KEY

A/C – Airing Cupboard  Cup’d – Cupboard  W – Wardrobe  WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Landscaping is indicative and subject to external design and landscaping may vary. Please check with a Sales Consultant before reservation. Handed plots are handed as illustrated. Please note that walls and divisions between properties may vary. Handover is subject to progressing construction and completion. Exact specification will vary between plots. All plans are indicative and differences to plans should be checked with a Sales Consultant before reservation. Further advice or plans from new Sales Consultant for more information.*Windows to plot 92 only.*Plots are located Chislet. 2018
3 BEDROOM HOUSE

GROUNDFLOOR

Kitchen/Dining Area
5.94m x 3.28m  19’6” x 10’9”

Living Room
5.94m x 3.40m  19’6” x 11’2”

FIRST FLOOR

Master Bedroom
4.68m x 4.47m  15’5” x 14’8”

Bedroom 2
3.81m x 3.12m  12’6” x 10’3”

Bedroom 3
3.05m x 2.89m  10’0” x 9’6”

Total Floor Area: 106.9 sq m / 1150.7 sq ft

KEY

A/C – Airing Cupboard   Cup’d – Cupboard   W – Wardrobe   WC – Cloakroom

* Attached garage to plot 47 only

Ground floor
First floor

Total Floor Area: 106.9 sq m / 1150.7 sq ft

ENCLOSING WALLS DIFFER PER PLOT, PLEASE CHECK WITH A SALES CONSULTANT FOR MORE INFORMATION. PLOT 72 HAS NO GARAGE AND A DIFFERENT WINDOW CONFIGURATION. ATTACHED GARAGE TO PLOT 47 ONLY. PLOTS 47 & 68 HANDED MARCH 2018.
**THE MILL**

**PLOTS 483, 484 & 485**

**GROUND FLOOR**

- **Kitchen**
  - 4.00m x 2.78m
  - 13'1" x 9'1"

- **Living/Dining Area**
  - 5.11m x 4.28m
  - 16'9" x 14'0"

- **Garden Room**
  - 5.11m x 2.21m
  - 16'9" x 7'3"

**FIRST FLOOR**

- **Master Bedroom**
  - 3.95m x 2.61m
  - 12'11" x 8'6"

- **Bedroom 2**
  - 3.82m x 2.89m
  - 12'6" x 9'5"

- **Bedroom 3**
  - 2.90m x 2.40m
  - 9'6" x 7'10"

**Total Floor Area:**

93.90 sq m / 1011 sq ft

**KEY**

AC – Airing Cupboard   Cup’d – Cupboard
– Velux windows   W – Wardrobe   WC – Cloakroom

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**THE CEDAR**

**4 BEDROOM HOUSE**

**PLOTS 112, 113H, 114, 115H, 116 & 117H**

**GROUND FLOOR**

- **Kitchen**
  5.65m x 3.65m  
  18'7" x 12'0"

- **Dining Area**
  5.65m x 2.54m  
  18'7" x 8'4"

**FIRST FLOOR**

- **Living Room**
  5.65m x 5.20m  
  18'7" x 17'1"

- **Bedroom 3**
  3.53m x 3.46m  
  11'7" x 11'5"

**SECOND FLOOR**

- **Master Bedroom**
  5.65m x 3.18m  
  18'7" x 10'5"

- **Bedroom 2**
  3.91m x 3.12m  
  12'10" x 10'3"

- **Bedroom 4**
  3.41m x 2.44m  
  11'3" x 8'0"

**Total Floor Area:** 148.1 sq m / 1594.15 sq ft

**KEY**

- A/C – Airing Cupboard
- Cup’d – Cupboard
- Velux – Velux windows
- W – Wardrobe
- WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Locations to the external design and landscaping may vary. Please check with a Sales Consultant before reservation. Dimensions are not shown to scale. The layout, specification and external finishes, dimensions and differences to plans should be checked with a Sales Consultant before reservation.

Enclosing walls differ per plot, please speak to your Sales Consultant for more information. Plans are based March 2018.
4 BEDROOM HOUSE

THE LARCH


GROUND FLOOR

Kitchen
3.45m x 2.59m  11’4” x 8’6”

Living Area
4.94m x 4.49m  16’3” x 14’9”

Dining Area
4.94m x 2.90m  16’3” x 9’6”

FIRST FLOOR

Master Bedroom
5.69m x 3.59m  18’8” x 11’10”

Bedroom 3
4.34m x 2.59m  14’3” x 8’6”

Bedroom 4
3.75m x 2.59m  12’4” x 8’6”

SECOND FLOOR

Bedroom 2
4.49m x 2.76m  14’9” x 9’1”

Total Floor Area:
Plots 73, 74 & 75 – 138.7 sq m / 1492.8 sq ft
Plots 108 – 111 – 138.3 sq m / 1488.6 sq ft

KEY

A/C – Airing Cupboard  Cup’d – Cupboard  **** – Restricted Headroom
– Velux windows  W – Wardrobe  WC – Cloakroom

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space. Dimensions to be confirmed. The external design and landscaping may occur. Please check with a Sales Consultant before reserving. The views in images and external plots shown are indicative only and the external designs may differ. The specification and any internal finishings or furnishings shown are not guaranteed and may differ. Please check with a Sales Consultant before reserving. Variations to the external design and landscaping may occur. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reserving. Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. Plot 73 does not have a door. *Plots 73, 75 only. **Plot 73 only. March 2018.
ENVIRONMENTALLY FRIENDLY FEATURES
- Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources
- Materials sourced locally where available or commercially feasible
- ‘A’ rated kitchen appliances, where possible
- Dual flush toilets
- Low energy lighting throughout
- Cycle storage is provided to encourage greener travel
- Recycling bins provided

BATHROOM
- White sanitaryware with chrome mono mixer and Driftwood vanity unit
- Half height Saloni wall tiling to bath and sanitaryware walls
- White double ended bath with rich walnut bath panel
- Full height mirror where applicable, please see bathroom layout for full details
- Low level Vado handheld shower
- Chrome finish towel rail

EN SUITE (where applicable)
- White sanitaryware with chrome mono mixer and Driftwood vanity unit
- Full height Saloni tiling around main walls of the shower; half height tiling to other walls
- Full height mirror where applicable, please see bathroom layout for full details
- Vado shower with concealed shower mixer and shower screen
- Chrome finish towel rail
- Interior Bronze floor tiles

KITCHEN
- Contemporary fitted kitchen with Cashmere Star wall units and Newport Clay Oak base and tall units, all with handleless units
- Glacial Storm laminate worktop and upstand
- Stainless steel one and a half bowl sink with chrome mixer tap
- Under cupboard LED lighting below wall units
- AEG single oven with stainless steel 4 ring gas hob and AEG chimney extractor

SPECIFICATION

ELECTRICAL
- Low energy light fittings throughout
- Pendant lighting to living areas and bedrooms
- Recessed downlighters to bathroom, en-suite and kitchen
- TV sockets and telephone points to various locations

HEATING
- Gas fired central heating
- Up to three thermostatic control zones throughout the home

EXTERNAL
- Allocated parking or garage, please speak to a Sales Consultant for more details
- Cycle storage where applicable
- Turfed rear garden

SECURITY
- Multipoint locking, chain and spyhole viewer to front doors
- Audio entry system with remote door release to apartment block door

Please speak to a Sales Consultant for full specification of your desired home
DIRECTIONS

FROM M25
Continue to Dartford. Take the A2 (E) exit from M25 and then head northeast. Exit toward Dartford/A225/Canterbury/M2, then at the roundabout, take the fourth exit onto the A2 ramp to Canterbury/M2.

Continue on A2 to Northfleet and take the exit toward Northfleet/Gravesend (W)/A2260. At the roundabout, take the second exit onto the A2260 ramp to Dover/Canterbury/Northfleet/Gravesend (W)/Longfield/B260.

Keep left, follow signs for Northfleet/Gravesend (W)/B262/Longfield/B260 and merge onto Hall Road/B262, then drive to Springhead Road/B262. Springhead Park will be on your left.

FROM M2
Head northwest on M2 and then continue onto Watling Street/A2. Next, take the B260 exit toward Peppernell/B262/Longfield and continue along that road. At the roundabout, take the third exit onto Hall Road/B262, then at the next roundabout, take the second exit onto Springhead Road/B262. Springhead Park will be on your left.

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