



3, 4 & 5 BEDROOM HOUSES





A warm welcome

St Mary's View is a breathtaking new development in the village of Burham, set amidst the natural beauty of the Kent countryside.

Surrounded by the North Downs, these homes are ideal for those who are looking to escape the city or settle with a family.

Designed with the utmost attention to detail, St Mary's View will comprise four unique three, four and five bedroom houses set across one acre of land.

Explore the beautiful Kent countryside



1

St Mary's View is a hidden oasis, perfectly positioned in the picturesque old Roman village of Burham.

Burham offers the epitome of village life with a selection of country pubs, a local church, a primary school and an array of clubs and activities. St Mary's View is a private enclave of beautifully constructed houses set against a serene backdrop of trees and open fields.

Less than a ten minute drive from St Mary's View is Aylesford, a large village on the River Medway, accessed via a medieval five arched bridge. This historical village has array of independent shops, coffee houses, pubs and restaurants.



2



3



4



5

- 1 Aylesford Bridge crossing the River Medway
- 2 View of a lavender field at Castle Farm, Sevenoaks
- 3 The Butchers Block Pub, Burham
- 4 Capstone Farm Country Park Café
- 5 Street Farm Riding Stables, Burham



Local attractions and amenities

EAT/DRINK

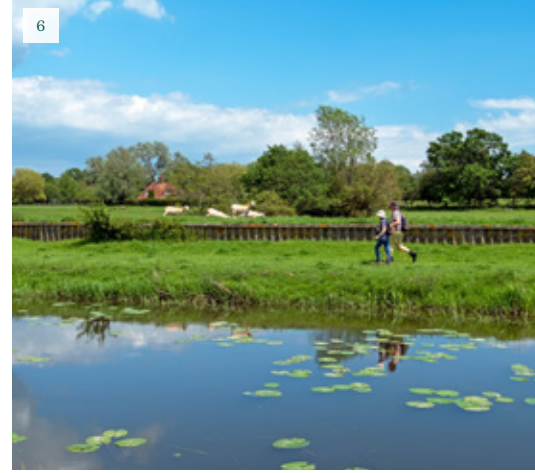
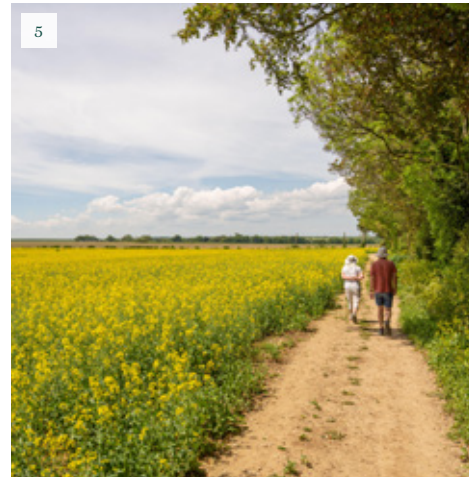
- Burham**
 1 The Butcher's Block Pub
- Wouldham**
 2 The Watermans Arms
- Aylesford**
 3 The Village Pantry
 4 The Hengist
 5 The Chequers Inn
- West Malling**
 6 The Farmhouse
 7 The Swan
- Rochester**
 8 The Cheese Room Botanicals
 9 The Quills
 10 Brettington's Steak and Lobster House
- Maidstone**
 11 Versuvius
 12 La Taberna
 13 FiFi's Brasserie
 14 The Ghurkha Kitchen

COUNTRY PARKS

- 1 Leybourne Lakes Country Park
 2 Trosley Country Park
 3 St Andrew's Lakes
 4 Capstone Farm Country Park
 5 Camer Country Park
 6 White Horse Wood
 7 Shorne Woods Country Park
 8 Beacon Wood Country Park

LEISURE/SHOP

- 1 Buckmore Park Kart Circuit
 2 Cobtree Manor Park Golf Course
 3 Aylesford Farmers Market
 4 Diggerland
 5 Upnor Castle
 6 The Historic Dockyard
 7 Dockside Outlet Centre
 8 Fremlin Walk Shopping Centre
 9 Planet Ice
 10 Southern Valley Golf Club
 11 Redlibbets Golf Club
 12 London Golf Club
 13 Cyclopark
 14 Brands Hatch
 15 Bluewater Shopping Centre
 16 Leeds Castle



Enjoy scenic views and historic castles in the magnificent Kent countryside and along the breathtaking coastline. Walk in enchanted woodlands or along the banks of meandering rivers in the Kent Downs.

Commonly referred to as the Garden of England, Kent is packed full of fantastic restaurants, cafes and street-food vendors - all vying to serve delicious food.

From fine-dining establishments by the coast like The Sportsman in Seasalter to hidden gems including Don Vincenz in Rochester, there is something for everyone.

The shopping centres of Maidstone, Tunbridge Wells, Tonbridge and the Medway Towns are also nearby, with Bluewater just under 30 minutes away by car.

Just off the M2 sits Rochester with its stunning cathedral, pretty streets and countless attractions catering for all tastes.

- 1 Rochester Cathedral with River Medway in the background
- 2 Leybourne Lakes Country Park, Larkfield
- 3 Fremlin Walk Shopping Centre, Maidstone
- 4 Cobtree Manor Park Golf Course
- 5 Walking footpaths through oilseed rape fields
- 6 Walking along the River Medway
- 7 Rochester Town Centre
- 8 Leeds Castle
- 9 Walking on Burham Down

Bird's eye view



Snodland

Halling

River Medway

Peters Village Centre

M2

Rochester

New Court Road

Old Church Road

Burham Down

Burham

Court Road

Eccles

Leybourne Lakes Country Park



Connections from St Mary's View

For commuters, the M20 and M2 motorways can be accessed locally and feed onto the M25, whilst across the river, Snodland and Halling stations provide rail connections to the surrounding towns.

Both stations also allow commuters to board high speed services to London St Pancras, arriving in the capital in under an hour.



Halling 3.1 miles
 Car 7 minutes
 Cycle 14 minutes



Snodland 3.0 miles
 Car 6 minutes
 Cycle 14 minutes



Aylesford 3.0 miles
 Car 7 minutes
 Cycle 13 minutes
 Train* 8 minutes



Rochester 5.4 miles
 Car 13 minutes
 Train* 17 minutes



Maidstone West 5.9 miles
 Car 11 minutes
 Train* 15 minutes



Sevenoaks 17.2 miles
 Car 30 minutes
 Train* 59 minutes



Ashford 24.5 miles
 Car 34 minutes
 Train* 1hr 15 minutes



Tunbridge Wells 21.7 miles
 Car 39 minutes
 Train* 56 minutes



Canterbury West 31.2 miles
 Car 39 minutes
 Train* 1hr 44 minutes



London St Pancras 34.5 miles
 Car 1hr 16 minutes
 Train* 48 minutes

* All trains times are from Halling Station
 All times according to Google Maps
 and National Rail Enquiries, as of April 2022.

Education

As a large county that takes up the south-east corner of the UK, Kent has a strong education system with lots of good schools to consider.

PRIMARY SCHOOLS

Wouldham All Saints Church of England Primary School 1.2 miles
Rated: Good

Worrall Drive, Wouldham, Rochester ME1 3GE

www.wouldham.kent.sch.uk

Burham Church of England Primary School 1.5 miles
Rated: Good

37 Bell Lane, Burham, Rochester ME1 3SX

www.burham.kent.sch.uk

St Mark's Church of England Primary School 1.9 miles
Rated: Good

Eccles Row, Aylesford ME20 7HS

www.st-marks-aylesford.kent.sch.uk

Halling Primary School 2.0 miles
Rated: Good

Howlsmere Close, Halling, Rochester ME2 1ER

www.halling.medway.sch.uk

SECONDARY SCHOOLS

Rochester Grammar School 4.5 miles
Rated: Outstanding

Rochester Grammar School for the education of girls between the ages of 11 and 18. Boys are accepted in the 6th form.

Maidstone Rd, Rochester ME1 3BY

www.rochestergrammar.org.uk

The Thomas Aveling School 5.4 miles
Rated: Good

The Thomas Aveling School is a secondary school and sixth form with academy status, located in Rochester.

Arethusia Rd, Kent, Rochester ME1 2UW

www.thomasaveling.co.uk

Fort Pitt Grammar School for Girls 5.7 miles
Rated: Good

Selective girl's grammar school.

Fort Pitt Hill, Chatham ME4 6TJ

www.fortpitt.co.uk

Chatham Grammar School 7.2 miles
Rated: Good

Chatham Grammar School for Girls is a girls grammar school with academy status and a mixed sixth form.

Rainham Rd, Chatham ME5 7EH

www.chathamgrammar.org.uk

The Howard School for Boys 10.5 miles
Rated: Good

The Howard School is a boy's secondary school in Medway with a mixed 6th form.

Derwent Way, Gillingham ME8 0BX

www.thehoward-that.org.uk



HIGHER EDUCATION

University for the Creative Arts (UCA), Chatham 5.8 miles

Specialises in pre-degree, undergraduate and postgraduate degree courses in architecture, art, design, fashion, graphics and media.

Fort Pitt, Rochester ME1 1DZ

www.uca.ac.uk/campuses/rochester

MidKent College, Maidstone Campus 7.0 miles

Midkent College, Oakwood Rd, Tonbridge Rd, Maidstone ME16 8AQ

MidKent College, Gillingham Campus 8.9 miles

Medway Rd, Gillingham ME7 1FN

MidKent College offers further and higher education courses. Providing high-quality technical and vocational training.

www.midkent.ac.uk

Medway Campus, University of Kent 8.9 miles

Professionally focused courses attracting a diverse group of students.

Medway Building, Central Ave, Gillingham, Chatham ME4 4AG

www.kent.ac.uk

University of Greenwich 9.1 miles

A public university located in London and Kent.

Old Royal Naval College, Park Row, London SE10 9LS

www.gre.ac.uk

St Mary's View

SITE PLAN

A private gated development set within one acre of landscaped grounds. Introducing four individual and contemporary farmhouse-styled homes, offering modern interior spaces with a high level of finish inspired by today's lifestyles.

With open aspects across the River Medway and surrounding farmlands, the rural setting is the epitome of calm and tranquillity.

| GOODWINSON COTTAGE | | |
|--------------------|---------------|--------------|
| NIA | Area sqm | Area sqft |
| Ground Floor | 108.45 | 1,167 |
| First Floor | 74.17 | 798 |
| Total | 182.62 | 1,965 |

| BLACKETT HOUSE | | |
|----------------|---------------|--------------|
| NIA | Area sqm | Area sqft |
| Ground Floor | 131.58 | 1,416 |
| First Floor | 111.17 | 1,197 |
| Total | 242.74 | 2,613 |

| PETERS BARN | | |
|--------------|---------------|--------------|
| NIA | Area sqm | Area sqft |
| Ground Floor | 128.75 | 1,386 |
| First Floor | 115.05 | 1,238 |
| Total | 243.79 | 2,624 |

| EDMONDS LODGE | | |
|---------------|---------------|--------------|
| NIA | Area sqm | Area sqft |
| Ground Floor | 122.36 | 1,317 |
| First Floor | 110.18 | 1,186 |
| Total | 232.54 | 2,503 |

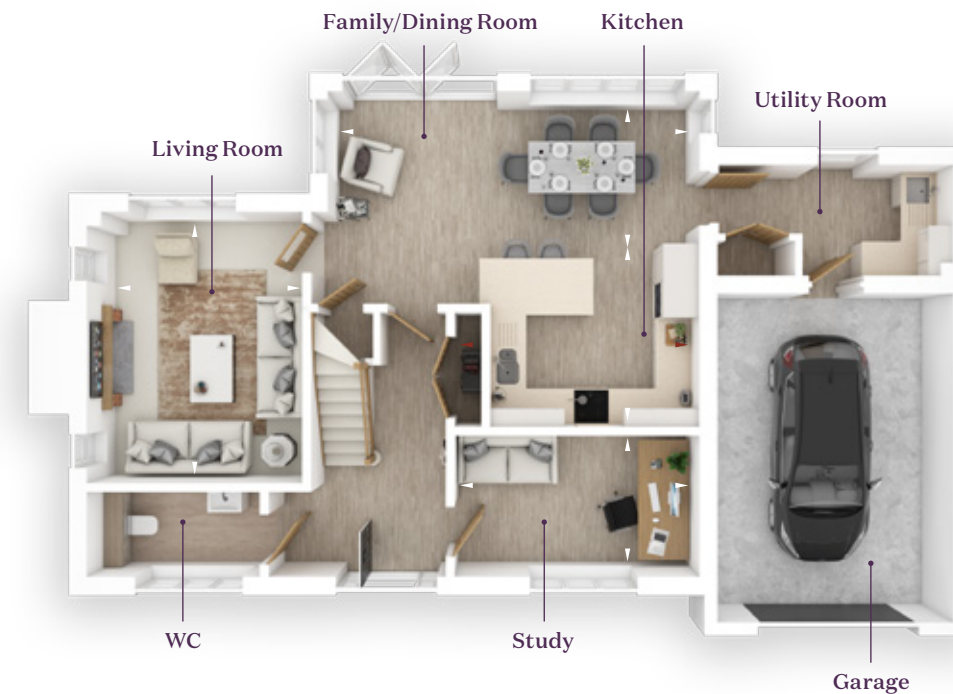


Goodwinson Cottage

THREE BEDROOM HOUSE

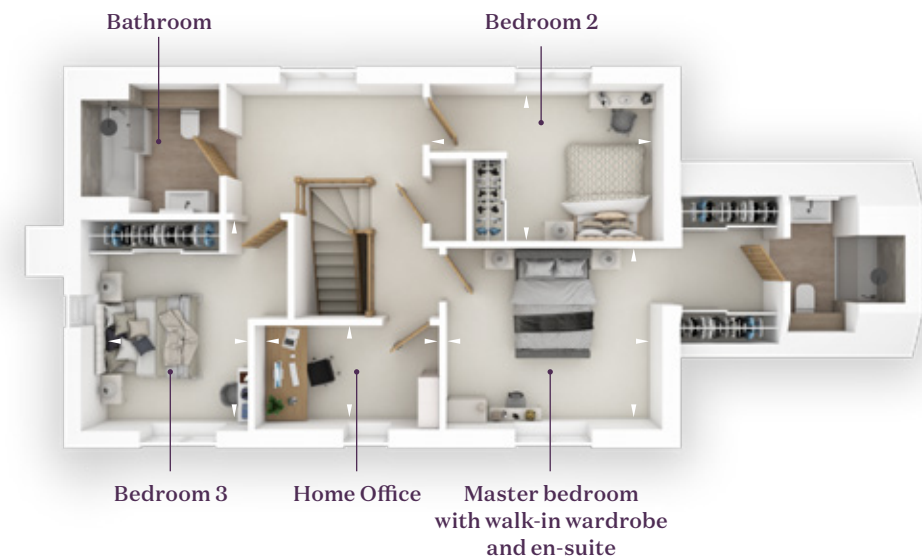


CGI is for indicative purposes only



| GROUND FLOOR | Metric | Imperial |
|--------------------|-------------|-------------------|
| Living Room | 3.60 x 4.54 | 11' 10" x 14' 10" |
| Kitchen | 3.49 x 2.90 | 11' 5" x 9' 6" |
| Family/Dining Room | 6.20 x 2.72 | 20' 4" x 8' 11" |
| Study | 4.09 x 2.35 | 13' 5" x 7' 8" |

Layouts provide approximate measurements only and all stated dimensions are subject to tolerances of +/- 50mm. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this brochure does not constitute part of any offer, contract or warranty. While the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only and may be subject to change. The computer-generated images are indicative for illustrative purposes only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please speak with our Sales Consultant for further details regarding a specific home.



| FIRST FLOOR | Metric | Imperial |
|----------------|-------------|-----------------|
| Master Bedroom | 3.82 x 3.21 | 12' 6" x 10' 6" |
| Bedroom 2 | 2.93 x 3.71 | 9' 7" x 12' 2" |
| Bedroom 3 | 4.11 x 2.75 | 13' 6" x 9' 0" |
| Home Office | 3.26 x 1.84 | 10' 8" x 6' 0" |

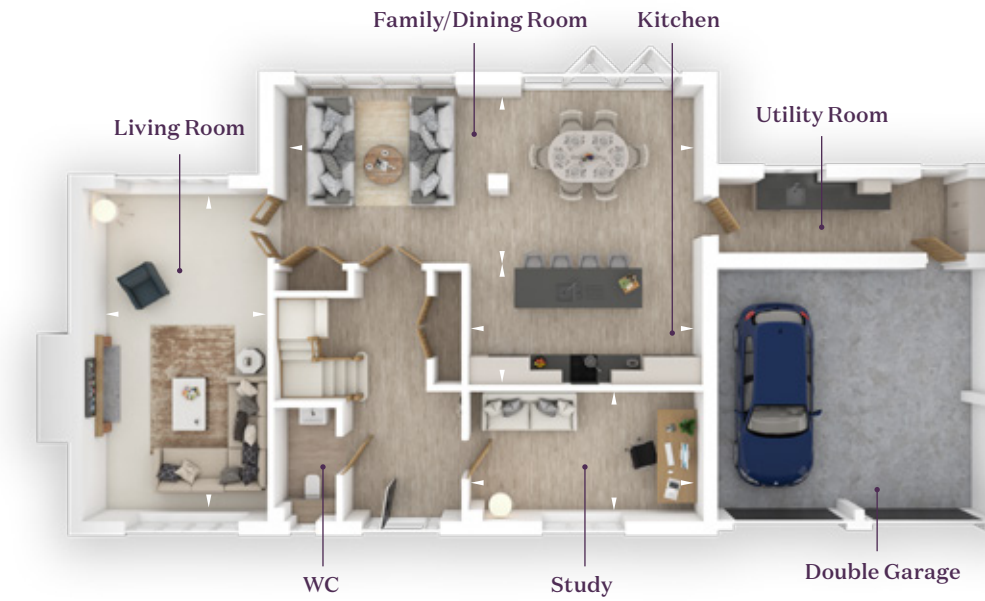
| GIA | Area metric (m ²) | Area imperial (ft ²) |
|-------------------------|-------------------------------|----------------------------------|
| GIA Ground Floor | 108.45 | 1,167.34 |
| GIA First Floor | 74.17 | 798.32 |
| Total GIA | 182.62 | 1,965.65 |

Peters Barn

FOUR BEDROOM HOUSE



CGI is for indicative purposes only



| GROUND FLOOR | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living Room | 4.01 x 7.21 | 13' 2" x 23' 8" |
| Kitchen | 5.11 x 2.65 | 16' 9" x 8' 8" |
| Family/Dining Room | 9.35 x 3.86 | 30' 8" x 12' 8" |
| Study | 5.11 x 2.80 | 16' 9" x 9' 2" |

Layouts provide approximate measurements only and all stated dimensions are subject to tolerances of +/- 50mm. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this brochure does not constitute part of any offer, contract or warranty. While the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only and may be subject to change. The computer-generated images are indicative for illustrative purposes only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please speak with our Sales Consultant for further details regarding a specific home.



| FIRST FLOOR | Metric | Imperial |
|----------------|-------------|-----------------|
| Master Bedroom | 3.97 x 4.41 | 13' 0" x 14' 6" |
| Bedroom 2 | 3.84 x 2.68 | 12' 7" x 8' 9" |
| Bedroom 3 | 4.04 x 3.75 | 13' 3" x 12' 3" |
| Bedroom 4 | 4.04 x 3.35 | 13' 3" x 11' 0" |

| GIA | Area metric (m ²) | Area imperial (ft ²) |
|-------------------------|-------------------------------|----------------------------------|
| GIA Ground Floor | 128.75 | 1,385.82 |
| GIA First Floor | 115.05 | 1,238.34 |
| Total GIA | 243.79 | 2,624.16 |

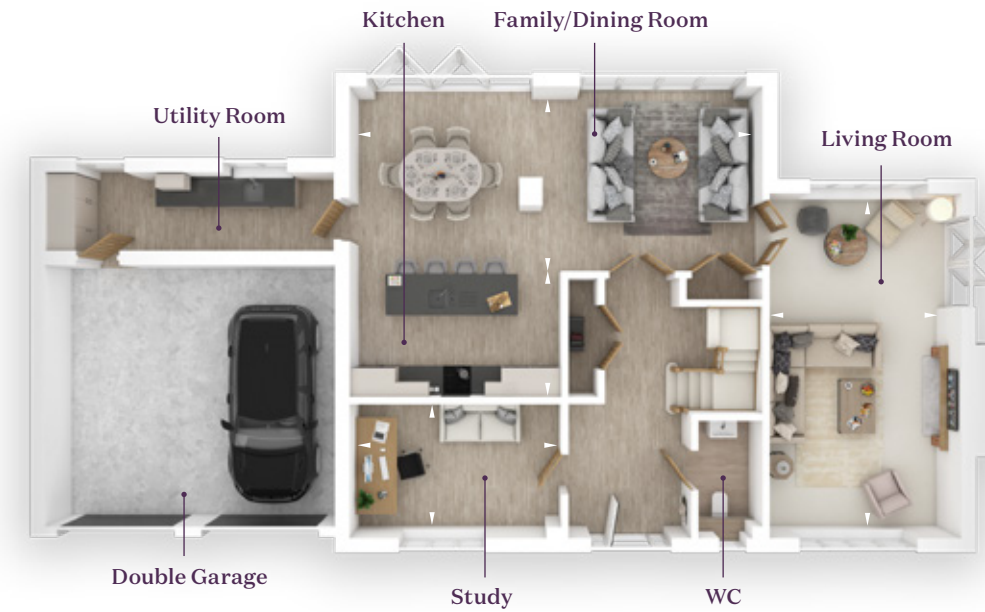


Edmonds Lodge

FOUR BEDROOM HOUSE



CGI is for indicative purposes only



GROUND FLOOR

| | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living Room | 4.01 x 7.21 | 13' 2" x 23' 8" |
| Kitchen | 4.44 x 2.65 | 14' 7" x 8' 8" |
| Family/Dining Room | 8.67 x 3.86 | 28' 5" x 12' 8" |
| Study | 4.44 x 2.80 | 14' 7" x 9' 2" |



FIRST FLOOR

| | Metric | Imperial |
|----------------|-------------|------------------|
| Master Bedroom | 3.34 x 4.41 | 10' 11" x 14' 6" |
| Bedroom 2 | 4.04 x 3.75 | 13' 3" x 12' 3" |
| Bedroom 3 | 3.16 x 2.68 | 10' 4" x 8' 9" |
| Bedroom 4 | 4.04 x 3.35 | 13' 3" x 11' 0" |

| GIA | Area metric (m ²) | Area imperial (ft ²) |
|-------------------------|-------------------------------|----------------------------------|
| GIA Ground Floor | 122.36 | 1,317.09 |
| GIA First Floor | 110.18 | 1,185.96 |
| Total GIA | 232.54 | 2,503.05 |

Layouts provide approximate measurements only and all stated dimensions are subject to tolerances of +/- 50mm. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this brochure does not constitute part of any offer, contract or warranty. While the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only and may be subject to change. The computer-generated images are indicative for illustrative purposes only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please speak with our Sales Consultant for further details regarding a specific home.

Blackett House

FIVE BEDROOM HOUSE



CGI is for indicative purposes only



GROUND FLOOR

| | Metric | Imperial |
|-------------|-------------|------------------|
| Living Room | 6.54 x 4.45 | 21' 5" x 14' 7" |
| Kitchen | 4.69 x 3.17 | 15' 4" x 10' 5" |
| Family Room | 6.15 x 4.05 | 20' 2" x 13' 3" |
| Dining Room | 2.03 x 4.17 | 6' 8" x 13' 8" |
| Study/Snug | 3.16 x 4.83 | 10' 4" x 15' 10" |

FIRST FLOOR

| | Metric | Imperial |
|----------------|--------------|-----------------|
| Master Bedroom | 4.06 x 2.70 | 13' 4" x 8' 10" |
| Bedroom 2 | 3.171 x 4.14 | 10' 5" x 13' 7" |
| Bedroom 3 | 4.69 x 2.73 | 15' 4" x 8' 11" |
| Bedroom 4 | 2.75 x 4.37 | 9' 0" x 14' 4" |
| Bedroom 5 | 3.74 x 2.22 | 12' 3" x 7' 3" |

Layouts provide approximate measurements only and all stated dimensions are subject to tolerances of +/- 50mm. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this brochure does not constitute part of any offer, contract or warranty. While the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only and may be subject to change. The computer-generated images are indicative for illustrative purposes only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please speak with our Sales Consultant for further details regarding a specific home.

| GIA | Area metric (m ²) | Area imperial (ft ²) |
|------------------|-------------------------------|----------------------------------|
| GIA Ground Floor | 131.58 | 1,416.29 |
| GIA First Floor | 111.17 | 1,196.58 |
| Total GIA | 242.74 | 2,612.87 |

Specification

FITTED KITCHEN

- * British made Roundel kitchen with soft close doors and drawers²
- * Silestone worktop and upstand²
- * Glass splashback²
- * Stainless steel undermounted sink
- * Recycling bin
- * 4-in-1 instant hot water tap
- * Gas hob
- * Extractor fan
- * Integrated appliances:
 - Double oven
 - Dishwasher
 - Full-sized separate fridge and freezer
 - Wine cooler to Blakett House

UTILITY ROOM

- * Superior Roundel kitchen² with soft close doors and drawers
- * Silestone worktop and upstand²
- * Stainless steel undermounted sink with contemporary brushed steel mixer tap
- * Freestanding washing machine
- * Freestanding dryer

BATHROOM AND EN-SUITE(S)

- * White sanitaryware with complementary vanity unit
- * Smart digital shower
- * Recessed shower tray
- * Luxury fitted brassware to WC, bathroom and en-suite(s)
- * Porcelanosa large format full height tiling to shower and around bath²
- * Porcelanosa large format floor tiles²

DECORATIVE FINISHES

- * Fireplace with woodburning stove
- * Treated oak staircase with glazed balustrade
- * Oak finish internal doors with high quality brushed ironmongery
- * Luxury carpet to living room, study, bedrooms, stairs and landing²
- * Porcelanosa large format floor tiling to hallway, family/dining room, kitchen, utility and WC
- * Bespoke designed separate dressing room to master bedroom, with fitted wardrobe to bedrooms
- * Loft ladder with prepared storage area
- * Walls painted in neutral emulsion
- * Smooth ceilings in white emulsion

ELECTRICAL

- * Downlights to entrance hall, kitchen, utility room, bathroom, en-suite(s) and WC
- * Pendant fittings to living room, bedrooms, study and landing
- * Anti-fog LED mirror to bathroom and en-suite(s)
- * LED feature lighting to wall units in kitchen
- * Wireless internal security alarm system
- * TV, BT and data points with WIFI booster, to selected locations
- * Fibre connection to all homes for customer's choice of broadband provider¹
- * Light and power to garage

HEATING & WATER

- * High efficiency gas underfloor heating to ground floor, with radiators to first floor
- * All seasons heated chrome towel rail to bathroom, en-suite(s) and WC
- * Water filter and softener system, to entire home

EXTERNAL FINISHES

- * Exterior lights and sockets including future adaption for Electric Vehicle Charging Point¹
- * Automated garage doors
- * Video doorbell
- * Paved pathway and patio area with turf to rear garden
- * UPVC heritage windows
- * Bi-fold doors with access to rear garden
- * External tap

WARRANTY

- * 10-year Build Zone warranty

¹ Connection by the customer

² Subject to a final build cut-off point

ABOUT

Rosechurch Homes



WHO WE ARE

Rosechurch Homes draws on three generations of experience to meticulously plan the development of traditionally built, exceptional homes. We take pride in the homes and environments we design and build. We are also passionate about delivering an outstanding level of service to our homebuyers. Our focus is you and our purpose is to create 'A place you'd like to come home to.'



VISION

The Rosechurch Homes team are passionate about building quality new homes where our homeowners aspire to live in and proudly call home.



VALUES

- * Excellence
- * Integrity
- * Professionalism
- * Respect
- * Responsibility and accountability
- * Success
- * Trust and honesty

HEAD OFFICE

Rosechurch Homes, 4th Floor, St Albans House, 57-59 Haymarket, London SW1Y 4QX
customerservices@rosechurchhomes.co.uk | 01634 767 000



rosechurchhomes.co.uk

St Mary's View, Old Church Road, Burham , Kent ME1 3XX
sales-stmarys@rosechurchhomes.co.uk | 01634 767 000