



The Old Stables Hoo St. Werburgh

An exclusive
collection of
2, 3 & 4
bedroom homes

Enjoy a new **way** of living

Bellway



The Old Stables

Hoo St. Werburgh



Situated in the historic Kent village of Hoo St. Werburgh, The Old Stables is a fantastic new development of 2, 3 and 4 bedroom homes.

Award-winning builders Bellway Homes offer the sought-after combination of wonderful homes in the perfect location.

For those of you who commute to the city, The Old Stables boasts unrivalled road and rail connections to the capital. Ideally placed for access to the M20 and M25, the Dartford tunnel is just 20 minutes away. Travel time to London by train from Rochester station is under 40 minutes, whilst the new high-speed service from Ebbsfleet takes you to London St Pancras in an incredible 18 minutes! For international travel, Gatwick and Heathrow airports are both within easy reach. However, it's Kent's unique road and rail links which make this development so perfect when you feel like a change of scene. The Eurostar at Ashford or Ebbsfleet provides a fast, reliable service to Europe. The Channel Tunnel itself is just an hour's drive away with both Folkestone and Dover offering some of the fastest ferry crossings to France and the Low Countries.

However, don't overlook the fantastic amenities located right on your doorstep. Known as the "Garden of England", Kent has everything you're looking for. Discover the captivating essence of England's oldest County, wending along lanes past lavender fields, orchards, vineyards and oast houses. Be enriched by its exciting history. Visit Canterbury with Chaucer's Pilgrims or Rochester with Dickens. And don't forget the galleries and theatres, fantastic shopping, restaurants and entertaining nightlife. Combined with extensive blue-flag award winning beaches, The Old Stables at Hoo St. Werburgh really is set in the perfect location.

With London so close by, it's easy to enjoy all the capital has to offer from shopping through fine dining to its world class museums. However, there is so much to enjoy right on your doorstep. The Old Stables is situated on the River Medway, a favourite destination for canoeists and fishing enthusiasts as well as those of you who enjoy yachting, water-skiing and even diving! For activities of a more gentle pace, nearby parks offer invigorating views of meadows, weirs, pastures, medieval bridges, picturesque villages and countryside. An ideal way to spend an afternoon, strolling through the countryside, discovering the numerous historic sites, enjoying a cycle ride, leisurely picnic or perhaps a trip to one of the many beautiful beaches to soak up some summer sunshine.

The Old Stables is just a few miles from the beautiful towns of Strood, Rochester, Chatham and Gillingham, where you'll find sophisticated shops, bars and restaurants alongside a glamorous marina scene. For shopaholics, Bluewater is the destination of choice. However, you may be tempted away by the many picturesque towns with many boutique style stores, coffee shops and restaurants, many of which are around half an hour's drive away.





Picture yourself at The Old Stables

site plan



- Hamilton
2 bedroom home
- Jade
2 bedroom home
- Jodami
2 bedroom home
- Jacob
2 bedroom home
- Carruthers
3 bedroom home
- Denman
3 bedroom home
- Epsom
3 bedroom home
- Fondmort
3 bedroom home
- Fontwell
3 bedroom home
- Goodwood
3 bedroom home
- Arkle
4 bedroom home
- Aintree
4 bedroom home
- Barton
4 bedroom home
- Ballyfitz
4 bedroom home
- Kempton
4 bedroom home
- Affordable Housing

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE.
 This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Consultant.




Fantastic new homes...

The Old Stables

Hoo St. Werburgh



- Double glazed windows (finishes will vary, please consult our Sales Advisor for details)
- Internal walls finished in brilliant white emulsion
- Smooth painted ceilings in white emulsion
- Smooth two panel internal doors in white gloss
- Choice of quality kitchen fitted with a range of wall and base units*
- Upstand to work surface in kitchen
- Single oven, hob and hood in stainless steel
- White sanitaryware throughout
- Ceramic wall tiling to bathroom and en suite (where applicable)
- BT and TV points to living room and master bedroom
- 10 year  warranty

*Subject to build stage

...with a superb specification



Photographs depict typical Bellway interiors from previous developments



Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Two great ways to help you move

PART **EXCHANGE**

The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A stress free move for you
- A decision made usually within 7 days
- The option to stay in your existing home until your new house is ready
- No estate agents' fees to pay
- A guaranteed price for your old home
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You get a market price for your present home
- You agree the selling price on your present home
- You can trade 'up', 'down' or 'sideways'
- The estate agent works harder making your present home a higher priority to sell
- Properties outside our region can be registered on the scheme
- Details of your present home will also be marketed in our sales offices and on our website
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- Prospective buyers are properly qualified before being given an appointment to view your present home

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



Maps not to scale

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