

  
ESQUIRE  
DEVELOPMENTS

AT

*Featherbed Farm*





DISCOVER

## *Featherbed Farm*

FEATHERBED LANE, IWADE, KENT ME9 8RA

Enjoy a perfectly balanced lifestyle, surrounded by beautiful North Kent countryside, yet close to urban amenities, as well as excellent transport links to London and beyond.

This exclusive development features a selection of high-quality 3 and 4 bedroom homes built with traditional values for today's lifestyles, and ready for you to add those all-important personal touches.





Computer generated image of Featherbed Farm



## DISCOVER ESQUIRE DEVELOPMENTS

“Since establishing ourselves in 2011, we have rapidly grown into one of the leading privately owned property developers in Kent and the South East. We know the areas we build in like no one else. Our success story is based on our personable approach at every level and our deep-rooted passion to deliver beautiful and bespoke, award winning homes.

Our expert insight, innovative approaches and traditional values are creating a legacy we can all be proud of. Buying a new home is one of the most important things you do and it is our ambition to make each stage of the process as smooth and enjoyable as possible.”

*Paul Henry*

**Paul Henry**  
Co-founder

*David Braddon*

**David Braddon**  
Co-founder

Discover more

[www.esquiredevelopments.com](http://www.esquiredevelopments.com)

#MYESQUIREHOME

ESQ.



## IN THE NEIGHBOURHOOD

**Featherbed Farm is located in semi-rural Iwade, a well-established village community that's located in the heart of North Kent's stunning landscapes.**

This is a place where you can enjoy the best of two worlds: country living and town life. With open countryside and glorious scenery, this secluded corner of the county has an away-from-it-all feel. However, you'll be far from isolated. It's easy to access everything you need for daily living in the modern world, including shopping, leisure facilities, dining and entertainment.

Enjoy country walks with the dog or an energising run to start your day. Indulge in your favourite sport or hobby. Get together with family, friends and neighbours or simply relax and enjoy the comforts of home, as the sun sets into the far horizon.

Iwade is a lively community with plenty going on, from craft clubs and coffee mornings to yoga and fitness classes. It has a good range of amenities, including a village hall, a playing field, a health centre, a convenience store and post office, a hair and beauty salon and a traditional village pub that serves food. Venture into nearby Sittingbourne and experience the new Nandos, cinema and bowling alley. This new complex, part of the Spirit of Sittingbourne initiative has increased the footfall to the town.

There are primary schools in Iwade and the neighbouring village of Kemsley. Nearby Sittingbourne has a choice of five secondary schools, including two grammar schools.







# THE BIGGER PICTURE

Living in North Kent means having every opportunity to do some shopping, get out into the great outdoors and more. It's also easy to travel to London for work or to immerse yourself in vibrant city life.

Day-to-day essentials are available in nearby Sittingbourne and there's much more shopping choice in Maidstone, the Medway Towns and Canterbury, all of which are easily accessible. Many high street brands are represented, along with an attractive mix of independent establishments, from artisan food stores to retro designer boutiques. So, you can upgrade your tech, update your wardrobe or find a unique piece to enhance the décor in your home. For the ultimate shopping experience in one location, Dartford's famous Bluewater retail and leisure destination is also within easy reach.

When you feel like getting close to nature, there are plenty of green spaces, country parks and coastal landscapes to explore. The wetlands that border the River Medway and the Swale Estuary are rich in wildlife, including seabirds, skylarks and marsh harriers. Along the North Kent Coast are traditional seaside resorts such as Whitstable and Herne Bay. To the south is the picturesque Weald of Kent, with its lush, green rolling meadows, hop farms, orchards and vineyards.

For a slice of city life, it's just a short journey by train or car to London. Enjoy all the capital's famous attractions, from sensational shopping to world-class entertainment.

Kent is renowned for its educational excellence and offers a wide choice of state and independent schools for all age groups. The University of Kent and Canterbury Christ Church University both have Medway campuses in Chatham.

1. Retail Threapy 2. Kent Coast 3. River Stour, Canterbury 4. Herne Bay Pier 5. Elmley Nature Reserve



## RELAX OR GET ACTIVE

**It's important to balance a busy working life with relaxation and exercise. At Featherbed Farm you'll have plenty of choice when it comes to sports and leisure, dining out, entertainment and nightlife.**

Building health and fitness activities into your daily routine won't be a problem. With a wide choice of sports and leisure facilities, you can enjoy anything from a work-out at the gym to a round of golf. The river and coast are also close at hand for water-borne activities, and the Medway Watersports Centre in Gillingham offers weekly sailing sessions, as well as yachting and canoeing courses.

When it comes to eating out, there's a wide choice available, from fast food to pub grub and haute cuisine. Socialise with

friends at one of the many buzzing town-centre restaurants, treat your loved one to a romantic dinner at a cosy bistro or enjoy a family meal at a welcoming country inn.

Being close to coast and countryside doesn't mean missing out on entertainment and nightlife. The nearby towns offer everything from theatre and dance to movies and music.

Alternatively, you can have a night out in London to take in a West End show or see your favourite band at one of the city's famous live music venues.



# THE DEVELOPMENT



## The Development Key

- First Home**  
3 bedroom home
- Cherry**  
3 bedroom home
- Hazel**  
3 bedroom home
- Lime**  
4 bedroom home
- Sycamore**  
4 bedroom home
- Mulberry**  
4 bedroom home
- Primrose**  
4 bedroom home
- Sub Station**

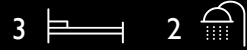
This development layout is for reference only and should not be applied to conveyancing. Please speak to your Sales Executives for details.

# FIRST HOME\*

3 Bedroom Semi-Detached House - Full Brick

Plots 13 & 12 as shown

Total Area: 84.5m<sup>2</sup> / 909ft<sup>2</sup> (Net)

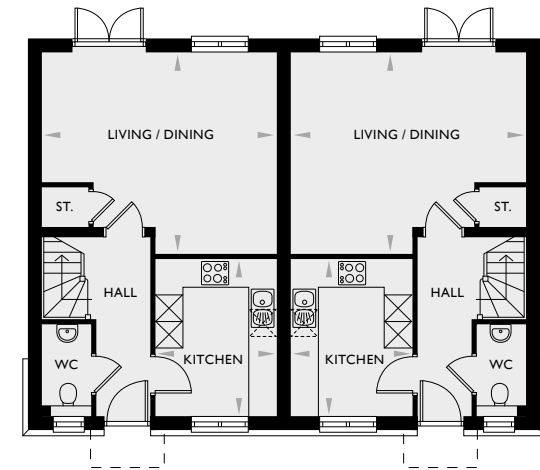


| Ground Floor    | MM          | FT              |
|-----------------|-------------|-----------------|
| Living / Dining | 5140 x 4555 | 16'10" x 14'11" |
| Kitchen         | 3560 x 2645 | 11'8" x 8'8"    |
| First Floor     | MM          | FT              |
| Master Bedroom  | 4010 x 2955 | 13'2" x 9'8"    |
| Bedroom 2       | 4115 x 2305 | 13'6" x 7'6"    |
| Bedroom 3       | 2965 x 2710 | 9'8" x 8'10"    |

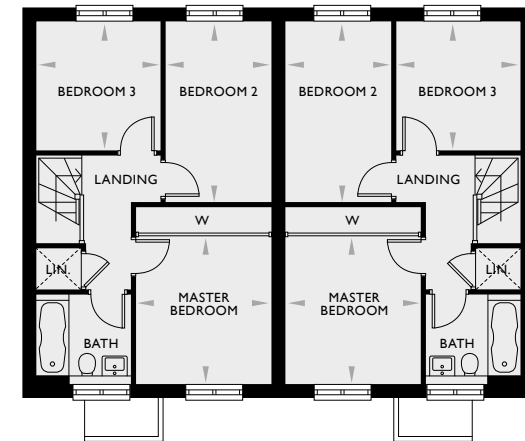
\*Can only be purchased using the governments First Homes Scheme.

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

## GROUND FLOOR



## FIRST FLOOR



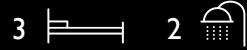
13

12

# CHERRY

3 Bedroom Semi-Detached House - Full Brick  
Plots 10 & 9 as shown

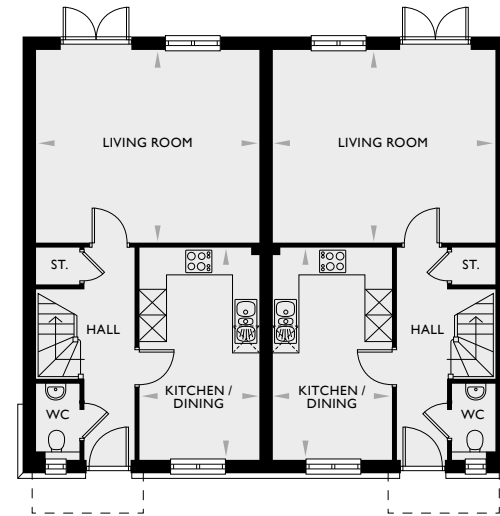
Total Area: 94.2m<sup>2</sup> / 1014ft<sup>2</sup> (Net)



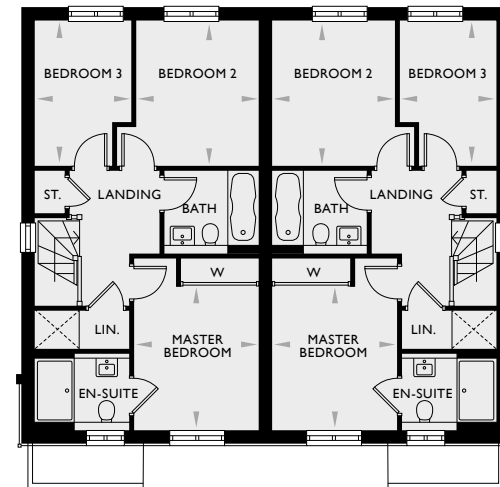
Computer generated image

| Ground Floor     | MM          | FT            |
|------------------|-------------|---------------|
| Living Room      | 5085 x 4355 | 16'8" x 14'3" |
| Kitchen / Dining | 4810 x 2710 | 15'9" x 8'10" |
| First Floor      | MM          | FT            |
| Master Bedroom   | 3290 x 2820 | 10'9" x 9'3"  |
| Bedroom 2        | 3270 x 2760 | 10'8" x 9'0"  |
| Bedroom 3        | 3270 x 2195 | 10'8" x 7'2"  |

## GROUND FLOOR



## FIRST FLOOR



10

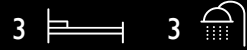
9

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# HAZEL

3 Bedroom Detached House - Full Brick  
Plots 6 & 8 as shown, Plots 5 & 7 are handed

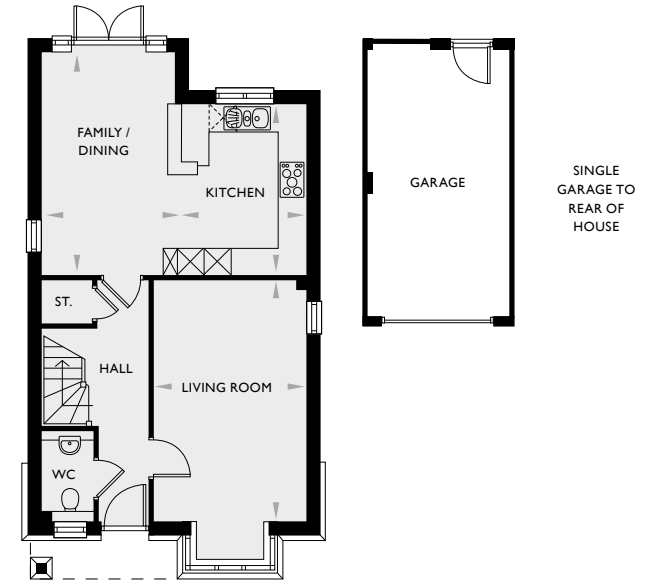
Total Area: 108.3m<sup>2</sup> / 1165ft<sup>2</sup> (Net)



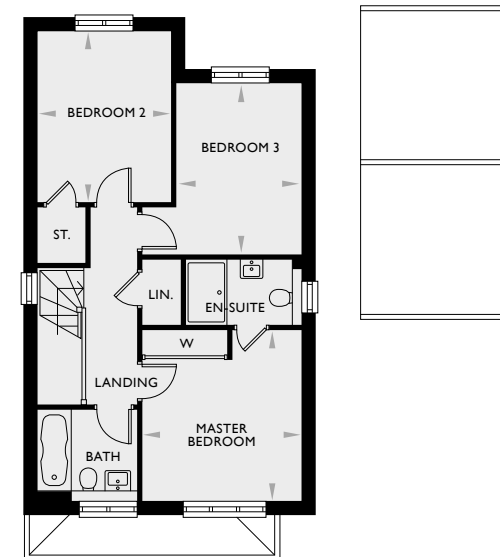
| Ground Floor    | MM          | FT             |
|-----------------|-------------|----------------|
| Living Room     | 5980 x 3260 | 19'7" x 10'8"  |
| Kitchen         | 3655 x 2775 | 12'0" x 9'1"   |
| Family / Dining | 4780 x 2830 | 15'8" x 9'3"   |
| First Floor     | MM          | FT             |
| Master Bedroom  | 3645 x 3405 | 11'11" x 11'2" |
| Bedroom 2       | 3665 x 2830 | 12'0" x 9'3"   |
| Bedroom 3       | 3670 x 2685 | 12'0" x 8'9"   |

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## GROUND FLOOR



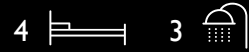
## FIRST FLOOR



# LIME

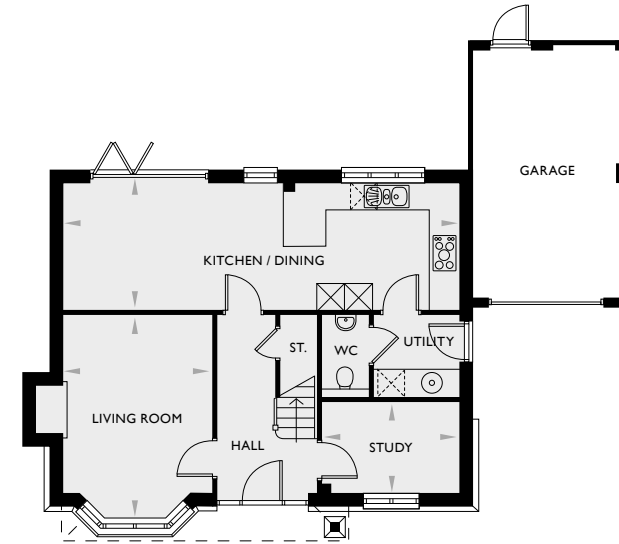
4 Bedroom Detached House - Half Tile Hung  
Plots 4 & 19 as shown

Total Area: 120.2m<sup>2</sup> / 1293ft<sup>2</sup> (Net)

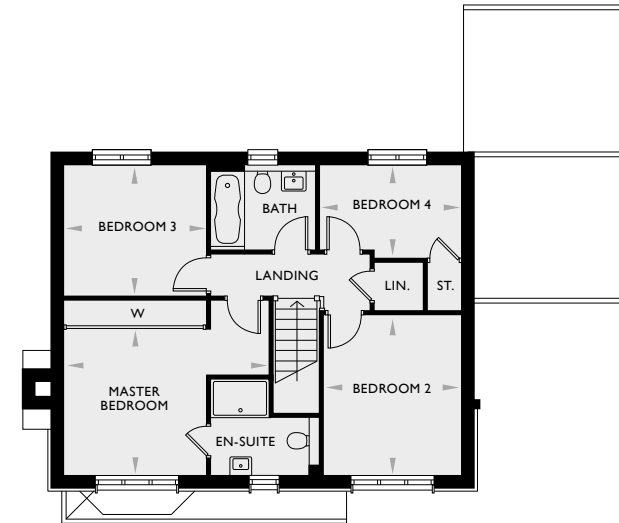


| Ground Floor     | MM          | FT            |
|------------------|-------------|---------------|
| Living Room      | 4695 x 3120 | 15'5" x 10'3" |
| Kitchen / Dining | 8345 x 2930 | 27'4" x 9'7"  |
| Study            | 2860 x 2090 | 9'4" x 6'10"  |
| First Floor      | MM          | FT            |
| Master Bedroom   | 3400 x 2965 | 11'2" x 9'9"  |
| Bedroom 2        | 3665 x 2870 | 12'0" x 9'5"  |
| Bedroom 3        | 3030 x 2960 | 9'11" x 9'8"  |
| Bedroom 4        | 2915 x 2175 | 9'7" x 7'1"   |

## GROUND FLOOR



## FIRST FLOOR



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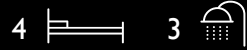


# SYCAMORE

4 Bedroom Detached House - Half Weatherboard

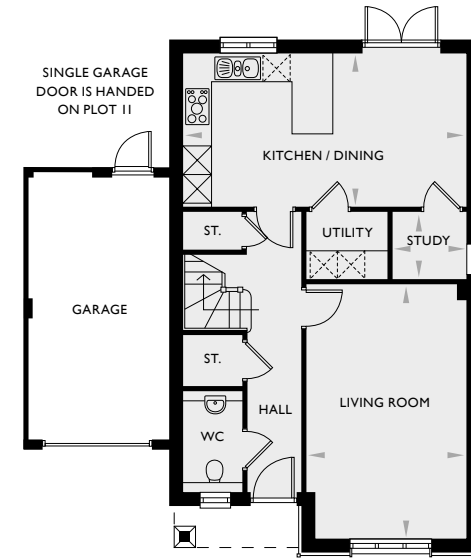
Plot 14 as shown, Plot 11 is handed

Total Area: 125.5m<sup>2</sup> / 1350ft<sup>2</sup> (Net)

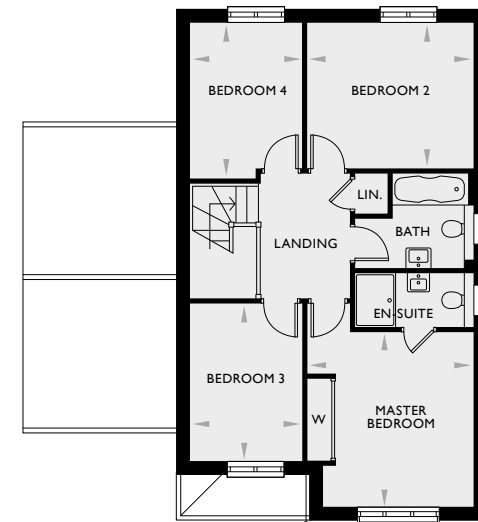


| Ground Floor     | MM          | FT             |
|------------------|-------------|----------------|
| Living Room      | 5535 x 3505 | 18'2" x 11'6"  |
| Kitchen / Dining | 6205 x 3345 | 20'4" x 10'11" |
| Study            | 1605 x 1460 | 5'3" x 4'9"    |
| First Floor      | MM          | FT             |
| Master Bedroom   | 3800 x 3280 | 12'5" x 10'9"  |
| Bedroom 2        | 3645 x 3070 | 11'11" x 10'1" |
| Bedroom 3        | 3420 x 2435 | 11'2" x 8'0"   |
| Bedroom 4        | 3355 x 2435 | 11'0" x 8'0"   |

## GROUND FLOOR



## FIRST FLOOR

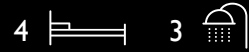


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# MULBERRY

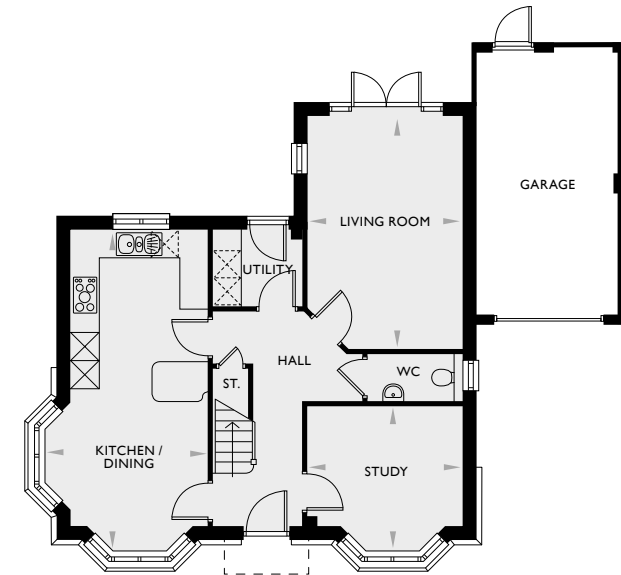
4 Bedroom Detached House - Half Tile Hung  
Plots 3 & 17 as shown, Plot 1 is handed

Total Area: 130.6m<sup>2</sup> / 1405ft<sup>2</sup> (Net)

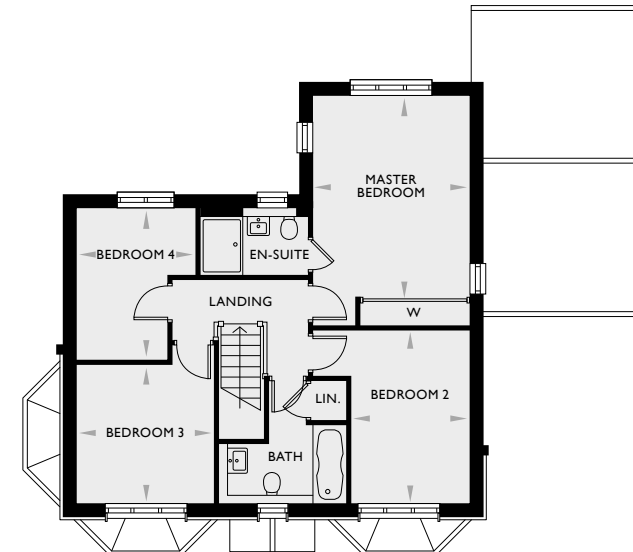


| Ground Floor     | MM          | FT            |
|------------------|-------------|---------------|
| Living Room      | 5055 x 3395 | 16'7" x 11'1" |
| Kitchen / Dining | 7060 x 3595 | 23'2" x 11'9" |
| Study            | 3395 x 3185 | 11'1" x 10'5" |
| First Floor      | MM          | FT            |
| Master Bedroom   | 4440 x 3395 | 14'7" x 11'1" |
| Bedroom 2        | 3760 x 2555 | 12'4" x 8'4"  |
| Bedroom 3        | 3030 x 3000 | 9'11" x 9'10" |
| Bedroom 4        | 3295 x 2610 | 10'10" x 8'7" |

## GROUND FLOOR



## FIRST FLOOR



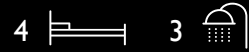
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# PRIMROSE

4 Bedroom Detached House - Half Weatherboard

Plots 2 & 18 as shown, Plots 15 & 16 are handed

Total Area: 133.1m<sup>2</sup> / 1432ft<sup>2</sup> (Net)

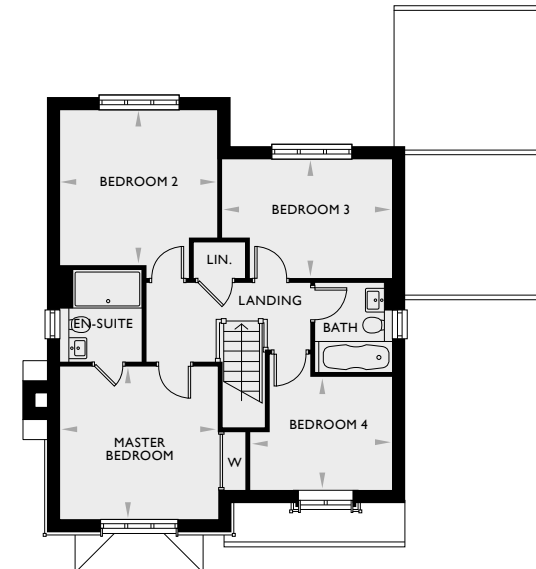


| Ground Floor   | MM          | FT             |
|----------------|-------------|----------------|
| Living Room    | 6285 x 3620 | 20'7" x 11'10" |
| Kitchen        | 4010 x 2730 | 13'2" x 8'11"  |
| Dining         | 3855 x 3620 | 12'7" x 11'10" |
| Study          | 2305 x 1930 | 7'7" x 6'4"    |
| First Floor    | MM          | FT             |
| Master Bedroom | 3620 x 3520 | 11'10" x 11'6" |
| Bedroom 2      | 3620 x 3565 | 11'10" x 11'8" |
| Bedroom 3      | 3925 x 2740 | 12'10" x 9'0"  |
| Bedroom 4      | 3270 x 2640 | 10'8" x 8'8"   |

## GROUND FLOOR



## FIRST FLOOR



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MAKING YOUR  
VISION A REALITY





## KITCHEN

Esquire Kitchens are fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback. Fully integrated appliances include Neff double oven, five ring induction hob, fridge freezer and dishwasher.

Utility rooms (where applicable) are fitted with a range of complimenting cabinets, laminate work surface, with space for a free-standing washing machine and tumble dryer.

Our First Homes Kitchens are fitted with a Bosch Series 2 Built in single oven, Bosch 4 ring Induction hob, built in extractor hood and Candy Integrated fridge freezer.

# BATHROOM, EN-SUITE AND CLOAKROOM

An Esquire bathroom is the perfect place to unwind, relax and feel refreshed.

Bathrooms in all of our homes feature contemporary white sanitaryware with chrome fittings, heated towel rails, vanity units, shaver points and a shower over the bath with glass enclosure.

En-suites include shaver points, vanity units, rainfall shower with additional handheld shower head.

All cloakrooms benefit from vanity units and underfloor heating.\*

*\* First Homes do not include underfloor heating.*





## INTERNAL FEATURES

A choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom, with a choice of porcelain wall tiles to bathroom and en-suites.

Attractive white satin painted skirtings and architraves provided throughout, with white satin painted internal moulded doors with polished chrome ironmongery.

Bespoke white painted staircase with oak handrail.

Built in wardrobes to master bedroom, with pure white glass infills.

Underfloor heating to the ground floor only.\*

*\* First Homes do not include underfloor heating.*

## EXTERNAL FEATURES

Turf, patio area and closeboard fencing to rear garden with turf and feature landscaping to front garden.

Block paved driveways.

Cold mains outside tap.

Electric vehicle charging point (EVCP) to all homes.

PIR convenience lighting to front and rear.







## HEATING & ELECTRICAL

LED recessed downlights to kitchen, bathroom, en-suites and hallway, with low energy pendant fittings to living room, dining room, all bedrooms and landing.

Generous supply of white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable.

Telephone point in hallway, living room and master bedroom.

Homes wired for Sky & Freeview TV distribution to living room, dining room, study and all bedrooms.

Power and lighting provided to loft space and garages.

Ring wired front doorbell to all homes.

Underfloor heating provided to downstairs, upstairs heated via radiators all powered by a air source heat pump.\*

*\* First Homes do not include underfloor heating.*

## SAFETY AND SECURITY

Mains fed smoke and heat detectors with battery back up.

PVCu double glazed windows and external doors with multi point locking system.



## OUR SHOWHOMES & CHOICES SUITES

At Esquire, we strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs.

Purchasing off plan allows you to personalise your new home, choosing from our extensive range of bespoke finishes is an exciting process for all our clients to enjoy.

Reserve off plan and have the opportunity to bespoke the following areas of your home with a choice of:

- Porcelain tiles to kitchen, utility (where applicable), bathroom, en-suite and cloakroom.
- Porcelain wall tiles to bathroom, en-suite and cloakroom.
- Kitchen cupboard design and colour; handle selection, tap and sink options and worktop.
- Vanity unit colour selection to bathroom, en-suite and cloakroom.
- Optional extras are available which include appliance upgrades, quartz worktops and additional flooring selections.

*NB. Choices for first homes are from a selective range, and do not include tap and sink options.*



## AFTER CARE & GUARANTEES

Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property.

All homes are provided with a comprehensive two year home emergency cover and come with a ten year Build-Zone guarantee.

# MAKING CONNECTIONS

Kemsley railway station is approximately 1.2 miles from Featherbed Farm for trains to Sheerness and Sittingbourne. Sittingbourne railway station is just under 3 miles away, where services run regularly direct to London Victoria, London Bridge and Dover Priory (journey time approximately one hour). Sittingbourne, Rainham and Gillingham stations provide high-speed services to London St. Pancras (for Eurostar connections to the Continent). For drivers, the nearby A249 connects with the M2/A2, which links Dover and Canterbury with the M25 (for Gatwick Airport and the Dartford Crossing) and central London.

## BY ROAD OR BY RAIL

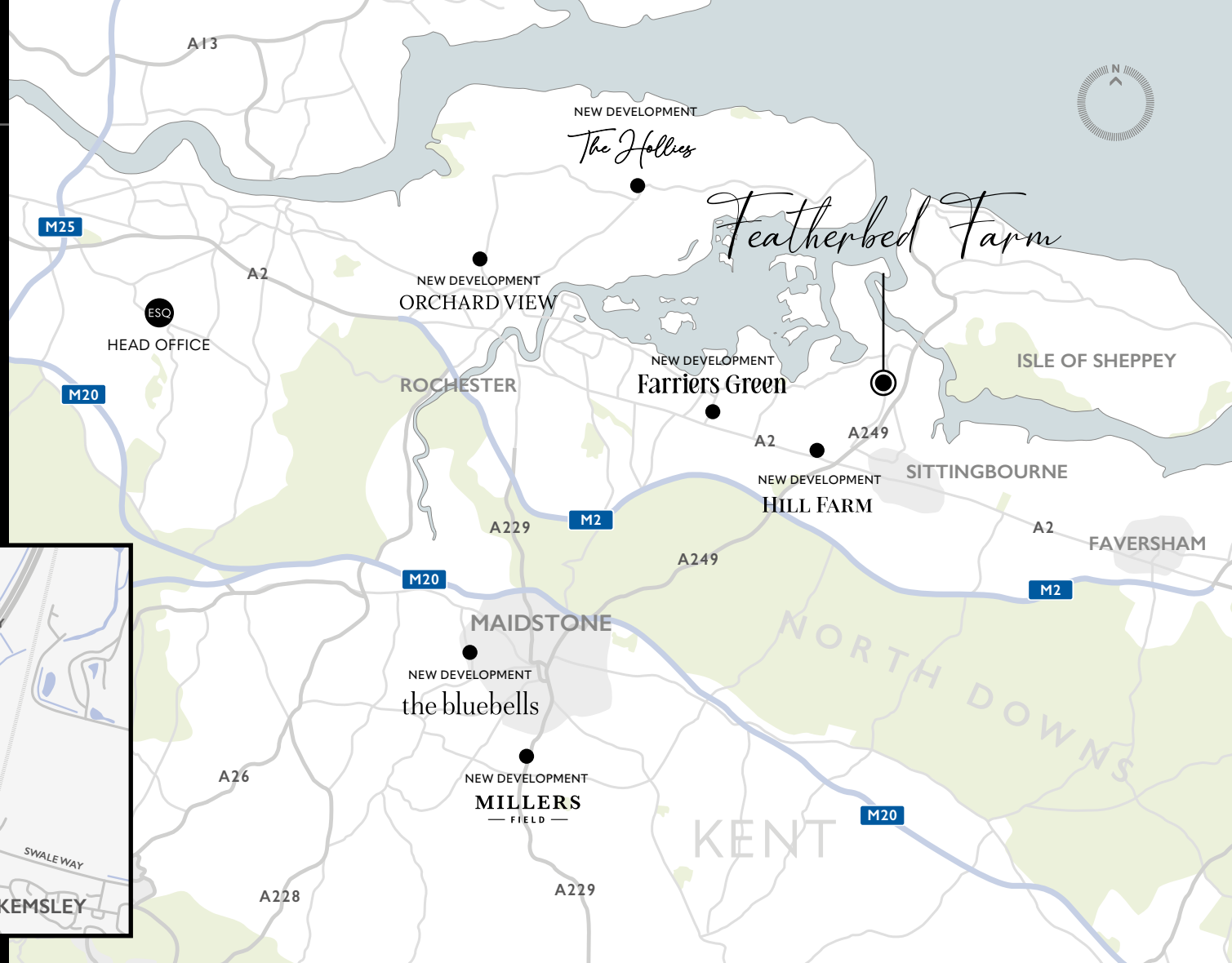
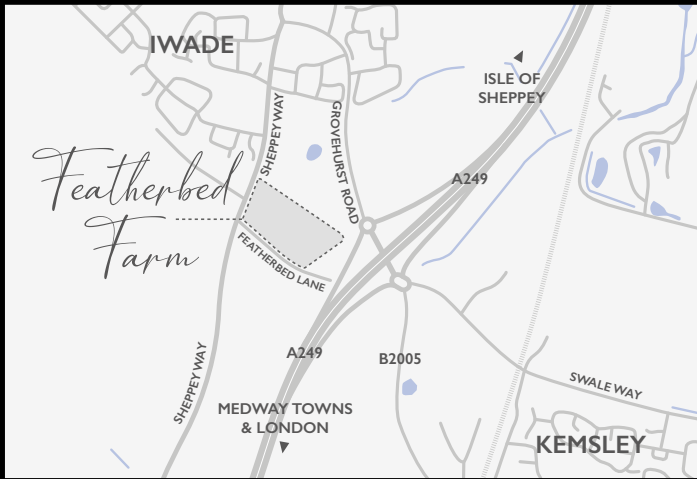


Source:  
Rail journey times: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) (Journey times are from Sittingbourne and may vary - minimum rail journey times indicated)  
Road mileage: [www.google.com](http://www.google.com) (Distances are approximate)

# LOCATION

FEATHERBED LANE, IWADE, KENT ME9 8RA

Featherbed Farm is one of our latest developments within Kent and West Sussex. The development is located on Sheppey Way approximately half a mile south-east of Iwade Village. The development is easily accessed from the main A249 junction with the B2005 taking Grovehurst Road to Iwade and the left onto Sheppey Way.





## AWARD WINNING

Our pragmatic yet future-facing approach to conducting business and realising a product from tailored inspiration is our pride and joy. It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by numerous prestigious awards.



2016 WhatHouse? Best Renovation Award for Hazells Farm - Grade II Listed Barn & Oast House conversion



2019 WhatHouse? Small Housebuilder of the Year Bronze Award Winner



2020 WhatHouse? Small Housebuilder of the Year Gold Award Winner



2021 Shortlisted at the KEIBA awards for Medium Business of the year



2022 Medway Design & Regeneration Awards - Highly Commended Residential Super Major for Woodlands



2022 Evening Standard Awards - Best Boutique Developments for Manor Farm



2023 First Time Buyer Readers' Awards - Highly Commended Best Large Development for Woodlands





## OUR APPROACH TO CLIMATE CHANGE

**At Esquire Developments, we are fully committed to delivering bespoke homes designed to stand the test of time, as well as to answer the exacting demands of modern-day living.**

In every build, at every step, we take pride in thinking big to work sustainably, challenging industry standards. We recognise our role in helping to address the Climate Change emergency and so we approach our developments in the greenest fashion possible.

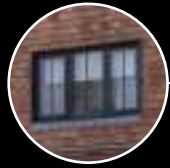


ECO-RESPONSIBLE



ESQ.

OUR ONGOING COMMITMENT  
TO REDUCING OUR  
CARBON FOOTPRINT



High Specification  
Glazed Windows



Electric Only  
Dwellings



Fabric first approach  
to sustainability



Extensive Landscaping to  
benefit biodiversity



Increased Cavity  
Wall Thickness



Air Source Heat Pumps  
installed in all homes



All houses to have an  
EV charging point



Natural material utilising  
local supply chains



Proudly working in partnership with:



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We are always looking to grow and build longstanding partnerships across the entire development industry. If you are a buyer, landowner or a small developer with a view on joining the SME Developer Network to grow your business, please contact us.

**Esquire Developments Limited**

Studio 3, The Old Laundry, Green Street Green Road, Longfield, Kent DA2 8EB

01474 706 184 | [info@esquiredevelopments.com](mailto:info@esquiredevelopments.com) | [www.esquiredevelopments.com](http://www.esquiredevelopments.com)

Share your journey with us using **#MYESQUIREHOME**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Esquire Developments policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisers for further details.

DESIGNED AND PRODUCED BY  [WWW.GDACREATIVE.CO.UK](http://WWW.GDACREATIVE.CO.UK)



