



# Capstone Oaks

CHATHAM, KENT

A beautiful collection of two, three, four and five bedroom homes nestled in the historic town of Chatham, Kent.

**Taylor**  
**Wimpey**

# Contents

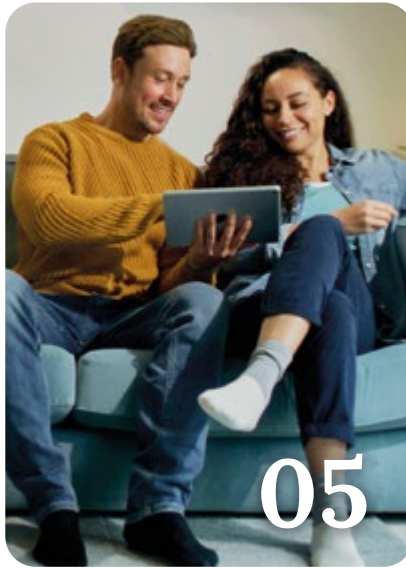
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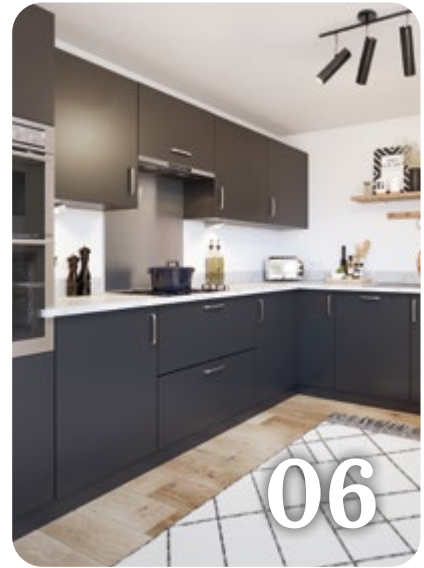
**Welcome to  
Capstone Oaks**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Capstone Oaks

Capstone Oaks, located in the historic county of Kent, is in a vibrant town steeped in maritime heritage and set amidst scenic landscapes. With picturesque views of the River Medway, the town blends its rich history with contemporary living. Chatham offers a perfect balance of urban convenience and natural beauty.

The development has a wealth of local amenities, excellent transport links and new community facilities. All of this makes it an ideal location for both families and professionals looking for a lively and well-connected place to live.



[View the site plan](#)



# Love village life

Situated in the coastal town of Chatham, Capstone Oaks is centrally located, meaning you're never far from places to relax and enjoy nature. The nearby expansive local green space provides panoramic views, sports facilities and plenty of open areas for picnics and outdoor recreation.

With easy access to a range of local shops, supermarkets, restaurants and a selection of schools, Chatham provides a peaceful yet well-connected environment for modern living.

St. Mary's Island



Medway Canal



Maritime Marina



**Find out more**





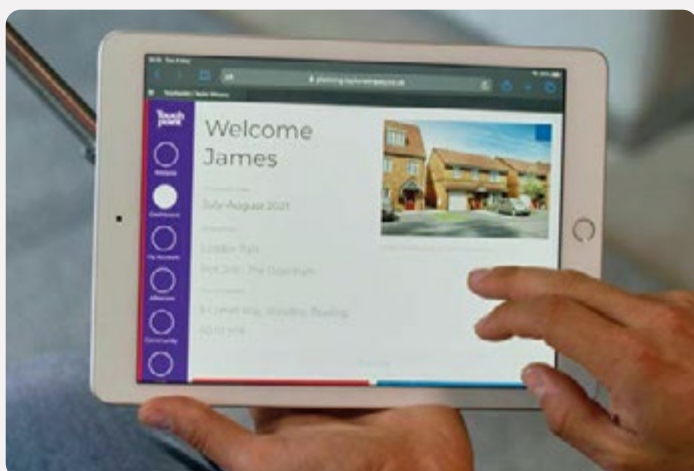
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops, and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories, including stylish splashbacks, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in gas hob, an integrated hood and extractor fan too.

## Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps, give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms, which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose<sup>†</sup> from to make your bathroom and en suite stand out from the crowd.

## Garden\*

The outside of your home is just as carefully considered as the inside. You'll enjoy a fully turfed and landscaped front garden, while the back garden features both slabbed and turfed areas. For added privacy, a garden fence is also included.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.  
\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

# Specification of our houses

General	
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors†	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit to suit external materials schedule	✓
White emulsion to walls	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish (no latex or screed)	✓
Combination / condensing gas boiler and heating system to radiators	✓
Kitchen	
Wren kitchen with a selection of doors and worktop choices from our 'Standard Range'*	✓
1.5 bowl composite inset sink (finish to be confirmed by Sales Executive)	✓
Electrolux built-in double oven (single under counter oven for 2 bedroom homes)	✓
Integrated cooker hood	✓
Electrolux 4 burner gas hob	✓
Splashback	✓
Under cupboard lights to kitchen	✓
Wren utility† with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓
Living room	
TV socket and Telecom point	✓
Family room/study†	
Telecom point†	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Bedroom	
TV socket to bedroom 1	✓
Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓
En suite and shower room†	
Roca white bathroom suite	✓
Ideal Standard fittings	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & chrome finish glass shower cubicle	✓
Thermostatic shower	✓
Gardens, paths and drives	
Brett Marshall slabs (for area refer to Landscaping/External Works layout)	✓
Turf to rear garden	✓
Power to garage within the curtilage of the property†	✓
Outside tap to the rear of the property†	✓
Fencing to garden (refer to Landscaping/External Works layout)	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

→ 2 bedroom homes



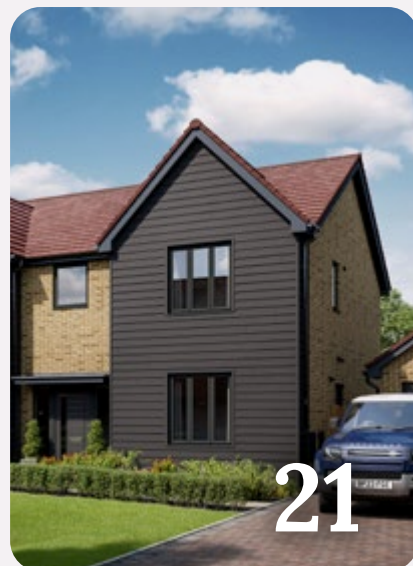
→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The Beaford

2 BEDROOM HOME, TOTAL 777 sq. ft. / 72 sq. m.



## GROUND FLOOR

Kitchen/Dining/Living Area

6.72m x 4.06m

22'0" x 13'4"



## FIRST FLOOR

Bedroom 1

4.06m x 3.82m

13'4" x 12'7"

Bedroom 2

4.06m x 2.69m

13'4" x 8'10"



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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 61885/July 2025.





# The Eynsford

3 BEDROOM HOME, TOTAL 971 sq. ft. / 90 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.07m × 3.80m 16'8" × 12'6"

### Living Room

3.43m × 3.11m 11'3" × 10'2"



## FIRST FLOOR

### Bedroom 1

3.48m × 3.01m 11'5" × 9'11"

### Bedroom 2

3.47m × 2.15m 11'5" × 7'1"

### Bedroom 3

2.83m × 2.41m 9'4" × 7'11"



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# The Keeford

3 BEDROOM HOME, TOTAL 1,020 sq. ft. / 94 sq. m.



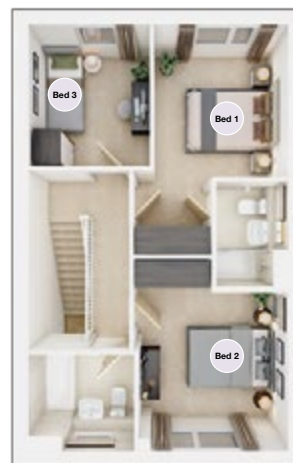
## GROUND FLOOR

### Kitchen/Dining Area

5.41m × 2.74m 17'9" × 9'0"

### Living Room

3.81m × 3.30m 12'6" × 10'10"



## FIRST FLOOR

### Bedroom 1

3.18m × 2.79m 10'5" × 9'2"

### Bedroom 2

3.30m × 3.12m 10'10" × 10'3"

### Bedroom 3

2.96m × 2.52m 9'9" × 8'3"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,057 sq. ft. / 98 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

### Living Room/Study Area

5.52m x 3.19m 18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.76m 11'0" x 9'1"

### Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

### Bedroom 3

2.80m x 2.66m 9'2" x 8'9"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq. ft. / 105 sq. m.



## GROUND FLOOR

### Kitchen

3.37m x 3.18m 11'1" x 10'5"

### Living/Dining Area

4.39m x 3.51m 14'5" x 11'7"



## FIRST FLOOR

### Bedroom 1

4.39m x 3.16m 14'5" x 10'5"

### Bedroom 3

3.31m x 2.40m 10'11" x 7'10"



## SECOND FLOOR

### Bedroom 2

4.49m x 3.34m 14'9" x 11'0"

### Dressing Area

3.08m x 2.80m 10'1" x 9'3"



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# The Elliston

4 BEDROOM HOME, TOTAL 1,225 sq. ft. / 113 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.90m x 2.90m 16'1" x 9'6"

### Living Room

4.25m x 3.81m 14'0" x 12'6"



## FIRST FLOOR

### Bedroom 2

3.15m x 2.74m 10'4" x 9'0"

### Bedroom 3

3.31m x 2.35m 10'10" x 7'9"

### Bedroom 4

3.27m x 2.46m 10'9" x 8'1"



## SECOND FLOOR

### Bedroom 1

5.52m x 3.86m 18'2" x 12'8"



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# The Colford

4 BEDROOM HOME, TOTAL 1,251 sq. ft. / 116 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.60m 21'0" x 11'10"

### Living Room

4.35m x 3.50m 14'4" x 11'6"

### Study Area

2.20m x 2.13m 7'3" x 7'0"



## FIRST FLOOR

### Bedroom 1

3.51m x 3.40m 11'6" x 11'2"

### Bedroom 2

3.16m x 2.93m 10'4" x 9'8"

### Bedroom 3

3.04m x 2.46m 10'0" x 8'1"

### Bedroom 4

3.51m x 2.13m 11'6" x 7'0"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,251 sq. ft. / 116 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

### Living Room/Study Area

6.53m x 3.25m 21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1

3.40m x 3.29m 11'2" x 10'10"

### Bedroom 2

3.31m x 3.00m 10'10" x 9'10"

### Bedroom 3

3.44m x 2.17m 11'4" x 7'2"

### Bedroom 4

3.04m x 2.15m 10'0" x 7'1"



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# The Tewksdale

4 BEDROOM HOME, TOTAL 1,251 sq. ft. / 116 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

### Living Room/Study Area

6.53m x 3.25m 21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1

3.54m x 3.38m 11'8" x 11'1"

### Bedroom 2

3.31m x 3.00m 10'10" x 9'10"

### Bedroom 3

3.44m x 2.17m 11'4" x 7'2"

### Bedroom 4

3.06m x 2.16m 10'1" x 7'1"



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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq. ft. / 127 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

8.34m x 3.31m 27'3" x 10'10"

### Living Room

4.19m x 3.19m 13'9" x 10'6"

### Study

3.07m x 2.13m 10'1" x 7'0"



## FIRST FLOOR

### Bedroom 1

3.13m x 3.00m 10'3" x 9'10"

### Bedroom 2

3.40m x 3.19m 11'2" x 10'6"

### Bedroom 3

3.51m x 2.93m 11'6" x 9'8"

### Bedroom 4

3.00m x 2.22m 9'10" x 7'3"



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# The Warkford

4 BEDROOM HOME, TOTAL 1,463 sq. ft. / 136 sq. m.



## GROUND FLOOR

### Kitchen

4.30m x 2.85m 14'2" x 9'4"

### Dining Area

3.33m x 3.12m 10'11" x 10'3"

### Living Room

4.93m x 3.27m 16'2" x 10'9"

### Study

3.27m x 2.50m 10'9" x 8'2"



## FIRST FLOOR

### Bedroom 1

3.89m x 3.33m 12'9" x 10'11"

### Bedroom 2

3.56m x 3.33m 11'8" x 10'11"

### Bedroom 3

3.93m x 2.90m 12'11" x 9'6"

### Bedroom 4

3.31m x 2.27m 10'11" x 7'5"



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# The Aireton

5 BEDROOM HOME, TOTAL 1,671 sq. ft. / 155 sq. m.



## GROUND FLOOR

### Kitchen/Family/Dining Area

7.88m x 3.51m 25'8" x 11'6"

### Living Room

3.79m x 3.14m 12'6" x 10'4"

### Study

2.46m x 1.88m 8'1" x 6'2"



## FIRST FLOOR

### Bedroom 1

5.34m x 3.14m 17'7" x 10'4"

### Bedroom 3

3.93m x 2.32m 12'11" x 7'8"

### Bedroom 5

3.41m x 2.26m 11'2" x 7'5"



## SECOND FLOOR

### Bedroom 2

5.93m x 3.22m 19'5" x 10'7"

### Bedroom 4

3.43m x 2.85m 11'3" x 9'4"



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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 61885/July 2025.





# The Thirlford

5 BEDROOM HOME, TOTAL 1,826 sq. ft. / 169 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.79m x 4.12m 22'2" x 13'6"

### Family Room

3.52m x 3.22m 11'7" x 10'7"

### Living Room

4.88m x 3.90m 16'0" x 12'10"

### Study

3.38m x 2.17m 11'1" x 7'1"



## FIRST FLOOR

### Bedroom 1

3.96m x 3.59m 13'0" x 11'10"

### Bedroom 2

3.96m x 3.26m 13'0" x 10'8"

### Bedroom 3

3.62m x 2.89m 11'11" x 9'6"

### Bedroom 4

3.85m x 2.52m 12'8" x 8'3"

### Bedroom 5

3.06m x 2.45m 10'1" x 8'1"



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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.



## First-time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

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our homes from the  
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## Taylor Wimpey