

BLAKE GARDENS

ISLE OF SHEPPEY

SCOCLES ROAD MINSTER ON SEA KENT ME12 3SN



MATTHEW HOMES

OVER 40 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 40 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

BLAKE GARDENS

A DEVELOPMENT BY MATTHEW HOMES



MINSTER ON SEA, KENT

MINSTER ON SEA

AND THE ISLE OF SHEPPEY



Minster on Sea is situated on the Isle of Sheppey off the northern coast of Kent neighbouring the Thames Estuary and linked to the mainland by the Kingsferry Bridge.

The Isle of Sheppey combines award winning beaches with extensive countryside and four nature reserves including Elmley National Nature Reserve with stunning wildlife found across a large reserve of meadows and waterways.





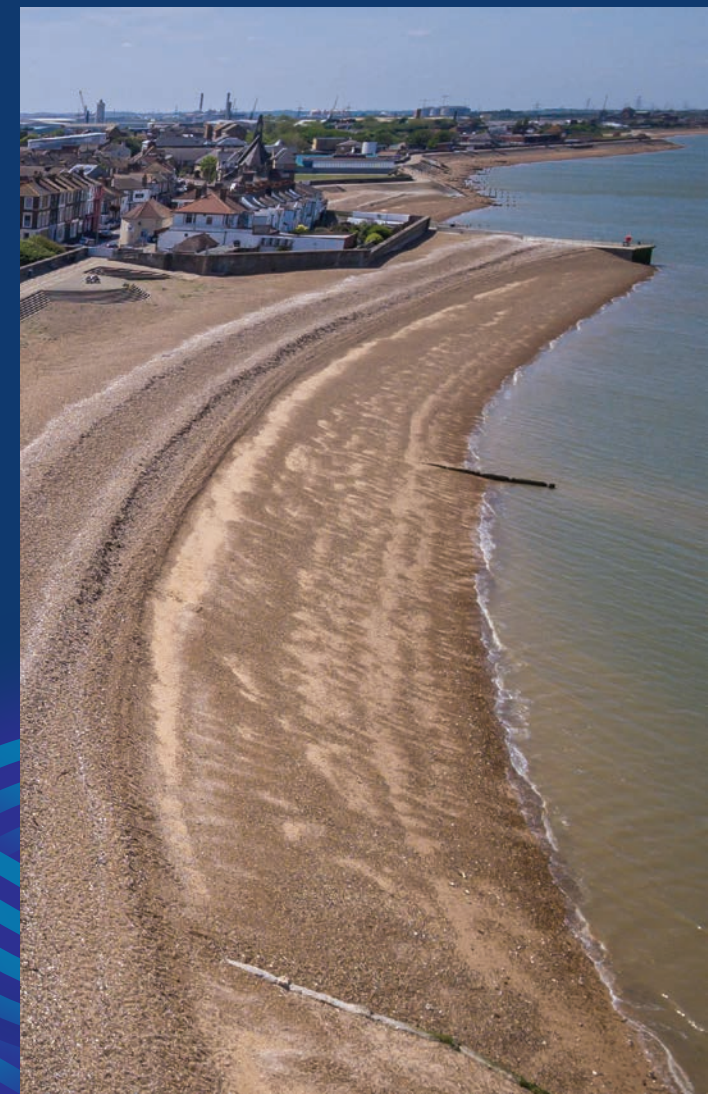
Minster on Sea is well connected with the A249 offering direct access to the A2, the M2 (junction 5) and the M20 (junction 7) for journeys to south east London, the M25 and across Kent. Sheerness and Queenborough stations provide regular train services to nearby Sittingbourne for connections to London St Pancras International, London Victoria and across the south east network.

Local shopping outlets are to be found in Minster on Sea and Sheerness with Neats Court Retail Park and supermarkets for day-to-day shopping needs. Further retail and entertainment facilities can be found in Sittingbourne, Maidstone and the Medway towns all of which are within easy reach.

Schools for all ages are available in the area including several Primary Schools and the Oasis Academy for secondary education.

Leisure and sporting pursuits are catered for with local Leisure Centres and a variety of recreational venues including the Isle of Sheppey Sailing Club and Sheerness Golf Club.

The area has both a significant maritime and aviation history reflected in the displays and exhibitions at the Bluetown Heritage Centre and Aviation Museum.



BLAKE GARDENS

OUR HOUSE TYPE RANGE AT
MINSTER ON SEA



THE CHERRY
THREE BEDROOM



THE HOLLY
THREE BEDROOM



THE HAZEL
THREE BEDROOM



THE YEW
THREE BEDROOM



THE PINE
THREE BEDROOM



THE ROWAN
FOUR BEDROOM



THE BEECH
FOUR BEDROOM



THE ELM
FOUR BEDROOM



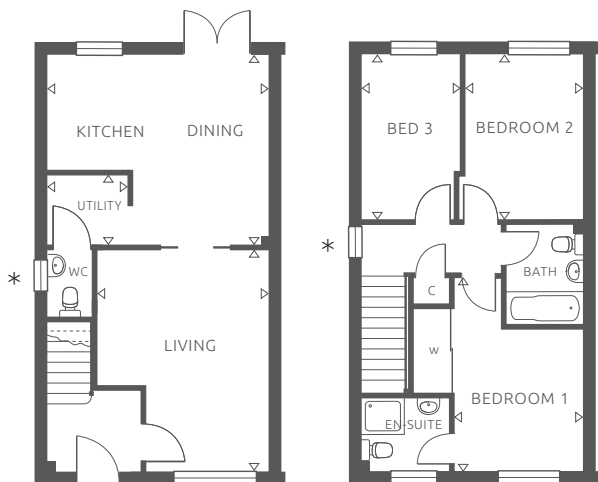
THE CHESTNUT
FOUR BEDROOM



SITE PLAN

- ◆ **THE CHERRY**
7, 8, 9, 10, 11 & 12
- ◆ **THE HOLLY**
2, 3, 5, 14, 15, 16, 18, 27, 29 & 53
- ◆ **THE HAZEL**
6, 17, 28 & 60
- ◆ **THE YEW**
40, 41 & 42
- ◆ **THE PINE**
24, 25, 26, 30, 31, 43, 44, 56, 57,
58 & 59
- ◆ **THE ROWAN**
4, 13, 45 & 55
- ◆ **THE BEECH**
19, 20, 21, 35, 38, 39, 46,
47, 48, 49, 50, 51 & 54
- ◆ **THE ELM**
34, 36, 52 & 62
- ◆ **THE CHESTNUT**
1, 22, 23, 32, 33,
37 & 61





* NOTE: WC & Landing windows to plot 7 & 10 only



THE CHERRY

THREE BEDROOM

plots
7, 8, 9, 10, 11 & 12

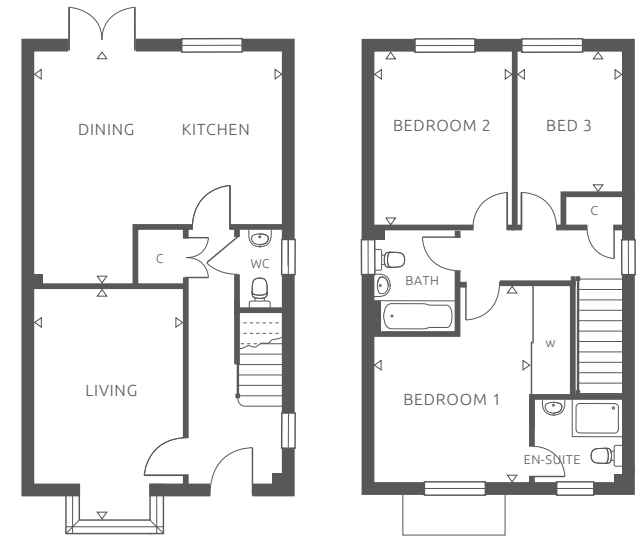


GROUND FLOOR

| | | |
|----------------|-------------------------|------------------------------|
| Living Room | 4790 (max) x 3768 (max) | 15' 9" (max) x 12' 4" (max) |
| Kitchen/Dining | 4843 (max) x 4163 (max) | 15' 11" (max) x 13' 8" (max) |
| Utility | 1763 x 1525 | 5' 10" x 5' 0" |

FIRST FLOOR

| | | |
|-----------|-------------------|-----------------------|
| Bedroom 1 | 4277 (max) x 3005 | 14' 0" (max) x 9' 10" |
| Bedroom 2 | 3638 x 2592 (min) | 11' 11" x 8' 6" (min) |
| Bedroom 3 | 3638 x 2175 (max) | 11' 11" x 7' 2" (max) |



GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Room | 5062 (to bay) x 3290 | 16' 7" (to bay) x 10' 10" |
| Kitchen/Dining | 5415 (max) x 5095 (max) | 17' 9" (max) x 16' 9" (max) |

FIRST FLOOR

| | | |
|-----------|-------------------------|------------------------------|
| Bedroom 1 | 4335 (max) x 3640 (max) | 14' 3" (max) x 11' 11" (max) |
| Bedroom 2 | 3840 x 3040 | 12' 2" x 10' 0" |
| Bedroom 3 | 3065 (min) x 2300 | 10' 0" (min) x 7' 7" |

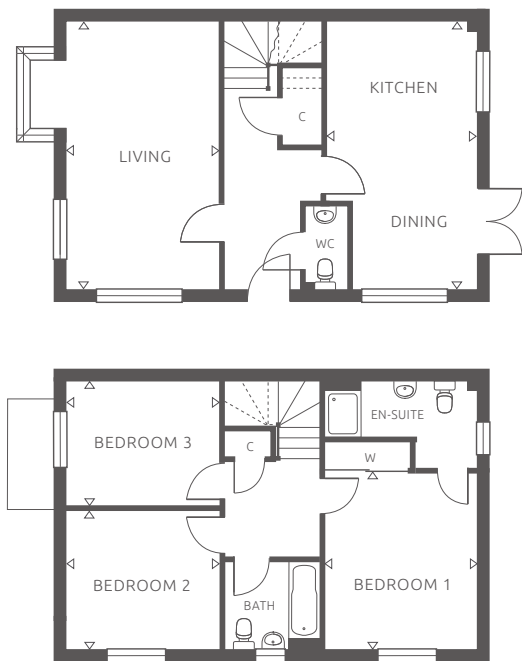
THE HOLLY

THREE BEDROOM

plots

2, 3, 5, 14, 15, 16, 18, 27, 29 & 53





THE HAZEL

THREE BEDROOM

plots
6, 17, 28 & 60

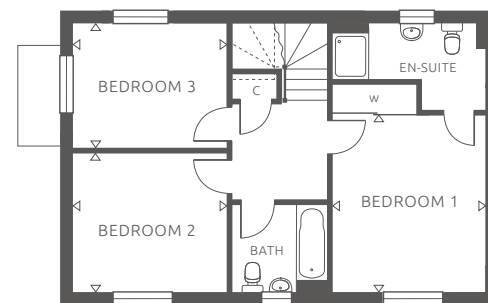
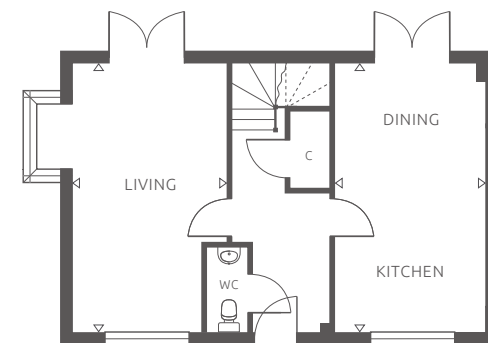


GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Room | 5865 x 3337 (+bay) | 19' 3" x 10' 11" (+bay) |
| Kitchen/Dining | 5865 (max) x 3275 (max) | 19' 3" (max) x 10' 9" (max) |

FIRST FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3863 x 3350 | 12' 8" x 11' 0" |
| Bedroom 2 | 3390 x 3073 | 11' 1" x 10' 1" |
| Bedroom 3 | 3390 x 2718 | 11' 1" x 8' 11" |



GROUND FLOOR

| | | |
|----------------|--------------------|-------------------------|
| Living Room | 5865 x 3337 (+bay) | 19' 3" x 10' 11" (+bay) |
| Kitchen/Dining | 5865 x 3275 | 19' 3" x 10' 9" |

FIRST FLOOR

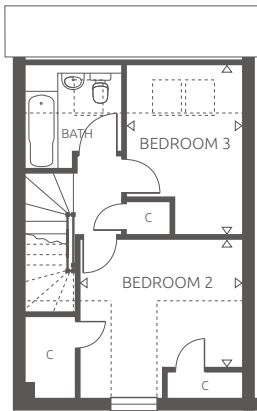
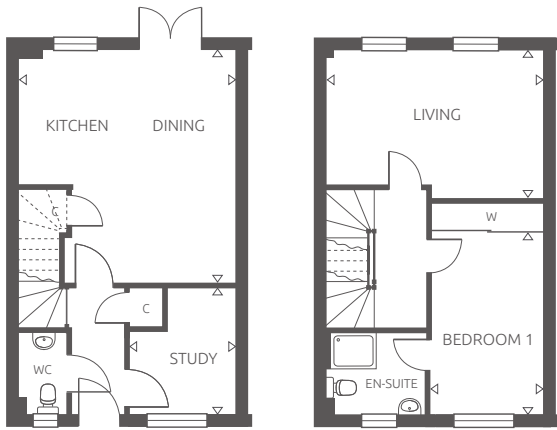
| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3863 x 3318 | 12' 8" x 10' 11" |
| Bedroom 2 | 3412 x 3073 | 11' 2" x 10' 1" |
| Bedroom 3 | 3412 x 2718 | 11' 2" x 8' 11" |

THE YEW

THREE BEDROOM

plots
40, 41 & 42





THE PINE

THREE BEDROOM

plots

24, 25, 26, 30, 31, 43, 44, 56, 57, 58 & 59



GROUND FLOOR

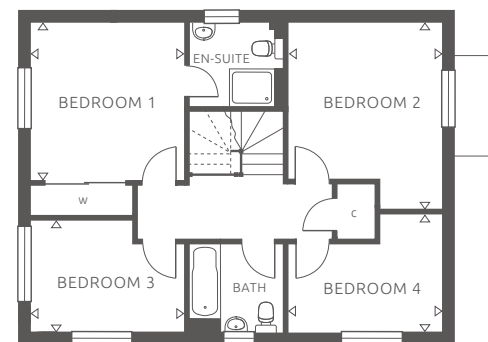
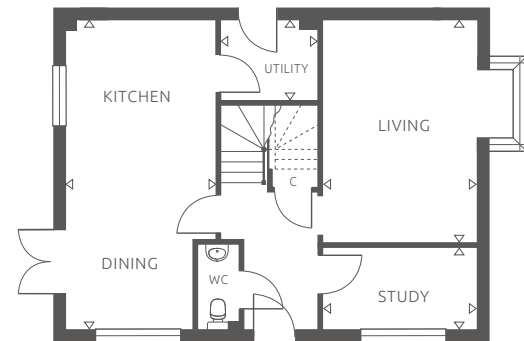
| | | |
|----------------|-------------------------|-----------------------------|
| Study | 2781 (max) x 2321 (max) | 9' 1" (max) x 7' 7" (max) |
| Kitchen/Dining | 5113 (max) x 4726 (max) | 16' 9" (max) x 15' 6" (max) |

FIRST FLOOR

| | | |
|-------------|-------------------|-----------------------|
| Living Room | 4726 x 3261 (max) | 15' 6" x 10' 8" (max) |
| Bedroom 1 | 4045 x 2477 | 13' 3" x 8' 2" |

SECOND FLOOR

| | | |
|-----------|-------------------------|----------------------------|
| Bedroom 2 | 3584 (max) x 2811 (min) | 11' 9" (max) x 9' 3" (min) |
| Bedroom 3 | 3697 (max) x 2561 (max) | 12' 2" (max) x 8' 5" (max) |



GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Room | 4886 x 3337 (+bay) | 16' 0" x 10' 11" (+bay) |
| Study | 3337 x 1813 | 10' 11" x 5' 11" |
| Kitchen/Dining | 6774 (max) x 3275 (max) | 22' 3" (max) x 10' 9" (max) |
| Utility | 2104 x 1603 | 6' 11" x 5' 3" |

FIRST FLOOR

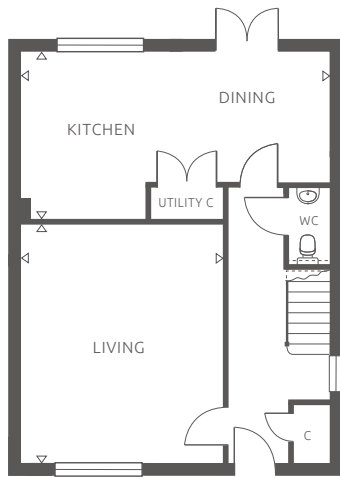
| | | |
|-----------|-------------------------|-----------------------------|
| Bedroom 1 | 3487 x 3350 | 11' 5" x 11' 0" |
| Bedroom 2 | 4131 (max) x 3412 (max) | 13' 7" (max) x 11' 2" (max) |
| Bedroom 3 | 3363 (max) x 2487 (max) | 11' 0" (max) x 8' 2" (max) |
| Bedroom 4 | 3412 (max) x 2567 (max) | 11' 2" (max) x 8' 5" (max) |

THE ROWAN

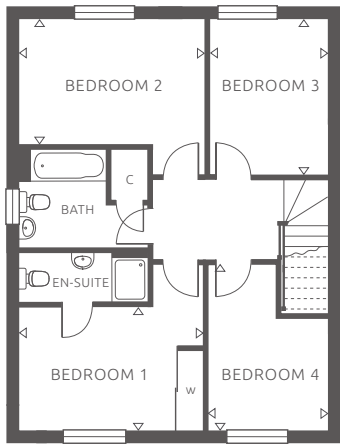
FOUR BEDROOM

plots
4, 13, 45 & 55





*
NOTE: Hall window omitted to plot 47



NOTE: Elevational treatments vary

THE BEECH

FOUR BEDROOM

plots

19, 20, 21, 35, 38, 39, 46, 47, 48, 49, 50, 51 & 54

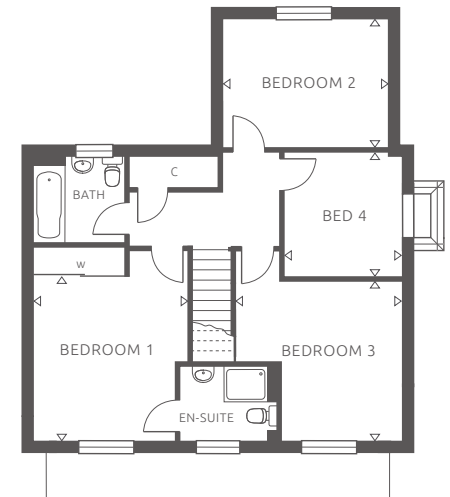
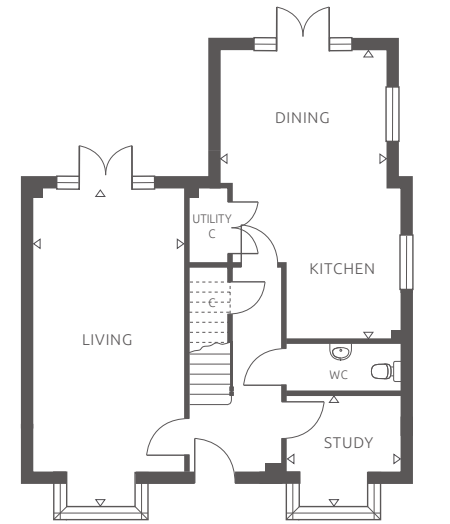


GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Room | 5240 x 4415 | 17' 2" x 14' 6" |
| Kitchen/Dining | 6765 (max) x 3700 (max) | 22' 2" (max) x 12' 2" (max) |

FIRST FLOOR

| | | |
|-----------|-------------------------|----------------------------|
| Bedroom 1 | 4090 (max) x 2666 (min) | 13' 5" (max) x 8' 9" (min) |
| Bedroom 2 | 4090 (max) x 2800 (min) | 13' 5" (max) x 9' 2" (min) |
| Bedroom 3 | 3440 x 2600 | 11' 3" x 8' 6" |
| Bedroom 4 | 3650 (max) x 2600 (max) | 12' 0" (max) x 8' 6" (max) |



THE ELM

FOUR BEDROOM

plots

34, 36, 52 & 62

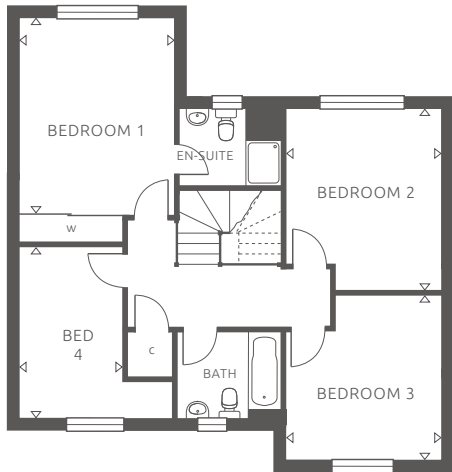
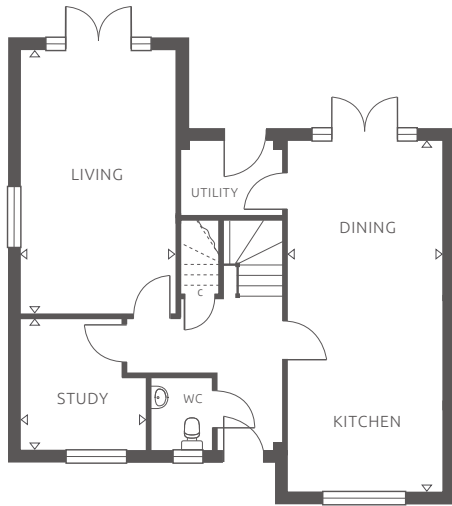


GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Room | 7215 (to bay) x 3400 | 23' 8" (to bay) x 11' 2" |
| Study | 2567 x 2537 (to bay) | 8' 5" x 8' 4" (to bay) |
| Kitchen/Dining | 6578 (max) x 3728 (max) | 21' 7" (max) x 12' 3" (max) |

FIRST FLOOR

| | | |
|-----------|-------------------------|-----------------------------|
| Bedroom 1 | 3752 (min) x 3475 (max) | 12' 4" (min) x 11' 5" (max) |
| Bedroom 2 | 3728 x 2940 | 12' 3" x 9' 8" |
| Bedroom 3 | 3742 (max) x 3602 | 12' 3" (max) x 11' 10" |
| Bedroom 4 | 2885 x 2700 | 9' 6" x 8' 10" |



THE CHESTNUT

FOUR BEDROOM

plots

1, 22, 23, 32, 33, 37 & 61



GROUND FLOOR

| | | |
|----------------|-------------------------|---------------------------|
| Living Room | 5790 x 3390 | 19' 0" x 11' 1" |
| Study | 2903 (max) x 2775 (max) | 9' 6" (max) x 9' 1" (max) |
| Kitchen/Dining | 7665 x 3390 | 25' 2" x 11' 1" |
| Utility | 2160 x 1600 | 7' 1" x 5' 3" |

FIRST FLOOR

| | | |
|-----------|-------------------------|------------------------------|
| Bedroom 1 | 4300 x 3390 | 14' 1" x 11' 1" |
| Bedroom 2 | 3953 (max) x 3390 (max) | 13' 0" (max) x 11' 1" (max) |
| Bedroom 3 | 3637 (max) x 3390 (max) | 11' 11" (max) x 11' 1" (max) |
| Bedroom 4 | 3793 (max) x 2315 (min) | 12' 5" (max) x 7' 7" (min) |



Photographs show previous Matthew Homes show homes

BLAKE GARDENS

SPECIFICATION

Gas central heating

Vertical five panel internal doors

Chrome finish door furniture

UPVC double glazed windows

Lemongrass fitted kitchen

Integrated kitchen including high level oven (except Cherry), gas hob, cooker hood, fridge/freezer, washing machine and dishwasher

Choice of floor tiling to kitchen (subject to stage of construction)

Built in wardrobe to bedroom 1

Choice of floor and wall tiling to bathroom and en-suite (subject to stage of construction)

Roca sanitaryware

Chrome heated towel rails to bathroom and en-suite

Inset ceiling lights to kitchen, bathroom and en-suite

Photovoltaic Solar panels (except Cherry and Pine)

Light and power to garages

Electric vehicle charging point

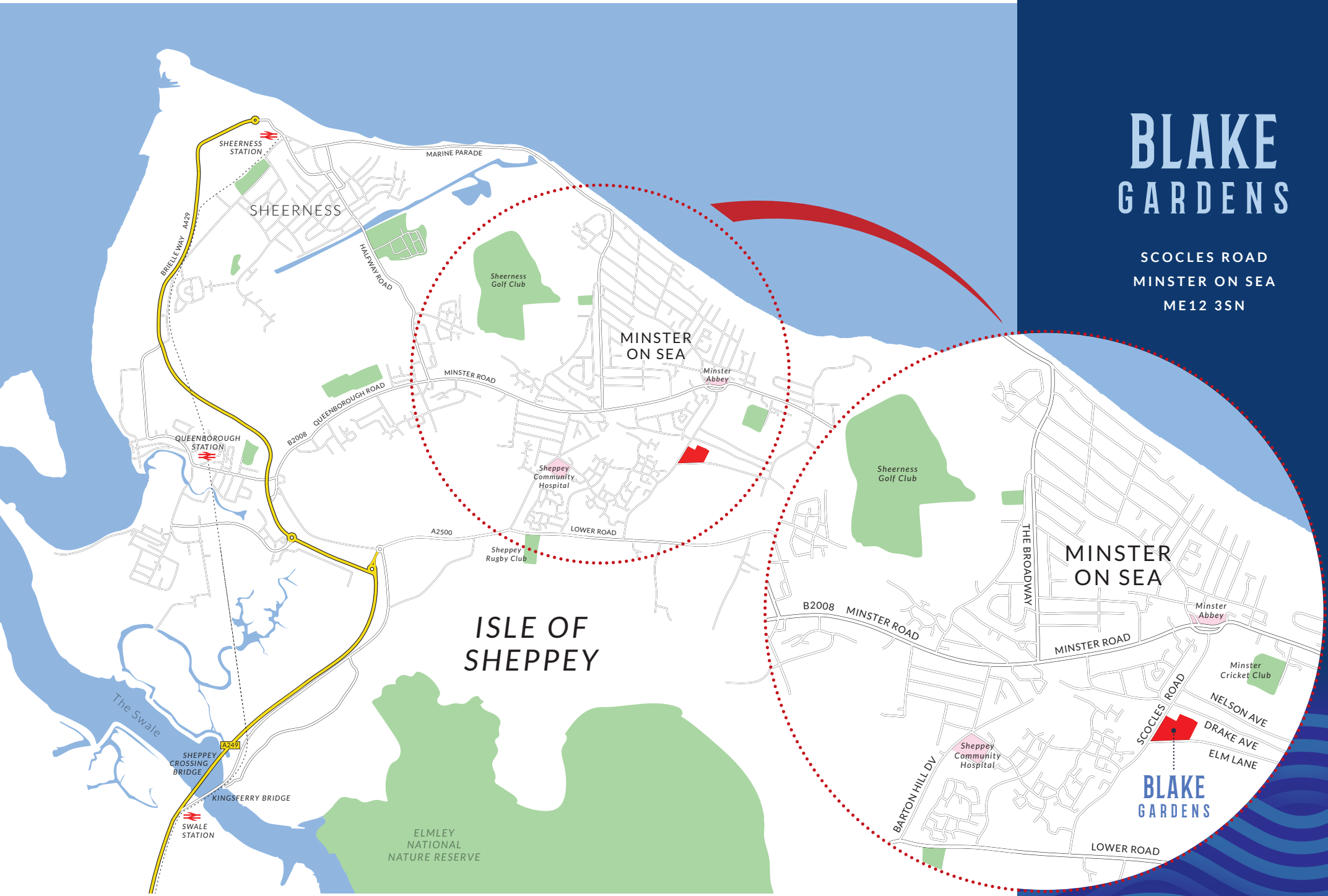
NHBC cover



Protection for new-build home buyers

BLAKE GARDENS

SCOCLES ROAD
MINSTER ON SEA
ME12 3SN



ISLE OF SHEPPEY

MINSTER ON SEA

BLAKE GARDENS



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Wards
Land & New Homes