

Welcome to Vixen Place



Feel instantly at home at Vixen Place in Lordswood – a collection of three- and four-bedroom semi, detached and townhouse-style homes built by Roadhouse. Our vision was to create a safe, welcoming environment where people can put down roots, with house types that match modern lifestyles and an enduring quality of build.

From these strong foundations we add layers of architectural interest and design details. From the outside the homes possess the warm, traditional character seen across Kent, with honey-coloured brickwork and tile-hung elevations.

Inside, there is an elevated specification with no need to pay for extras. Included as standard is underfloor heating to the ground floor, all floor coverings, under cabinet lighting in the kitchen, and rainfall shower heads and storage alcoves with feature lighting in the bathrooms/ensuites. Those buying early in the construction phase will enjoy the benefit of tailoring interior choices, while some house types come with bifold doors, a separate utility and a games room/snug.



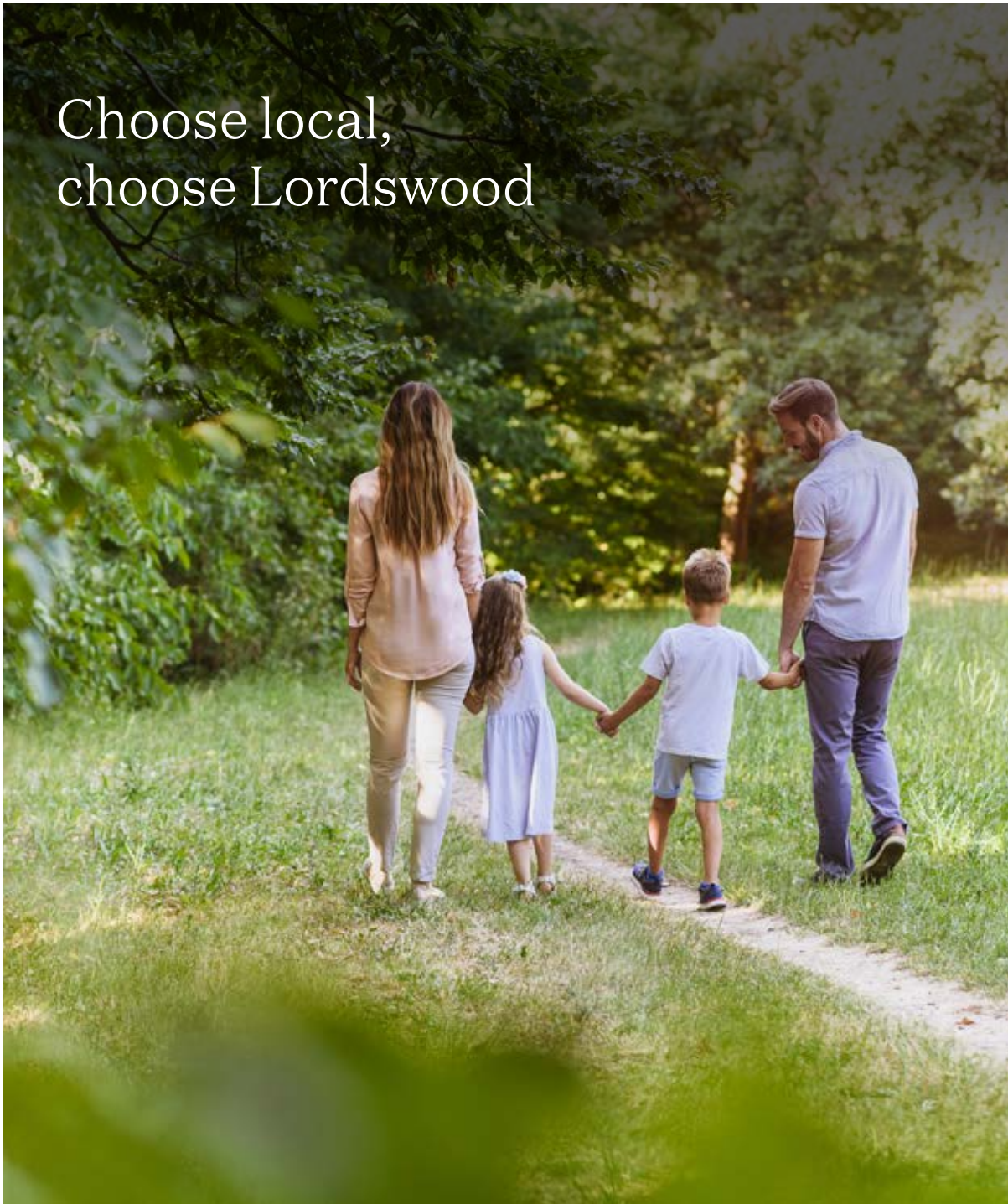
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A new place to call home

The 20 houses at Vixen Place are laid out to form an attractive enclave, with three clusters of properties and a street scene softened by trees, lawned front gardens and attractive landscaping. Each property has designated parking, photovoltaic solar panels, an electric vehicle charging point, a superfast fibre internet connection and a lawned rear garden with patio.



Choose local,
choose Lordswood



Lordswood enjoys a super central location in the Medway, close to shops, schools, transport links and some of the most glorious swathes of the Kent countryside.

There's an impressive range of amenities for a relatively small, friendly neighbourhood, including Lordswood Leisure Centre, Lordswood Primary School, a sports and social club, a bowling alley, a library, several supermarkets and convenience stores, restaurants, take-aways and a health centre. Hempstead Valley Shopping Centre is just four miles away, increasing the choice of retail options.

A 10-minute walk from the development is access to Capstone Farm Country Park, where ancient woodlands, old orchards, meadows, a play park, a freshwater lake and a café are set across 114 hectares of unspoilt land. This wild expanse of nature, right on the doorstep, is a massive draw for families.



Sample the Medway magic



You only have to travel a few miles to enjoy other local delights. Walk the North Downs Way and rest at Blue Bell Hill picnic site - an Area of Outstanding Natural Beauty where spectacular views are much photographed, or clip into your bindings and whizz down the slope at Chatham Snowsports Centre. Alternatively, book a tee time at Cobtree Manor Park Golf Course or step back in time at Leeds Castle.

The wider Medway is rich in historic towns. Chatham is just over three miles away, where you'll find the closest mainline train station, the Dockside Shopping Centre, the Historic Dockyard and Chatham Marina.

Rochester is just to the west of Chatham and an unmissable place to eat, drink shop and sightsee. Set on the banks of the River Medway, you can explore the iconic cathedral, a Norman castle and the Victorian buildings that inspired novelist Charles Dickens.

Follow the Medway south and you'll come to Maidstone – Kent's county town and home to a rich assortment of cultural, retail and leisure options. Theatres, art galleries and museums sit cheek-by-jowl with High Street shopping, an Odeon cinema and a trampoline park – set against a backdrop of more than 2,000 listed buildings and a stunning waterside location.



Making the grade

As well as the eponymous Lordswood Primary School, there is no shortage of other educational options close to Vixen Place. Those with primary school-aged children can also choose from Maundene Primary School, Swingate Primary School, St Benedict's Catholic Primary School, Walderslade Primary School and Tunbury Primary School, which are all less than a mile from the new homes.

Older children in Lordswood are able to apply for a number of Kent's top performing selective schools. These include Holcombe Grammar School (boys), Sir Joseph Williamson's Mathematical School, (boys), Chatham Grammar (girls) and Fort Pitt Grammar School (girls). All operate a mixed, selective sixth form.

Non selective secondary-age education is provided by The Victory Academy, while the area has an exceptional provision for children with special educational needs, with the Inspire Academy, The Rowans and Bradfields Academy among the options. Post 18 education can be found at the Medway Campus of the University of Kent and the Rochester campus of the University for the Creative Arts.

For private education, there are a number of reputable schools in the area, Kings Preparatory School in Rochester, St Andrew's School in Rochester and Bryony School in Gillingham are all within a 15 minute drive.

Travel

Lordswood is a predominantly residential location where daily essentials are within walking distance. There are excellent road connections to the motorway network via the M2 and the M20, and superfast rail services from the closest train station at Chatham.




WALKING


BY CAR


BY TRAIN
(from Chatham)

9 mins Morrisons Supermarket	1.6 miles Lordswood Ten Pin Bowling	3 mins Rochester
9 mins The Curry Kitchen	2.5 miles Chatham Snowsports Centre	4 mins Gillingham
10 mins Footpath to Capstone Farm Country Park	2.7 miles M2, Junction 3	26 mins Faversham
16 mins Maundene Primary School	3.4 miles Chatham Train Station	32 mins Bromley South
23 mins Lordswood Leisure Centre	4 miles Hempstead Valley Shopping Centre	43 mins London St Pancras International
34 mins Lordswood Library	5.8 miles M20, Junction 6	56 mins London Victoria

In the top 3% of energy efficient new homes

We have gone above and beyond what is required of housebuilders to create 20 new homes, each with an EPC rating of A – the highest, most energy efficient grade possible. To put this achievement into context, less than 3% of new builds had an EPC A rating in 2022. Additionally, 85% of new homes have an EPC score of around 82 out of 100, while at Vixen Place, that score is 96.

Vixen Place was highly rated thanks to its superior construction and first-class eco features, which include

- 8 flush-fit, photovoltaic solar panels per property, generating 3 kilowatts of power per [LLI]
- electric vehicle charging point to every property
- extra width cavity walls with the highest spec insulation
- extra insulated floors
- boilers that include heat recovery systems, which collect the waste hot air from the flue pipe and reuse it to heat the hot water. The home owner could save up to £380 per annum on their energy bills as a result.

As well as resulting in naturally warmer homes, lower fuel bills and reduced carbon emissions, the homes at Vixen Place carry long-lasting appeal thanks to their energy efficiency. Buyers with one eye on the future can relax knowing 40% of homebuyers looking to purchase a property in the next decade consider the EPC rating very important*.

*Research by NatWest and S&P Global







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VIXEN CLOSE, LORDSWOOD, KENT ME5 8LL

Development layout



-  **The Setford** – 1480 sq ft
4 bedroom detached home
-  **The Barleymow** – 1196 sq ft
3 bedroom semi-detached home
-  **The Ashmead** – 1646 sq ft
4 bedroom semi-detached home
-  **The Redbridge** – 1026 sq ft
3 bedroom semi-detached home
-  **The Ryegrass** – 1096 sq ft
3 bedroom semi-detached home





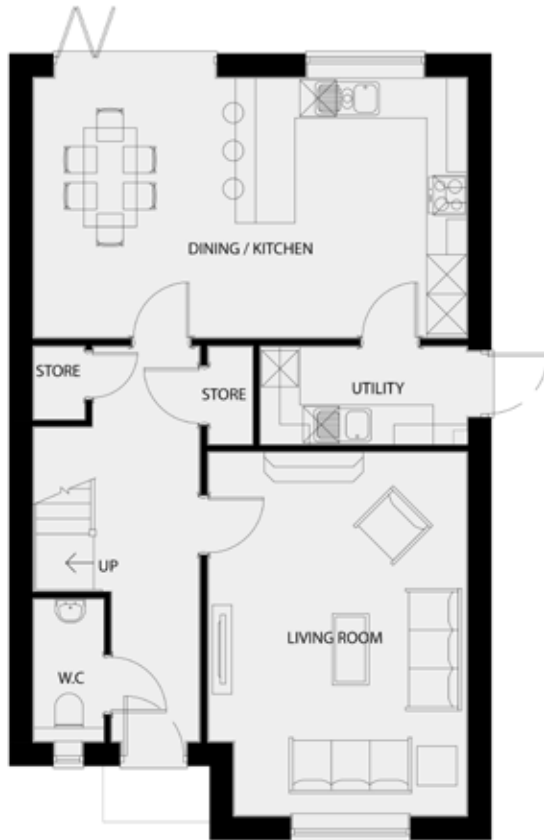
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The Setford 1480 sq ft

4 bedroom detached home



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Ground floor



First floor

Ground floor

Living Room	5.5m x 3.9m 18'05" x 12'8"
Dining/Kitchen	6.6m x 3.9m 21'7" x 12'8"
Utility	3.1m x 1.5m 10'2" x 4'11"

First floor

Bedroom 1	4m x 4m 13'1" x 13'1"
Bedroom 2	3.6m x 3.95m (max) 11'9" x 12'11"
Bedroom 3	3.95m x 2.8m 12'11" x 9'2"
Bedroom 4	3.3m x 2.5m 10'9" x 8'2"



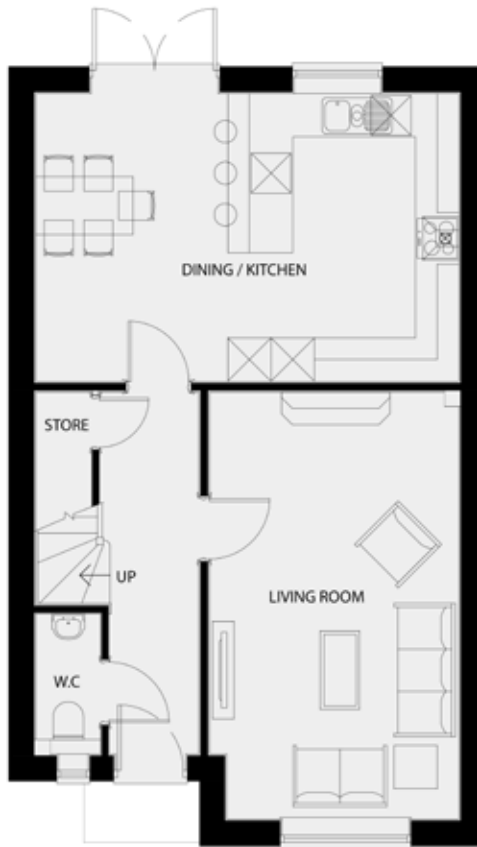
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The Barleymow 1196 sq ft

3 bedroom semi-detached home



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Ground floor



First floor

Ground floor

Living Room 5.9m x 3.5m | 19'4" x 11'5"

Dining/Kitchen 5.9m x 4m | 19'4" x 13'1"

First floor

Bedroom 1 4.3m x 3.8m | 14'1" x 12'5"

Bedroom 2 4m x 3.2m | 13'1" x 10'6"

Bedroom 3 4m x 2.56m | 13'1" x 8'4"

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. The computer generated images are indicative only and finishes may vary.



Computer generated image

The Ashmead 1646 sq ft

4 bedroom semi-detached home



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Ground floor

Family/Bedroom	3.8m x 3.2m 12'5" x 10'6"
Games Room/Snug	5.2m x 3.6m 17'1" x 11'9"

First floor

Living Room	5.2m x 3.8m (max) 17'1" x 12'5"
Kitchen/Dining/Breakfast	5.2m x 4.9m (max) 17'1" x 16'1"

Second floor

Bedroom 1	4.1m x 3.6m 13'5" x 11'9"
Bedroom 2	4.2m x 2.7m 13'9" x 8'10"
Bedroom 3	3.75m x 2.45m 12'3" x 8'0"

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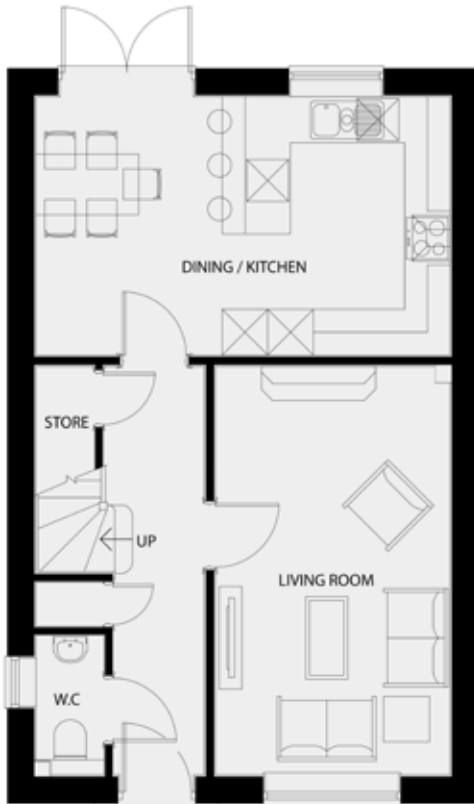
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The Redbridge 1026 sq ft

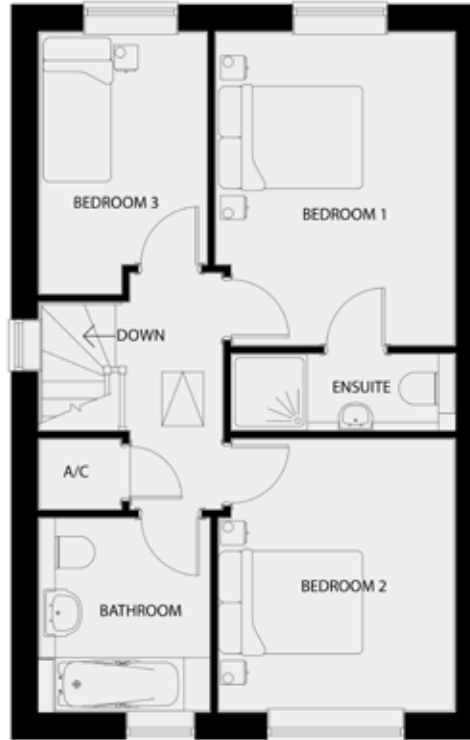
3 bedroom semi-detached home



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Ground floor



First floor

Ground floor

Living Room 5.4m x 3.1m | 17'8" x 10'2"

Dining/Kitchen 5.5m x 3.4m | 18'05" x 11'2"

First floor

Bedroom 1 4.1m x 3.1m | 13'5" x 10'2"

Bedroom 2 3.6m x 3.1m | 11'9" x 10'2"

Bedroom 3 3.4m x 2.2m | 11'2" x 7'2"

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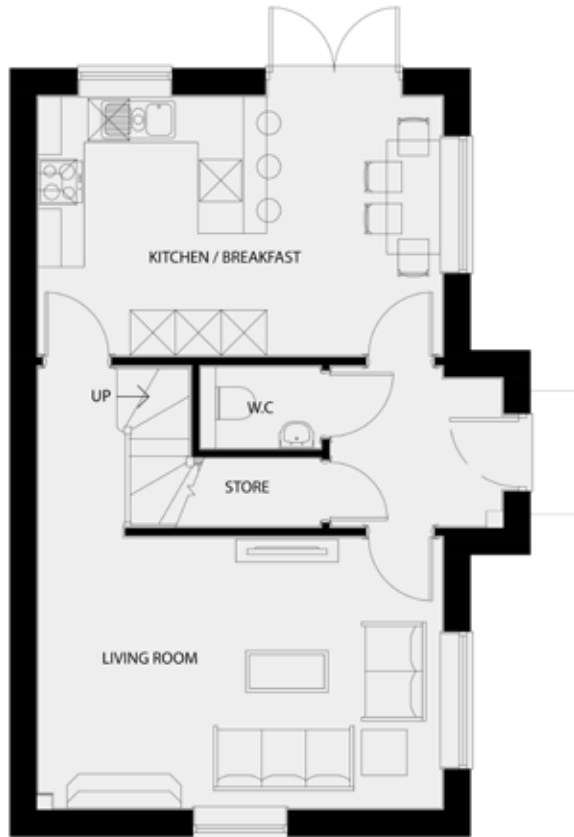
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The Ryegrass 1096 sq ft

3 bedroom semi-detached home



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Ground floor



First floor

Ground floor

Living Room	5.3m x 3.3m 17'4" x 11'2"
Kitchen/Breakfast	5.3m x 3.4m 17'4" x 11'2"

First floor

Bedroom 1	5.3m x 3.6m (max) 17'4" x 11'9"
Bedroom 2	3.4m x 3.1m 11'2" x 10'2"
Bedroom 3	3.4m x 2.2m 11'2" x 7'2"

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A specification for immediate style

Roadhouse is passionate about the specification it installs, with a desire to hand over a complete property that needs no further enhancement. As well as the energy efficient features, highlights include Benchmarx kitchens with integrated appliances, all floorcoverings supplied, rainfall shower heads to all bathrooms and under cabinet LED lights. Quality and craftsmanship is secured by a 10-year Protek structural warranty and a 1-year Roadhouse aftercare package.





MAIN HOUSE CONSTRUCTION

- Highly sought after A rated EPC
- Traditional brick and block construction
- 10 year Protek structural warranty
- 1 year Roadhouse aftercare package
- White PVC-u double-glazed windows
- Aluminium double-glazed bi-fold doors to dining area (Setford only)
- Composite front entrance door
- 8 in-roof flush photovoltaic solar panels
- Gas combi boiler with 3 zone underfloor heating to ground floor and radiators to upper floors

INTERNAL SPECIFICATION

- Storage cupboards to all floors with internal light and double electric socket
- All woodwork to be a satin white finish
- White emulsion to walls
- White painted staircase with oak handrail
- Internal oak finished vertical five panel textured doors with chrome ironmongery
- Choice of LVT or carpet to all ground floor rooms subject to build stage
- Choice of carpet colour to landings and bedrooms
- Extra large loft storage area with loft hatch and lighting
- Built in wardrobes to bedroom 1 (Setford only)

KITCHEN AND APPLIANCES

High quality Benchmarx Sherwood Grey kitchen as standard with alternative options subject to stage of construction

Oak laminate worktops

5 ring gas on glass hob with wok burner

Integrated eye level double oven

Integrated full size dishwasher

Integrated washer/dryer (excluding Setford)

Integrated 70/30 fridge freezer (excluding Setford)

Full height integrated fridge and freezer units (Setford only)

Separate utility room with Benchmarx units and composite sink (Setford only)

Separate integrated washing machine and tumble dryer to utility room (Setford only)

Downlighters

Under cabinet LED lights

Composite kitchen sink

CLOAKROOMS, BATHROOMS AND ENSUITES

Ideal Standard Sanitaryware, vanity units and Ceraplan taps

Esteem Narva showers with rainfall head to all bathrooms

Choice of Porcelain Peitre tiles subject to stage of construction

Alcove with feature light to ensuites and bathrooms

Downlighters to cloakrooms, bathrooms and ensuites

Electrical point for shaver/lit mirror

Large 180cm family shower bath to main bathroom

Chrome heated towel rail





ELECTRICAL

Mains operated smoke and carbon monoxide detectors

Cat 6 Data Cables, TV Points and USB socket throughout

Minimum of 4 double sockets to all bedrooms

Superfast fibre internet connection

Spotlights to entrance porch canopy

Outside rear and side alley lighting

Front and rear external double sockets

Zappi electric car charger

Automatic solar post light with back up battery supply to driveway

Wired alarm system and doorbell (Setford only)

EXTERNAL

Garden shed/bike store

Turfed front garden and planted in accordance with the landscape plans

External water tap to front and rear gardens

Turfed rear garden with plot width textured slab patio

Slab Inset manholes covers to any paved areas

Boundary closeboard fencing 1.8m high

Side access gate

Large double width block paved driveway



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