





Community and Character

Manor Farm is proud to be the first large-scale development in Kent to deliver exclusively A-rated energy homes, setting a new benchmark for sustainable living. At the heart of a thriving new community in Frindsbury, Strood, the development brings together the Maritime Academy secondary school and sixth form, heritage buildings, public open spaces, natural habitats and thoughtfully designed new homes. Enhancing the landscape even further, Manor Farm will also see the planting of 475 new trees and the creation of eight new park areas, providing beautiful green spaces for residents and wildlife to enjoy for generations to come.

The ambition is to deliver a modern take on timeless village living, with multiple enclaves that each have a distinct sense of identity. Manor Farm itself is a phased collection of 2, 3, 4 and 5-bedroom homes – a place where families can put down roots. Aesthetic inspiration has been drawn from the Medway's naval heritage, from Kent's beautiful countryside and from the local area's defining architecture.

This eye for design and traditional craftsmanship will be combined with practicalities. A new public footpath will weave its way through Manor Farm, creating a safe and quick walking route to Strood train station, while immediate access to bus routes will facilitate easy travel.

Considered landscaping, including eight new park areas, natural play areas, tree-lined streets and orchard-inspired planting, will offset the built environment. In addition, more than 500 new trees will be planted, enhancing biodiversity and creating a greener environment for residents. Layouts will also work with the development's natural topography and orientation to create appealing vistas and attractive street scenes.



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The Perfect Balance

Manor Farm is a dynamic place to live, linking to the existing community but with its own sense of place. Here countryside access, community spirit and stand-out connections combine. Surround yourself with parks, nature reserves and the North Downs National Landscape while being able to walk into town centres and access public transport.

Friendly and family orientated, Frindsbury itself is a self-sustaining village with schools, convenience stores, restaurants, a butcher, a pub and a chemist all within a short walk of Manor Farm. Focal points come in many guises. All Saints parish hall has a packed programme of classes, from yoga and rock choir to baby groups and bridge, while a number of swim clubs use Hilltop Primary School for its large, heated indoor pool. There's also a tennis and padel club, a cricket club, and a well-loved park with play equipment and fantastic views across the River Medway.





Town and Country

Frindsbury is adjacent to busy town life but also borders some of Kent's most captivating countryside. The Saxon Shore Way runs through the parish and out to areas of outstanding natural beauty, while the King Charles III England Coast Path passes the southern tip of Manor Farm, drawing walkers to the River Medway in as little as six minutes. Stop to admire the view before following this accessible path into Strood and across the bridge to Rochester, taking around 30 minutes.

These two towns offer a concentration of retail, leisure and cultural options, as well as thriving night time economies. Find a bowling alley, a cinema and restaurants at Strood's Medway Valley Park, while Strood Retail Park is a one-stop shopping destination. Rochester is where history comes alive. In the shadow of the Cathedral and the Castle are cobbled streets, crooked timber-framed houses, curious shops and a celebration of all things Dickens. In December, Rochester is home to one of the south's premium Christmas markets.



Town vibes are offset by wild expanses and places to walk. Explore the 560 acres of Ranscombe Farm Nature Reserve or spot native species at Rede Common Nature Reserve. The North Downs National Landscape is just three miles from Manor Farm for bigger adventures. From here join The North Downs Way - a 153-mile National Trail that winds its way through stunning scenery.

In addition to Strood and Rochester, residents are perfectly placed to enjoy the vibrant Dockside area at Chatham Maritime. Just a short

distance away, Dockside offers a fantastic mix of waterside restaurants, bars, a cinema, gym facilities and a popular shopping outlet, making it an ideal destination for leisure and socialising.

For a more extensive retail experience, Bluewater Shopping Centre is just a 15-20 minute drive from Manor Farm. One of the UK's premier shopping destinations, it offers an impressive range of high-street and designer brands, dining options and entertainment, all set within a striking lakeside environment.



Education at its Best

Kent's renowned reputation for educational excellence is upheld in Frindsbury, with an extensive choice of local primary, secondary, specialist and independent schools. There are four primaries within walking distance of Manor Farm, giving families the ability to choose the right fit for their children. Although Maritime Academy is on site, the development also sits advantageously for the Medway's grammar and faith schools.

Maritime Academy also features a modern gym facility that is available to both students and the wider public, adding to the development's strong community focus.



Primary schools

- English Martyrs' Catholic Primary School
- Hilltop Primary School
- Temple Mill Primary School
- All Faiths Children's Academy

Secondary schools

- Maritime Academy
- Abbey Court Foundation Special School
- Fort Pitt Grammar School
- St John Fisher Catholic Comprehensive School
- The Rochester Grammar School
- Sir Joseph Williamson's Mathematical School

Independent schools

- King's School, Rochester
- St Andrew's School (Rochester)
- Rochester Independent College
- Gads Hill School
- Cobham Hall School



Work and Play

Described as a stepping stone between the Kentish countryside and the urban town of Strood, Frindsbury offers something quite unique - genuine connectivity that doesn't require a car. The village's facilities are predominantly clustered together, making it easy to shop, eat out and socialise within a mile or less of Manor Farm.

The wider area offers an abundance of leisure opportunities, from waterside dining and scenic riverside walks in charming Upnor to reformer classes at Peaches Pilates Studio and family days out at Monkey Bizz soft play.

When travel further afield is required, perhaps for work, journeys are made easy. The local road network supports travel to the Medway's business parks, including The Innovation Centre, Innovation Park Medway, Innovation Studios Medway and the forthcoming Docking Station. Commuting further afield? The A2/M2, the M20 and the M25 are close by.





Arrivals and Departures



On foot

- Frindsbury Park
0.2 miles
- English Martyrs' Catholic Primary School
0.2 miles
- Frindsbury Newsagent
0.2 miles
- New Shad Restaurant
0.2 miles
- Naz's Rasoi Restaurant
0.2 miles
- Strood Train Station
0.6 miles
- Asda
0.7 miles
- Strood Retail Park
0.8 miles



By car

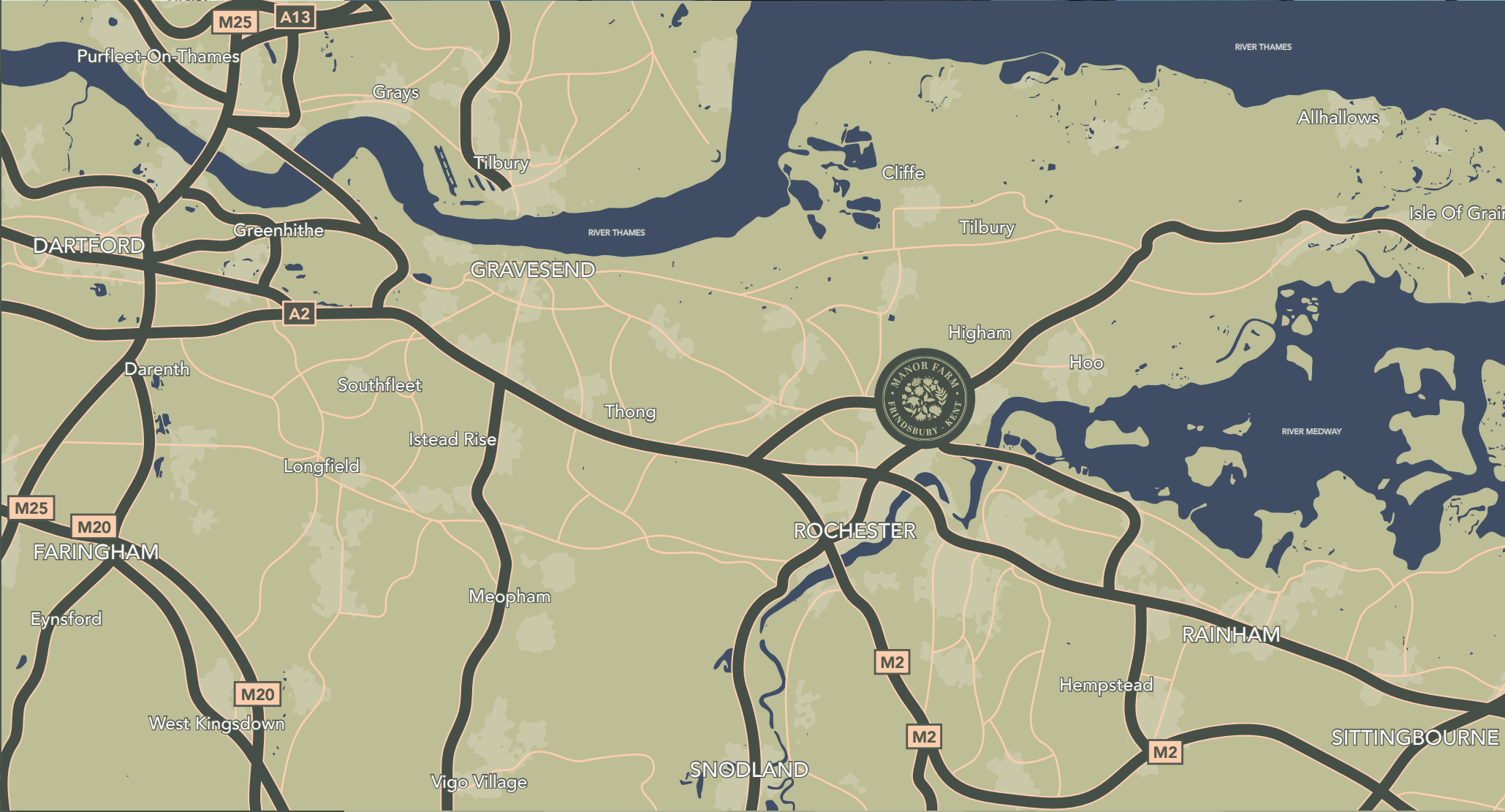
- Frindsbury Tennis & Padel Club
0.2 miles
- Jumpin Fun Inflatable Park
0.2 miles
- Monkey Bizz Soft Play
0.2 miles
- M&S Foodhall
0.2 miles
- The Boathouse
0.2 miles
- Rochester Cathedral
0.6 miles
- University of Greenwich (Medway Campus)
0.7 miles
- M2 Junction 1
0.8 miles
- Bluewater
11.8 miles



*By rail
(from Strood station)*

- Gravesend
11 minutes
- Ebbsfleet International
15 minutes
- Stratford International
27 minutes
- St Pancras International
34 minutes
- Faversham
36 minutes
- London Bridge
69 minutes
- Charing Cross
72 minutes

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 26.







The Homes

Plots 31 & 32 BEEHIVE 4 BED DETACHED	Plots 45 & 46 CROWN 4 BED SEMI-DETACHED
Plots 33 & 34 PHOENIX 3 BED SEMI-DETACHED	Plots 49 & 50 PHOENIX 3 BED SEMI-DETACHED
Plots 35 & 36 ALBATROSS 3 BED SEMI-DETACHED	Plots 51, 52 & 53 KINGFISHER 2 BED TERRACED
Plots 37, 38 & 39 ALBATROSS 3 BED DETACHED	Plots 54 & 55 CORMORANT 3 BED TERRACED
Plots 40, 41 & 42 BRIDGE 3 BED TERRACED	Plots 56 & 57 QUARRY 3 BED SEMI-DETACHED
Plots 43, 44, 47 & 48 CROWN 4 BED DETACHED	

The Full Development



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Phase 1



Manor Farm,
Frindsbury Hill,
Frindsbury, Rochester,
Kent ME2 4YG

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Designed for every day living

The homes at Manor Farm have been thoughtfully designed to combine style, comfort and everyday practicality. Kitchens are both contemporary and functional, featuring a choice of shaker or handleless cabinetry, high-quality worktops and a full suite of integrated appliances. Bathrooms offer a calm, modern finish with porcelain tiling, sleek sanitaryware and coordinated fittings, while interiors are completed with a carefully curated selection of flooring, carpets and joinery to create a cohesive and welcoming feel throughout.

Beyond the interiors, each home is designed with modern living in mind. Energy-efficient heating systems, including air source heat pumps and underfloor heating to the ground floor, provide year-round comfort, while LED lighting and ample power points enhance convenience. Externally, landscaped gardens, quality paving and electric vehicle charging points come as standard, alongside a strong focus on security and sustainability. With an EPC A rating, these homes offer a future-proofed lifestyle that is both efficient and cost-effective.



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KITCHEN

Roadhouse kitchens are designed to balance everyday practicality with a refined, bespoke finish. With cabinets supplied by Kreider designer kitchens, homeowners are offered a choice between traditional shaker-style doors or contemporary handleless doors, with a carefully selected palette of colours to compliment the overall interior scheme.

Work surfaces are finished with durable 20mm mirostone or quartz (to selected plots), complete with matching upstands and full-height splashbacks to hob areas, ensuring a clean and cohesive look throughout. All homes include high-quality appliances as standard, featuring Bosch double ovens and induction hobs alongside Beko integrated fridge freezers and dishwashers.

We provide a selection of colour choices in our cabinet handles, as well as complimentary inset or undermounted (where applicable) sink and tap colour options.

Utility rooms (where applicable) are finished to match the kitchen design, with complimentary door and worktop finishes while offering space for a freestanding washing machine and tumble dryer.

BATHROOMS

Bathrooms are designed to feel calm, contemporary, and carefully considered, with a focus on quality materials and cohesive finishes throughout. We offer a range of porcelain tile options, paired with contemporary sanitaryware and coordinated finishes.

All bathrooms and ensembles include heated towel rails, alongside matching tapware and accessory finishes. We offer a range of vanity unit colours, thoughtfully selected to complement the chosen tile palettes and allow for a more personalised yet harmonious bathroom design.

Family bathrooms and ensembles are designed with practicality in mind and include a shower over bath with glass screen and fully tiled side panels. All bathrooms offer shower set colour options to match sanitaryware and additional handheld shower heads.



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INTERNAL FEATURES

The interiors are designed to feel warm, refined, and cohesive throughout, with carefully selected finishes that bring a sense of quality to every space. Flooring includes a choice from a full colour range of Parador straight plank or herringbone (in selected plots) to be used throughout the kitchen, dining, living areas, and hallways, creating a natural flow between rooms. Bedrooms, staircases, and lounge areas are fitted with a choice of quality carpets.

All internal woodwork is finished in a white satin paint, complimented by contemporary five-panel interior doors and chrome ironmongery. Staircases are finished in white satin paint with an oak feature handrail. Built-in wardrobes are included in master bedrooms, with selected finish options available.

EXTERNAL FEATURES

The external environments are designed to be both attractive and practical. Rear gardens are fully turfed, with close board fencing providing privacy and definition to each plot.

Front gardens are thoughtfully landscaped with planting, while driveways are finished with permeable block paving. Indian sandstone is used for paths and rear patios, providing a natural and durable outdoor finish. All homes include electric vehicle charging points as standard, alongside solar bollard light and PIR sensor lighting to both front and rear elevations, ensuring convenience, security, and efficiency throughout.

HEATING AND ELECTRICAL

Each home is fitted with modern, energy-efficient heating and electrical systems designed to support comfortable and sustainable living. Ground floors benefit from underfloor heating throughout, while upper floors are heated via radiators, all powered by an air source heat pump system.

Lighting throughout the home is designed with both efficiency and ambience in mind, featuring recessed LED downlights in kitchens, bathrooms, and ensembles, with low-energy pendant lighting used in all remaining rooms.

Homes are fitted with a generous provision of power sockets throughout, including USB charging points in kitchens, living rooms, and master bedrooms. TV points are provided in living rooms, dining rooms, studies, and all bedrooms. Power and lighting to loft spaces and garages where applicable.

Electrical towel rails are installed in all bathrooms and ensembles, further enhancing comfort and convenience.

SAFETY AND SECURITY

Every home is designed with safety in mind. Properties are fitted with mains-powered smoke and heat detectors with battery backup, alongside PVCu double-glazed windows and external doors fitted with multi-point locking systems for enhanced security.

Each home also includes a hard-wired doorbell system, providing additional reassurance and modern connectivity for homeowners.

ENERGY EFFICIENCY

Roadhouse Homes are committed to delivering high-quality, energy-efficient homes, we are only developer in Kent to build exclusively A-rated private homes. Manor Farm is no exception, all properties are designed to achieve a minimum EPC A rating, supported by advanced construction methods, high levels of insulation, and modern heating systems.

The development incorporates air source heat pump technology and ground floor underfloor heating as standard and benefits from solar energy integrations. Together these features ensure future-focused homes with reduced energy consumptions and running costs.

Purchases of A-rated homes can also benefit from reduced mortgage interest rates, and also A-rated homes are valued on average 10% higher in the second hand market.



Roadhouse Homes

Roadhouse Homes are Kent-based housebuilders with a renowned reputation for exceptional craftsmanship and building high-quality residential homes across the South-East since 2023. With a team of dedicated staff, we deliver homes that combine quality workmanship, energy efficiency, and client-focused services. We work with homeowners, local councils and developers to build homes that families love.

DESIGNED & BUILT FOR MODERN LIVING

Every Roadhouse home is thoughtfully designed and built to the highest standards, offering exceptional specifications as standard. Standard features include:

- Underfloor heating on the ground floor
- A rated for energy
- Luxury kitchens with integrated appliances
- Fully landscaped gardens
- Premium bathroom furniture and fittings for a refined finish

We believe that buying a new home should be an exciting and stress-free experience. That's why we go the extra mile to ensure a hassle-free move, with no hidden costs — just a beautifully built home, ready for you to enjoy.

IMPORTANT NOTICE Roadhouse Homes, their clients and any joint agents give notice that: **1.** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. This brochure does not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2.** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Roadhouse Homes, have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **3.** Reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements. Computer generated images are illustrative only.

UNRIVALLED QUALITY & FINISH

From the interior craftsmanship to the exterior detailing, our homes are a testament to our dedication to quality. At Roadhouse Homes, we don't just build houses—we create exceptional living spaces that stand the test of time.

*Discover the
Roadhouse
difference today!*





Thoughtfully designed homes.

A connected location.

A community made for modern living.

*Discover a place where everything comes
together, creating the perfect setting to
live, grow and thrive.*



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