



Chalkwood

EBBSFLEET GARDEN CITY

**Contemporary 1, 2, 3 & 4
bedroom homes to rent**

Professionally managed by

Colby River | *Living*



Welcome to Chalkwood

Modern homes in the heart of Ebbsfleet Valley.

Located within the Whitecliffe neighbourhood of Ebbsfleet Garden City, Chalkwood is a collection of contemporary 1, 2, 3 and 4 bedroom homes designed for modern living.

Combining thoughtfully designed interiors, private outdoor space and energy-efficient features, these homes have been created to support modern lifestyles.

Whether you're looking for your first home, need more space to grow, or simply want the flexibility of renting, Chalkwood offers a place where you can feel at home from day one.

As part of Ebbsfleet Garden City, Chalkwood has been carefully planned around wellbeing, sustainability and connectivity. With green open spaces, new schools, everyday amenities and excellent transport links all close by, you'll enjoy the perfect balance between peaceful surroundings and convenient access to London and the South East.

At Chalkwood, you'll enjoy more than just a home. You'll enjoy the confidence that comes with renting through Colby River Living, with dedicated support, professional management and homes designed around the needs of modern renters.

Ebbfleet Valley & Kent

Well connected. Well placed.

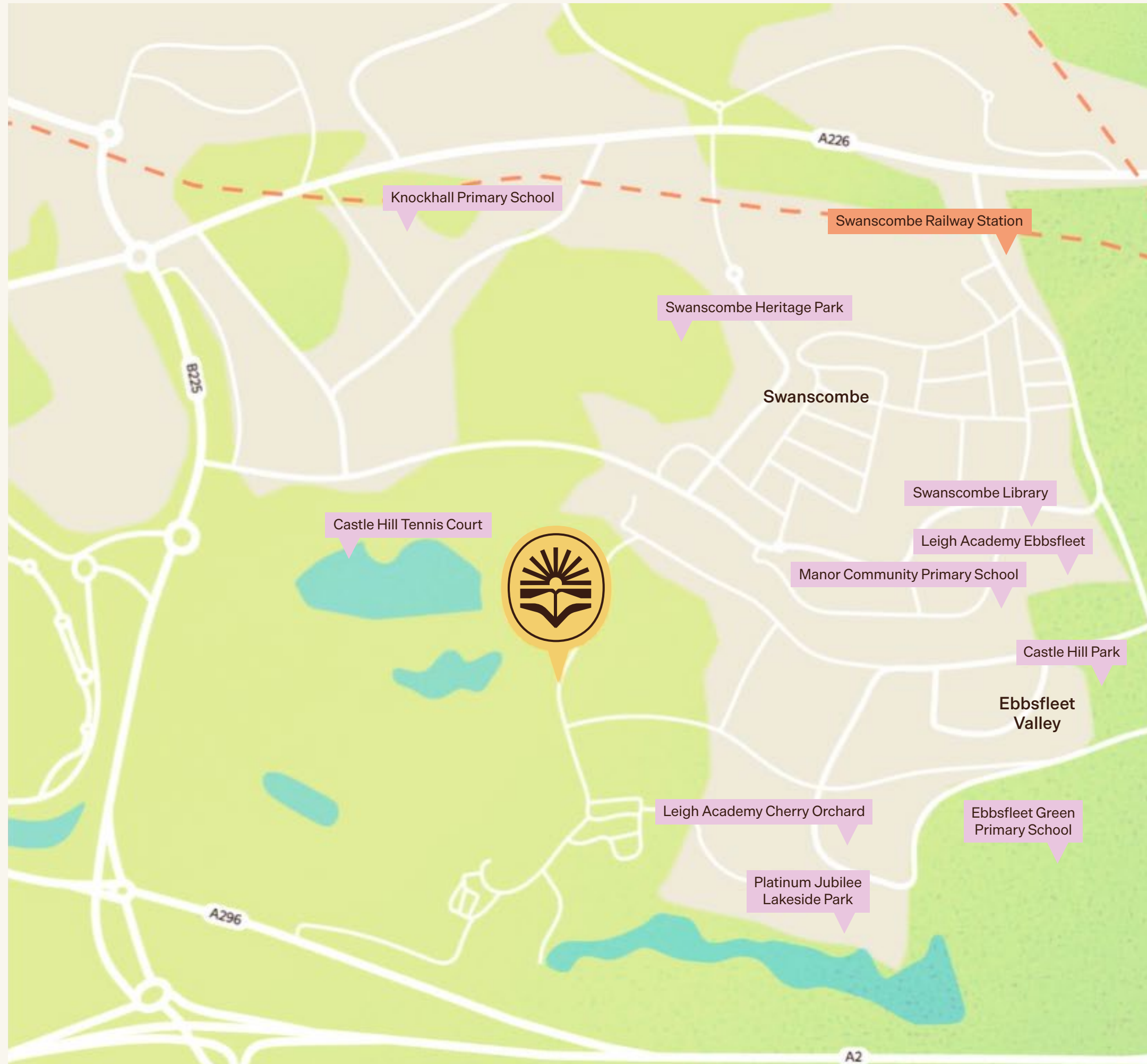
Chalkwood enjoys an excellent location within Whitecliffe, one of the newest neighbourhoods in Ebbfleet Garden City.

Designed around green spaces, walking and cycling routes, and everyday convenience, Ebbfleet Valley offers a growing range of schools, leisure facilities, cafés, parks and local amenities, creating an ideal setting for modern family life.

Beyond the neighbourhood, residents can enjoy shopping, dining and entertainment at nearby Bluewater, while the Kent countryside, riverside walks and local parks provide plenty of opportunities to spend time outdoors.

For commuters, Ebbfleet International Station offers high-speed rail services to London St Pancras in as little as 17 minutes, while the A2, M2 and M25 provide excellent road connections across Kent and into London.

Combining modern convenience with thoughtfully planned surroundings, Chalkwood offers the perfect balance of green open space, everyday convenience and excellent connectivity.





Designed for modern living

Every home at Chalkwood has been carefully designed to support modern lifestyles, combining contemporary interiors with practical features that make everyday living easier.



Smart living

Secure smart locks for convenience and peace of mind.



Energy-efficient homes

Air source heat pumps and modern construction help reduce running costs.



EV charging

Dedicated electric vehicle charging for every home.



Private gardens

Outdoor space designed for relaxing, entertaining and spending time with family and friends.



Pet friendly

Because home should include every member of the family.



Professionally managed

Responsive support from Colby River Living throughout your tenancy.

Inclusions vary by development and property. Please see the individual listing for confirmed features.



Specification

Thoughtfully designed throughout.

Kitchens

Contemporary fitted kitchens featuring integrated appliances.

Bathrooms

Stylish bathrooms finished with high-quality sanitaryware.

Heating & Sustainability

Energy-efficient air source heat pumps and smart heating controls.

Flooring & Finishes

A carefully selected combination of durable flooring, quality carpets and contemporary finishes.

External Features

Private gardens*, designated parking, EV charging and landscaped surroundings.

Connectivity

Wi-Fi is included, with superfast broadband-ready homes and digital connectivity designed to support modern living.

Inclusions vary by plot. Please ask your lettings consultant for full details.



Site plan

Ebbsfleet
Garden City



1 Bedroom home

Brambling



2 Bedroom home

Chaffinch



Dove



3 Bedroom home

Heron



Kestrel



Magpie



Wren



Nuthatch

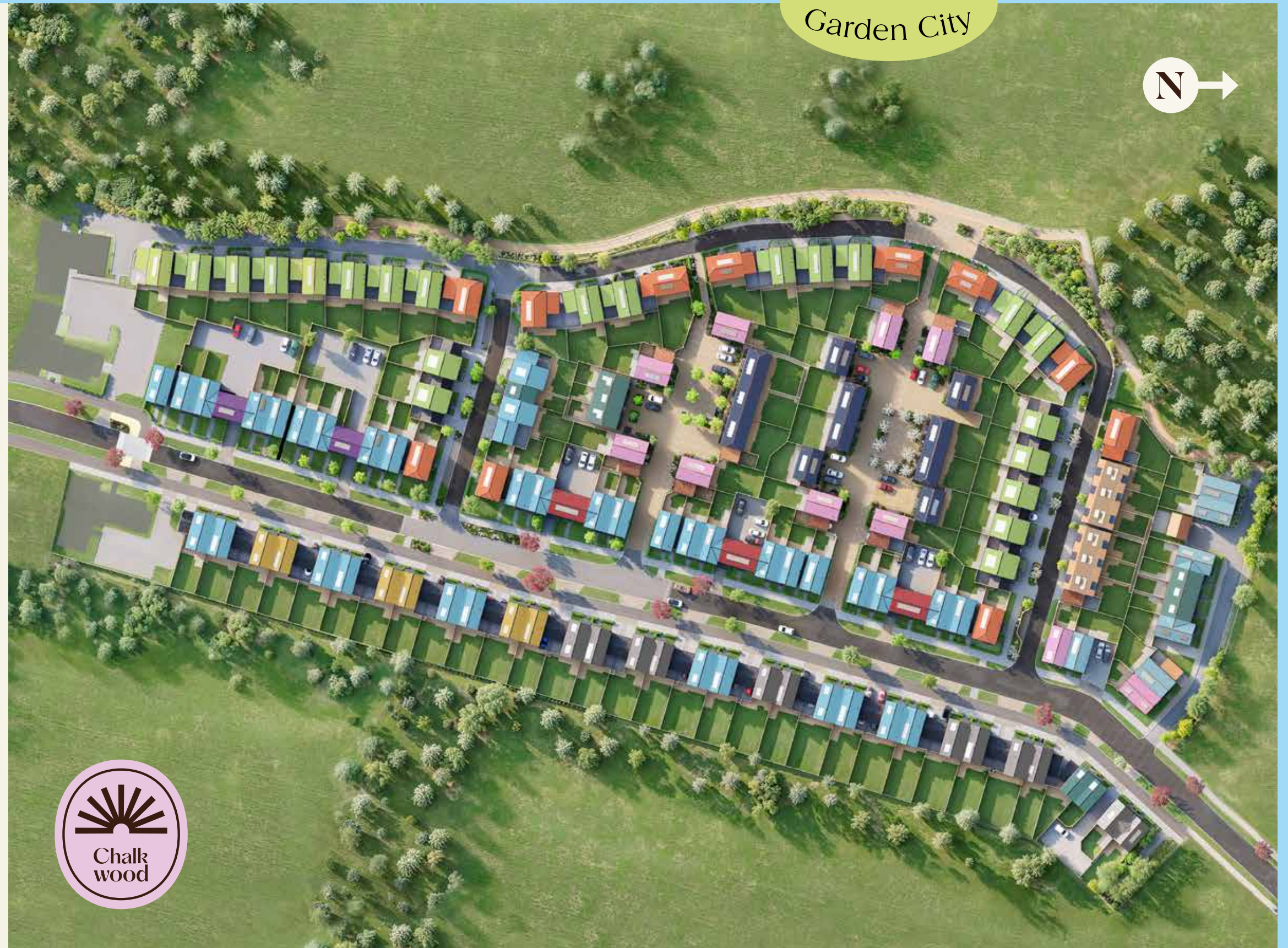


4 Bedroom home

Redwing



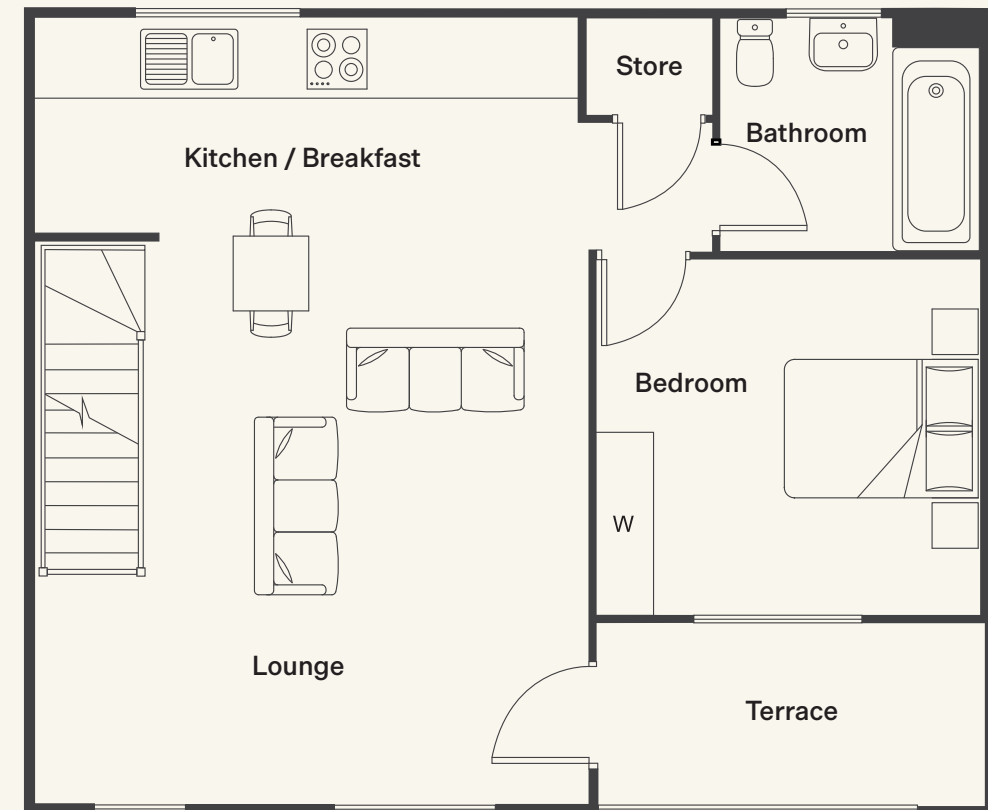
Pheasant



The Brambling

One-bedroom apartment

688 sq. ft / 63.91m²



FIRST FLOOR

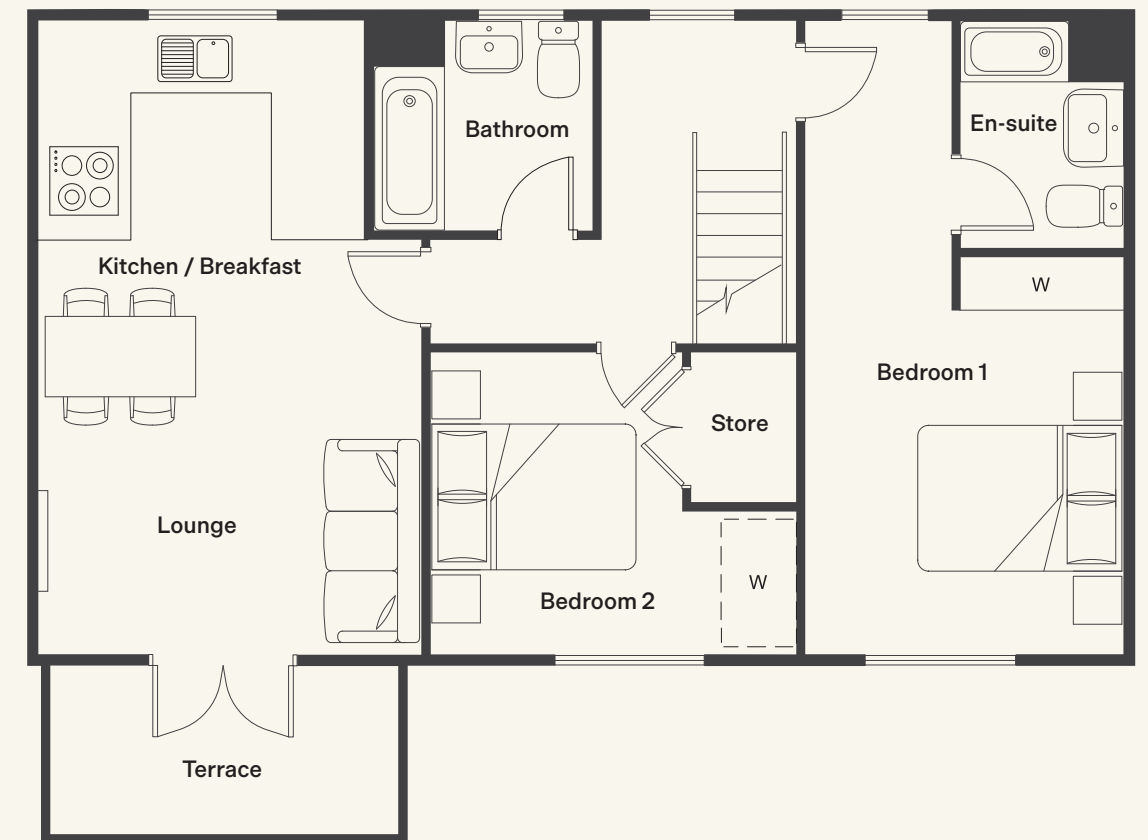
Ideal for first-time renters or professionals, The Brambling offers contemporary living with a thoughtfully designed layout that makes the most of every space.

The apartment features an open-plan kitchen, dining and living area, creating a welcoming space for everyday living and entertaining. A generous double bedroom, stylish bathroom and practical storage complete the home, while the private balcony provides the perfect place to relax outdoors.

The Chaffinch

Two-bedroom apartment

837 sq. ft / 77.76m²



FIRST FLOOR

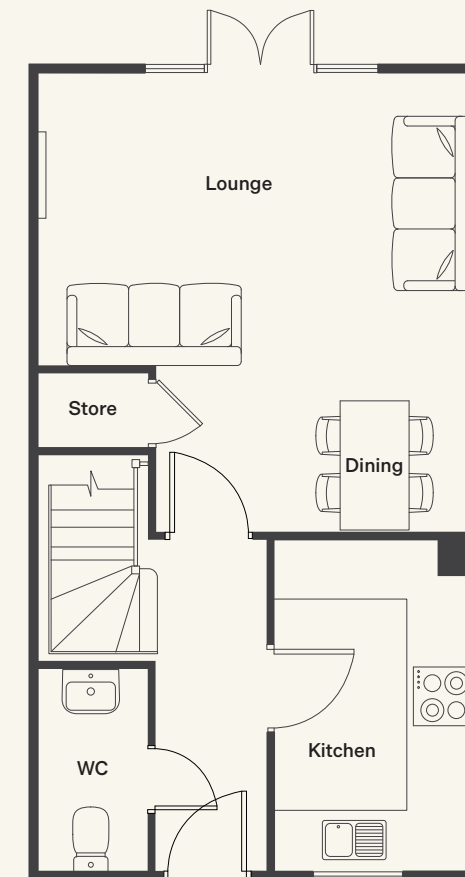
Designed for modern living, The Chaffinch offers a bright and spacious layout that combines flexibility with everyday comfort.

The apartment features an open-plan kitchen, dining and living area with access to a private balcony, creating an ideal space for relaxing and entertaining. Two well-proportioned bedrooms are complemented by a contemporary bathroom, while practical storage throughout provides added convenience for modern lifestyles.

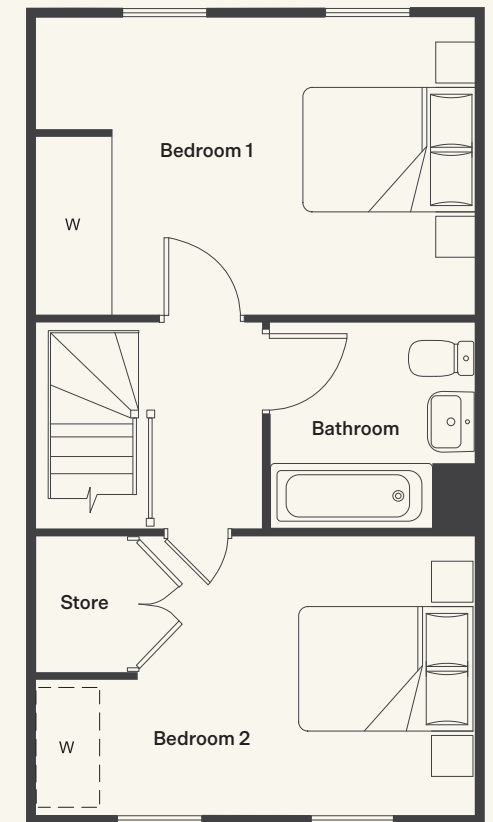
The Dove

Two-bedroom home

778sq. ft / 77.28m²



GROUND FLOOR



FIRST FLOOR

Perfect for couples, young families or those looking for extra space, The Dove offers a practical layout designed to support modern living.

The ground floor features a separate kitchen, a spacious lounge and dining area, creating a welcoming space for everyday life, alongside a convenient downstairs WC and useful storage. Upstairs, two well-proportioned bedrooms are complemented by a contemporary family bathroom, providing a comfortable and flexible home to relax, work and unwind.

The Heron

Three-bedroom home

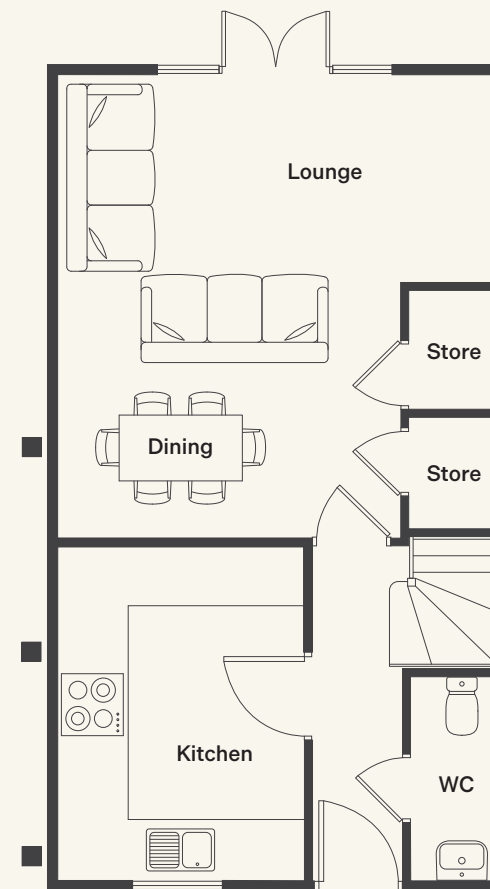
1033sq. ft / 95.97m²



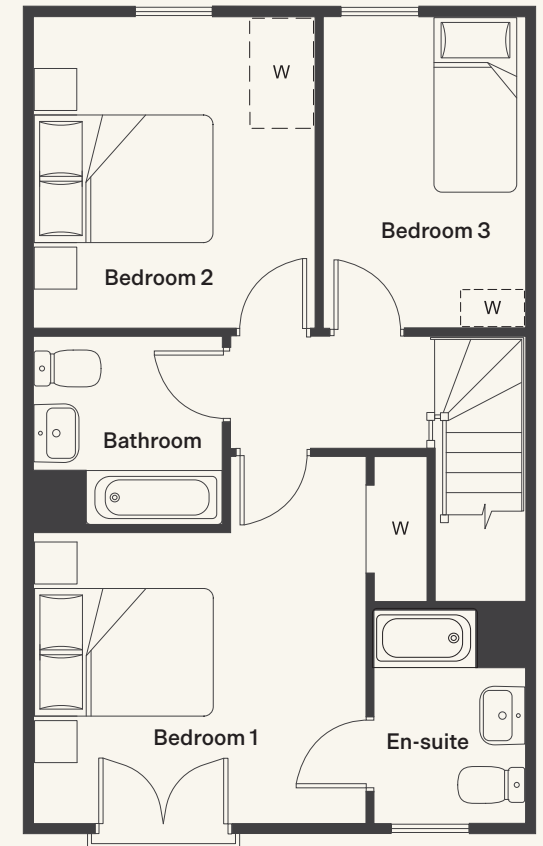
Designed with modern family living in mind, The Heron offers a spacious and practical layout with room to relax, work and grow.

The ground floor features a generous open-plan lounge and dining area, a separate kitchen, useful storage and a convenient downstairs WC. Upstairs, three bedrooms are complemented by a contemporary family bathroom, creating a comfortable and flexible home for growing families, guests or home working.

Computer generated image shown for illustrative purposes only. Indicative only and not plot specific.



GROUND FLOOR



FIRST FLOOR

The Kestrel

Three-bedroom home

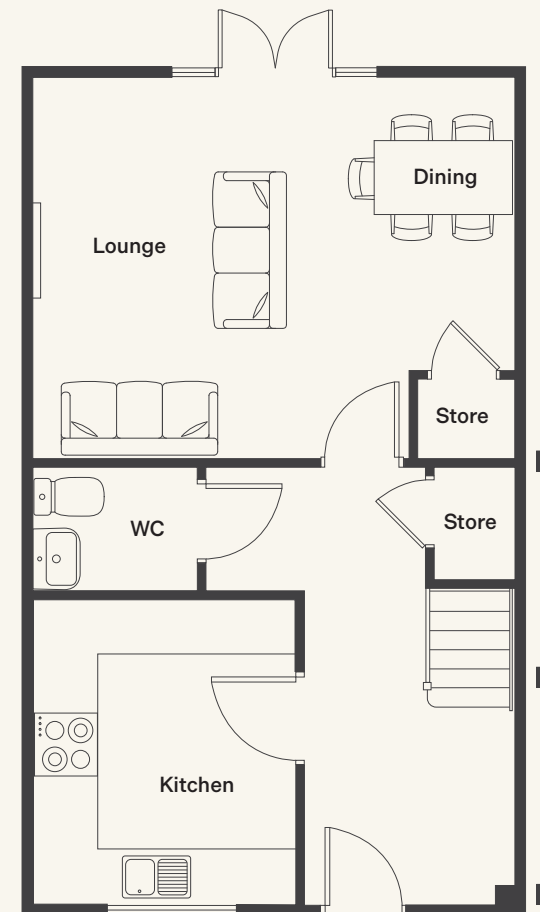
1155 sq.ft / 107.30m²



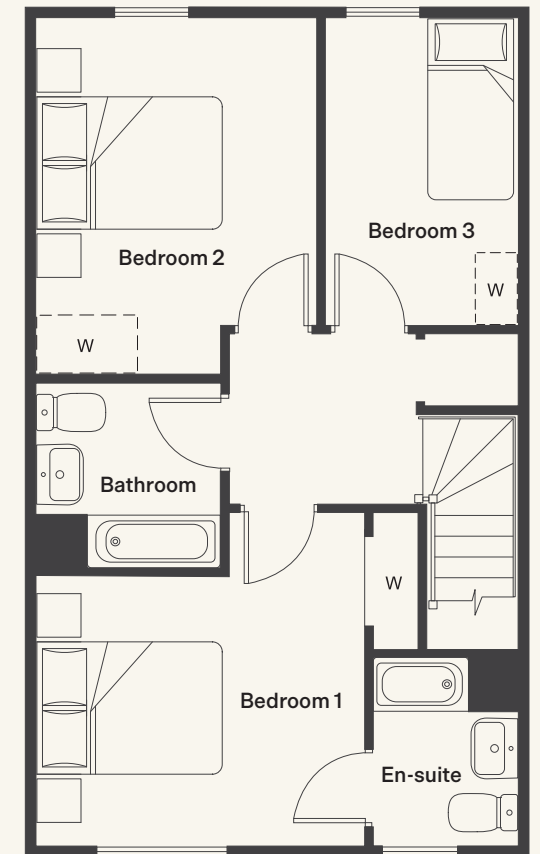
Designed with modern family living in mind, The Kestrel offers generous living space with a practical layout for everyday life.

The ground floor features a spacious lounge and dining area, a separate kitchen, convenient downstairs WC and useful storage throughout. Upstairs, three bedrooms are complemented by a contemporary family bathroom, while bedroom one benefits from an en-suite shower room, creating a comfortable and flexible home for growing families, guests or home working.

Computer generated image shown for illustrative purposes only. Indicative only and not plot specific.



GROUND FLOOR



FIRST FLOOR

The Magpie

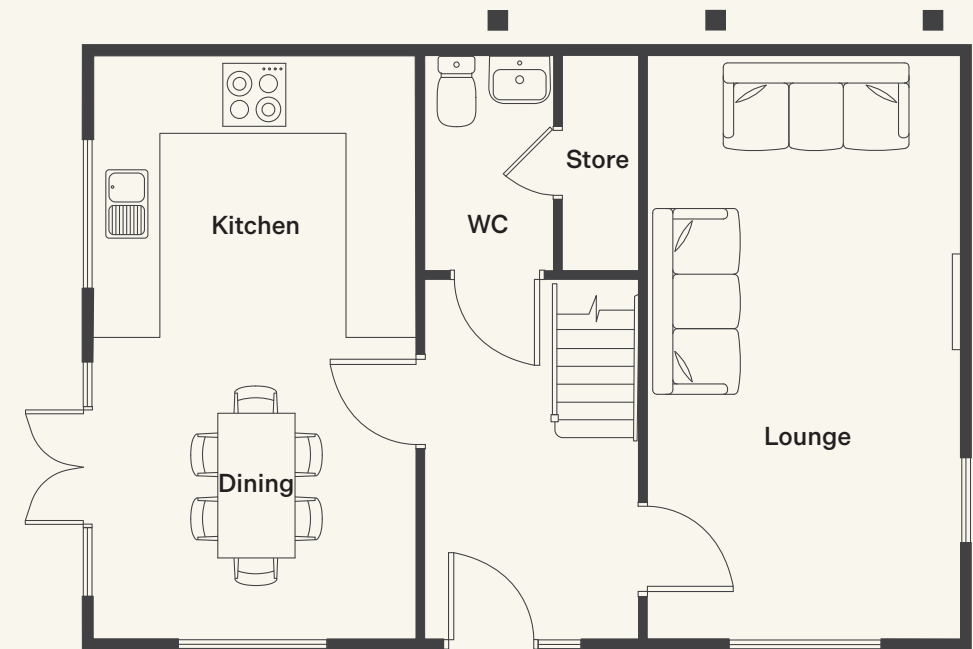
Three-bedroom home

1142 sq. ft / 106.10 m²

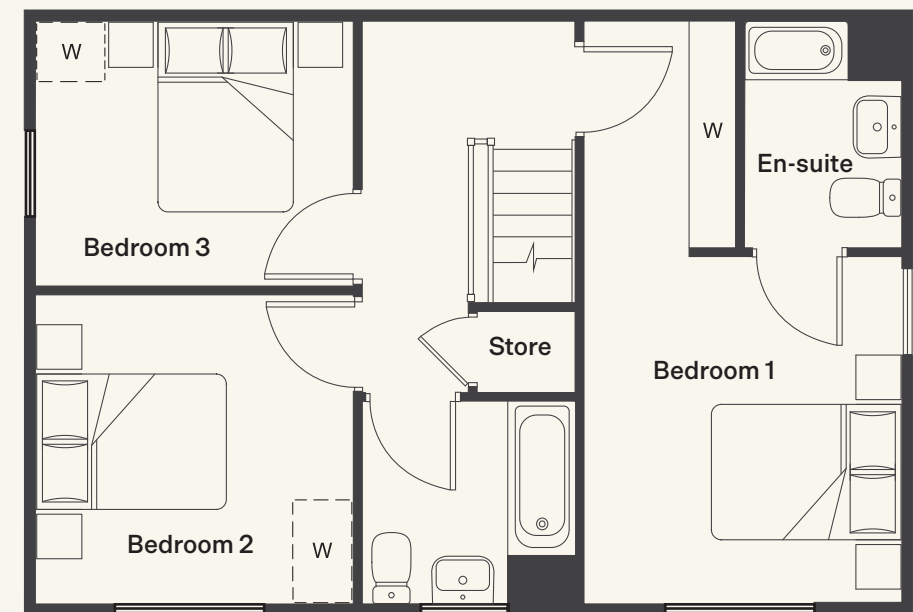


Designed for modern family living, The Magpie offers generous living space with a practical layout that suits everyday life.

The ground floor features a spacious lounge, a separate kitchen and dining area, convenient downstairs WC and useful storage. Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom. Bedroom one benefits from an en-suite shower room, creating a comfortable and flexible home for growing families, guests or home working.



GROUND FLOOR



FIRST FLOOR

The Nuthatch

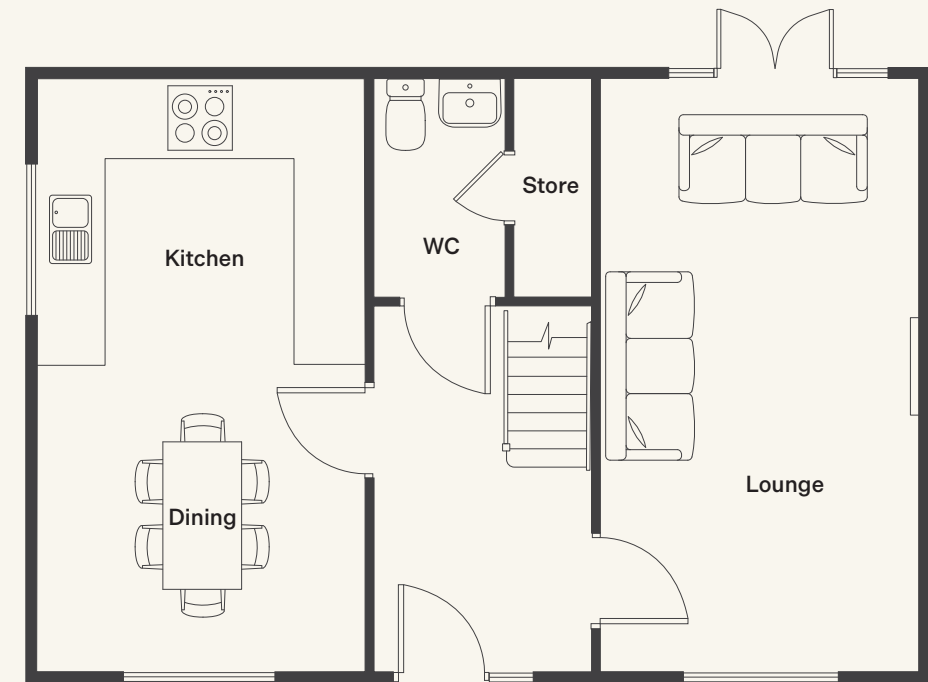
Three-bedroom home

1142 sq. ft / 106.10 m²

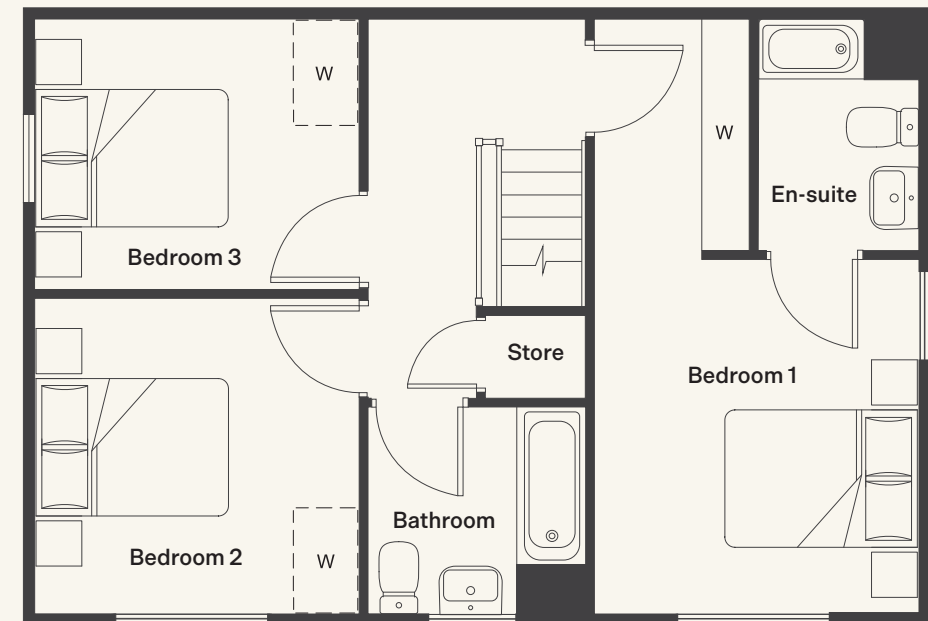


Designed for modern living, The Nuthatch offers a practical layout with generous living space for everyday life.

The ground floor features a separate lounge, a spacious kitchen and dining area, convenient downstairs WC and useful storage. Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom. Bedroom one benefits from an en-suite shower room, offering a well-balanced home suited to a range of lifestyles.



GROUND FLOOR



FIRST FLOOR

The Pheasant

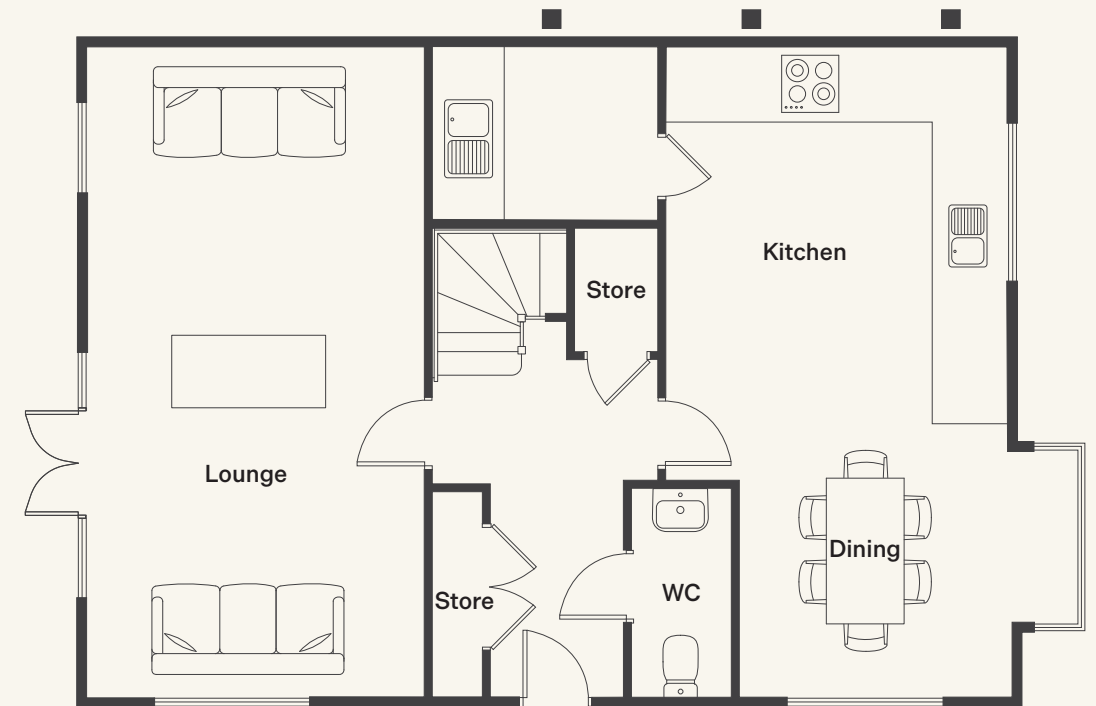
Four-bedroom home

1259 sq. ft / 116.96 m²

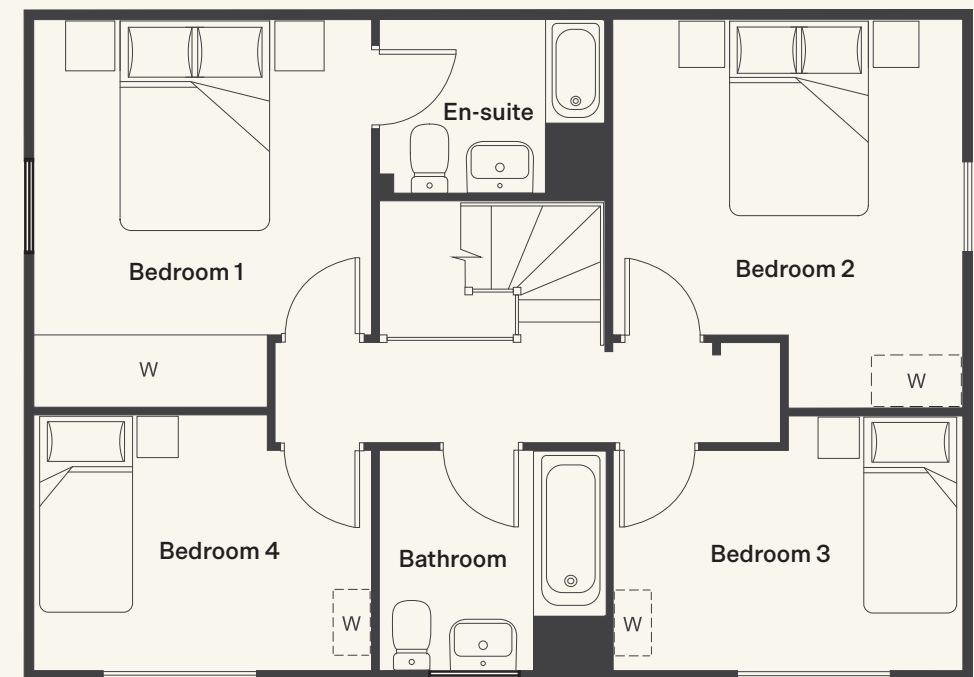


Designed with modern family living in mind, The Pheasant offers generous living space with a practical layout for everyday life.

The ground floor features a spacious lounge, a separate kitchen and dining area, convenient downstairs WC and useful storage throughout. Upstairs, four well-proportioned bedrooms are complemented by a contemporary family bathroom. Bedroom one benefits from an en-suite shower room, creating a comfortable and flexible home for growing families, guests or home working.



GROUND FLOOR

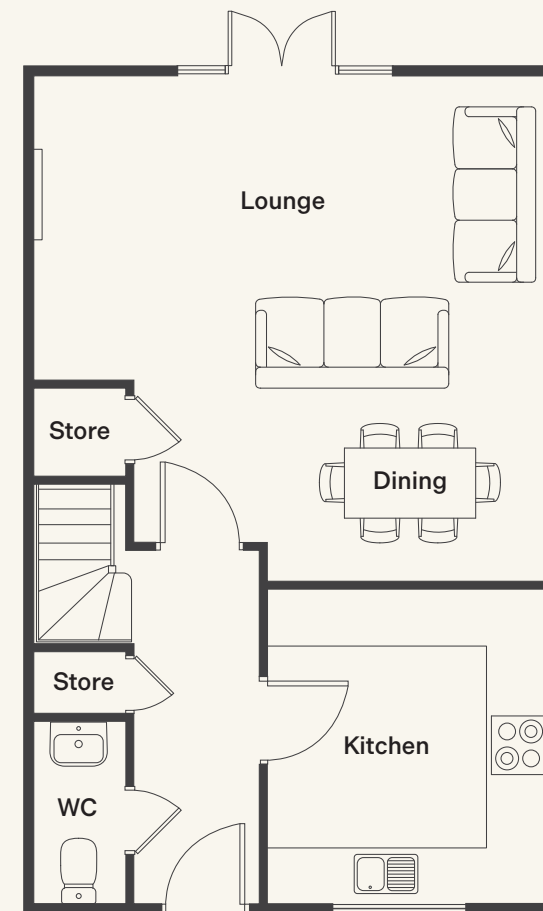


FIRST FLOOR

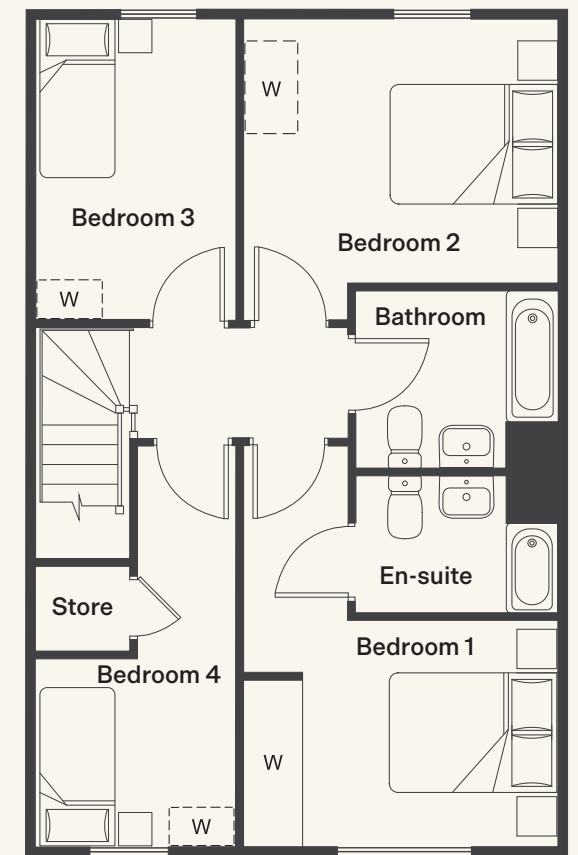
The Redwing

Four-bedroom home

1213 sq. ft / 112.69 m²



GROUND FLOOR



FIRST FLOOR

Designed with modern family living in mind, The Redwing offers generous living space with a practical layout for everyday life.

The ground floor features a spacious lounge, a separate kitchen and dining area, convenient downstairs WC and useful storage throughout. Upstairs, four well-proportioned bedrooms are complemented by a contemporary family bathroom. Bedroom one benefits from an en-suite shower room, creating a comfortable and flexible home for growing families, guests or home working.

The Wren

Three-bedroom home

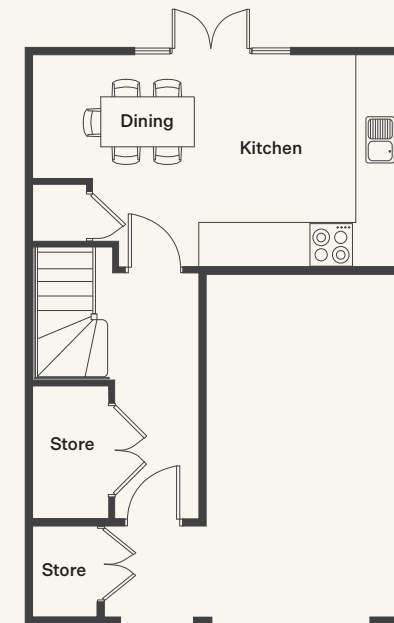
1224 sq. ft / 113.72 m²



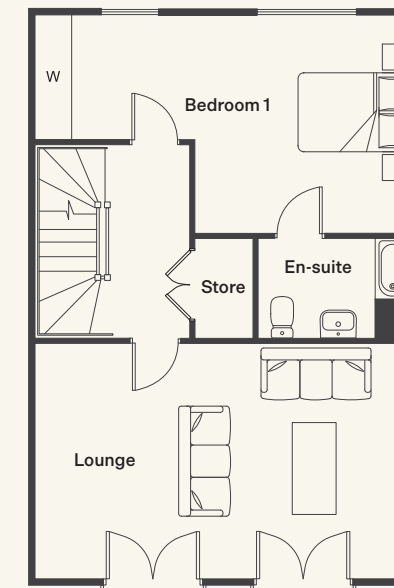
Arranged across three floors, The Wren offers flexible living space designed to adapt to modern family life.

The ground floor features an open-plan kitchen and dining area, complemented by plenty of useful storage. On the first floor, a spacious living room with Juliette balconies provides a bright and welcoming space to relax, while bedroom one benefits from an en-suite shower room. The second floor offers two further bedrooms and a contemporary family bathroom, creating a comfortable and versatile home for modern living.

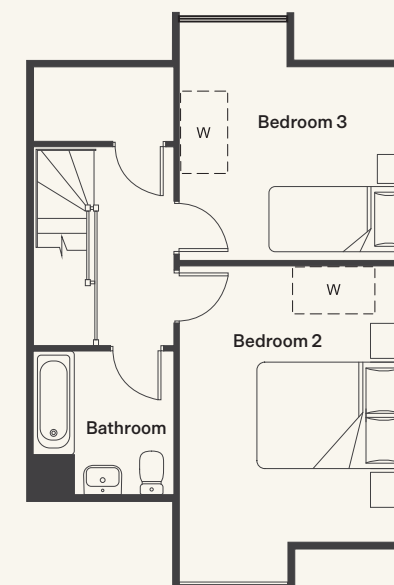
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Renting with Colby River Living

A better way to rent

At Colby River Living, we believe renting should be straightforward, flexible and designed around the people who call our homes their own.

That's why we provide professionally managed homes, responsive support and a seamless rental experience from the moment you move in.

Whether you're settling into your first family home, looking for more space, or planning for the future, we're here to help make renting simple, giving you the confidence to focus on enjoying life at Chalkwood.

Professionally Managed

Our dedicated team is committed to delivering a high standard of service throughout your tenancy. From move-in day onwards, we're here to help with any questions, maintenance requests or day-today support you may need.

Simple, Connected Living

Managing your home should be easy. Residents benefit from convenient digital tools that make it simple to access information, communicate with our team and report maintenance issues whenever needed.

More Than a Place to Live

At Colby River Living, we're committed to creating homes where residents feel comfortable, supported and valued.

Because finding the right home is only the beginning. Loving where you live is what matters most.

Important information: The information, images and plans in this brochure are intended as a general guide only and do not form part of any contract, tenancy agreement or warranty. Homes, layouts, dimensions, specifications, finishes, fittings, services, landscaping, parking arrangements and external materials may vary by house type and plot, and may be subject to change. Please speak to the leasing team for current plot-specific details, availability and confirmed specification before applying. Colby River Property Management Limited will be the legal entity responsible for the letting and management of the homes. Exterior images and computer generated images are indicative only and are intended to show the general character of the development. They are not necessarily plot specific. External finishes, materials, brick colours, roof tiles, boundary treatments, landscaping, roads, footpaths, parking spaces, neighbouring buildings and surrounding views may vary. Floor plans are for illustrative purposes only and are not to scale. Dimensions, floor areas and layouts are approximate and may vary by plot. Window positions, doors, built-in storage, kitchen and bathroom layouts, external features and parking arrangements may differ. Furniture, soft furnishings and decorative items are not included unless specifically stated. Please check plot-specific plans and specification with the leasing team.



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