



HERON FIELDS

ISLE OF GRAIN KENT

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A COLLECTION OF STYLISH
NEW 3 BEDROOM HOUSES ON
THE ISLE OF GRAIN, CLOSE TO
THE RIVER MEDWAY.

The new community at Heron Fields offers the perfect opportunity to buy a beautiful new Shared Ownership home, built to the highest standards. You'll have everything you need for contemporary living, including fitted kitchen, stylish bathroom and cloakroom, well-proportioned bedrooms and light, spacious living areas, set in an area of natural beauty with Grain Coastal Park just a short stroll away.



WATER, SKY & SPACE

Set within the remarkable landscape of the Hoo Peninsula, life on the Isle of Grain is defined by its connection to nature. Vast marshes, winding creeks and open coastline create a unique environment to explore, while places like RSPB Cliffe Pools offer miles of walking trails, rich wildlife and sweeping estuary views. From peaceful beaches to expansive skies, it's a setting that feels both wild and wonderfully calming.

The peninsula is also home to a thriving local community, with a calendar of events that bring people together throughout the year. Seasonal highlights include coastal birdwatching events such as the Great Coastal Birdwatch, the Rochester Sweeps Festival, alongside guided walks and nature-led activities that celebrate the area's unique habitats. These events create a strong sense of place and connection.

Perfectly positioned, Heron Fields places you within easy reach of Rochester, Chatham and Gillingham. Cross the water to Essex or travel further into London for world-class experiences.

Whether exploring scenic coastal paths, enjoying local village life or discovering hidden corners of the landscape, life on the Hoo Peninsula offers a naturally rich lifestyle where nature, community and space come together effortlessly.



EXPLORE MORE, JUST MOMENTS AWAY

Life on the Isle of Grain offers a balance of peaceful living and nearby amenities. Locally, you'll find welcoming spots such as The Hogarth Inn, perfect for relaxed dining, while the historic Grain Fort adds character to the surrounding landscape.

A short drive brings you to Rochester, home to independent favourites like Don Vincenzo and The Cheese Room. In Chatham, you'll find convenient shopping at Dockside Outlet Centre. Nearby coastal paths and the River Medway offers a lifestyle that blends convenience with natural beauty.



Chatham Maritime Marina



Bluewater Shopping Centre



Historic Rochester Castle



WALKING FROM HERON FIELDS

- The Co-Op
0.2 miles
- The Hogarth Inn
0.2 miles
- Grain Coastal Park
0.5 miles
- Grain Coast Crafty Alpaca Farm
0.5 miles
- St James C of E Primary School
0.3 miles



TRAIN FROM ROCHESTER STATION

- Strood (Kent)
3 mins
- Gravesend
13 mins
- Ebbsfleet International
28 mins
- Stratford International
29 mins
- London St Pancras International
37 mins

OUT & ABOUT

From Heron Fields, enjoy scenic walks and cycle routes across the Hoo Peninsula, with easy road access to Rochester and Chatham. Rochester train station offers regular rail connections into London, making commuting and exploring further afield simple and convenient.



CYCLING FROM HERON FIELDS

- Stoke Saltings
3.1 miles
- Leigh Academy Peninsula East
5.3 miles
- Allhallows-on-Sea
5.7 miles
- Yantlet beach
6.2 miles
- The Fenn Bell Conservation Project
6.2 miles



DRIVING FROM HERON FIELDS

- Rochester train station
12.3 miles
- University of Greenwich
(Medway Campus)
12.3 miles
- Chatham Maritime Marina
12.8 miles
- Bluewater Shopping Centre
23 miles
- London Gatwick Airport
55.1 miles

*Source: google.co.uk/maps. Train times according to national rail enquiries

SITE PLAN

FLOOR PLAN

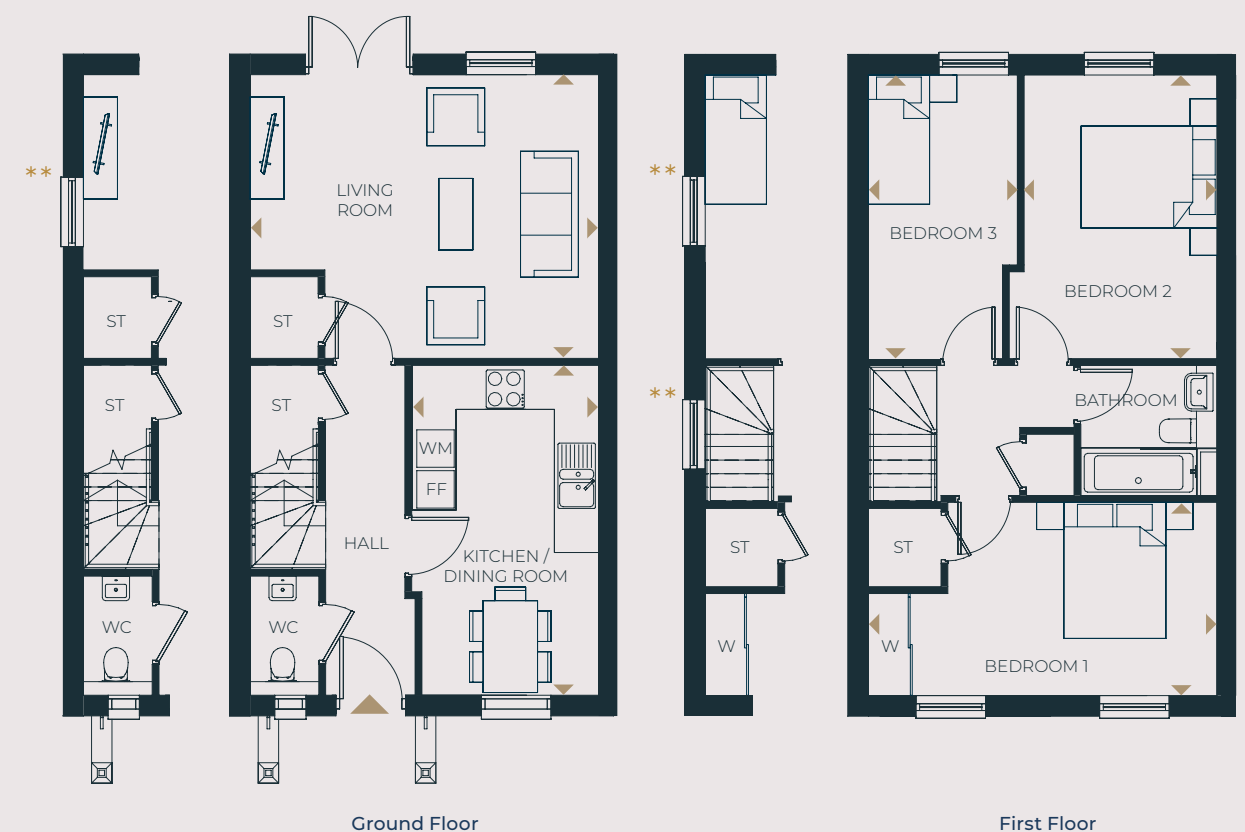


3 BEDROOM HOUSE

PHASE 1 PLOTS
16, 17*, 21, 22*, 23*, 24,
28*, 29, 33* & 34

PHASE 2 PLOTS
1, 2*, 3, 4*, 11, 12*, 13*,
14, 15*,

Plots 2, 4, 15, 17, 23, 22, 28 & 33 are handed from the plans drawn*



**Window details to plots 16 & 23

TOTAL AREA - 92.6 m² / 996 ft²

KITCHEN/ DINING ROOM	5.14m X 4.05m	16' 10" X 13' 3"
LIVING ROOM	5.12m X 2.75m	16' 9" X 9' 0"
BEDROOM 1	5.12m X 2.87m	16' 9" X 9' 4"
BEDROOM 2	4.05m X 2.83m	13' 3" X 9' 3"
BEDROOM 3	4.05m X 2.20m	13' 3" X 7' 2"

WM Washer Machine FF Fridge Freezer ST Storage W Wardrobe

Dimensions shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a + / - 50mm (2") tolerance. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.



A HOME DESIGNED AROUND YOU

KITCHEN / LIVING / DINING

- Contemporary fitted kitchen from Benchmark
- Laminate worktops with matching upstands
 - Glass splashback to hob
- Stainless steel sink with chrome mixer tap
 - Integrated extractor hood
- Under-pelmet lighting to wall units
 - Built-in single oven
 - Induction hob
- Wall-mounted, angled extractor hood,
- Integrated fridge/freezer and dishwasher
 - Washing machine

BATHROOM & CLOAKROOM

- Contemporary white sanitaryware
 - Bath with shower
 - Glass shower screen
 - Chrome mixer taps
 - Heated towel rail

INTERNAL FINISHES

- White painted internal walls
- Woodwork finished in white satin
- Contemporary internal doors
- Carpets to living room, landing and bedrooms
 - Tiled flooring to bathroom
- LVT flooring to Hallway, kitchen and WC

ELECTRICAL & LIGHTING

- Ceiling pendant lighting throughout
 - Under-cabinet kitchen lighting
- Extractor fans to kitchen and bathrooms
- TV and telephone points to living areas
- White socket and switch plates throughout

HEATING & ENERGY

- Air source heat pump
- Thermostatically controlled radiators
 - Hot water cylinder

EXTERNAL & GENERAL

- Private rear garden
 - Garden shed
 - External tap
- Two parking spaces per shared ownership home
 - EV charger

WARRANTY

- 10-year structural warranty
- Manufacturer warranties on appliances and fittings



01634 565333

sales@mhs.org.uk

www.mhs.org.uk

All photography is indicative of typical home styles only. Internal finishes at Heron Fields may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.

