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REEVE

13a The Oaks Marshall Road

• Rainham

Price: £1,250,000



13a The Oaks, Marshall Road, ME8 0AR
£1,250,000

- BESPOKE INDIVIDUAL 5 BEDROOM DETACHED NEW BUILD FAMILY HOME, APPROX 3,143 SQ FT OF ACCOMMODATION
- LOCATED IN A PRIME RAINHAM RESIDENTIAL AREA
- GROUND FLOOR UNDERFLOOR ZONAL HEATING DESIGNED TO COMPLIMENT THE AIR SOURCED HEAT PUMP
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR SEVERAL CARS
- FANTASTIC LOCATION FOR ACCESS TO RAINHAM TOWN CENTRE, TRAIN STATION, LOCAL SCHOOLS AND AMENITIES
- HIGH SPEC "REAM" FITTED KITCHEN - APPLIANCES COME WITH A 5 YR WARRANTY
- ENERGY PERFORMANCE CERTIFICATE RATING B
- 2 EN-SUITE SHOWER ROOMS, FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- 10 YEAR NEW BUILD WARRANTY
- STRIKING GLASS FRONTAGE FEATURING A STUNNING DOUBLE HEIGHT VAULTED CEILING AND CONTEMPORARY CHANDELIER, LARGE GALLERIED LANDING



Nestled on the desirable Marshall Road in Rainham, this stunning detached house, built in 2025, offers a perfect blend of modern living and spacious comfort. Thoughtfully designed, and exceptionally built, spanning an impressive 3,143 square feet, this property is ideal for families seeking ample room to grow and thrive.

Upon entering, you are greeted by two generous reception rooms, providing versatile spaces for both relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts five well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. With three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

For those with vehicles, the property offers parking for up to three vehicles, a valuable feature in today's busy world, incorporating an electric car charging point. The location is also convenient, providing easy access to local amenities and transport links, making it an ideal choice for commuters and families alike.

The property's eco-friendly credentials are equally impressive. Powered by an advanced air source heat pump, the home delivers energy-efficient heating, perfect for reducing both your carbon footprint and running costs. The underfloor heating to the ground floor, ensures a cosy, consistent temperature, even during the coldest winter months.

This exceptional home is a rare find in Rainham, combining contemporary design with practical living spaces. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is sure to meet all your needs. Don't miss the opportunity to make this beautiful house your new home.

Medway Council tax band D



Entrance Foyer

Aluminium pivot entrance door, double height vaulted ceiling, bespoke staircase to first floor. Large built in coat and shoe cupboard.

Lounge

16'10" x 15'3" (5.14m x 4.65m)
Double glazed window to front.

Dining Room/Snug

13'6" x 12'7" (4.13m x 3.85m)
Double glazed window to front.

Study/Office

13'6" x 6'8" (4.13m x 2.04m)
Double glazed window to side.

WC

Double glazed window to side, suite comprising low level WC and vanity unit with inset sink unit.

Kitchen/Dining Room

31'7" x 18'5" (9.63m x 5.63m)
Bi-folding double glazed doors providing access to the rear garden. 2 double glazed windows to side. Bespoke "Ream" fitted kitchen comprising base and eye level units with work surfaces over. Built in double electric oven and induction hob. Island unit with integrated wine fridge.

Utility Room

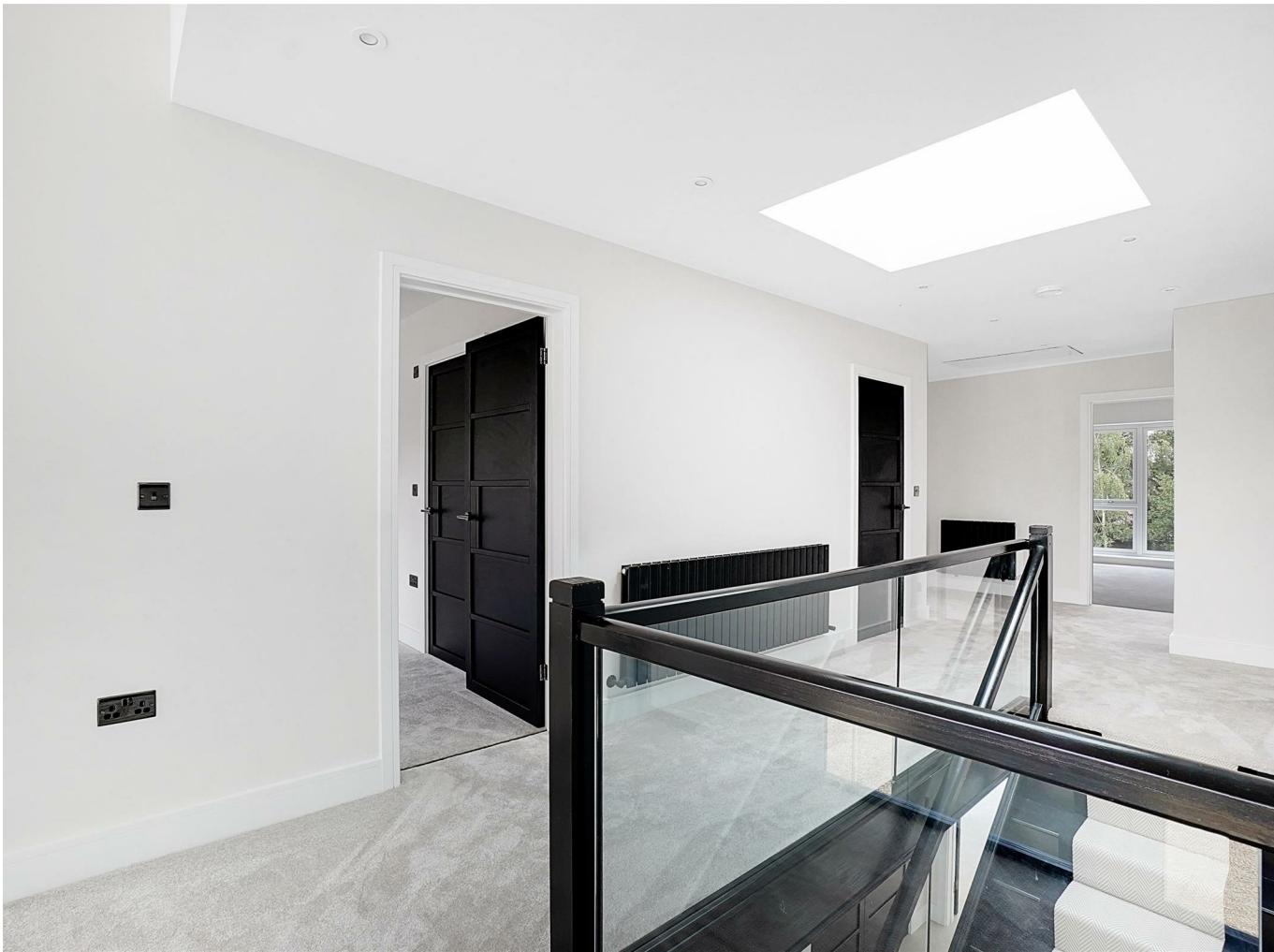
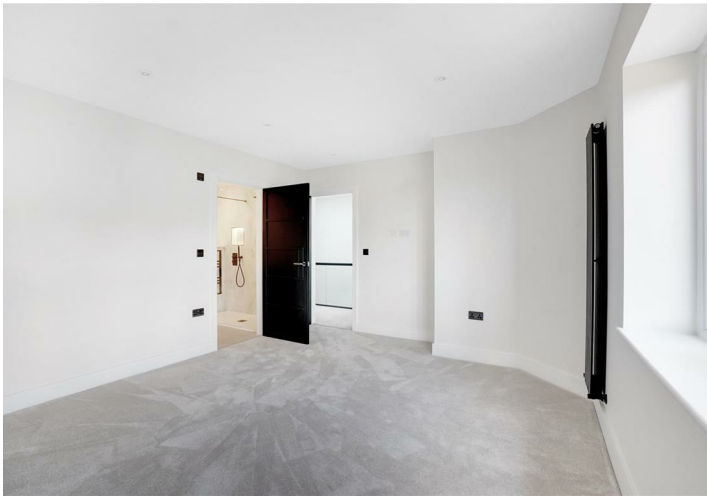
Double glazed door to rear garden.

Landing

Galleried landing with bespoke double glazed window to front.

Bedroom 1

18'1" x 12'8" (5.53m x 3.88m)
Double glazed window to rear, radiator.



Walk In Wardrobe Area
9'8" x 5'10" (2.96m x 1.80m)
Radiator.

En-Suite Shower Room
7'11" x 6'3" (2.43m x 1.93m)
Suite comprising shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Heated towel rail.

Bedroom 2
15'2" x 11'10" (4.64m x 3.63m)
Double glazed window to front, radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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En-Suite Shower Room

Suite comprising shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Heated towel rail.

Bedroom 3

15'10" x 13'6" (4.85m x 4.12m)

Double glazed window to front, radiator.

Bedroom 4

18'5" x 10'4" (5.62m x 3.15m)

Double glazed window to front, radiator.

Bedroom 5

12'11" x 7'11" (3.95m x 2.43m)

Double glazed window to rear, radiator.

Family Bathroom

12'9" x 8'0" (3.91m x 2.45m)

Frosted double glazed window to rear. Suite comprising slipper bath, shower unit with mains fed shower unit, low level WC and vanity unit with inset sink unit. Heated towel rail.

Exterior

Rear Garden

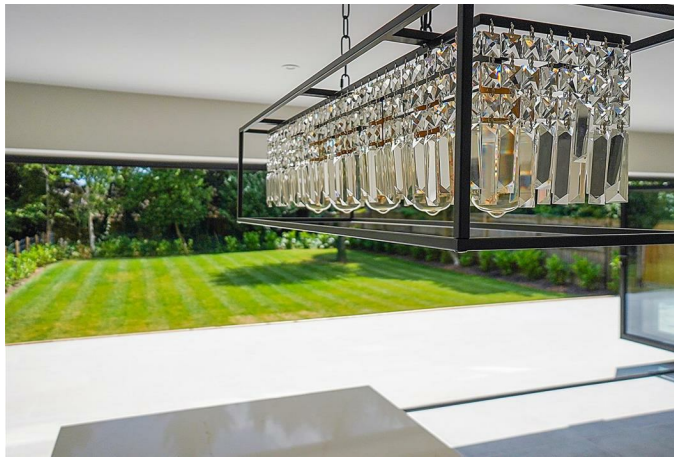
Approx. 90' in depth x 60' in width. Large, attractive paved patio area leading to a lawn area, with private woodland area at the rear. Fenced to boundaries. Side pedestrian access.

Frontage

Shingle driveway providing off road parking for several cars.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.



Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice

Harrison's Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

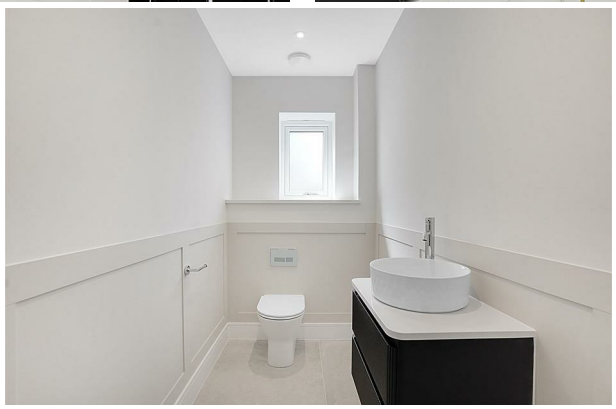
Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burton's Solicitors, Hawkridge and Company and Apex Law as well as the services of Hinchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

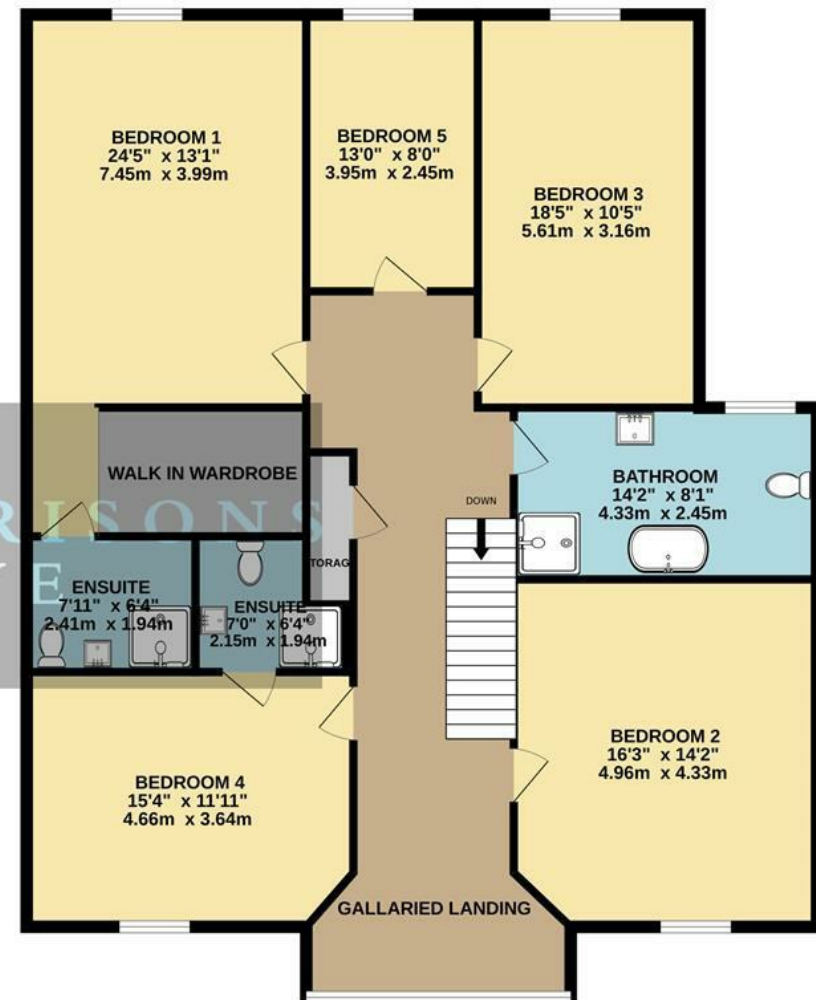




GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



TOTAL FLOOR AREA : 3044 sq.ft. (282.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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