



HP



HOOK PLACE



SOUTHFLEET, KENT



YOUR NEW HOME



Hook Place brings you an alluring ensemble of beautifully designed homes located in the Kentish village of Southfleet. Formerly a farm, the site is set amid a patchwork of pretty fields and countryside that give the homes a rural feel and an idyllic lifestyle. And that's not all, as just a few minutes away are all the amenities, connections and facilities residents could require.

SOUTHFLEET - VILLAGE LIFE UNRIVALLED

Southfleet (named after the River Fleet) is in an excellent position close to the vibrant town of Dartford, yet far enough to benefit from the encompassing tranquillity. Residents can immerse themselves in the local community and enjoy the quirks that give Southfleet its character. Take Broadditch Farm Shop, a local convenience store less than a mile from Hook Place that has been running for over 25 years, or the two charming local pubs; The Ship Inn and Manor Farm Barn - both specialists in traditional pub food and host to some award winning ales and lagers. St Nicholas C of E Church is a pretty focal point of the village, and the Southfleet Village Cricket Club underlines the village ambience.

THE GREAT OUTDOORS

As Hook Place is surrounded by bountiful countryside; ramblers, cyclists and runners will be in their element amongst the stunning scenery and interesting wildlife. There are also a number of nearby sporting facilities to take advantage of, such as the nearby Cyclopark offering mountain bike trails, a BMX racetrack and a multi-use games area. The Cascades leisure centre is less than 6 miles from the homes, with swimming pool, flumes and wave machine. There will never be a dull moment at Hook Place.



ME TIME

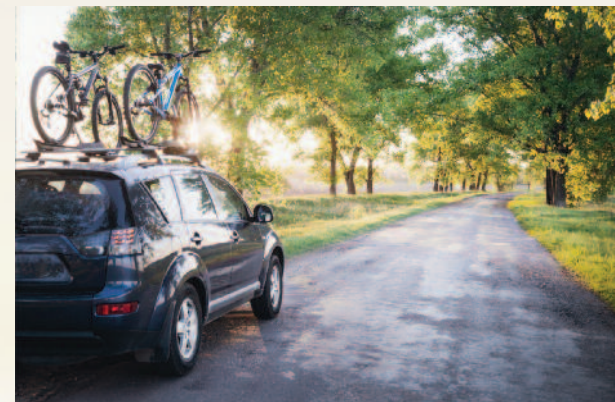
While there are many convenient amenities close to Hook Place, for comprehensive retail therapy look no further than Bluewater, approximately 4 miles, ten minutes by car from the homes. This 240 acre shopping centre is home to over 300 shops and 60 restaurants, bars and cafes - excellent for a day of indulgence. If you are more in tune with your historic side, just as much fun can be had at Tilbury Fort, an English Heritage Site 2 miles from the homes that tells stories of the protection of London's waterways since the 16th century.

FAMILY LIFE

Hook Place is the ideal location for bringing up a family thanks to the nearby educational options they have to choose from. Sedleys C of E Primary School is under half a mile from the homes and has an excellent Ofsted record, while Bean Primary School is also close by. For secondary schooling, Mayfield Grammar, Cobham Hall School, and a range of other facilities are easily reached..

SAFE TRAVELS

Southfleet is a commuter's dream, with the A2, M2 and M25 all within easy reach and some excellent rail links to take advantage of. The closest station to the homes is Longfield, which is a mere 2 miles away or just over 5 minutes by car. Here residents will find direct trains to London Victoria in only 30 minutes. Also nearby is Ebbsfleet International Station, taking you to St Pancras in just 18 minutes.



A UNIQUE COLLECTION OF 3, 4 & 5 BEDROOM HOMES

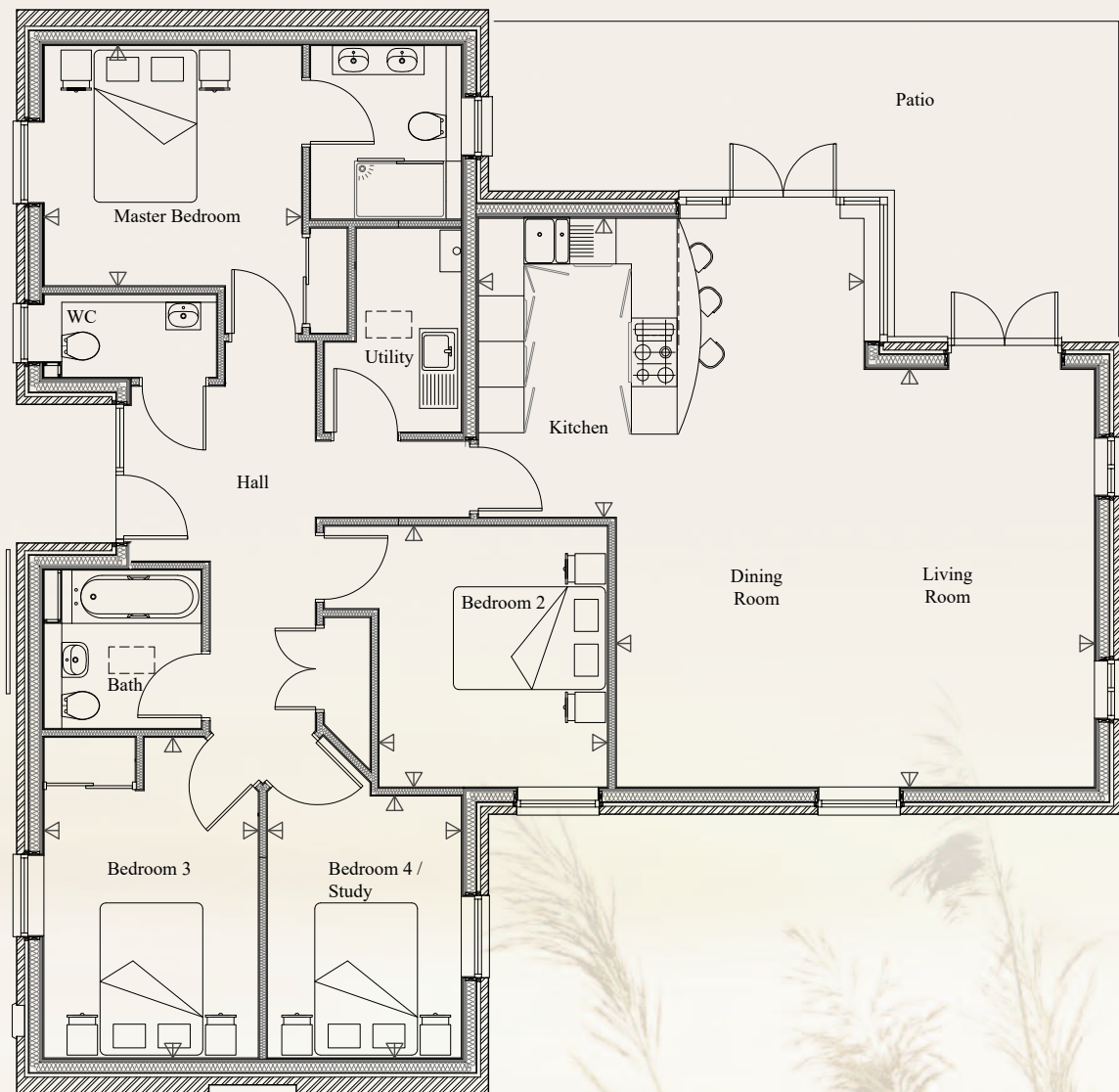


+ = Garage Parking Allocation
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N^o 1



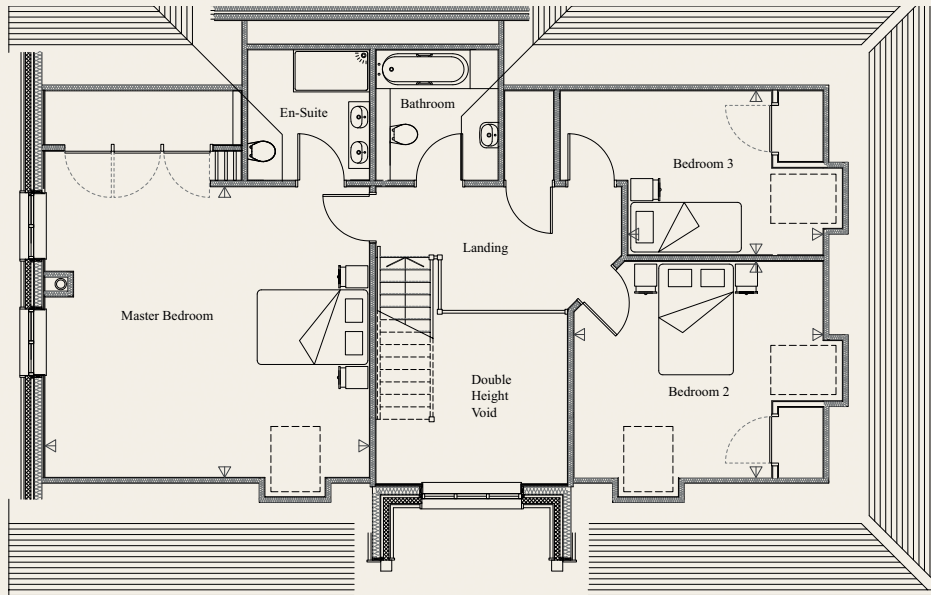
Kitchen	16'4 x 12'9	5007mm x 3930mm
Dining/Living Room	20'6 x 18'0	6290mm x 5490mm
Master Bedroom	11'1 x 10'4	3390mm x 3160mm
Bedroom 2	11'2 x 9'8	3430mm x 3000mm
Bedroom 3	13'8 x 9'2	4210mm x 2820mm
Bedroom 4/Study	11'3 x 8'4	3440mm x 2550mm

- *Magnificent vaulted kitchen/dining/living room*
- *Deep sash windows*
- *Double car barn*
- *Private courtyard entrance*
- *Secluded garden*





N^o 2



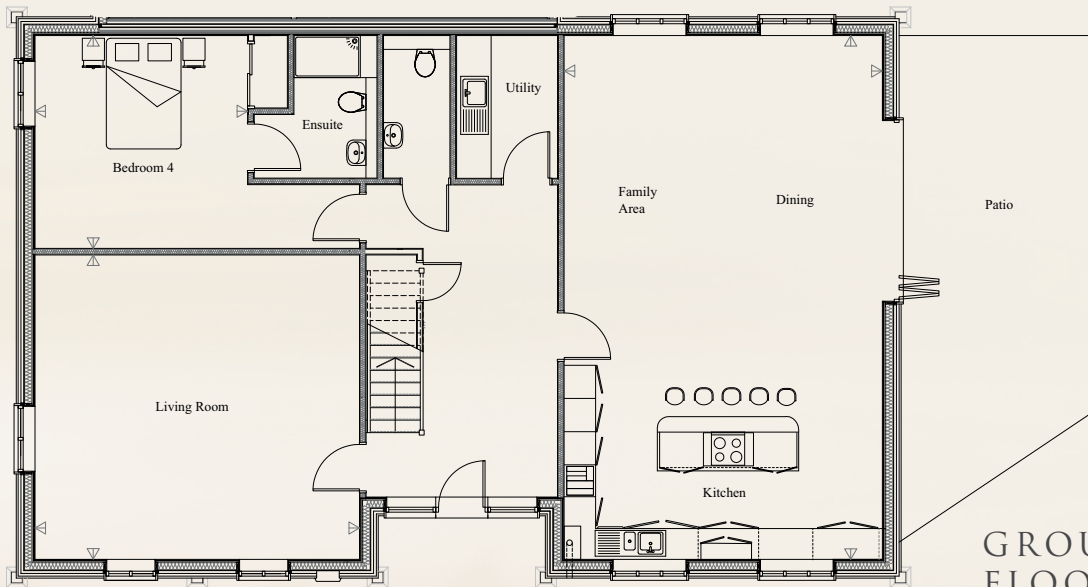
FIRST FLOOR

GROUND FLOOR

Kitchen/Family/Dining Room	31'1 x 18'9	9470mm x 5750mm
Living Room	19'2 x 18'0	5870mm x 5500mm
Bedroom 4	12'6 x 12'6	3850mm x 3840mm

FIRST FLOOR

Master Bedroom	19'2 x 17'2	5870mm x 5250mm
Bedroom 2	14'8 x 12'8	4500mm x 3900mm
Bedroom 3	11'6 x 9'7	3530mm x 2960mm



GROUND FLOOR

- *Magnificent double height atrium entrance hall*
- *Feature log burner*
- *Two parking spaces to the front and two garages to the rear*





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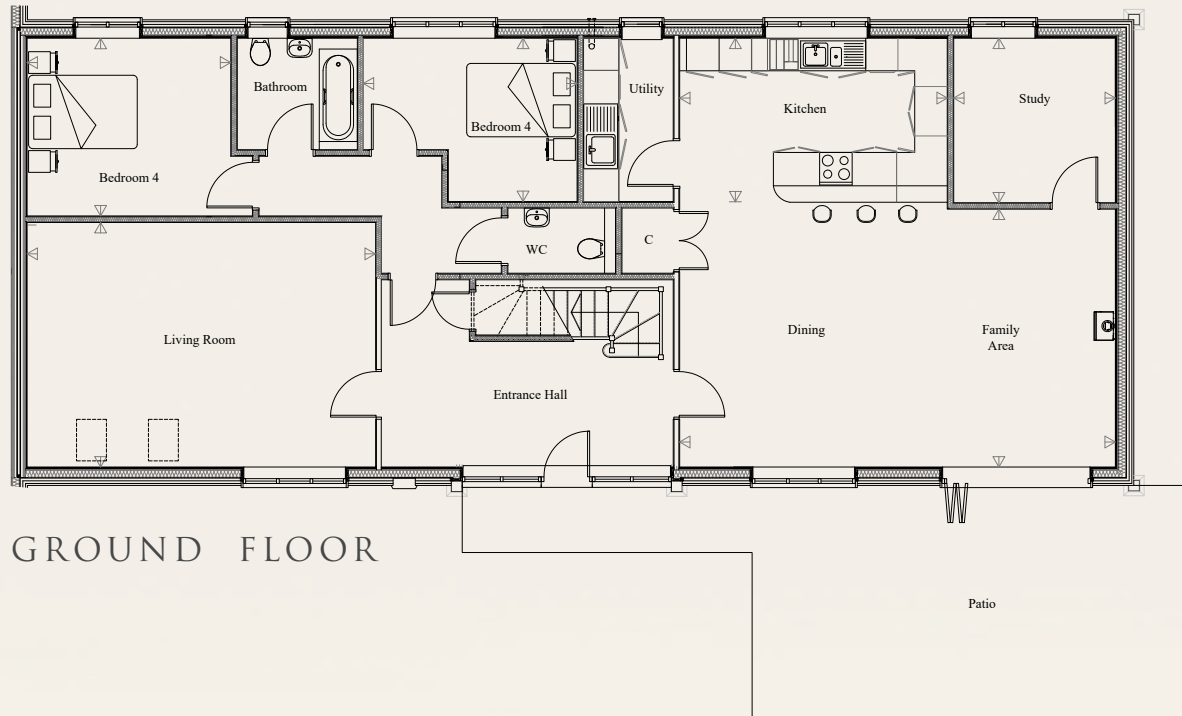
Nº 3

GROUND FLOOR

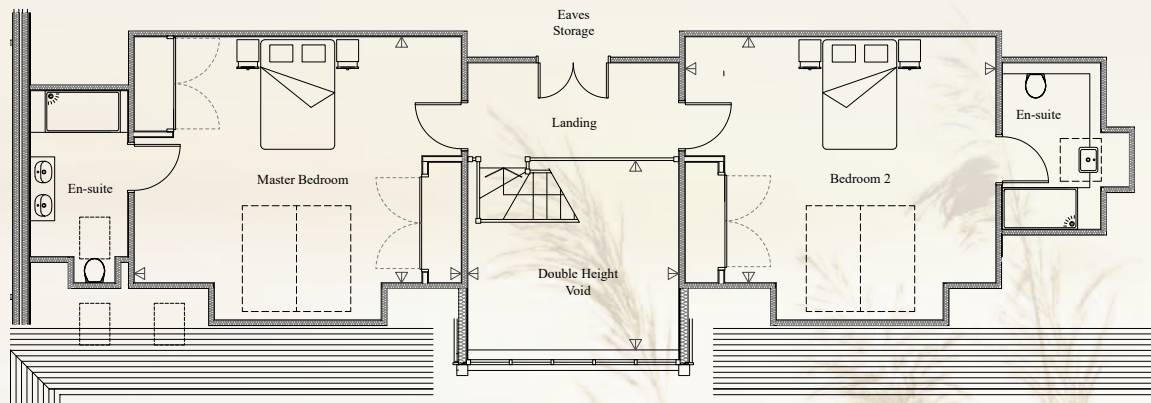
Kitchen	16'1 x 9'9	4930mm x 3020mm
Family/Dining Room	26'3 x 15'5	8020mm x 4740mm
Living Room	21'1 x 14'8	6420mm x 4500mm
Study	9'9 x 9'8	3030mm x 2980mm
Bedroom 3	12'3 x 10'7	3750mm x 3270mm
Bedroom 4	12'9 x 9'9	3930mm x 3010mm

FIRST FLOOR

Master Bedroom	19'6 x 14'7	5970mm x 4490mm
Bedroom 2	19'6 x 14'7	5970mm x 4490mm



GROUND FLOOR



FIRST FLOOR

- *Stunning double height atrium entrance hall*

- *Private courtyard entrance with parking and two garages*

- *Feature log burner*

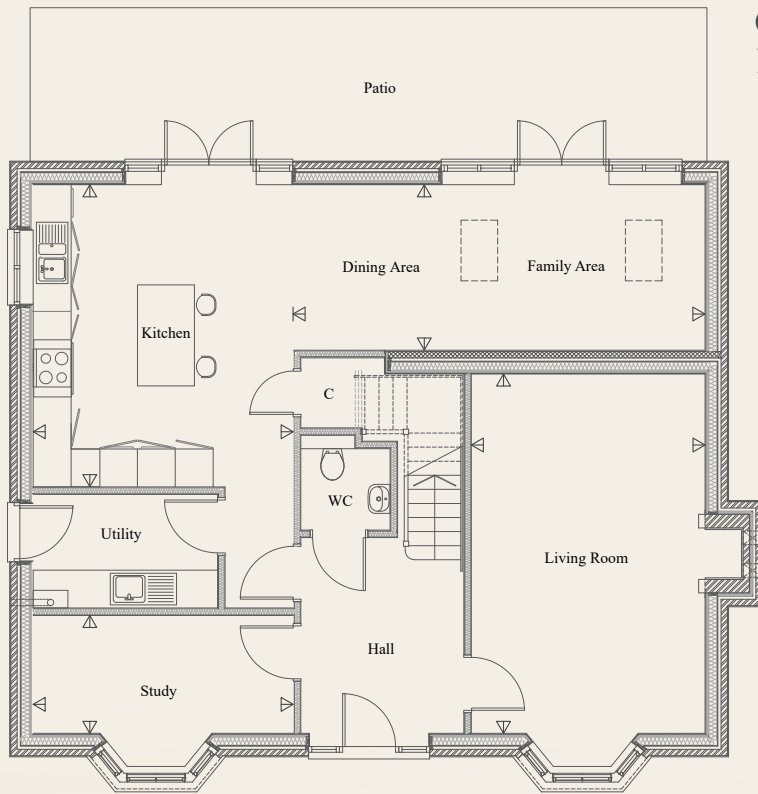




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N^o 4

GROUND FLOOR



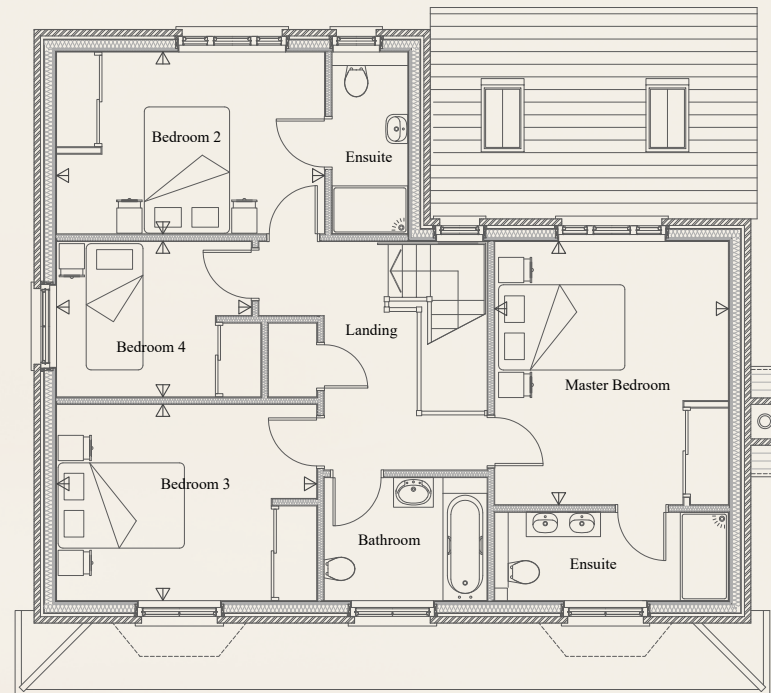
GROUND FLOOR

Kitchen	15'7 x 13'5	4790mm x 4120mm
Dining/Family Area	21'4 x 8'6	6520mm x 2620mm
Living Room	18'7 x 12'1	5690mm x 3700mm
Study	13'5 x 6'1	4120mm x 1870mm

FIRST FLOOR

Master Bedroom	13'7 x 12'1	4170mm x 3700mm
Bedroom 2	13'9 x 9'4	4240mm x 2880mm
Bedroom 3	13'5 x 10'2	4120mm x 3110mm
Bedroom 4	10'1 x 8'7	3090mm x 2460mm

FIRST FLOOR



- *Four parking spaces*
- *Characterful sash windows*
- *Feature log burner*





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N^o 5

UPPER GROUND FLOOR

GROUND FLOOR

Kitchen/Dining/Family Room	24'6 x 12'2	7500mm x 3710mm
Living Room	12'3 x 11'2	3740mm x 3410mm

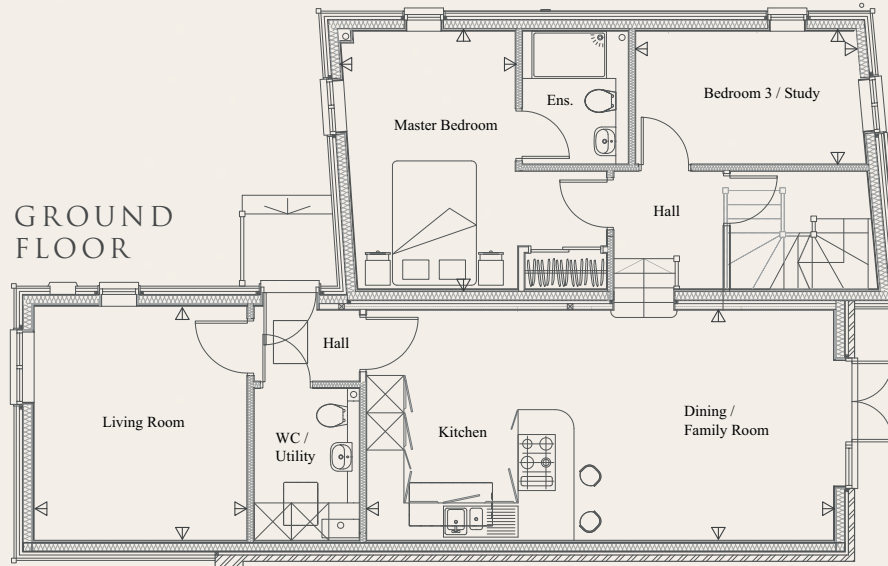
UPPER GROUND FLOOR

Master Bedroom	13'8 x 10'1	4210mm x 3070mm
Bedroom 3/Study	11'0 x 7'4	3360mm x 2250mm

FIRST FLOOR

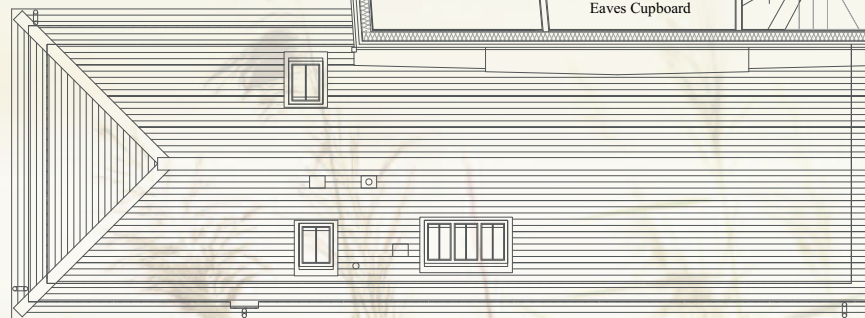
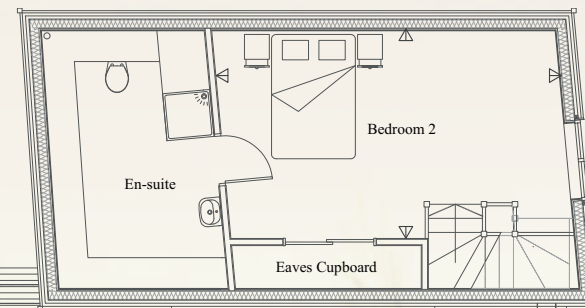
Bedroom 2	10'5 x 8'6	5581mm x 3375mm
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GROUND FLOOR



- *Impressive vaulted kitchen/dining/family room*
- *Flexible living accommodation*
- *Two parking spaces*

FIRST FLOOR





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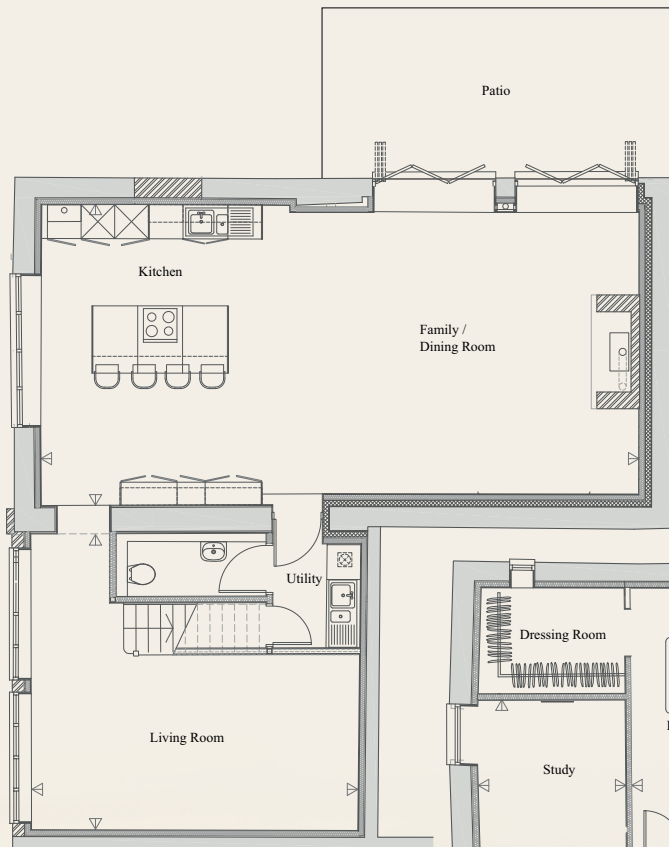
N^o 8

LOWER GROUND FLOOR

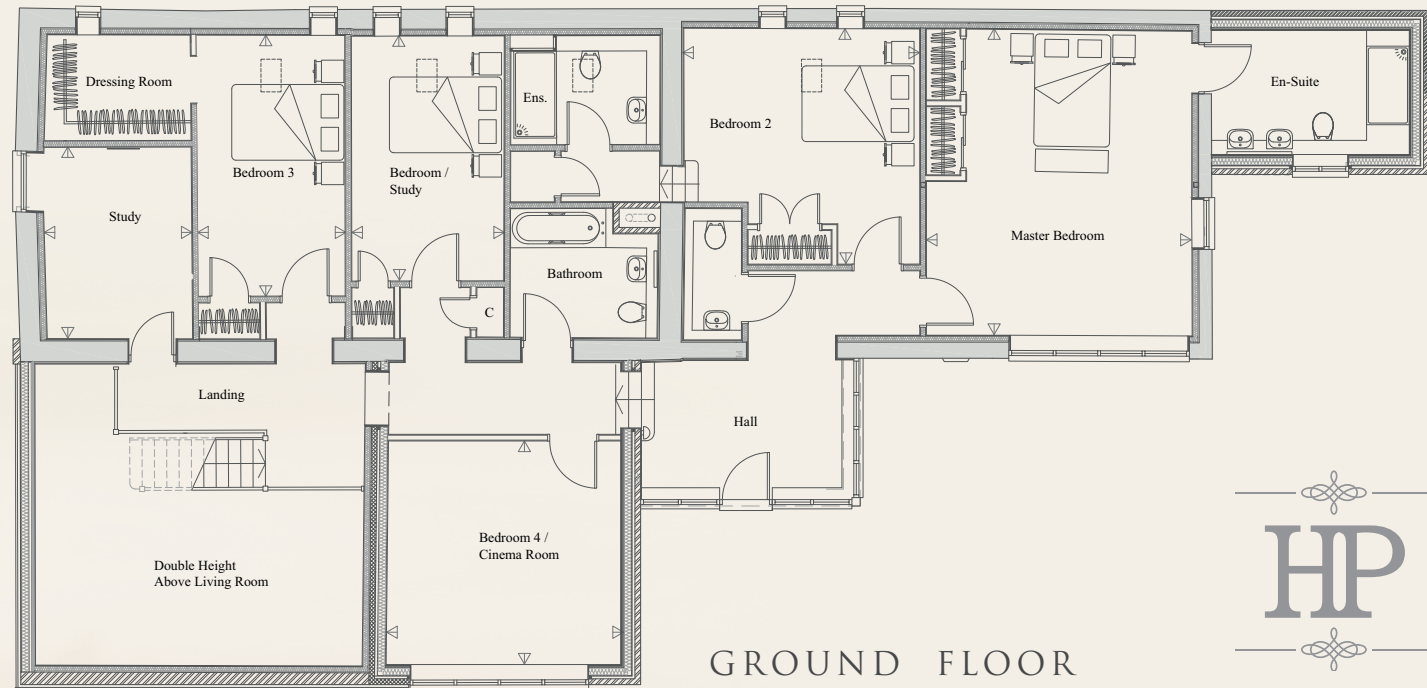
Kitchen/Dining/Family Room	35'0 x 17'0	10670mm x 5180mm
Living Room	19'2 x 18'9	5850mm x 5760mm

GROUND FLOOR

Study	10'7 x 11'7	3270mm x 2580mm
Master Bedroom	17'5 x 15'4	5340mm x 4680mm
Bedroom 2	13'7 x 13'6	4190mm x 4150mm
Bedroom 3	14'5 x 8'6	4420mm x 2620mm
Bedroom 4/Cinema Room	13'6 x 13'1	4160mm x 3990mm
Bedroom 5	13'7 x 8'9	4170mm x 2720mm



LOWER GROUND FLOOR



GROUND FLOOR

- *Vaulted, galleried living room*
- *Two garages*
- *Private courtyard entrance with parking*





DESIGNER KITCHENS

- Individually designed, contemporary style kitchens
- Stone worktops and upstands
- Touch Control Induction Hob
- Stainless steel island Chimney Hood
- AEG Multifunction built in Oven
- AEG Microwave Oven Combination
- Integrated Dishwasher
- Undermounted one and a half bowl sink with polished chrome mixer tap
- LED downlights and pelmet lighting
- Ample worktop level power points

UTILITY

- Units to compliment designer kitchens
- Laminate worktop with matching upstands
- Stainless steel single bowl sink with polished chrome mixer tap
- Space for washing machine and tumble dryer

LUXURY BATHROOMS

- Twyford sanitaryware
- Twyford vanity units in ensuite 1, family bathroom and WC
- Polished chrome monoblock mixer taps
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles
- Contemporary mirrors incorporating LED illumination, charging socket and steam free (family bathrooms and ensuite 1)
- LED downlights

FIREPLACE & STOVE

- Contemporary log burning stove (plots 2, 3, 4 and 8)

STAIRCASE

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

HEATING, INSULATION & WATER SERVICES

- Gas fired central heating with radiators ground and first floor
- Thermostatic controls to maintain maximum efficiency throughout the home
- Pressurised water system to enable high pressure showering and an abundance of hot water*
- Towel rails controlled separate to heating and water systems for convenience and economy
- Electronic programming for separate heating and hot water systems
**Plot 1 benefits from a highly efficient combination boiler giving instant hot water at mains pressure whenever required*

ENTERTAINMENT & COMMUNICATION

- Wiring for satellite at all TV aerial points so that satellite tv can be viewed in all rooms from satellite box (not supplied)

WINDOWS, DOORS & INTERNAL JOINERY

- High performance double glazed timber windows
- Timber double glazed French doors to patios (Nº 1,4,5), double glazed timber Bi-fold doors (Nº 2, 3 & 8)
- High performance, high security front doors
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep molded skirting and architraves

ELECTRICAL LIGHTING

- Contemporary chrome effect light switches to all rooms
- LED downlights and pelmet lighting to kitchen
- Constant extract system in cloakroom, all bathrooms and utility
- LED downlights to all bathrooms
- Light in loft where applicable
- Power and light to garage where possible

QUALITY FIXTURES, FITTINGS & FINISHING TOUCHES

- Built -in wardrobe (Nº 1 - beds 1 & 3)
(Nº 2 - beds 1, 2, 3 & 4) (Nº 3 - beds 1 & 2)
(Nº 4 - beds 1, 2, 3 & 4) (Nº 5 - bed 1)(Nº 8 - beds 1, 2, 3, 5)

- All woodwork finished in eggshell
- Walls finished with matt emulsion

SECURITY & PEACE OF MIND

- Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

ENERGY EFFICIENCY & GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the home owner
- All homes have the benefit of a 10 year CRL warranty

EXTERNAL FEATURES

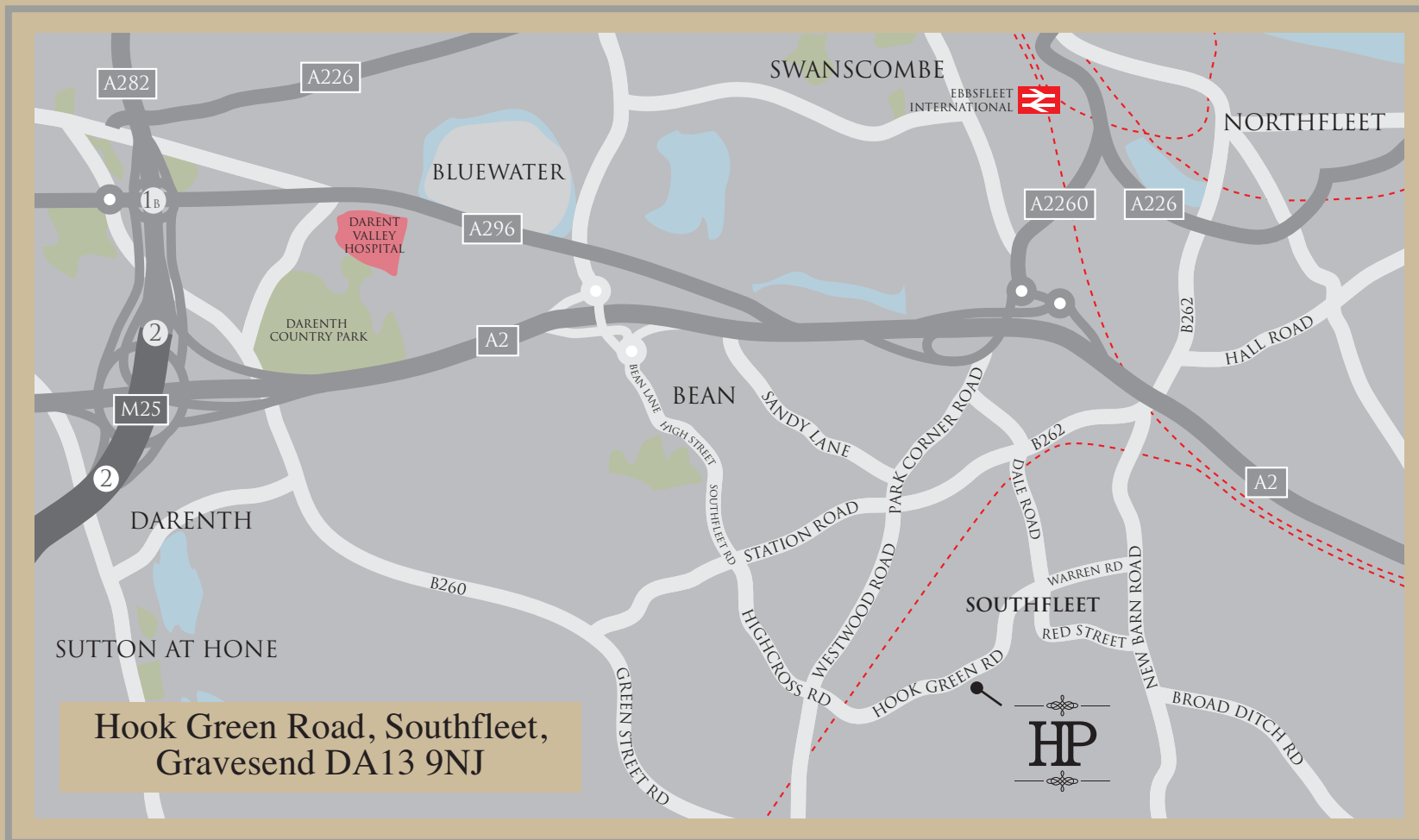
- Private drives and roadway finished with rolled in shingle
- Paved patio to rear (verandah to plot 5)
- Landscaped and turfed front and turfed rear gardens
- Rear gardens enclosed by close-boarded fencing where required
- External power point
- Outside tap

COMMUNAL AREAS & MAINTENANCE

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

TENURE • Freehold





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www.astindale.co.uk

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