

Cypress
FIELDS



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Located in the heart of historic Medway, Cypress Fields combines modern beauty with the rich heritage that Medway has to offer

It's time to become a part of something new with Cypress Fields taking centre stage in terms of contemporary modern living. With a mixture of eight semi-detached and detached properties, this stunning new development will set pulses racing.

Externally, enjoy the security of two private parking spaces with an electric car charge station and a shared private access road. Completing the impressive set of external features, the attractive landscaped gardens will become a welcome retreat for you and your family to enjoy all year round.

The bespoke modern Nobilia German kitchen utilises a Quartz countertop, ceramic hob and underfloor heating throughout. Controlled by Smart digital thermostats for each room, the subtle modern touches elevate the kitchen to another level. And that's not forgetting the integrated AEG appliances including a built-in oven, microwave, dishwasher, and fridge/

freezer, giving that clean minimalist look when cooking those delicious meals after a long day at work.

For the busy modern family, you'll love the handy utility room on the ground floor, with built-in storage and an integrated washer/dryer. Likewise, the contemporary family bathroom and ensuite to bedroom 1 are a welcome addition.

For peace of mind, you'll appreciate the 10-year new-build warranty, fitted burglar alarms and mains-operated smoke detectors. For the increasing advent of working from home, the fibre internet infrastructure will keep you dialled in.

To finish, there is modern skirting, white cottage-style internal doors and chrome fittings. Cypress Fields reenergises that rich Medway history inside this modern build.

Location

Cypress Fields is perfectly located in the heart of Upper Gillingham, with a host of amenities nearby. Whether it's high-class culinary fare such as Ela Kendro Greek restaurant, or several comfy pub locals to choose from, you'll soon feel part of a vibrant community.

For the lover of the great outdoors, experience those energising Sunday walks at the Strand and Riverside Country Parks, which are both less than a 10-minute drive away. They're the perfect place to have that family stroll and the idyllic antidote to the hustle and bustle of modern life.

For the sporty, make your way over to the ice-skating rink 'Planet Ice' and compete with your friends over who can keep their balance! Likewise, there is the local golf club, or take in a football league fixture at Gillingham FC, currently plying their trade in League Two.

If fancying a night on the town, the vibrancy of the neighbouring historic Rochester will suit. Whether it's the magic of the Christmas markets, a moonlit concert or the charm of the Dickensian Festival, there is something to entertain you and the family all year round.

For commuters, Gillingham train station will ensure you reach the capital within the hour. Or if wishing to travel under your own steam, you can connect with the M2, travelling north into London, or coastal, where there are several historical seaside towns to enjoy.

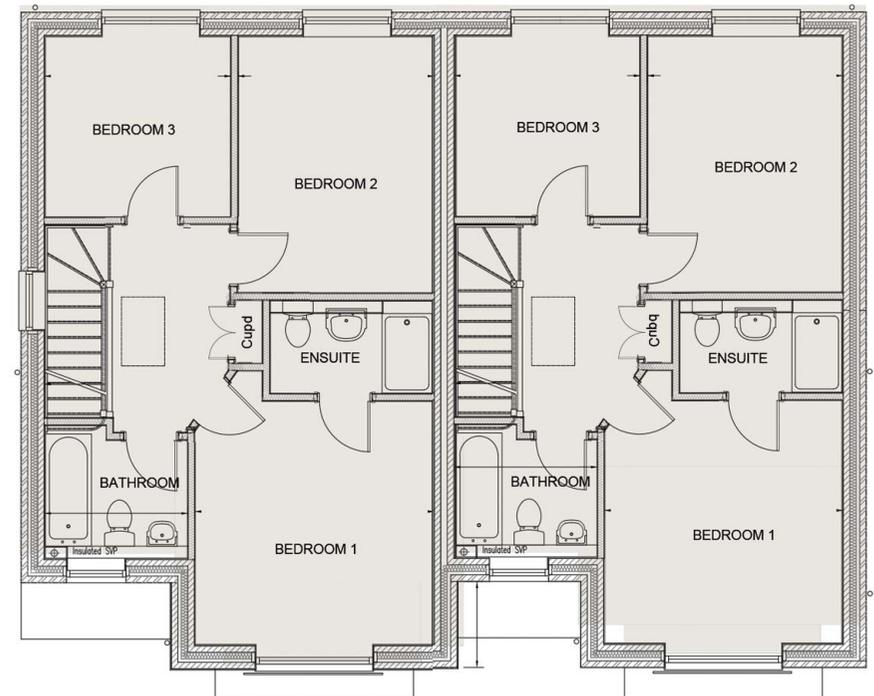
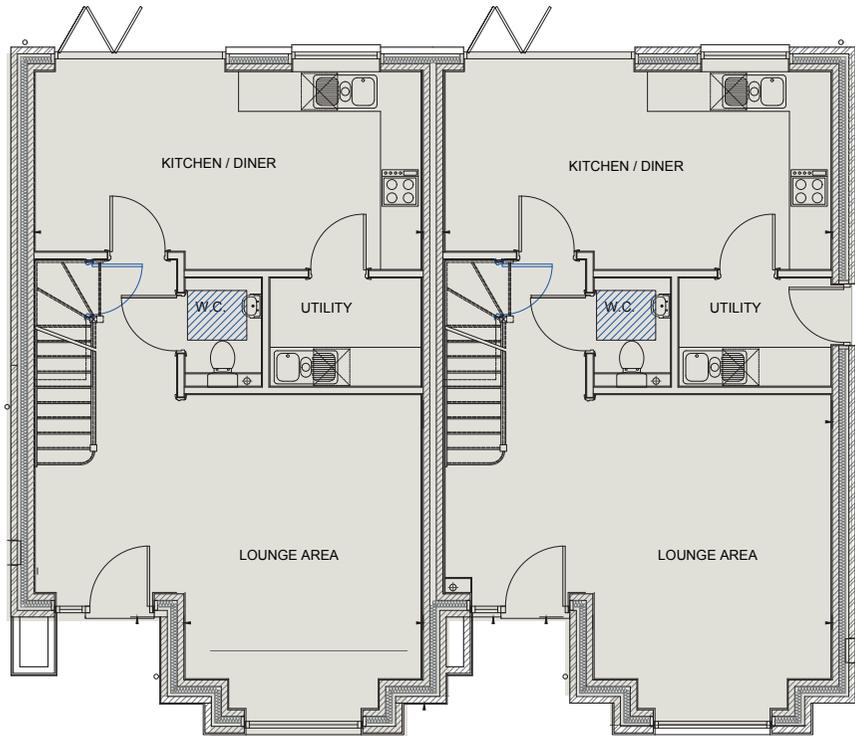
For schooling options, you have several Ofsted-rated Good or better primary and secondary schools.

Gillingham sits pride of place within the heart of Medway, yet not forgetting its rich history. It's time for you to explore and become part of its future.

- 
- 1 3 bedroom detached houses
- 2 4 bedroom detached houses
- 3 3 bedroom semi-detached houses
- 4 2 bedroom detached bungalow (awaiting planning)
- 5
- 6
- 7
- 8

Plots 6 & 7

3 bedroom semi-detached houses



GROUND FLOOR

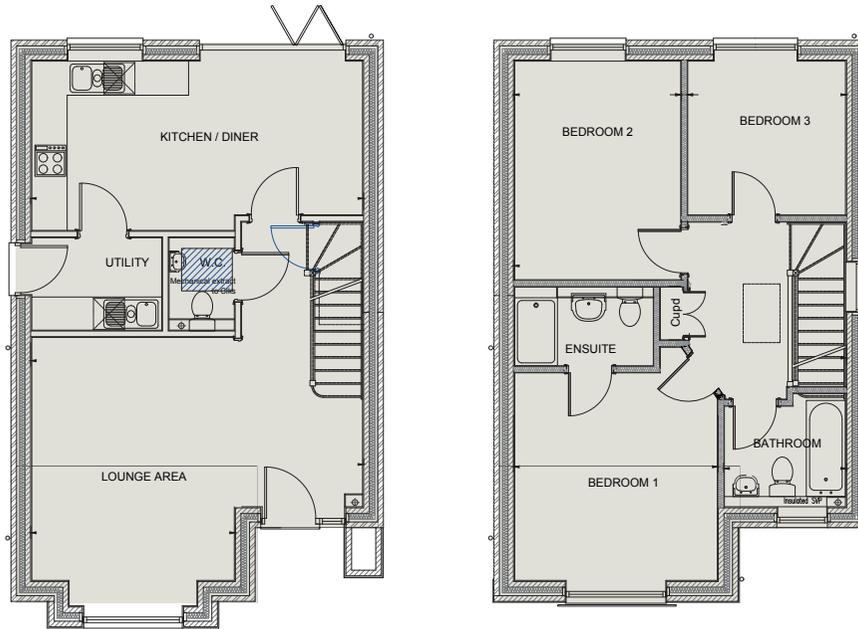
| | |
|---------------|---------------|
| Lounge Area | 19'2" x 15'9" |
| Kitchen/Diner | 19'2" x 9'7" |
| Utility | 8'1" x 5'2" |
| Cloakroom | |

FIRST FLOOR

| | |
|---------------------|---------------|
| Landing | |
| Bedroom 1 | 12'2" x 11'6" |
| Ensuite Shower Room | |
| Bedroom 2 | 12'7" x 8'5" |
| Bedroom 3 | 10'3" x 9'0" |
| Bathroom | |

Plots 1 & 8

3 bedroom detached houses



GROUND FLOOR

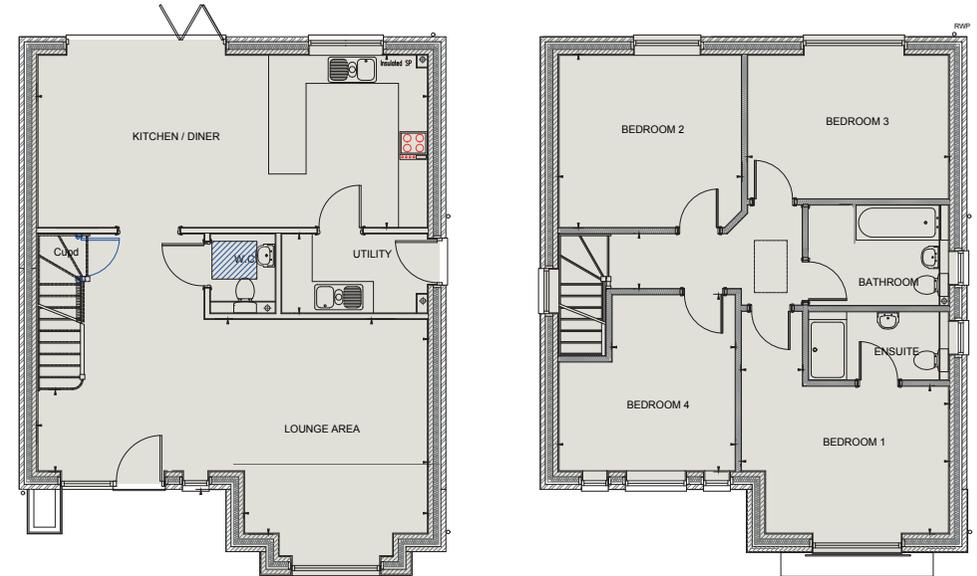
| | |
|---------------|---------------|
| Lounge Area | 19'1" x 15'6" |
| Kitchen/Diner | 19'3" x 9'9" |
| Utility | 7'7" x 5'2" |
| Cloakroom | |

FIRST FLOOR

| | |
|---------------------|---------------|
| Landing | |
| Bedroom 1 | 12'0" x 11'7" |
| Ensuite Shower Room | |
| Bedroom 2 | 12'7" x 8'5" |
| Bedroom 3 | 10'2" x 9'0" |
| Bathroom | |

Plots 2, 3 & 4

4 bedroom detached houses



GROUND FLOOR

| | |
|---------------|---------------|
| Lounge Area | 25'4" x 15'5" |
| Kitchen/Diner | 25'4" x 11'1" |
| Utility | 9'7" x 5'11" |
| Cloakroom | |

FIRST FLOOR

| | |
|---------------------|---------------|
| Landing | |
| Bedroom 1 | 13'6" x 9'6" |
| Ensuite Shower Room | |
| Bedroom 2 | 13'1" x 9'3" |
| Bedroom 3 | 11'9" x 11'2" |
| Bedroom 4 | 11'5" x 10'5" |
| Bathroom | |

SPECIFICATION



INTERNAL FIXTURES & FITTINGS

- Modern, simple interior colours throughout
- Tiled flooring throughout the ground floor
- Stunning bi-fold doors to the rear
- Modern skirting and architraves
- White cottage style internal doors with chrome fittings
- Double glazed windows
- Carpet to all bedrooms, stairs and landing

KITCHEN

- Bespoke, modern Nobilia German kitchens with Quartz worktops
- Ceramic hob
- Integrated telescopic built in extractor
- Integrated microwave
- Integrated AEG appliances, including fridge/ freezer, dishwasher and oven
- Stainless steel sink

UTILITY ROOM

- Built in storage cupboards
- Integrated washer/dryer
- Stainless steel sink

BATHROOMS

- Fully tiled bathroom suite
- White sanitaryware
- Bath tub in family bathrooms
- Chrome ironmongery and shower head
- Fitted mirror above sink
- Modern undersink storage unit

HEATING & ELECTRICAL

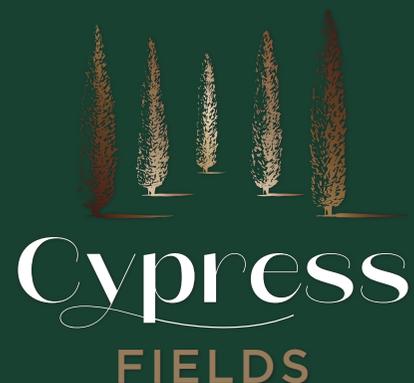
- Air source heat pump
- Underfloor heating throughout, with Smart digital thermostats for each room
- Mains operated smoke detectors
- Home network data points
- Fitted alarm
- Fibre internet infrastructure provided

EXTERNAL FEATURES

- Landscaped rear gardens
- 2 private parking spaces per dwelling
- Electric car charging point for each dwelling
- Shared private access road
- 10 year build warranty







ACE AVENUE, GILLINGHAM, KENT, ME7 2BD

Wards
Land & New Homes

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