

BLAKE GARDENS

ISLE OF SHEPPEY

SCOCLES ROAD MINSTER ON SEA KENT ME12 3SN



MATTHEW HOMES

OVER 40 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 40 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

BLAKE GARDENS

A DEVELOPMENT BY MATTHEW HOMES



MINSTER ON SEA, KENT

MINSTER ON SEA

AND THE ISLE OF SHEPPEY



Minster on Sea is situated on the Isle of Sheppey off the northern coast of Kent neighbouring the Thames Estuary and linked to the mainland by the Kingsferry Bridge.

The Isle of Sheppey combines award winning beaches with extensive countryside and four nature reserves including Elmley National Nature Reserve with stunning wildlife found across a large reserve of meadows and waterways.





Minster on Sea is well connected with the A249 offering direct access to the A2, the M2 (junction 5) and the M20 (junction 7) for journeys to south east London, the M25 and across Kent. Sheerness and Queenborough stations provide regular train services to nearby Sittingbourne for connections to London St Pancras International, London Victoria and across the south east network.

Local shopping outlets are to be found in Minster on Sea and Sheerness with Neats Court Retail Park and supermarkets for day-to-day shopping needs. Further retail and entertainment facilities can be found in Sittingbourne, Maidstone and the Medway towns all of which are within easy reach.

Schools for all ages are available in the area including several Primary Schools and the Oasis Academy for secondary education.

Leisure and sporting pursuits are catered for with local Leisure Centres and a variety of recreational venues including the Isle of Sheppey Sailing Club and Sheerness Golf Club.

The area has both a significant maritime and aviation history reflected in the displays and exhibitions at the Bluetown Heritage Centre and Aviation Museum.



BLAKE GARDENS

OUR HOUSE TYPE RANGE AT
MINSTER ON SEA



THE CHERRY
THREE BEDROOM



THE HOLLY
THREE BEDROOM



THE HAZEL
THREE BEDROOM



THE YEW
THREE BEDROOM



THE PINE
THREE BEDROOM



THE ROWAN
FOUR BEDROOM



THE BEECH
FOUR BEDROOM



THE ELM
FOUR BEDROOM



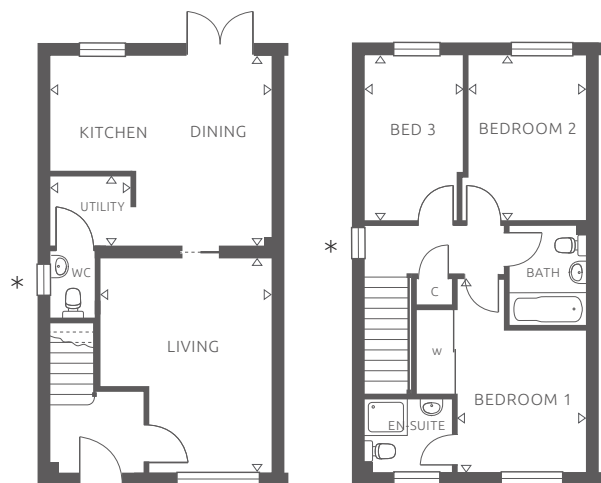
THE CHESTNUT
FOUR BEDROOM



SITE PLAN

- ◆ **THE CHERRY**
7, 8, 9, 10, 11 & 12
- ◆ **THE HOLLY**
2, 3, 5, 14, 15, 16, 18, 27, 29 & 53
- ◆ **THE HAZEL**
6, 17, 28 & 60
- ◆ **THE YEW**
40, 41 & 42
- ◆ **THE PINE**
24, 25, 26, 30, 31, 43, 44, 56, 57, 58 & 59
- ◆ **THE ROWAN**
4, 13, 45 & 55
- ◆ **THE BEECH**
19, 20, 21, 35, 38, 39, 46, 47, 48, 49, 50, 51 & 54
- ◆ **THE ELM**
34, 36, 52 & 62
- ◆ **THE CHESTNUT**
1, 22, 23, 32, 33, 37 & 61





* NOTE: WC & Landing windows to plot 7 & 10 only



THE CHERRY

THREE BEDROOM

plots
7, 8, 9, 10, 11 & 12

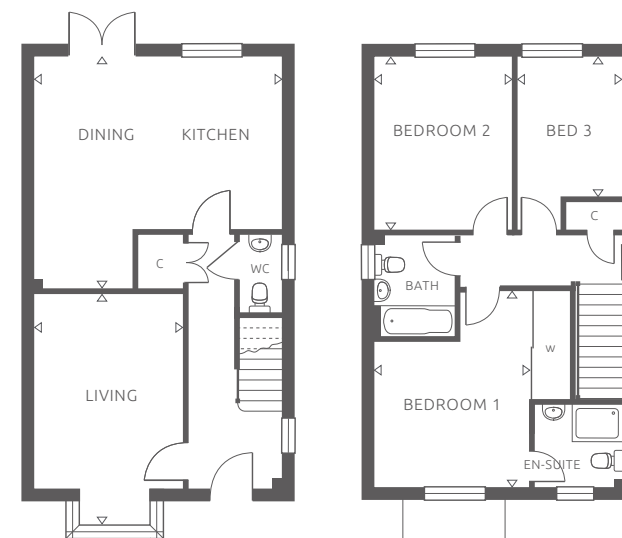


GROUND FLOOR

Living Room	4790 (max) x 3768 (max)	15' 9" (max) x 12' 4" (max)
Kitchen/Dining	4843 (max) x 4163 (max)	15' 11" (max) x 13' 8" (max)
Utility	1763 x 1525	5' 10" x 5' 0"

FIRST FLOOR

Bedroom 1	4277 (max) x 3005	14' 0" (max) x 9' 10"
Bedroom 2	3638 x 2592 (min)	11' 11" x 8' 6" (min)
Bedroom 3	3638 x 2175 (max)	11' 11" x 7' 2" (max)



GROUND FLOOR

Living Room	5062 (to bay) x 3290	16' 7" (to bay) x 10' 10"
Kitchen/Dining	5415 (max) x 5095 (max)	17' 9" (max) x 16' 9" (max)

FIRST FLOOR

Bedroom 1	4335 (max) x 3640 (max)	14' 3" (max) x 11' 11" (max)
Bedroom 2	3840 x 3040	12' 2" x 10' 0"
Bedroom 3	3065 (min) x 2300	10' 0" (min) x 7' 7"

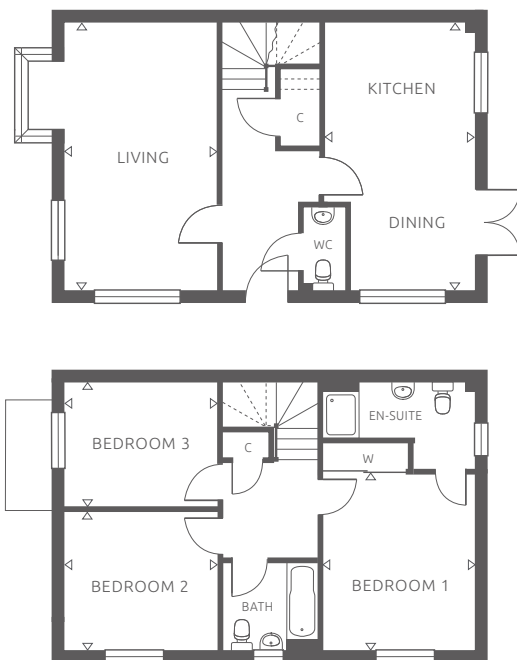
THE HOLLY

THREE BEDROOM

plots

2, 3, 5, 14, 15, 16, 18, 27, 29 & 53





THE HAZEL

THREE BEDROOM

plots
6, 17, 28 & 60

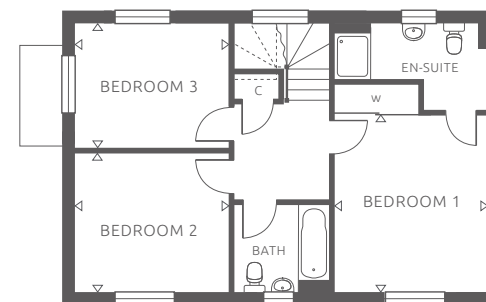
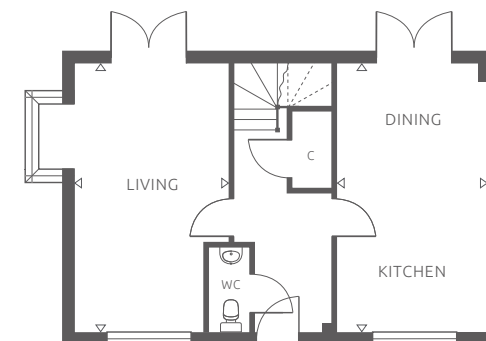


GROUND FLOOR

Living Room	5865 x 3337 (+bay)	19' 3" x 10' 11" (+bay)
Kitchen/Dining	5865 (max) x 3275 (max)	19' 3" (max) x 10' 9" (max)

FIRST FLOOR

Bedroom 1	3863 x 3350	12' 8" x 11' 0"
Bedroom 2	3390 x 3073	11' 1" x 10' 1"
Bedroom 3	3390 x 2718	11' 1" x 8' 11"



THE YEW

THREE BEDROOM

plots
40, 41 & 42

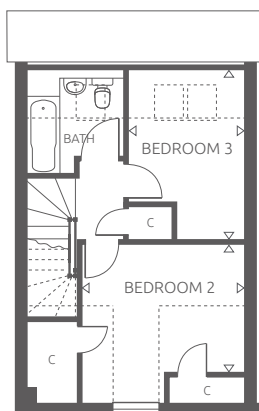
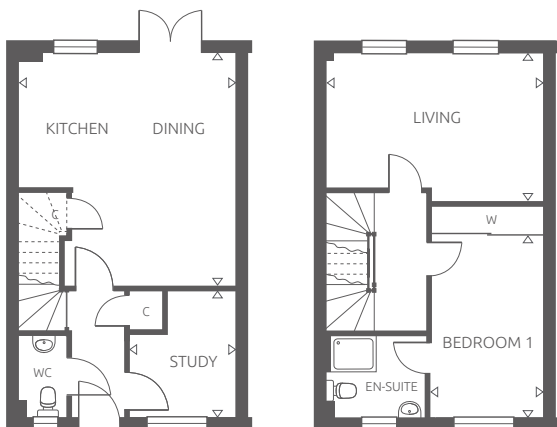
GROUND FLOOR

Living Room	5865 x 3337 (+bay)	19' 3" x 10' 11" (+bay)
Kitchen/Dining	5865 x 3275	19' 3" x 10' 9"

FIRST FLOOR

Bedroom 1	3863 x 3318	12' 8" x 10' 11"
Bedroom 2	3412 x 3073	11' 2" x 10' 1"
Bedroom 3	3412 x 2718	11' 2" x 8' 11"





THE PINE

THREE BEDROOM

plots

24, 25, 26, 30, 31, 43, 44, 56, 57, 58 & 59



GROUND FLOOR

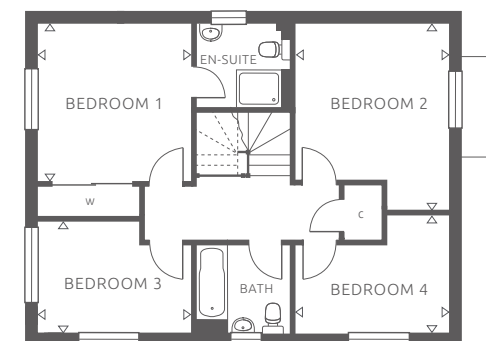
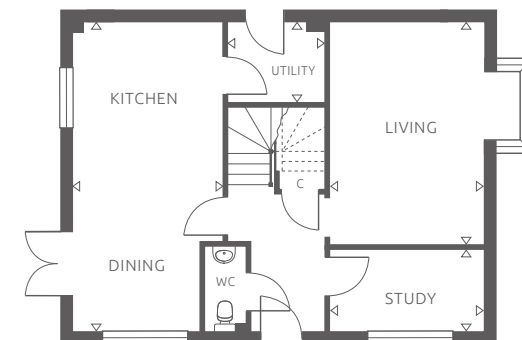
Study	2781 (max) x 2321 (max)	9' 1" (max) x 7' 7" (max)
Kitchen/Dining	5113 (max) x 4726 (max)	16' 9" (max) x 15' 6" (max)

FIRST FLOOR

Living Room	4726 x 3261 (max)	15' 6" x 10' 8" (max)
Bedroom 1	4045 x 2477	13' 3" x 8' 2"

SECOND FLOOR

Bedroom 2	3584 (max) x 2811 (min)	11' 9" (max) x 9' 3" (min)
Bedroom 3	3697 (max) x 2561 (max)	12' 2" (max) x 8' 5" (max)



THE ROWAN

FOUR BEDROOM

plots
4, 13, 45 & 55

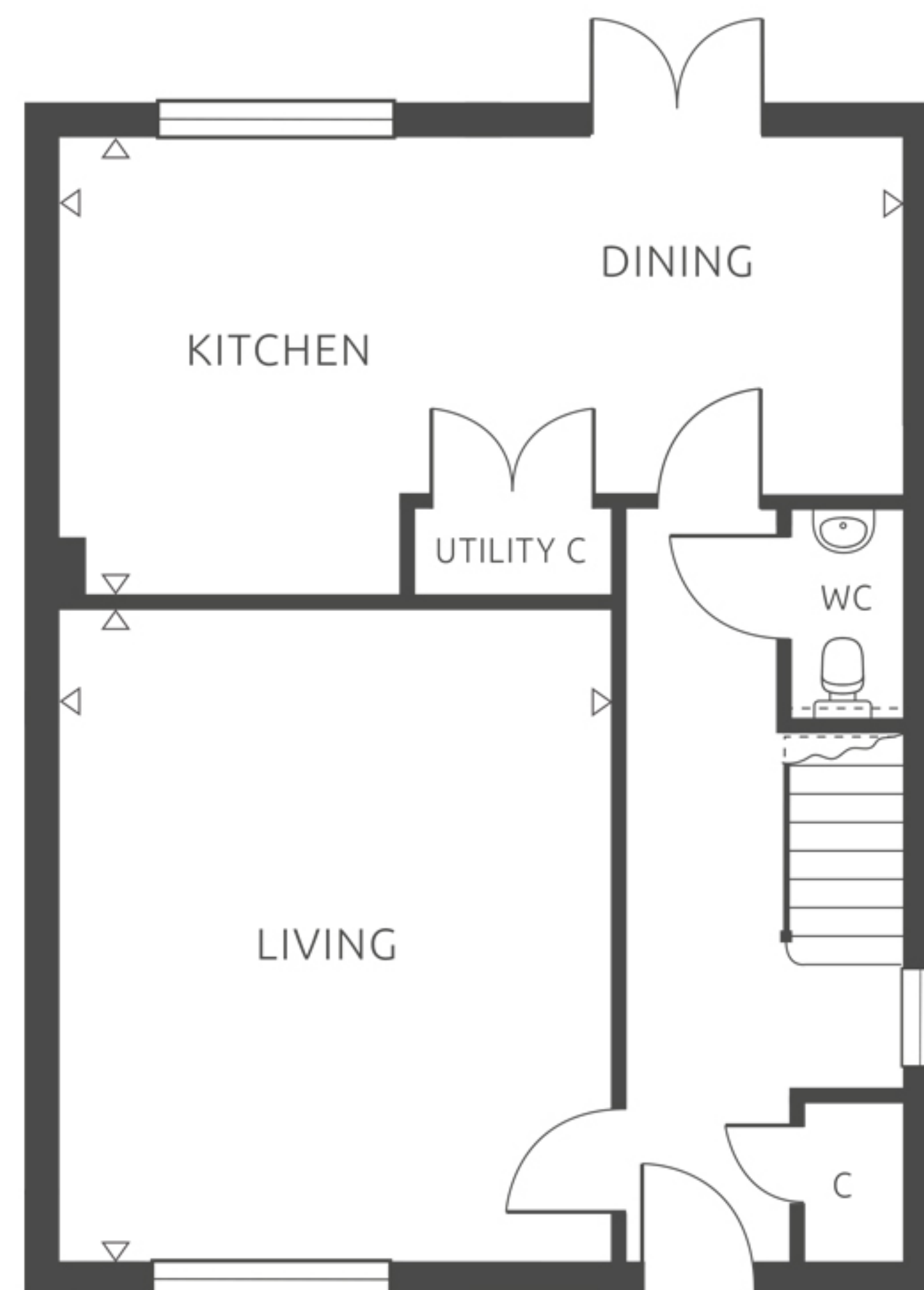


GROUND FLOOR

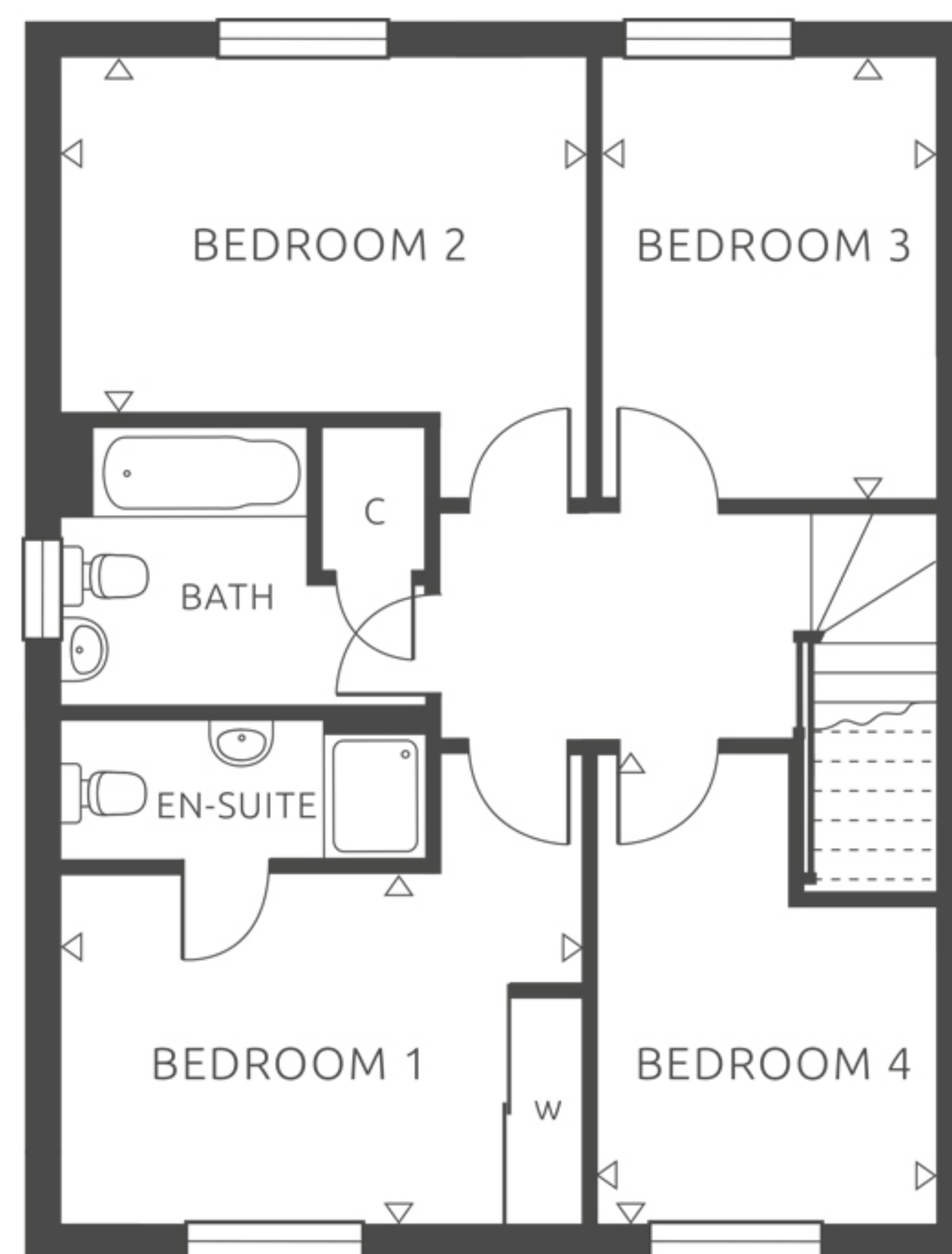
Living Room	4886 x 3337 (+bay)	16' 0" x 10' 11" (+bay)
Study	3337 x 1813	10' 11" x 5' 11"
Kitchen/Dining	6774 (max) x 3275 (max)	22' 3" (max) x 10' 9" (max)
Utility	2104 x 1603	6' 11" x 5' 3"

FIRST FLOOR

Bedroom 1	3487 x 3350	11' 5" x 11' 0"
Bedroom 2	4131 (max) x 3412 (max)	13' 7" (max) x 11' 2" (max)
Bedroom 3	3363 (max) x 2487 (max)	11' 0" (max) x 8' 2" (max)
Bedroom 4	3412 (max) x 2567 (max)	11' 2" (max) x 8' 5" (max)



*
NOTE: Hall window
omitted to plot 47



THE BEECH

FOUR BEDROOM

plots

19, 20, 21, 35, 38, 39, 46, 47, 48, 49, 50, 51 & 54



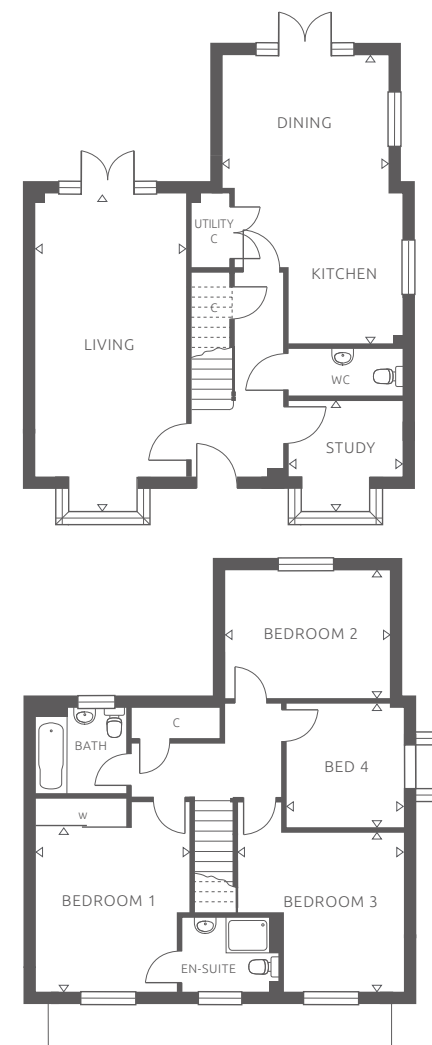
NOTE: Elevational treatments vary

GROUND FLOOR

Living Room	5240 x 4415	17' 2" x 14' 6"
Kitchen/Dining	6765 (max) x 3700 (max)	22' 2" (max) x 12' 2" (max)

FIRST FLOOR

Bedroom 1	4090 (max) x 2666 (min)	13' 5" (max) x 8' 9" (min)
Bedroom 2	4090 (max) x 2800 (min)	13' 5" (max) x 9' 2" (min)
Bedroom 3	3440 x 2600	11' 3" x 8' 6"
Bedroom 4	3650 (max) x 2600 (max)	12' 0" (max) x 8' 6" (max)



THE ELM

FOUR BEDROOM

plots
34, 36, 52 & 62

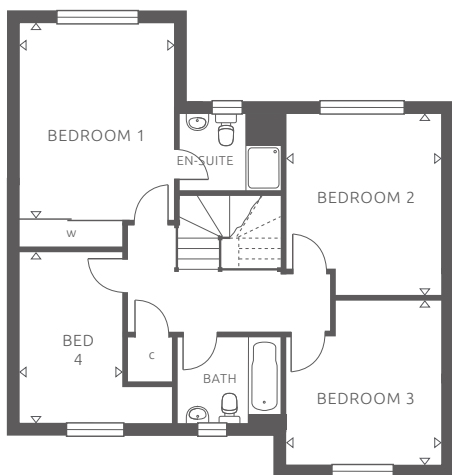
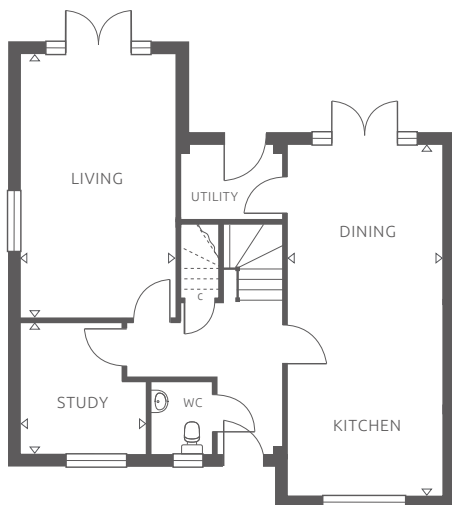


GROUND FLOOR

Living Room	7215 (to bay) x 3400	23' 8" (to bay) x 11' 2"
Study	2567 x 2537 (to bay)	8' 5" x 8' 4" (to bay)
Kitchen/Dining	6578 (max) x 3728 (max)	21' 7" (max) x 12' 3" (max)

FIRST FLOOR

Bedroom 1	3752 (min) x 3475 (max)	12' 4" (min) x 11' 5" (max)
Bedroom 2	3728 x 2940	12' 3" x 9' 8"
Bedroom 3	3742 (max) x 3602	12' 3" (max) x 11' 10"
Bedroom 4	2885 x 2700	9' 6" x 8' 10"



THE CHESTNUT

FOUR BEDROOM

plots

1, 22, 23, 32, 33, 37 & 61



GROUND FLOOR

Living Room	5790 x 3390	19' 0" x 11' 1"
Study	2903 (max) x 2775 (max)	9' 6" (max) x 9' 1" (max)
Kitchen/Dining	7665 x 3390	25' 2" x 11' 1"
Utility	2160 x 1600	7' 1" x 5' 3"

FIRST FLOOR

Bedroom 1	4300 x 3390	14' 1" x 11' 1"
Bedroom 2	3953 (max) x 3390 (max)	13' 0" (max) x 11' 1" (max)
Bedroom 3	3637 (max) x 3390 (max)	11' 11" (max) x 11' 1" (max)
Bedroom 4	3793 (max) x 2315 (min)	12' 5" (max) x 7' 7" (min)



Photographs show previous Matthew Homes show homes



BLAKE GARDENS

SPECIFICATION

Gas central heating

Vertical five panel internal doors

Chrome finish door furniture

UPVC double glazed windows

Lemongrass fitted kitchen

Integrated kitchen including high level oven (except Cherry), gas hob, cooker hood, fridge/freezer, washing machine and dishwasher

Choice of floor tiling to kitchen (subject to stage of construction)

Built in wardrobe to bedroom 1

Choice of floor and wall tiling to bathroom and en-suite (subject to stage of construction)

Roca sanitaryware

Chrome heated towel rails to bathroom and en-suite

Inset ceiling lights to kitchen, bathroom and en-suite

Photovoltaic Solar panels (except Cherry and Pine)

Light and power to garages

Electric vehicle charging point

NHBC cover

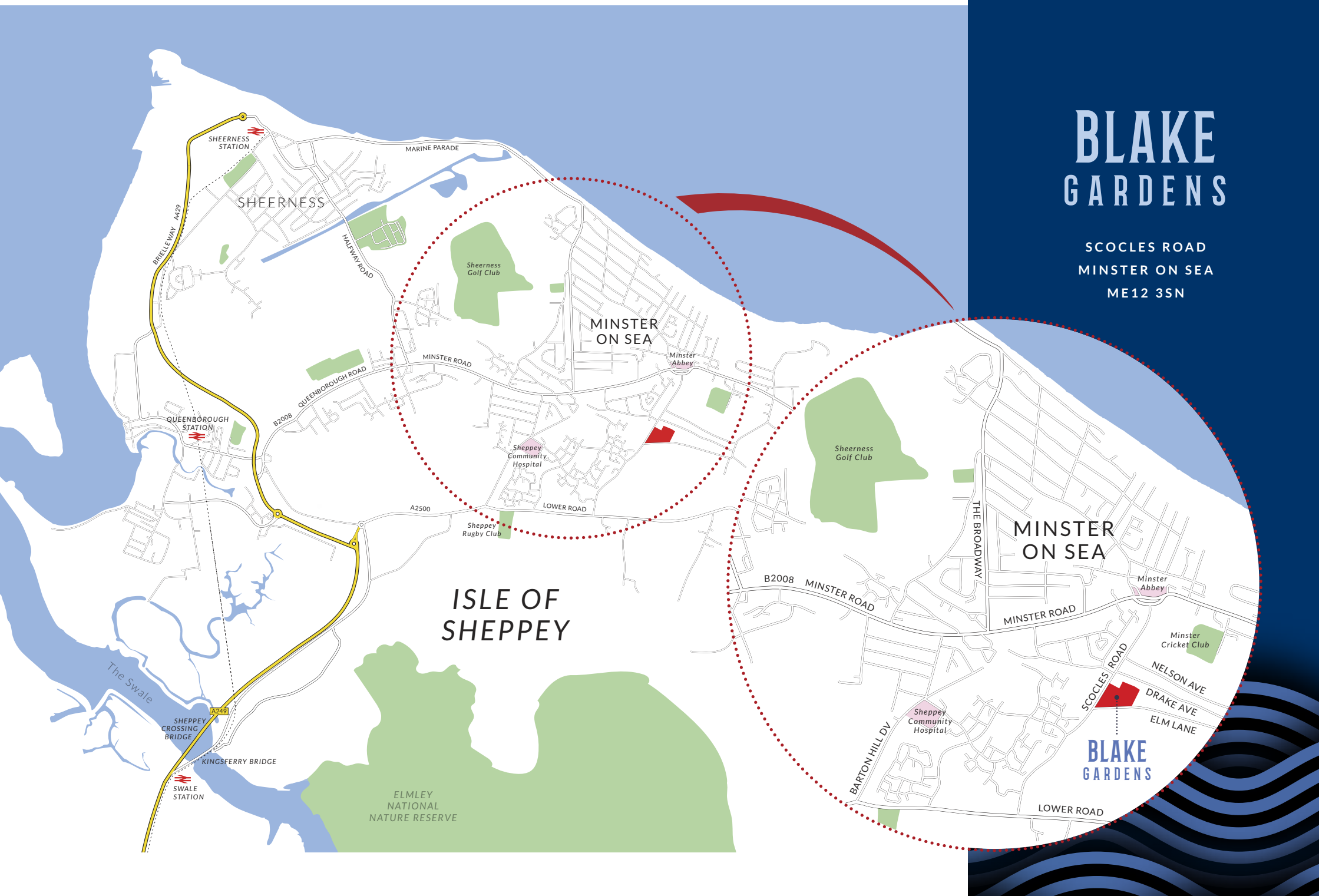


Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.



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