



# CASTLE REACH

LOWER UPNOR - KENT

A STYLISH DEVELOPMENT OF 28  
ONE, TWO AND THREE BEDROOM HOMES



## LET THE STRESS FLOAT AWAY...

Situated on the banks of the River Medway, "Castle Reach" is a stylish new development in Lower Upnor, a delightful, waterside hamlet, just three miles North-East of Rochester and only 30 miles from Central London. The river here is home to scores of pleasure boats and the area is backed by the rolling, wooded hills of Upnor.

The charming and picturesque High Street at Upnor slopes gently downhill, towards the river. Here most of the houses date from the seventeenth and eighteenth century. The Tudor Rose pub features seats made from upturned rowing boats and at the bottom of the hill are the high brick walls of Upnor Castle. This imposing structure was commissioned by Queen Elizabeth I to defend Chatham's dockyards.

Located on the water's edge, Castle Reach enjoys ever-changing views across the river to St Mary's Island. Quiet and peaceful a home here offers a place to relax and unwind, a welcome relief from the hustle and bustle of a hectic, busy lifestyle.











RELAX BY THE RIVER, TOUR THE TOWN, AND WANDER IN THE WOODLAND







## ESCAPE WITHOUT GETTING AWAY FROM IT ALL

However you like to spend your leisure time, there's a wonderful choice of indoor and outdoor activities all within easy reach. Here the River has an abundance of great water sports with Upnor Sailing Club offering a friendly welcome to all sailors. Deangate Ridge Golf Club is less than 3.5 miles away. This 18-hole course is set in rolling parkland with breathtaking views of the Medway estuary.

If history is your thing then the historic dockyard at Chatham is a stunning 80-acre site with historic warships and a museum. Then there's Rochester Castle, Rochester Cathedral and closer to home, Upnor's very own castle. Brogdale Farm is 40 minutes away but well worth a visit; here you'll find the largest collection of fruit trees in the world. Central Theatre is a beautiful 960-seat venue in Chatham High Street featuring top names in music and comedy and at Christmas the best pantomime in the county.

For day-to-day shopping there's a big Asda Superstore just eight minutes away. Chatham Marina is fast becoming a major attraction with a multi-screen cinema and scores of factory outlets selling designer products at greatly reduced prices and whether you shop to live or live to shop, Bluewater can't fail to excite, with over 330 stores, 40 cafes, bars and restaurants plus a 13 screen cinema.



## THE LOCAL AREA

- 01 Chatham Marina
- 02 Dockside Outlet Shopping Centre
- 03 Frindsbury Lawn Tennis Club
- 04 Medway Yacht Club
- 05 Odeon Cinema
- 06 Post Office
- 07 The Kings Arms Public House
- 08 The Pier Public House
- 09 The Powder & Magazine Bistro Restaurant
- 10 The Ship Inn
- 11 Tudor Rose Public House
- 12 University of Greenwich
- 13 University of Kent
- 14 Upnor Castle









## THE SITE PLAN

The site plan shows the arrangement of the houses and apartments that make up Castle Reach. There are twelve three bedroom houses and sixteen apartments, seven 1 bedroom and nine 2 bedroom.

There is plenty of parking for all residents. All the houses have a double garage and a driveway for off-road- parking for a third vehicle. Every apartment comes with allocated parking and there is additional parking for visitors.

Facing the Medway, Castle Reach is next to an historic, grade two-listed ordinance depot and is surrounded by four acres of woodland and landscaped gardens. This wonderful open space has been provided for the exclusive use of residents.

Many areas will be seeded with woodland flowers and plans include the creation of sleeper and bark steps leading to a suspended viewing platform. The removal of the current extensive over crowding of trees will introduce more light to the space and improve the views, making it the ideal place for relaxing and socaillising in the fresh sea air.

### KEY

- |                                 |  |
|---------------------------------|--|
| 01 Castle Reach Row             | 05 Castle Point                            |
| 02 Castle View House Apartments | 06 Magazine 'A' Offices                    |
| 03 Residents Amenity Area       | 07 Car Park                                |
| 04 Upnor Castle                 | 08 The Powder & Magazine Bistro Restaurant |











## HOUSES 1-12 CASTLE REACH ROW

The houses at Castle Reach are built over three storeys. A large double garage, built tandem style, takes up the ground floor along with a convenient ground floor toilet, a storage cupboard and services/boiler cupboard.

The first floor comprises the master bedroom with en-suite shower-room and large built-in wardrobe. From this bedroom a large balcony, reached by sliding patio doors, extends the full width of the house. There are two further bedrooms on this floor plus a family bathroom as well as another balcony overlooking the rear garden.

The second floor provides the main living accommodation. Built open-plan, the kitchen with breakfast bar overlooks the garden and woodland beyond and features a direct walkway into the garden. A central dining area joins the kitchen to the lounge, which again opens on to yet another balcony at the front of the house.

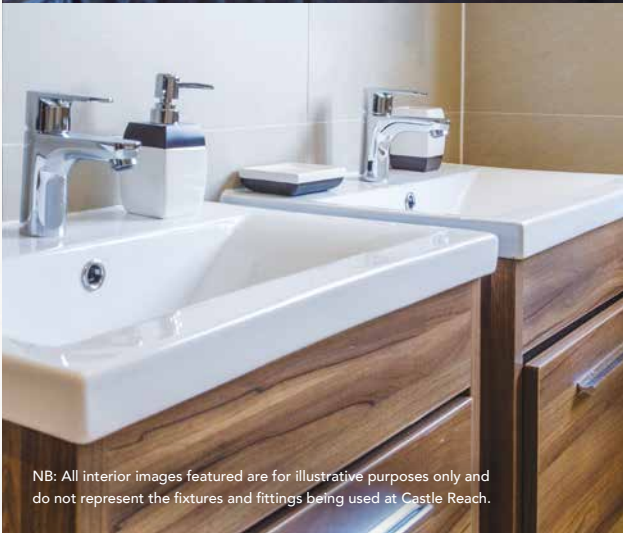


HOUSES DESIGNED WITH STYLE  
AND BUILT WITH SUBSTANCE









NB: All interior images featured are for illustrative purposes only and do not represent the fixtures and fittings being used at Castle Reach.

## HOUSES SPECIFICATION

### KITCHEN

Individually designed kitchens with Silestone work tops. (Engineered Stone) • Fully integrated Bosch appliances including single oven, microwave, extractor hood, electric ceramic hob, integrated dishwasher, integrated washer dryer, integrated fridge freezer • Glass splash back • Karndene floor covering • Caple Dove 150 stainless steel sink unit • Polished chrome single lever mixer taps • Island with integrated breakfast bar

### BATHROOMS AND EN-SUITES

Duravit sanitary ware and vanity units / cabinets • Hansgrohe shower mixer controls and taps • Illuminated mirror fronted cabinets with integrated shaver point • Fully ceramic tiled shower enclosures and splash backs to all sinks • Karndene floor covering • Polished chrome heated towel rail to bathrooms and en-Suites • Ensuite bathrooms in main bedroom

### PLUMBING AND HEATING

Gas central heating to all plots with radiators and thermostat controls

### ELECTRICAL

Fitted mains operated smoke alarms • Automated fire sprinkler system • Low energy recessed LED downlighters throughout

### INTERNAL DESIGN

Solid internal vertical panel doors with satin chrome finish ironmongery • Walls painted in 'Salt White' emulsion finish with satin finish to all woodwork including skirting boards and architraves • Karndene floor covering to bathrooms and kitchen area, fitted carpets to all other areas • Built in wardrobes in bedrooms one and two





## EXTERNAL DESIGN

High performance and energy efficient double glazed windows and patio doors • Paved areas at the front of the house providing private off street parking • Elevated landscaped gardens to the rear • All residents have use of 4 acres of communal woodland area

## MEDIA AND COMMUNICATIONS

Telephone, TV and satellite points fitted to principle rooms • Prewired for Sky + (ready for subscription by new homeowner)

## GARAGE AND PARKING

Spacious double tandem garage offering various storage facilities  
• Personnel further off street parking to the front of each house •  
Downstairs w/c • Extra plumbing for washing machine on ground floor

## GUARANTEE

10 Year Build warranty provided by Premier

## ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT CO2 RATING

Predicted Grade B





## HOUSES 1-12

### GROUND FLOOR

Garage	11.38m x 3.43m	37'4" x 11'3"
WC	1.80m x 0.91m	5'11" x 3'0"

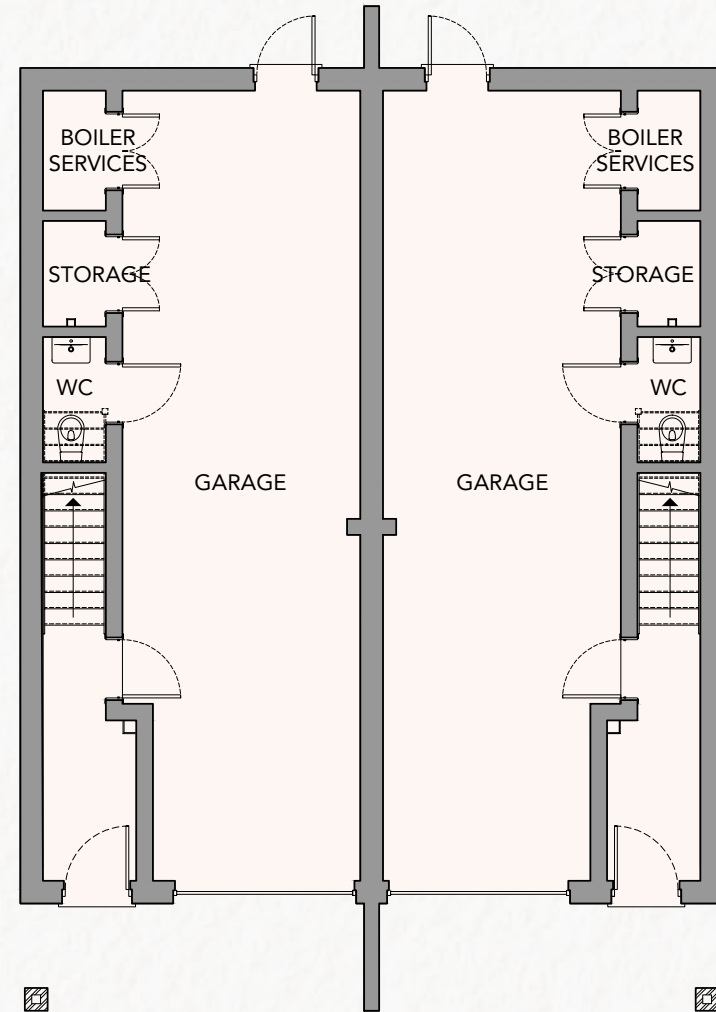
### FIRST FLOOR

Bedroom 1	4.87m x 2.96m	16'0" x 9'9"
En-suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	3.60m x 2.59m	11'10" x 8'6"
Bedroom 3	3.60m x 1.87m	11'10" x 6'2"
Bathroom	2.40m x 1.95m	7'10" x 6'5"

### SECOND FLOOR

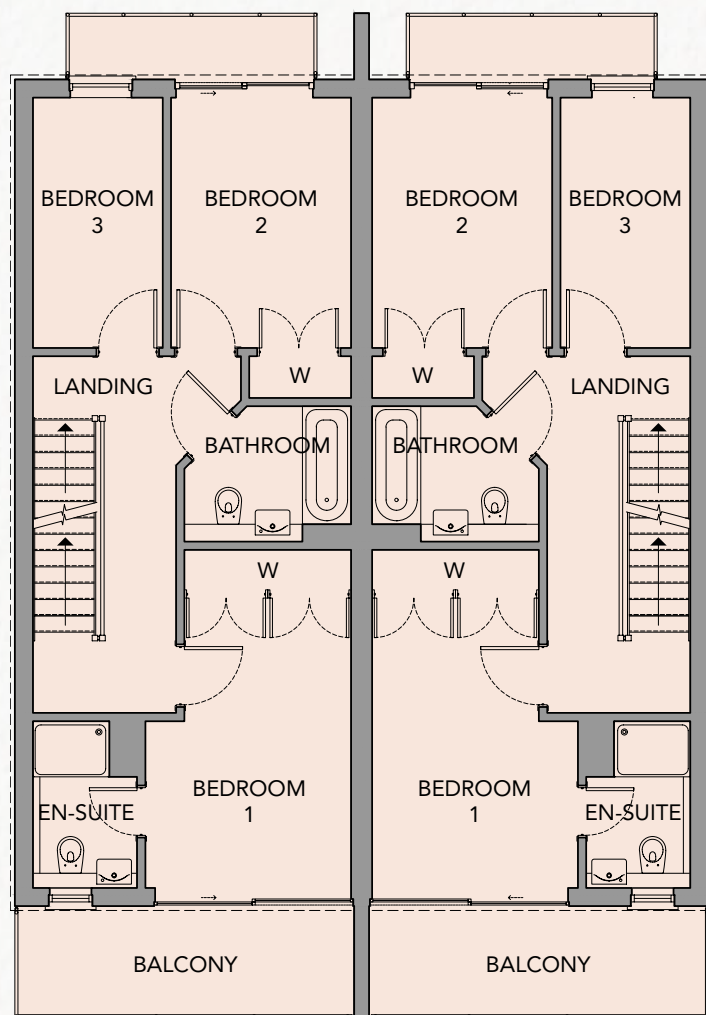
Living / Dining / Kitchen	11.38m x 4.58m	37'4" x 15'0"
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The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layouts are subject to amendment. Please ask for details.

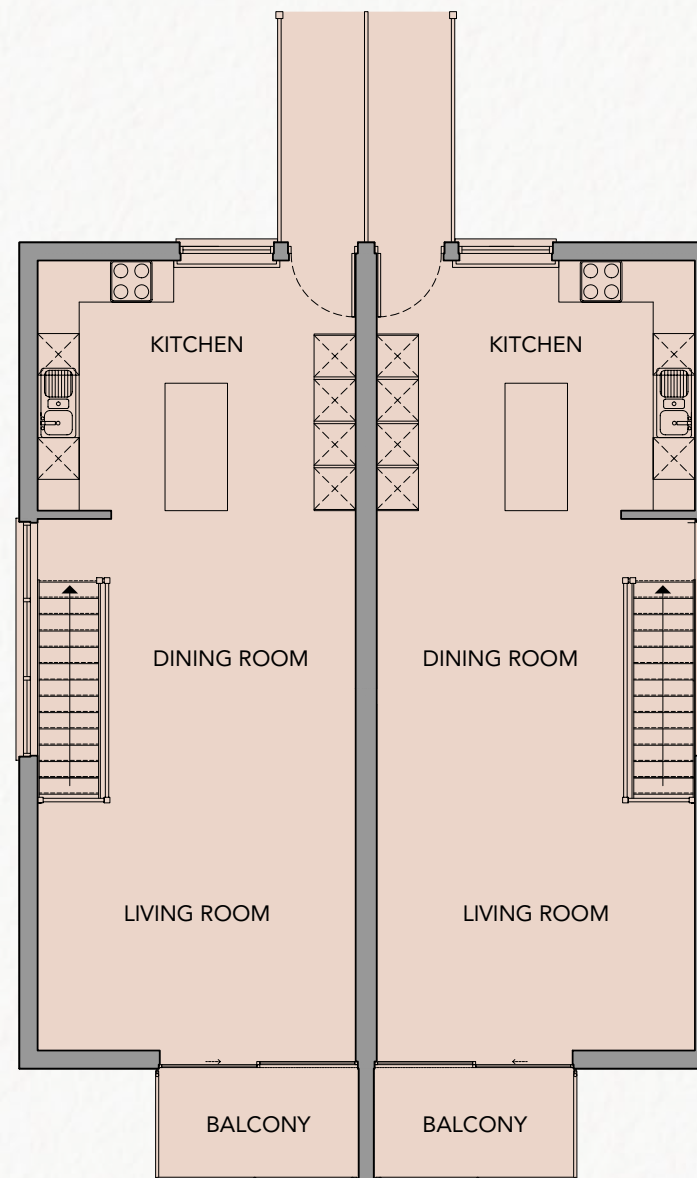


GROUND FLOOR





FIRST FLOOR



SECOND FLOOR









## APARTMENTS 1-16 CASTLE VIEW HOUSE

There are sixteen apartments at Castle Reach. There are several different layouts, some with two bedrooms, others with one, some with en-suite shower-rooms and others with huge balconies that take full advantage of the view.

All the apartments come with fully fitted kitchens with integrated appliances; bathrooms and en-suites are tiled with Karndene flooring and polished chrome heated towel rails. The apartments are fully carpeted and come complete with mains operated smoke alarms and are pre-wired for Sky TV. A video entry system is fitted to all apartments.

All the apartments come with an allocated parking space and there is additional space for visitors. Residents at Castle Reach have exclusive use of the four acres of communal woodland and landscaped gardens.

### DETAIL AND QUALITY THAT SETS YOU APART FROM THE CROWD





## APARTMENTS SPECIFICATION

### KITCHEN

Individually designed kitchens with laminate work tops • Fully integrated Bosch appliances including single oven, microwave, extractor hood, electric ceramic hob, integrated dishwasher, integrated washer dryer, integrated fridge freezer, glass splash back • Karndene floor covering • Polished chrome single lever mixer taps • Caple Dove 150 stainless steel sink • Concealed LED lighting fitted to the underside of wall units

### BATHROOMS AND EN-SUITES

Duravit sanitary ware and vanity units / cabinets • Illuminated cabinets with shaver point • Hansgrohe shower mixer controls and taps • Fully ceramic tiled showers and splash backs • Karndene floor covering • Polished chrome heated towel rail

### PLUMBING AND HEATING

Gas central heating and hot water (except apartments 4 and 8) with radiators and thermostat controls • Electric central heating and hot water to apartments 4 and 8 with radiators and thermostat controls

### ELECTRICAL

Mains operated smoke alarms fitted • Low energy recessed LED downlighters • Video entry systems installed to all flats

### INTERNAL DESIGN

Internal doors with satin chrome finish ironmongery • Walls painted in 'Salt White' emulsion finish with satin finish skirting board and architrave • Karndene flooring to bathroom and Kitchen, fitted carpets to all other rooms and areas • Built in cupboard in hallway

### EXTERNAL DESIGN

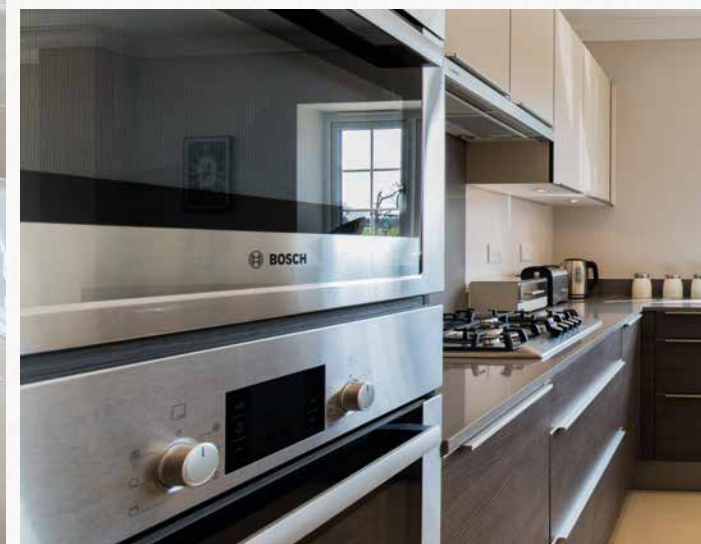
Landscaped Communal gardens with woodland area for all residents use • Allocated parking space for each flat with further visitors parking







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## MEDIA AND COMMUNICATIONS

Telephone, TV and satellite points fitted to principle rooms • Pre-wired for Sky + (ready for subscription by new homeowner) • Digital terrestrial and Sky Q • Communal satellite dish installed

## GUARANTEE

10 Year Build warranty provided by Premier

## ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT CO2 RATING

Predicted Grade B



## APARTMENTS 1-8

### UPPER GROUND FLOOR

#### APARTMENT 1

Living / Dining / Kitchen	7.75m x 3.69m	25'5" x 12'1"
Bedroom 1	4.63m x 4.09m	15'2" x 13'5"
Bathroom	2.94m x 2.28m	9'8" x 7'6"

#### APARTMENT 2

Living / Dining / Kitchen	10.26m x 4.52m	33'8" x 14'10"
Bedroom 1	4.75m x 3.57m	15'7" x 11'8"
En-Suite	2.25m x 1.25m	7'5" x 4'1"
Bathroom	2.28m x 2.25m	7'6" x 7'5"

#### APARTMENT 4

Living / Dining / Kitchen	7.90m x 4.80m	25'11" x 15'9"
Bedroom 1	4.37m x 3.41m	14'4" x 11'2"
En-Suite	2.28m x 1.25m	7'6" x 4'1"
Bedroom 2	4.37m x 2.36m	14'4" x 7'9"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

#### APARTMENT 5

Living / Dining / Kitchen	7.75m x 4.80m	25'5" x 15'9"
Bedroom 1	4.03m x 3.64m	13'3" x 11'1"
En-Suite	2.60m x 1.01m	8'6" x 3'4"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

#### APARTMENT 7

Living / Dining / Kitchen	7.75m x 4.80m	25'5" x 15'9"
Bedroom 1	4.03m x 3.75m	13'3" x 12'4"
En-Suite	2.60m x 1.01m	8'6" x 3'4"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

#### APARTMENT 8

Living / Dining / Kitchen	7.90m x 4.80m	25'11" x 15'9"
Bedroom 1	4.38m x 3.41m	14'4" x 11'2"
En-Suite	2.28m x 1.25m	7'6" x 4'1"
Bedroom 2	4.38m x 2.94m	14'4" x 9'8"
Bathroom	2.28m x 2.04m	7'6" x 6'8"



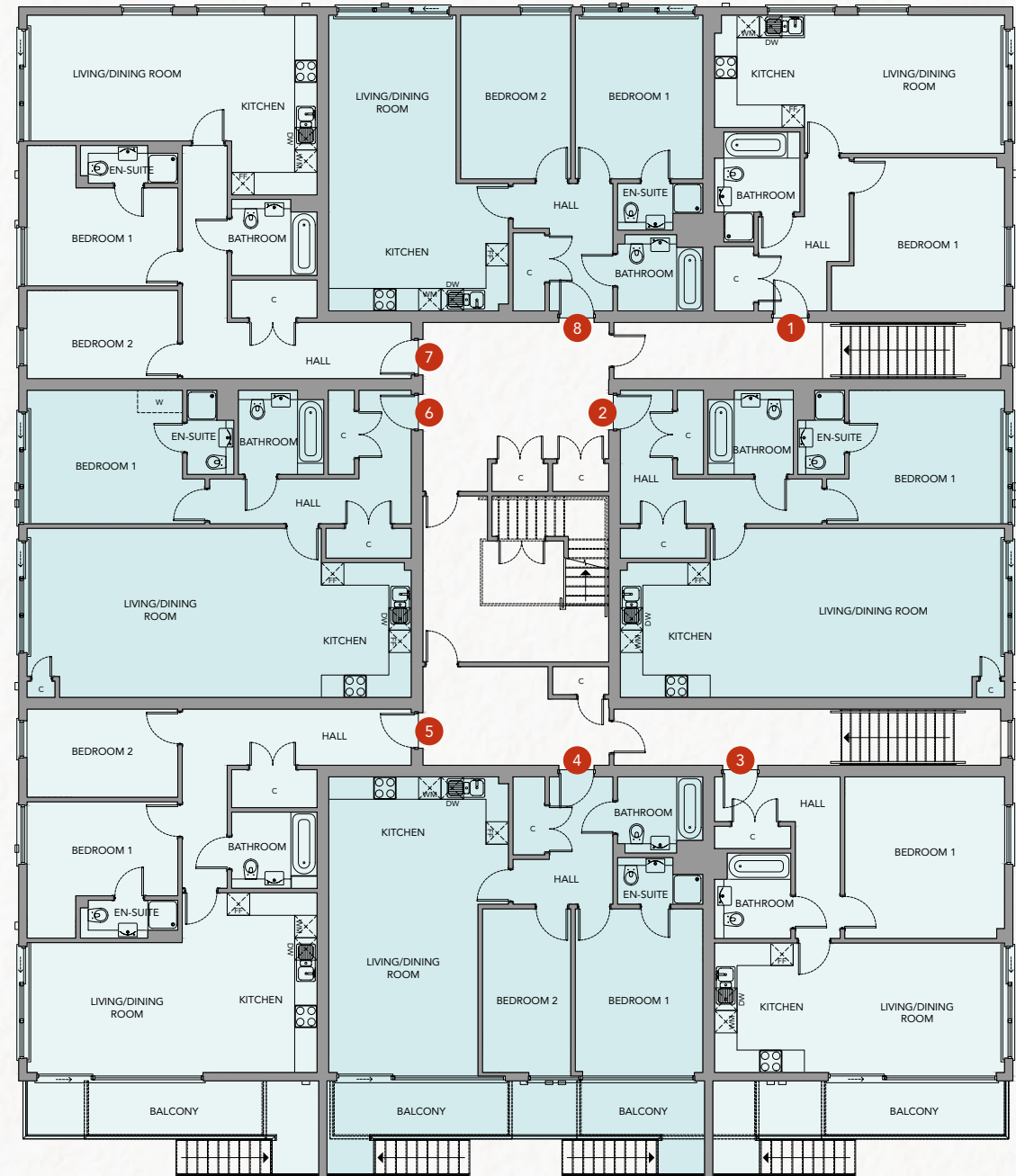
### APARTMENT 3

Living / Dining / Kitchen	7.75m x 3.46m	25'5" x 11'4"
Bedroom 1	4.32m x 4.27m	14'2" x 14'0"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

### APARTMENT 6

Living / Dining / Kitchen	10.26m x 4.52m	33'8" x 14'10"
Bedroom 1	4.15m x 3.57m	13'7" x 11'8"
En-Suite	2.25m x 1.25m	7'5" x 4'1"
Bathroom	2.28m x 2.25m	7'6" x 7'5"

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## APARTMENTS 9-16

### FIRST FLOOR

#### APARTMENT 9

Living / Dining / Kitchen	7.90m x 4.80m	25'11" x 15'9"
Bedroom 1	4.37m x 3.41m	14'4" x 11'2"
En-Suite	2.28m x 1.25m	7'6" x 4'1"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	4.37m x 2.94m	14'4" x 9'8"

#### APARTMENT 12

Living / Dining / Kitchen	7.75m x 3.36m	25'5" x 11'0"
Bedroom 1	4.03m x 3.75m	13'3" x 12'4"
En-Suite	2.60m x 1.01m	8'6" x 3'4"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

#### APARTMENT 15

Living / Dining / Kitchen	10.26m x 4.52m	33'8" x 14'10"
Bedroom 1	4.65m x 3.57m	15'3" x 11'8"
En-Suite	2.25m x 1.25m	7'5" x 4'1"
Bathroom	2.28m x 2.25m	7'6" x 7'5"

#### APARTMENT 10

Living / Dining / Kitchen	7.75m x 4.80m	25'5" x 15'9"
Bedroom 1	4.03m x 3.75m	12'4" x 13'3"
En-Suite	1.01m x 2.60m	3'4" x 8'6"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	2.28m x 2.04m	17'6" x 6'8"

#### APARTMENT 13

Living / Dining / Kitchen	7.90m x 4.80m	25'11" x 15'9"
Bedroom 1	4.37m x 3.41m	14'4" x 11'2"
En-Suite	2.28m x 1.25m	7'6" x 4'1"
Bedroom 2	4.37m x 2.94m	14'4" x 9'8"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

#### APARTMENT 16

Living / Dining / Kitchen	7.90m x 4.80m	25'5" x 15'9"
Bedroom 1	4.03m x 3.75m	13'3" x 12'4"
En-Suite	1.01m x 2.60m	3'4" x 8'6"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	2.28m x 2.04m	7'6" x 6'8"



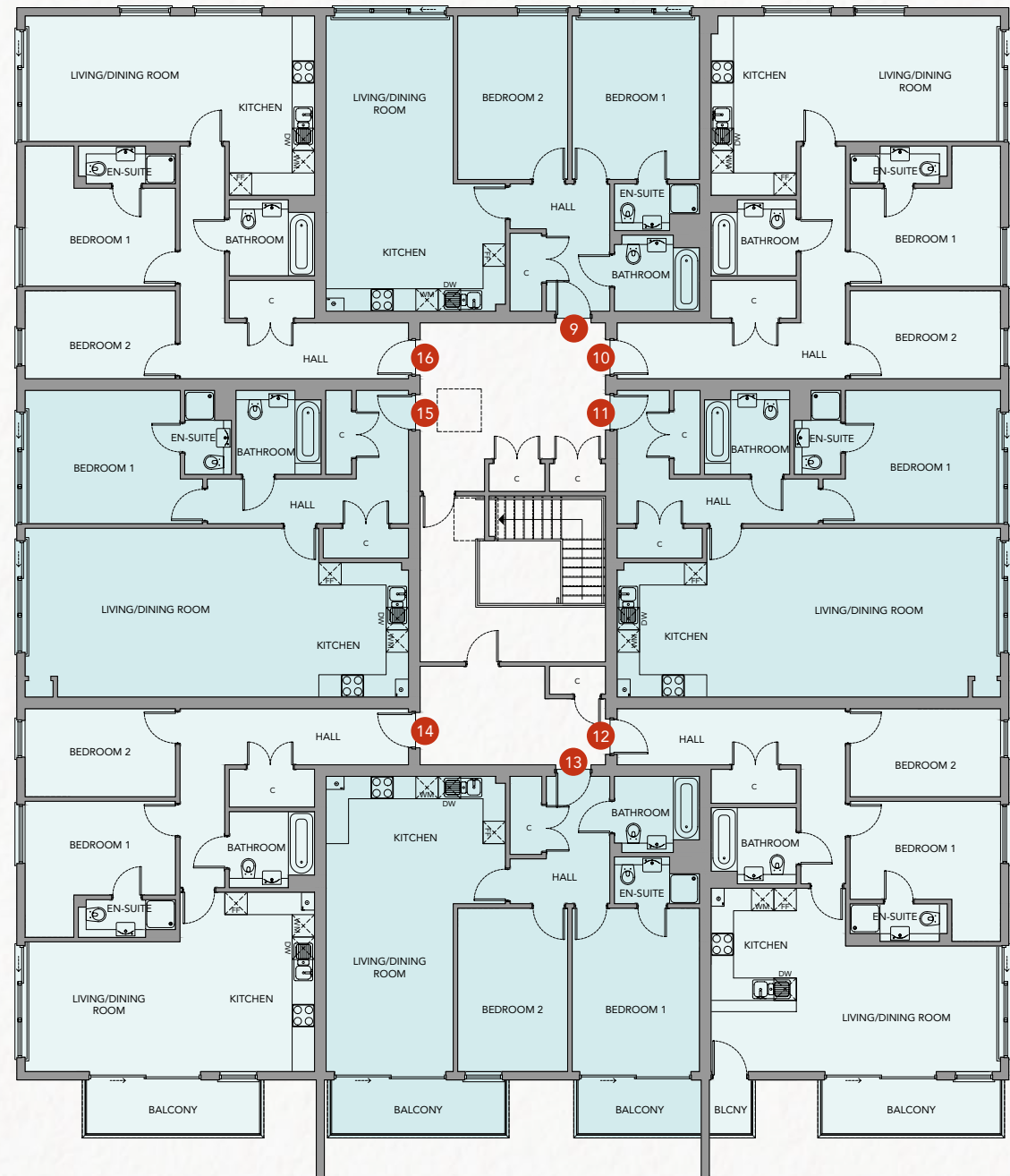
## APARTMENT 11

Living / Dining / Kitchen	10.26m x 4.52m	33'8" x 14'10"
Bedroom 1	4.15m x 3.57m	13'7" x 11'8"
En-Suite	2.25m x 1.25m	7'5" x 4'1"
Bathroom	2.28m x 2.25m	7'6" x 7'5"

## APARTMENT 14

Living / Dining / Kitchen	7.75m x 4.80m	25'5" x 15'9"
Bedroom 1	4.03m x 3.64m	13'3" x 11'11"
En-Suite	1.01m x 2.60m	3'4" x 8'6"
Bathroom	2.28m x 2.04m	7'6" x 6'8"

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## LEISURE AND TRAVEL LINKS

In Upnor you could easily believe you were a million miles from anywhere. Yet London is only 30 miles away and the hot spots of Chatham and Rochester are just a few minutes away by car. There are several major road routes easily accessible from Upnor providing links to the nation's motorway network. The M2 at Strood and the A2 at Rochester are both within 5 miles, and the M25 can be reached in under 20 minutes.

For travel further afield, Ebbsfleet International station is around 12 miles away, providing fast train links from St Pancras in London to Europe, reaching Lille in 1hr 10mins, Brussels 1hr 50mins and Paris in 2hr 5mins. All three major airports at Gatwick, Stanstead and Heathrow are easily accessible by car.



### PLACES OF INTEREST

- University of Greenwich (Medway Campus) - 2.2 miles
- Rochester Castle - 3.4 miles
- Deangate Ridge Golf Club - 3.4 miles
- Medway Maritime Hospital - 3.8 miles
- High Halstow National Nature Reserve - 5 miles
- Historic Chatham Dockyard - 6 miles
- Rochester & Cobham Park Golf Club - 7 miles
- Southern Valley Golf Club - 8 miles



### ROAD LINKS

- M2 at Strood - 5 miles
- A2 at Rochester - 6 miles
- M25 - 19 miles



### RAIL LINKS

- Strood Station - 2.5 miles (St Pancras - 34 mins)
- Rochester Station - 3.4 miles (St Pancras - 38 mins)
- Gillingham Station - 3.5 miles (Charing Cross - 1hr 15mins)
- Ebbsfleet International - 12.3 miles (St.Pancras - 18mins)

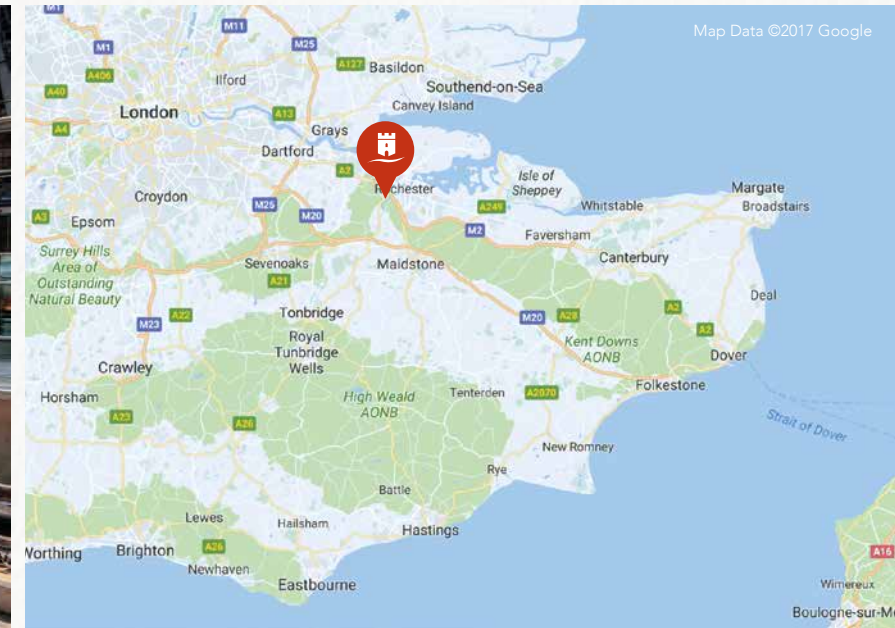


### AIRPORT LINKS

- Gatwick Airport - 45 miles
- Stanstead Airport - 52 miles
- Heathrow Airport - 66 miles

Distance and travel times are approximate and have been referenced from Google maps. Train times taken from National Rail Enquiries.



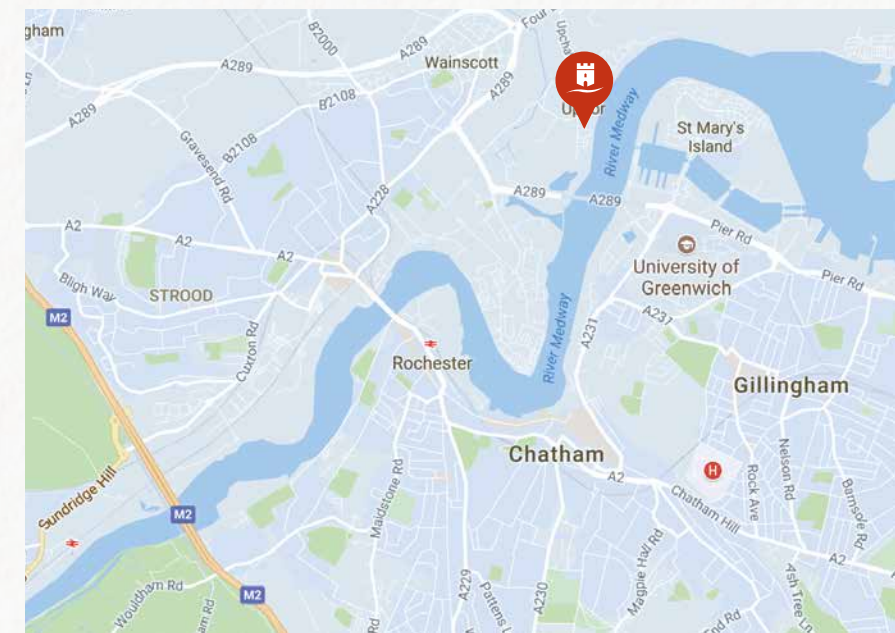


## EBBSFLEET INTERNATIONAL

For travel further afield, Ebbsfleet International station is around 12 miles away. Google suggests allowing 15 minutes. The station has parking for up to 5000 cars. Southeastern operate Britain's only high speed commuter service with Hitachi Bullet trains running at speeds of up to 300 kmph to St Pancras and other destinations in Central London, East London and towns on the East Kent coast.

Eurostar have 57 international services departing Ebbsfleet for the continent every week. From Ebbsfleet you can be in Lille in an hour and ten minutes, Brussels in 1hour 50 minutes and Paris in 2 hours 5 minutes.

## CITY TO COASTAL CONNECTIONS







## MULBERRY HOMES

Design quality, attention to detail, local knowledge and expertise in property development are all factors that have helped Mulberry Homes achieve the success it enjoys today.

Ours is a small to medium size company with a 'hands on' approach to all our projects. We closely oversee our developments in-house from initial design to completion. This allows us to maintain close attention to detail and has given us a reputation for a standard of workmanship second to none.

Mulberry Homes employs a friendly and dedicated team, led by Stewart Penney and Adam Norton, who between them have more than twenty years' experience in house building and property development.

CONTINUING TO BUILD ON OUR  
TRADITION OF EXCELLENCE









# Mulberry

## HOMES

A: 21 Richmond Road, Kingston Upon Thames, Surrey KT2 5BW

T: 020 8974 9486 | W: [mulberry-homes.co.uk](http://mulberry-homes.co.uk)

### APPOINTED AGENTS



T: 01634 7165 97 | W: [wardandpartners.co.uk](http://wardandpartners.co.uk)

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. All interior images featured are for illustration purposes only. All train times have been taken from National Rail Enquiries. This brochure was prepared in September 2017 and all the information was believed to be correct at that time.

Designed and produced by [seandesign.com](http://seandesign.com).

## CASTLE REACH

Upnor Road, Lower Upnor, Rochester, Kent ME2 4UP

FOR FURTHER INFORMATION CALL 020 8974 9486  
OR VISIT [MULBERRY-HOMES.CO.UK](http://MULBERRY-HOMES.CO.UK)