



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.

On the opposite bank is Chatham Marina, bringing the river to life with its many leisure boats and yachts, and the area is backed by the rolling wooded hills of Upnor.

The charming and picturesque High Street in Upnor slopes gently downhill towards the river. Most of the houses here date from the seventeenth and eighteenth century. The nautical theme is embraced at the Tudor Rose pub, where seats are made from upturned rowing boats. At the bottom of the hill are the high brick walls of Upnor Castle, an imposing structure commissioned by Queen Elizabeth I to defend Chatham's dockyards.

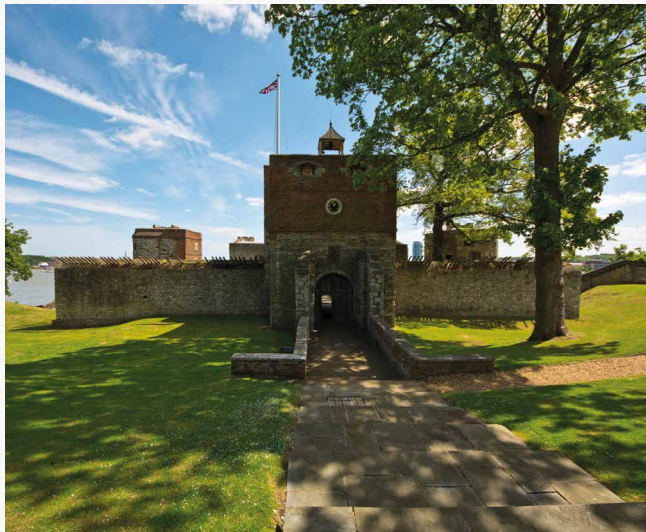
The waterside location at Castle Reach enjoys ever-changing views across the river to St. Mary's Island. Quiet and peaceful, it's a place to relax and unwind away from the hustle and bustle of a hectic, busy lifestyle.





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





ESCAPE WITHOUT GETTING AWAY FROM IT ALL

For weekends and downtime, there is so much on offer in and around the area, with indoor and outdoor activities all within easy reach. There are many water sport facilities like Upnor Sailing Club, and less than 3.5 miles away is Deangate Ridge Golf Club providing 18 holes set in rolling parklands with breathtaking views of the Medway estuary.

The area is steeped in history with several important landmarks to visit, like Rochester Castle, Rochester Cathedral, Upnor Castle and the 80-acre Chatham Dockyard museum.

For family fun, Central Theatre in Chatham is a beautiful 960-seat venue in Chatham High Street, featuring big names in music and comedy.

Chatham Marina is fast becoming a major attraction, with a multi-screen cinema and many factory outlets selling designer products at reduced prices. Bluewater Shopping Centre is around a 20-minutes drive away with over 330 stores, 40 cafés, 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 at Castle Reach. There are twelve 3-bedroom houses and sixteen apartments, seven 1-bedroom and nine 2-bedroom.

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

Facing the Medway, Castle Reach is next to an historic, Grade II 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 and can be accessed via the rear gardens of each of the houses.

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 |





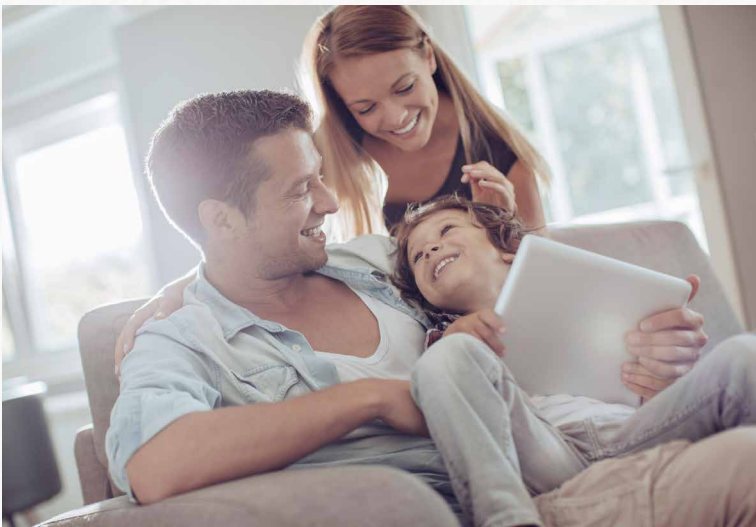


HOUSES 1-12 CASTLE REACH ROW

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.

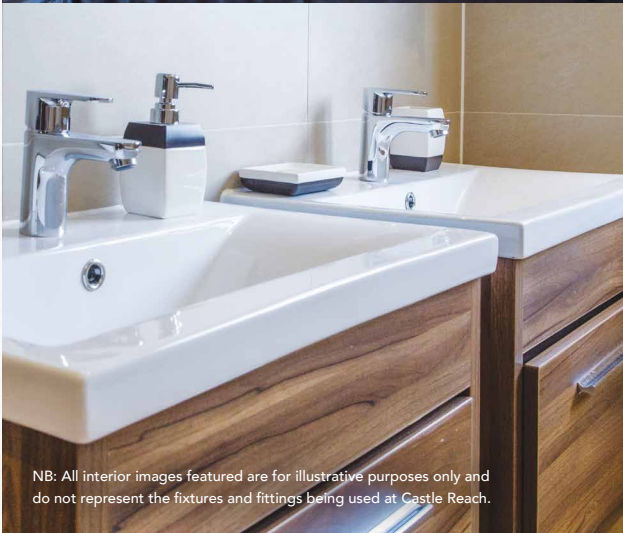
The first floor comprises the master bedroom with en-suite shower-room and double built-in wardrobe. From this bedroom an extensive balcony, reached by sliding patio doors, extends the full width of the house. There are two further bedrooms on this floor plus a family bathroom as well as another balcony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



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 splashback • 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 sanitaryware and vanity units / cabinets • Hansgrohe shower mixer controls and taps • Illuminated mirror-fronted cabinets with integrated shaver point • Fully ceramic tiled shower enclosures and splashbacks 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 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 principal rooms
• Pre-wired for Sky+ (ready for subscription by new homeowner)

GARAGE AND PARKING

Spacious double tandem garage with fob-operated electric doors
• Additional private off-street parking to the front of each house
• Downstairs WC • 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"

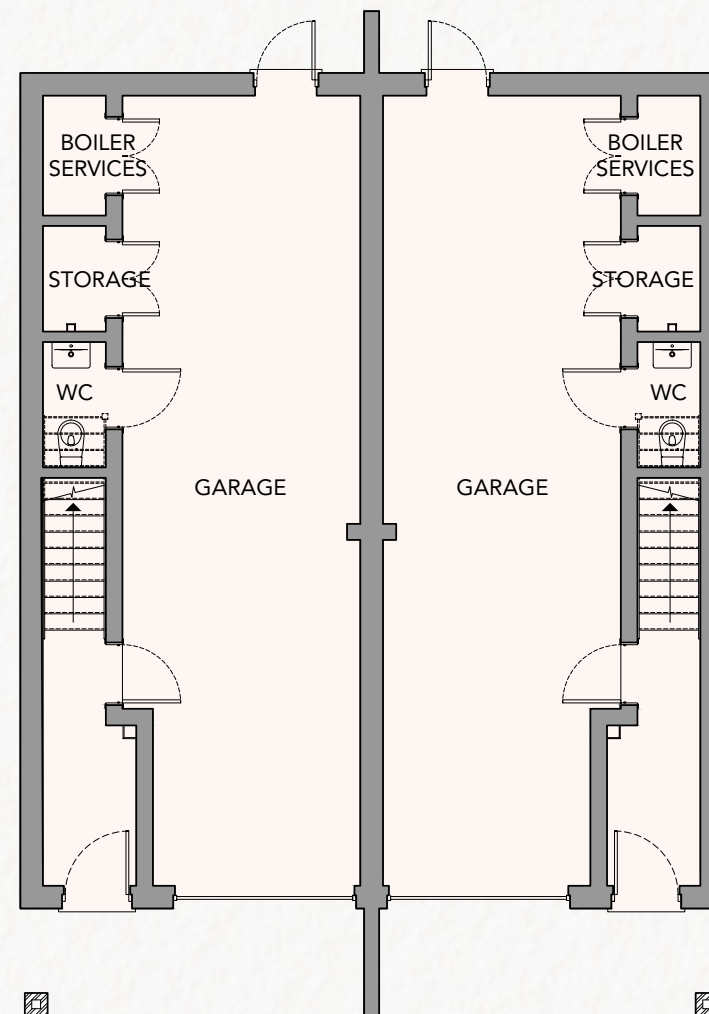
FIRST FLOOR

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"

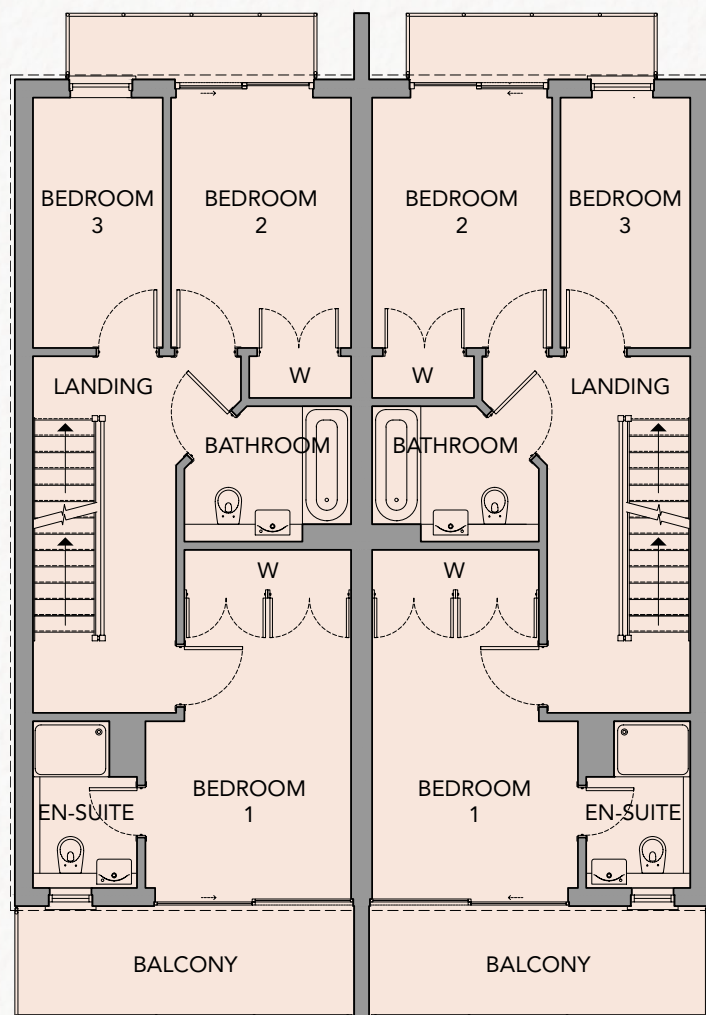
SECOND FLOOR

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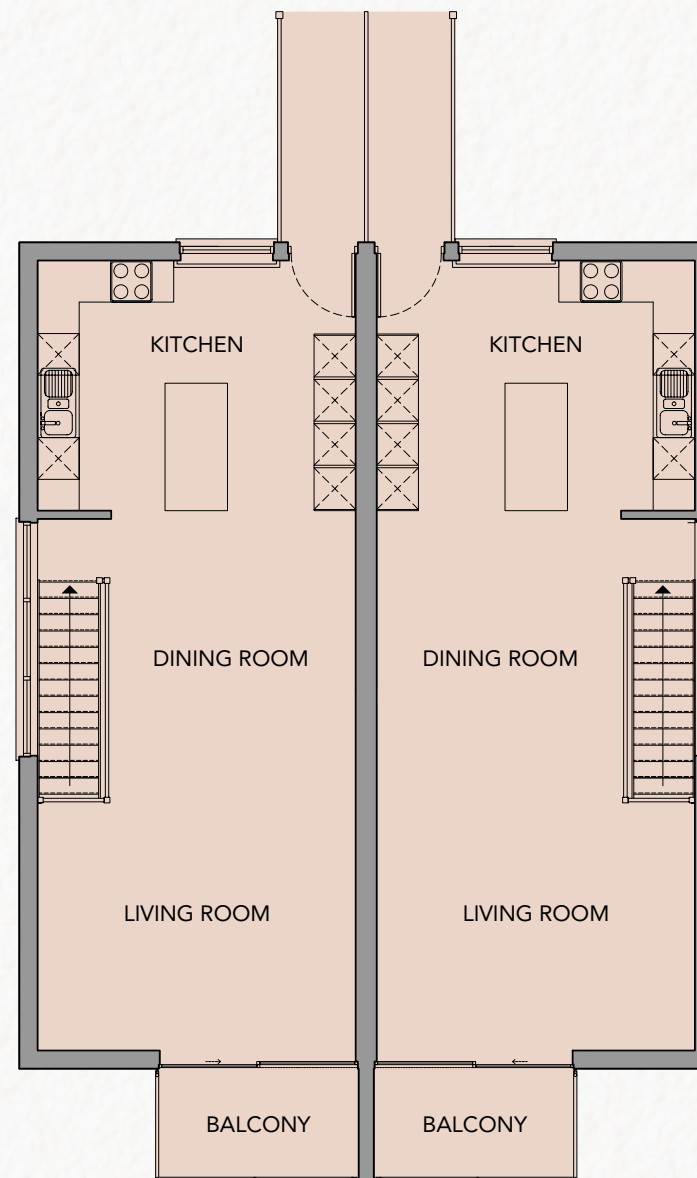
The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layouts are subject to amendment. Please ask for details.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Computer-generated image of Castle Reach Apartments



APARTMENTS 1-16 CASTLE VIEW HOUSE

There are sixteen apartments at Castle Reach, comprising 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. All are fully carpeted and come complete with mains-operated smoke alarms, pre-wired for Sky TV and a video entry system.

There is allocated parking for each apartment, plus there are additional spaces for visitors. Residents at Castle Reach have exclusive use of the four acres of communal woodland and landscaped gardens.

DETAIL AND QUALITY OF THE HIGHEST STANDARDS



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 splashback • 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 sanitaryware and vanity units / cabinets • Illuminated cabinets with shaver point • Hansgrohe shower mixer controls and taps • Fully ceramic tiled showers and splashbacks • 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 apartments

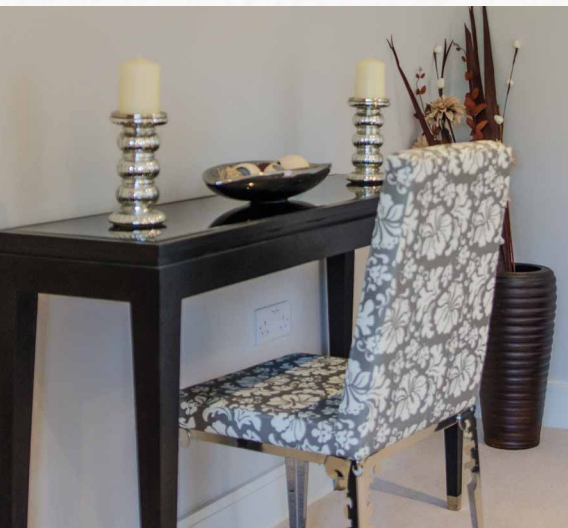
INTERNAL DESIGN

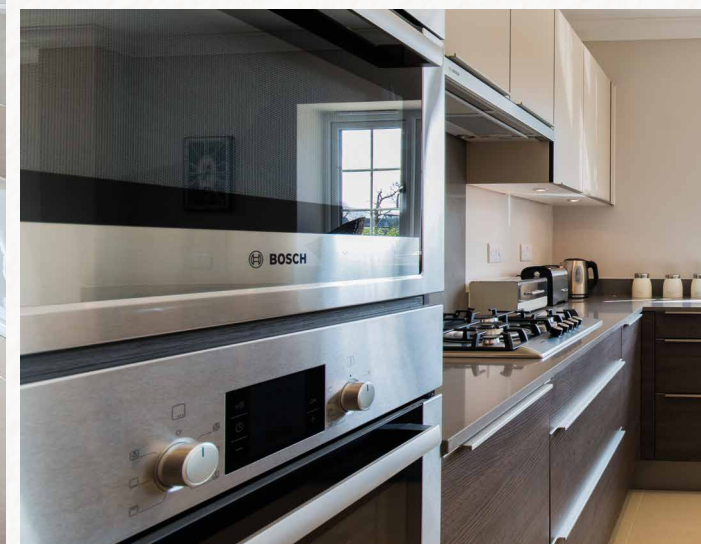
Internal doors with satin chrome finish ironmongery • Walls painted in 'Salt White' emulsion with satin finish skirting board and architrave

- 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 use by all residents • Allocated parking space with further visitors' parking





MEDIA AND COMMUNICATIONS

- Telephone, TV and satellite points fitted to principal 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"

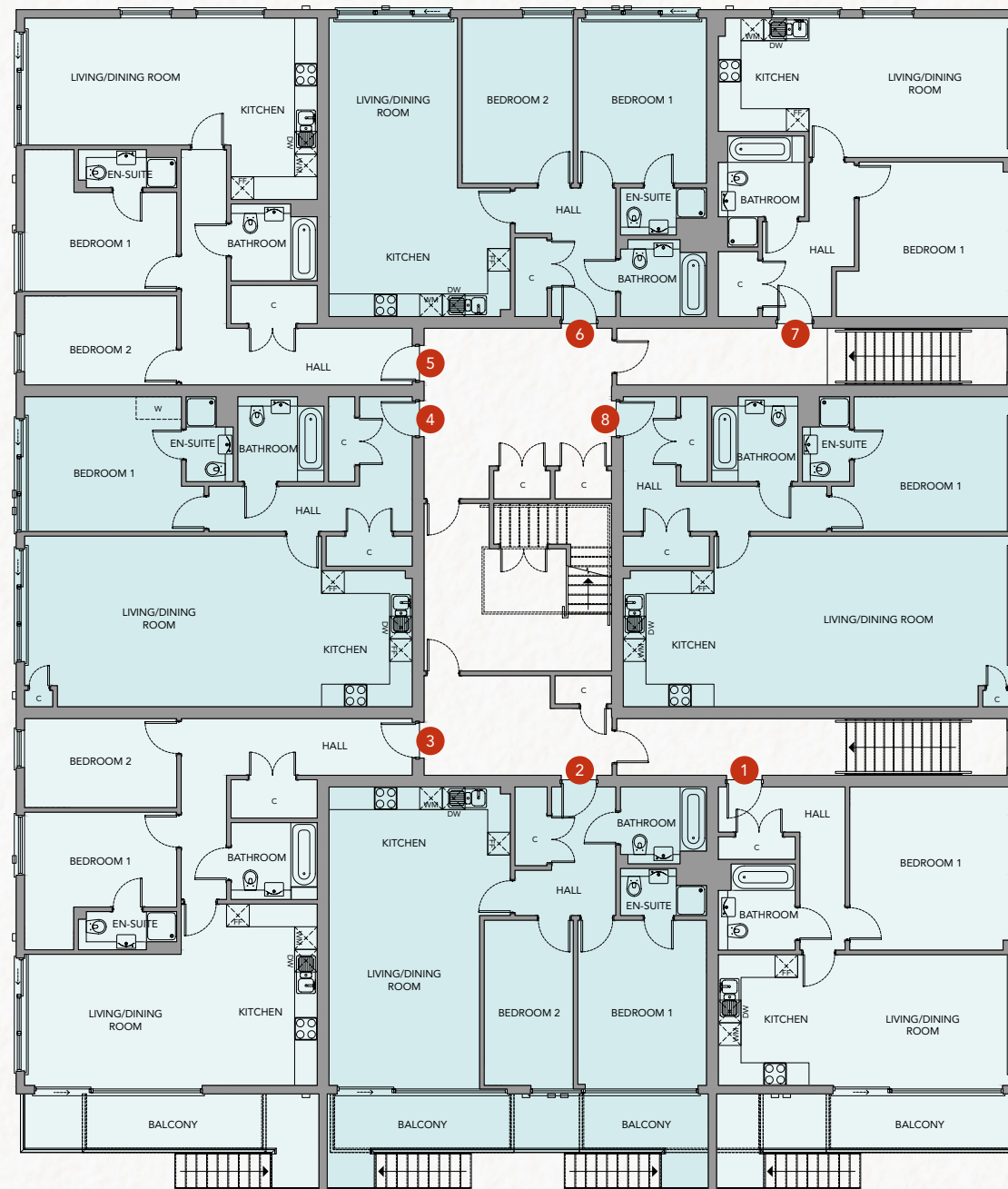
APARTMENT 3

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 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 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 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 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 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"

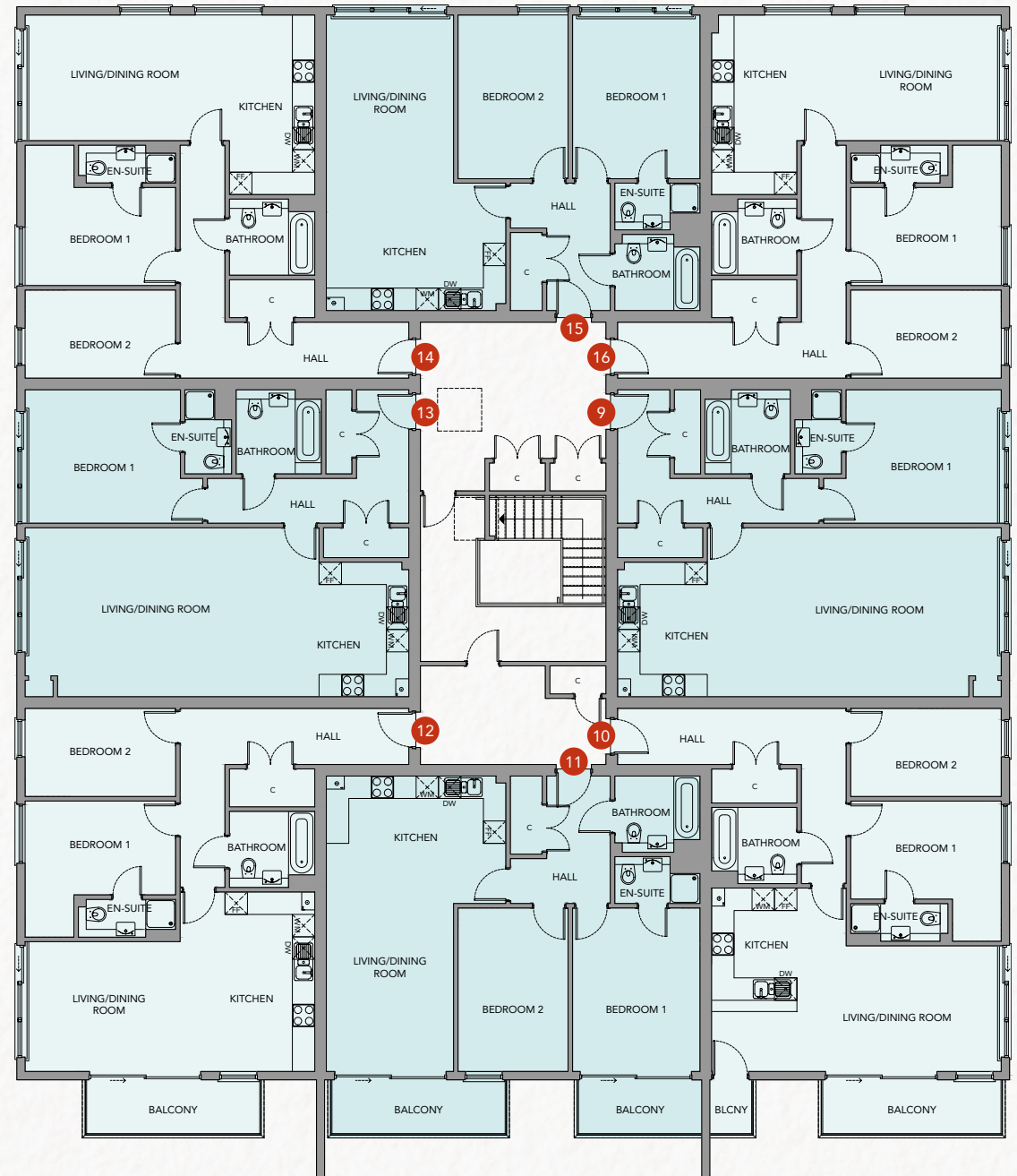
APARTMENT 11

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.

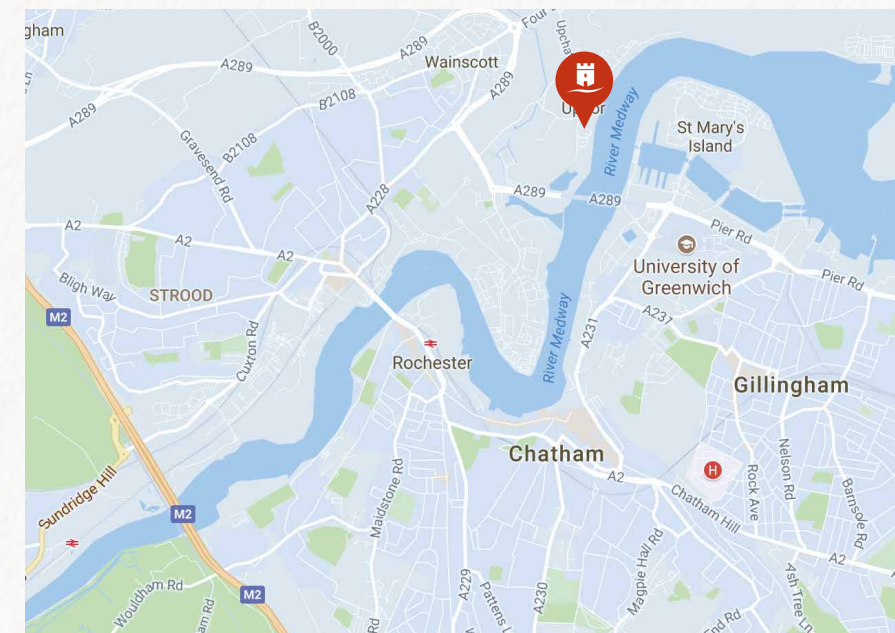
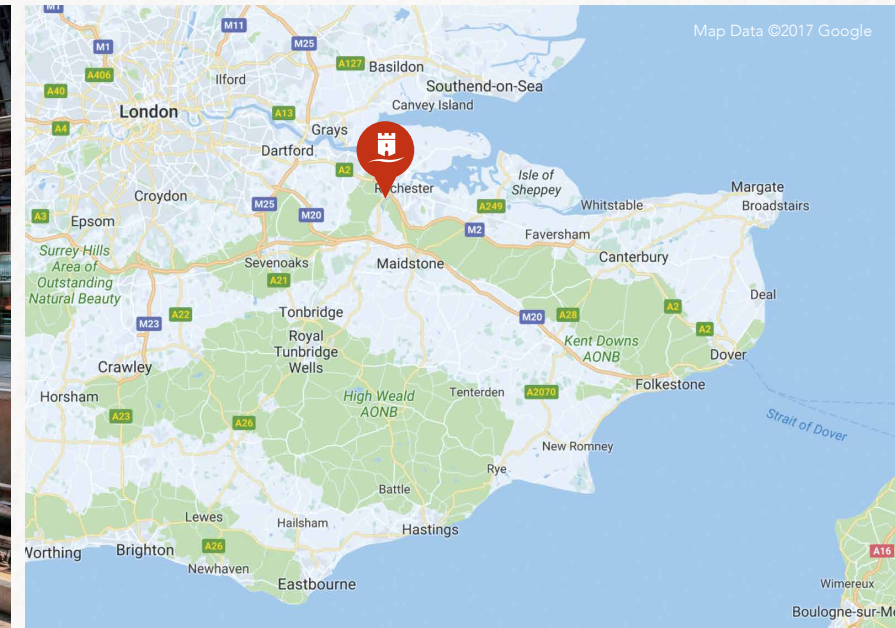


EBBSFLEET INTERNATIONAL

For travel further afield, Ebbsfleet International station is around 12 miles away. 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 from Ebbsfleet for the continent every week. Travel to Lille in an hour and ten minutes, Brussels in 1 hour 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.

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. We maintain close attention to detail, which has built a reputation for a standard of workmanship second to none.

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

CONTINUING TO BUILD ON OUR
TRADITION OF EXCELLENCE





Mulberry

HOMES

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Designed and produced by seandesign.com.

CASTLE REACH

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FOR FURTHER INFORMATION CALL 020 8974 9486
OR VISIT MULBERRY-HOMES.CO.UK