

COUNTRY LIVING IN LONDON

3 & 4 bedroom detached houses, 2 bedroom cottage style houses and 2 bedroom spacious apartments.

SIDCUP

OLD FARM PLACE

SPACE, STYLE, LOCATION. ASPIRATIONS WITHIN REACH


BexleyCo
— HOMES —
COUNTRY LIVING IN LONDON

COUNTRY LIVING IN LONDON

Old Farm Place is an exceptional new development of traditionally designed houses and apartments, situated next to the beautiful new Old Farm Park in the highly popular town of Sidcup.

Close to the High Street and local neighbourhood facilities, there are also excellent rail and bus services and access to three motorways, providing links both nationally and internationally. Old Farm Place truly offers country living in London.



Computer generated image. Indicative only.



EVERYTHING YOU NEED... AND MORE

Sidcup offers an abundance of national and local shops, services, cafés, restaurants and pubs both on the High Street, in the Oval, Halfway Street and Station Road. Construction has recently started on an exciting new cinema and library, which will add to Sidcup's cultural offer which includes the world renowned Rose Bruford College.

There is an excellent choice of primary and secondary schools in the area including Chislehurst and Sidcup Grammar School.

Sidcup is surrounded by an abundance of parks, woodland and historic properties including the National Trust's Red House; it is also home to Sidcup Golf Club as well as Sidcup Rugby Football Club and Sidcup Sports Club.



Hall Place & Gardens, Bexley



Danson Park, Bexleyheath



High Street, Sidcup



Rose Bruford College, Sidcup



Canary Wharf 30 minutes by train

CITY OR COAST YOU'RE VERY WELL CONNECTED

Sidcup Station, which is within 8 minutes' walk of Old Farm Place, has an excellent train service into central London, with London Bridge just 26 minutes away.

The M2, M20 and M25 motorways are all close by, providing convenient access to the glorious Kent countryside and coastal resorts, London's main airports and the national motorway network.

Journey times are taken from tfl.gov.uk and are approximate only. Distances are taken from google.co.uk/maps and are approximate only.

Bluewater 19 minutes by road



Ebbsfleet Intl. Station 19 minutes by road



Dover 1 hour 15 minutes by road



London City Airport 38 minutes by road



West End 40 minutes by train



Whitstable 56 minutes by road



SITE PLAN

Old Farm Place offers a fantastic range of homes, all designed specifically for this safe and secluded location.

All of the three and four bedroom homes have an on-plot single or double garage with additional driveway parking. The two bedroom houses and apartments have an allocated parking space. All homes provide a considered layout to meet the aspirations of modern living, allowing you to make your house your home.

4 Bedroom homes

- The Oak
Plots 1, 4, 14 & 15
- The Beech
Plots 5, 12 & 25
- The Hornbeam
Plots 16 & 26

3 Bedroom homes

- The Cherry
Plots 17, 18, 21, 22 & 23
- The Maple
Plots 2, 3, 13, 19, 20 & 24

2 Bedroom homes

- The Whitebeam/Rowan
Plots 6, 7, 8, 9, 10, 11, 48 & 49
- The Hawthorn Apartments
Plots 50 - 58
- Affordable Housing
Plots 27-47



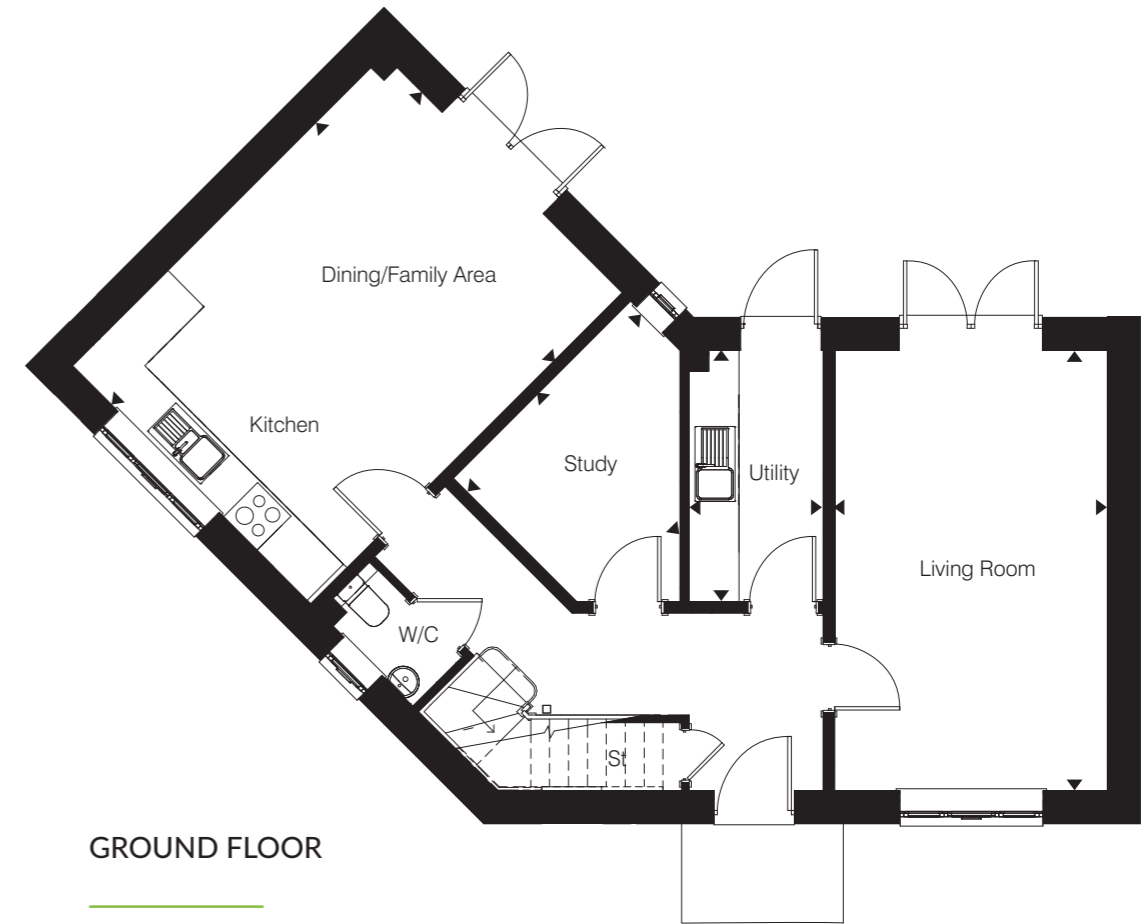
Please note: The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

THE OAK

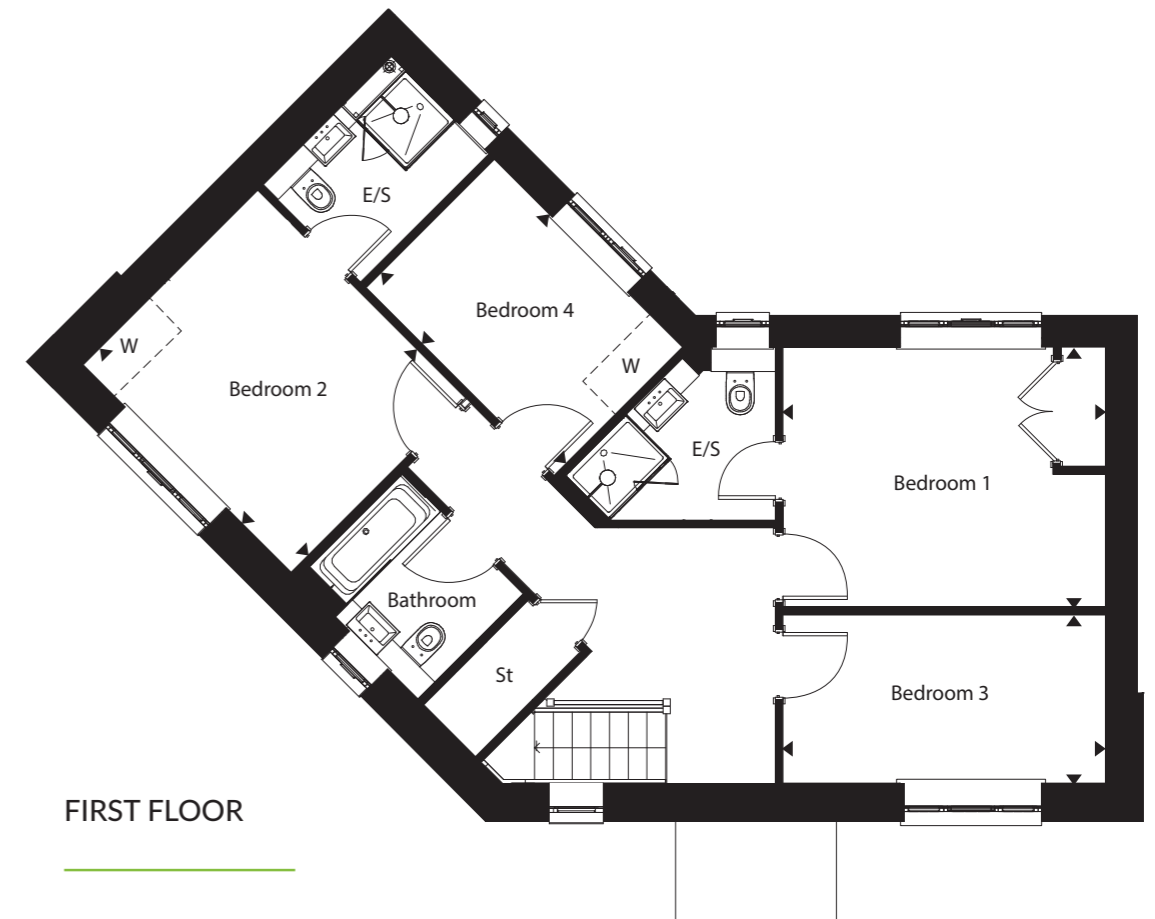
Plots 1*, 4, 14* & 15*

A luxurious four bedroom detached house with both the spacious kitchen/diner and living room opening out onto a secluded garden. There is also a generously sized study and utility room on the ground floor whilst upstairs features four large bedrooms, two of which have ensuite bathrooms.

**SHOW HOME
PLOT AVAILABLE**



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/ Family Room	5.6m x 4.3m	18'4" x 14'1"
Living Room	5.6m x 3.5m	18'4" x 11'6"
Study	3.2m x 2.2m	10'6" x 7'3"
Utility	3.2m x 1.7m	10'6" x 5'7"

FIRST FLOOR

Bedroom 1	3.8m x 3.2m	12'6" x 10'6"
Bedroom 2	4.2m x 3.4m	13'9" x 11'2"
Bedroom 3	4.2m x 2.2m	13'9" x 7'3"
Bedroom 4	3.4m x 2.4m	11'2" x 7'10"

Total Internal Area 144.3 m² 1,553 ft²

*Denotes a handed plot. Computer generated image is indicative only

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

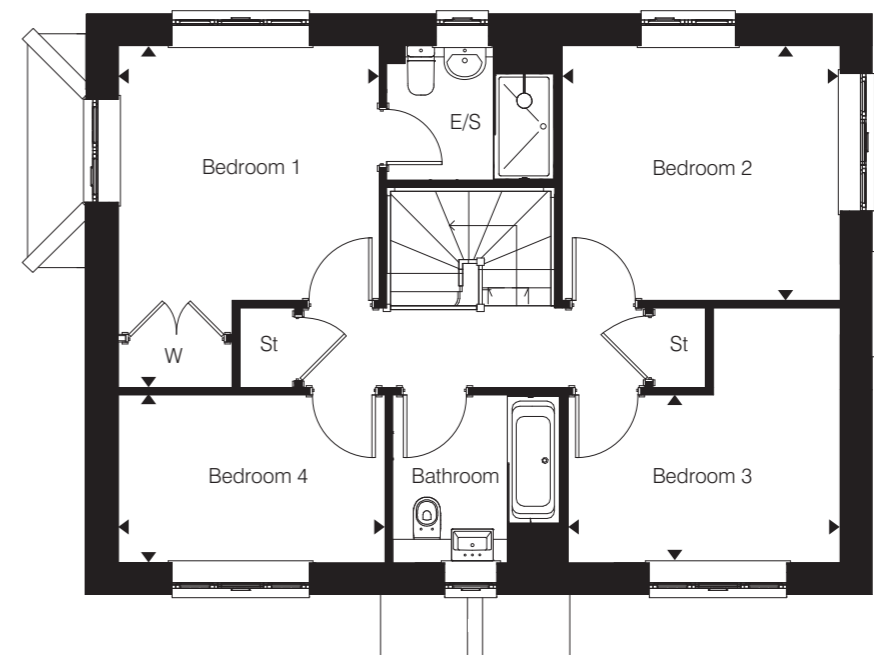
THE BEECH

Plots 5, 12* & 25*

An impressive four bedroom detached house, providing a kitchen/ dining area, separate living room, study and utility room on the ground floor. Upstairs there are four bedrooms; the master bedroom complete with an ensuite, together with three further bedrooms and a family bathroom.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	6.9m x 3.7m	22'8" x 12'2"
Living Room	4.5m x 3.4m	14'9" x 11'2"
Study	2.7m x 2.2m	8'10" x 7'3"
Utility	2.2m x 1.8m	7'3" x 5'11"

FIRST FLOOR

Bedroom 1	4.6m x 3.5m	15'1" x 11'6"
Bedroom 2	3.7m x 3.4m	12'2" x 11'2"
Bedroom 3	3.6m x 2.3m	11'10" x 7'7"
Bedroom 4	3.5m x 2.3m	11'6" x 7'7"

Total Internal Area 129.5 m² 1,394 ft²

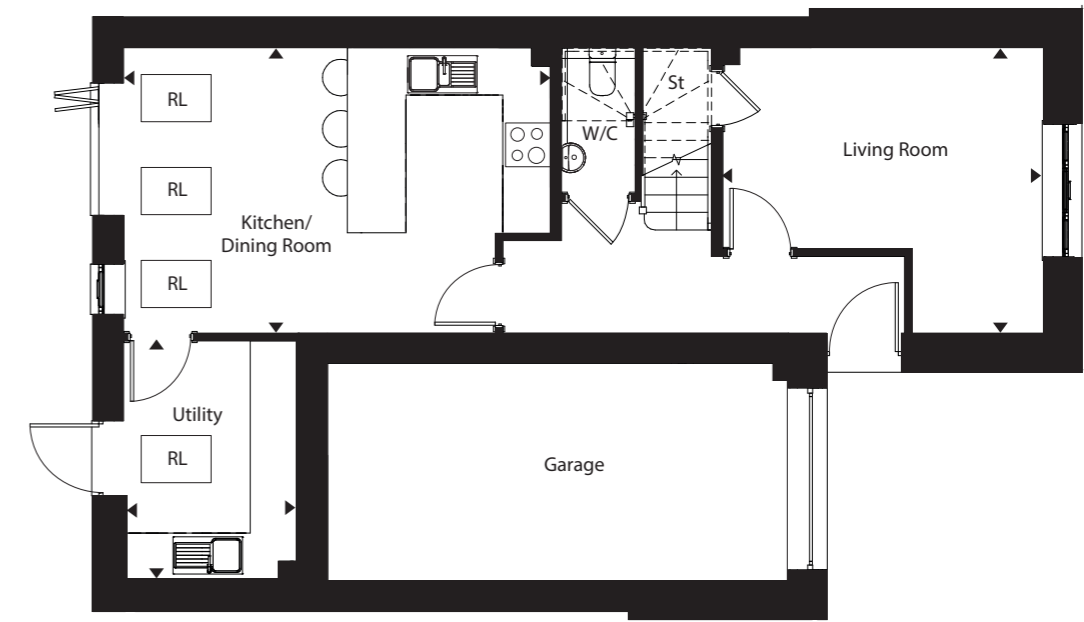
*Denotes a handed plot. Computer generated image is indicative only

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

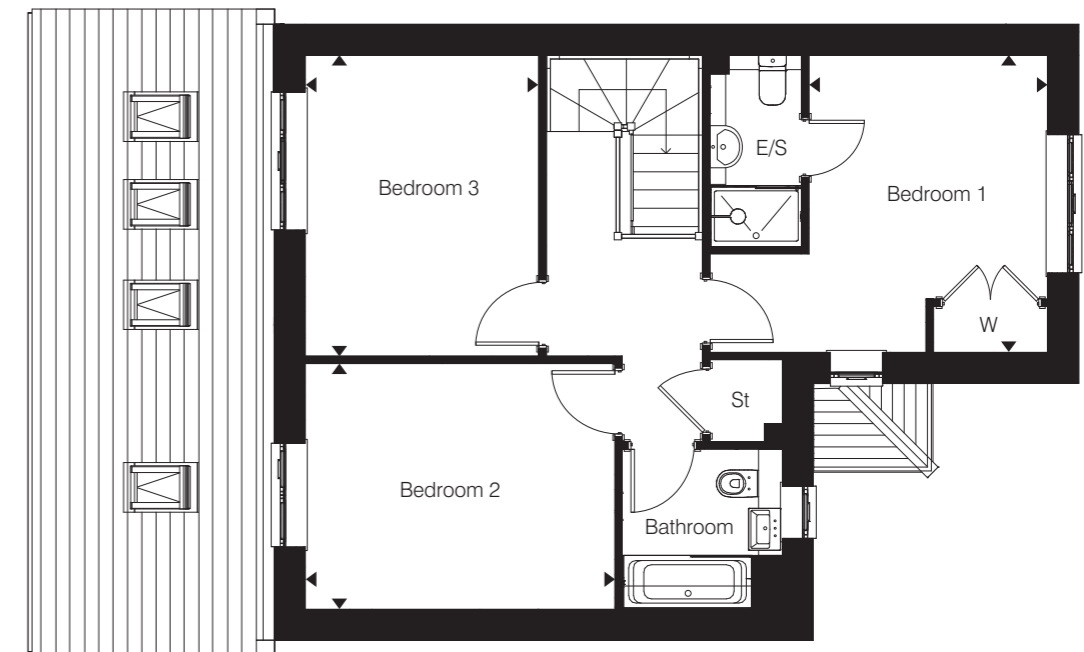
THE CHERRY

Plots 17, 18*, 21, 22* & 23

A stylish three bedroom detached house, with integral garage and driveway. On the ground floor there is a sun-filled kitchen/diner, a separate living room, utility room and cloakroom. Upstairs there are three good sized bedrooms, one with an ensuite, and a family bathroom.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/ Dining Room	5.9m x 3.9m	19'4" x 12'10"
Living Room	4.4m x 3.9m	14'5" x 12'10"
Utility	3.3m x 2.4m	10'10" x 7'10"

FIRST FLOOR

Bedroom 1	4.0m x 3.2m	13'1" x 10'6"
Bedroom 2	4.1m x 3.3m	13'5" x 10'10"
Bedroom 3	4.0m x 3.1m	13'1" x 10'2"

Total Internal Area 115.4 m² 1,242 ft²

*Denotes a handed plot. Computer generated image is indicative only

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

THE MAPLE

Plots 2*, 3, 13*, 19*, 20 & 24*

An attractive three bedroom detached house with garage and driveway parking. The ground floor features a sun-filled kitchen/diner, separate living room and cloakroom whilst upstairs there are three good-sized bedrooms, one of which is ensuite, together with a family bathroom.

SHOW HOME
PLOT AVAILABLE



GROUND FLOOR

Kitchen/ Dining Room	4.7m x 3.9m	15'5" x 12'10"
Living Room	3.9m x 3.8m	12'10" x 12'6"

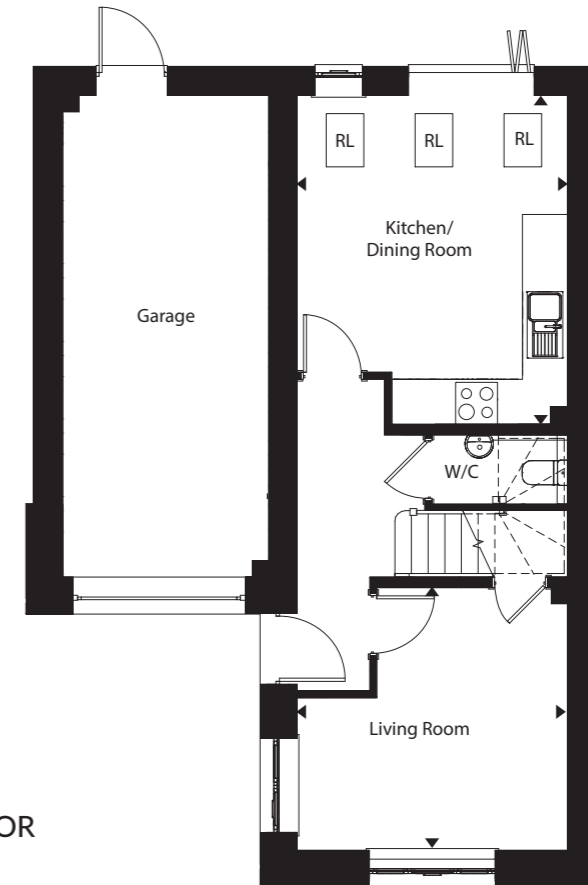
FIRST FLOOR

Bedroom 1	3.9m x 2.7m	12'10" x 8'10"
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"
Bedroom 3	3.1m x 3.1m	10'2" x 10'2"

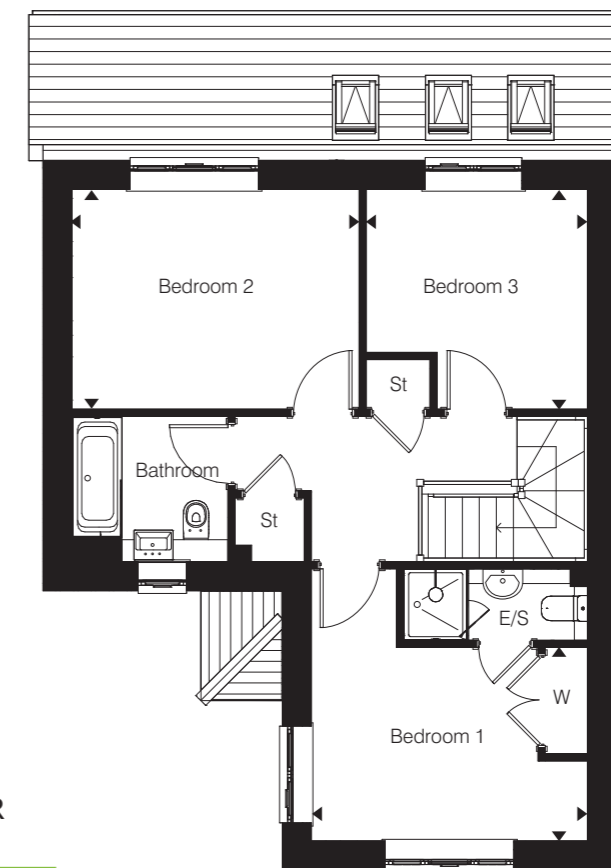
Total Internal Area 95.3 m² 1,026 ft²

*Denotes a handed plot. Computer generated image is indicative only

GROUND FLOOR



FIRST FLOOR



The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

THE WHITEBEAM/ ROWAN

Plots 6*, 7, 8, 9*, 10*, 11, 48* & 49

Whitebeam - A two bedroom terraced house. Situated on a private drive of courtyard parking, this features a spacious sun-filled living room overlooking the garden, together with a modern open plan kitchen/dining area. There is also a cloakroom whilst upstairs there are two large bedrooms and a family bathroom.

Rowan - A two bedroom semi detached house. This features a delightful sun-filled living room overlooking the garden which extends into the kitchen/dining area. There is also a cloakroom whilst upstairs there are two large bedrooms and a family bathroom.



The Whitebeam is a terraced style, The Rowan is semi-detached.

GROUND FLOOR

Kitchen/ Dining Room	5.4m x 3.2m	17'9" x 10'6"
Living Room	4.3m x 4.1m	14'1" x 13'5"

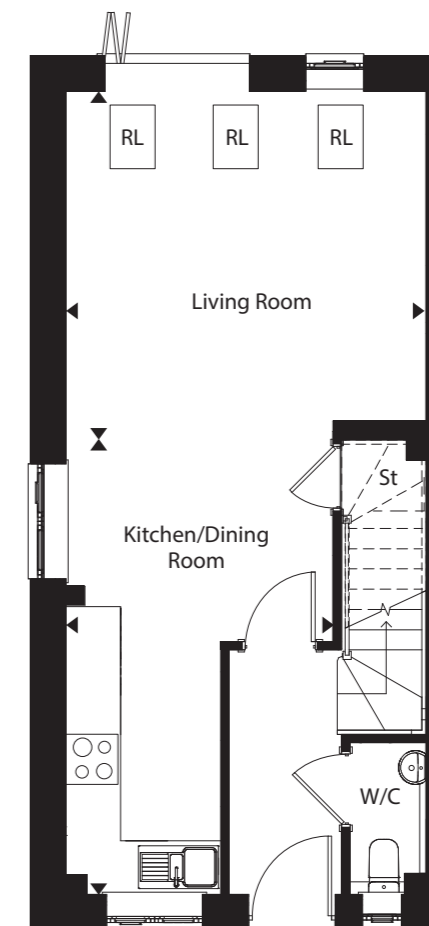
FIRST FLOOR

Bedroom 1	4.3m x 2.6m	14'1" x 8'6"
Bedroom 2	4.3m x 2.1m	14'1" x 6'11"

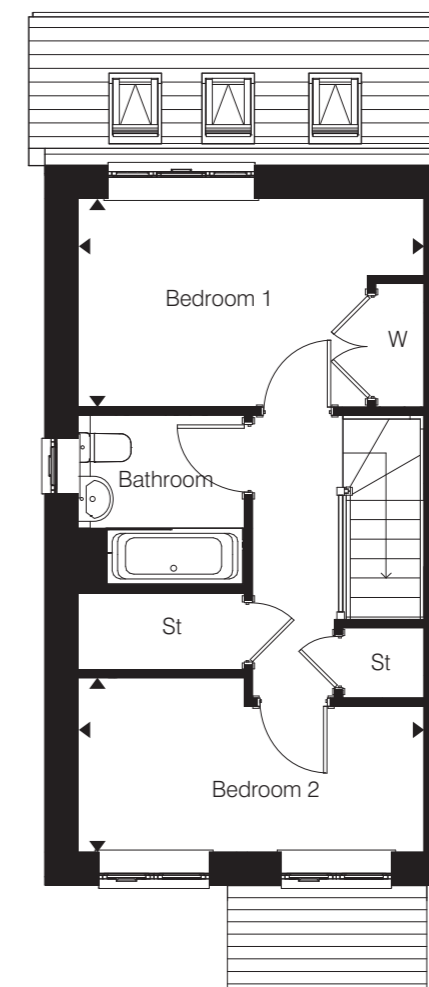
Total Internal Area 75.0-75.2 m² 807-809 ft²

*Denotes a handed plot. Computer generated image is indicative only

GROUND FLOOR



FIRST FLOOR



The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

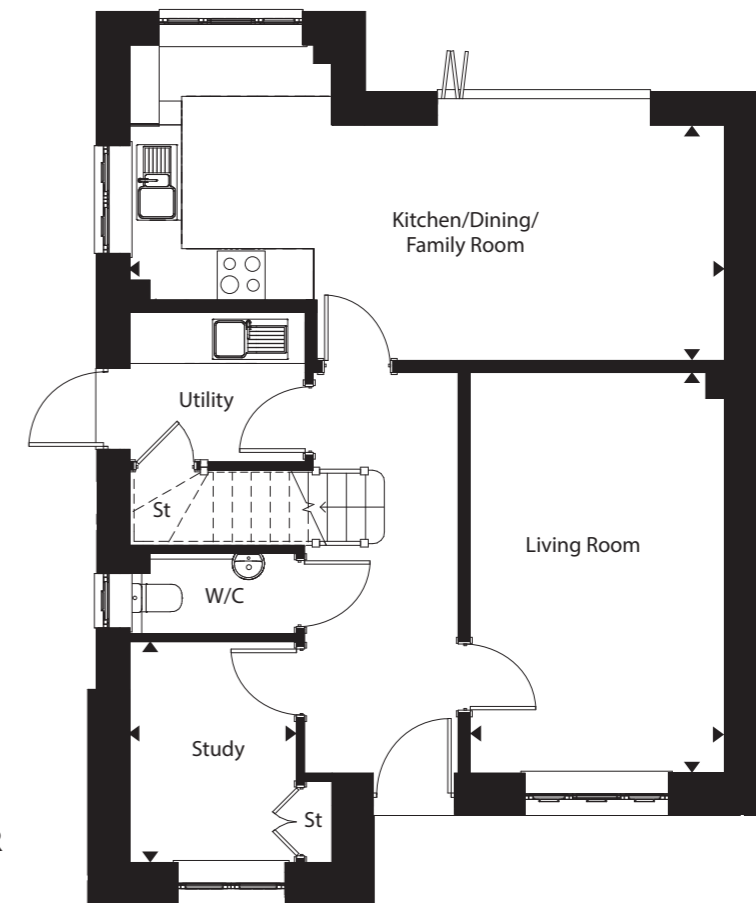
THE HORNBEAM

Plots 16 & 26

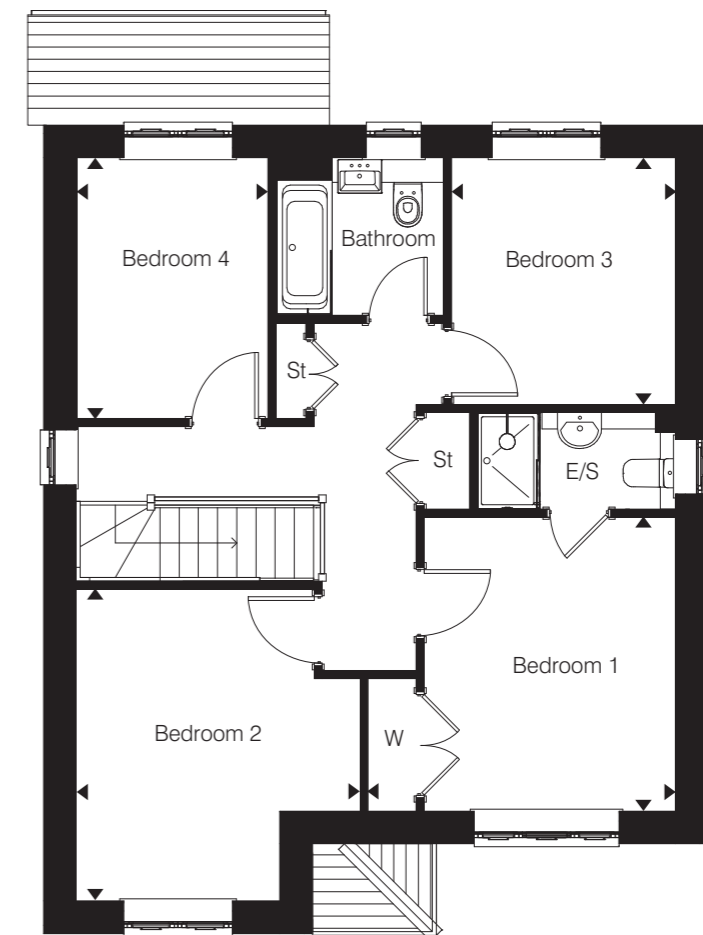
This beautiful four bedroom detached house features an exceptionally large kitchen/ dining/ family room with direct access via the bi-fold doors into the garden, together with a separate living room, study and utility room. There are four good sized bedrooms on the first floor, one of which is ensuite, together with a family bathroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining/ Family Room	8.5m x 3.0m	27'11" x 9'10"
Living Room	5.1m x 3.2m	16'9" x 10'6"
Study	2.8m x 2.1m	9'2" x 6'11"
Utility	2.2m x 1.9m	7'3" x 6'3"

FIRST FLOOR

Bedroom 1	3.9m x 3.7m	12'10" x 12'2"
Bedroom 2	3.9m x 3.6m	12'10" x 11'10"
Bedroom 3	3.1m x 2.8m	10'2" x 9'2"
Bedroom 4	3.3m x 2.4m	10'10" x 7'10"

Total Internal Area 129.1 m² 1,390 ft²

Computer generated image is indicative only

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

THE HAWTHORN APARTMENTS

Plots 50 - 58

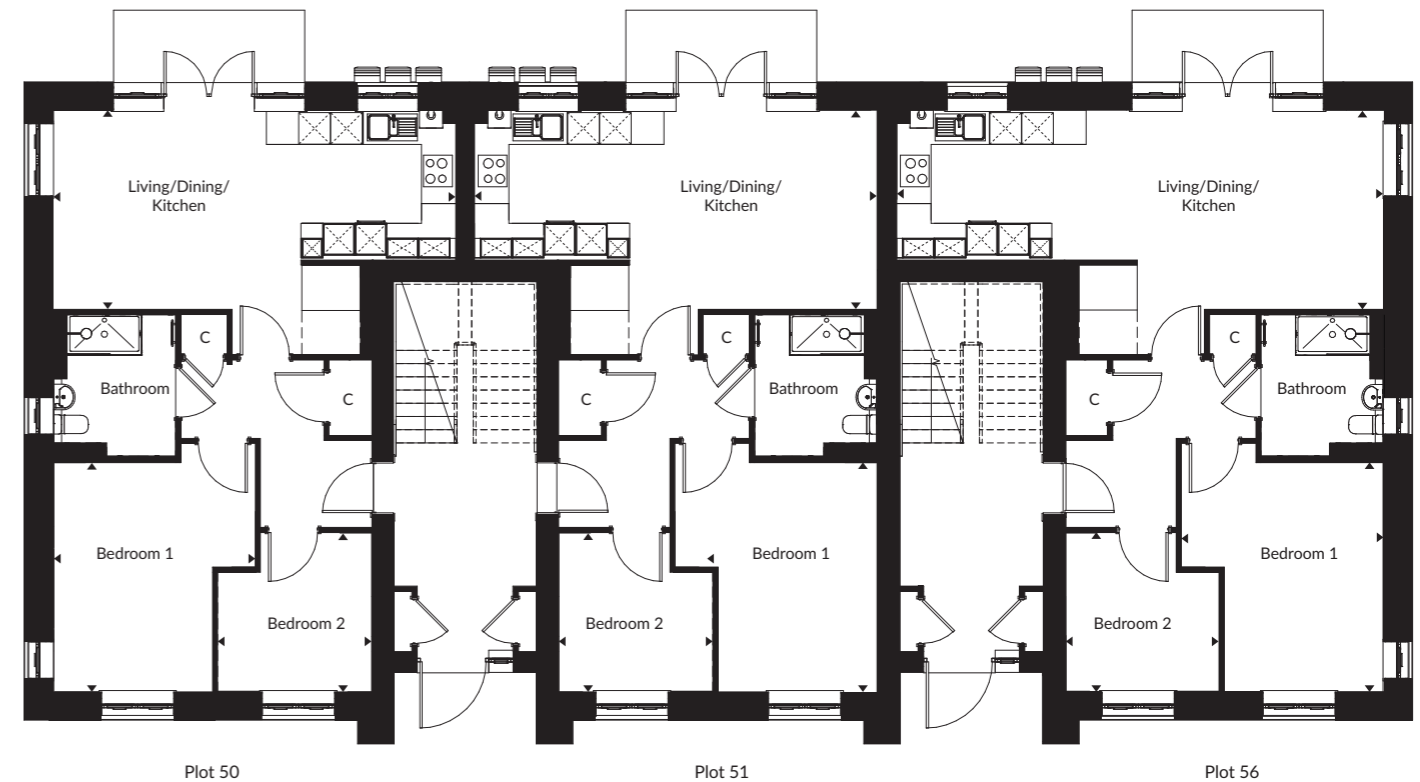
These exceptionally spacious two bedroom apartments overlook the beautiful new Old Farm Park. They feature a full width living/dining/kitchen area with access to either a patio or balcony. There are two large bedrooms and a separate bathroom. Apartments on the first floor have the additional benefit of an en-suite bathroom.



Computer generated image is indicative only

GROUND FLOOR

Wheelchair accessibility option available



50

Kitchen/Living/ Dining Room	7.7m x 3.8m	25'3" x 12'6"
Bedroom 1	4.4m x 3.9m	14'4" x 12'10"
Bedroom 2	3.0m x 2.1m	9'10" x 6'11"
Total Internal Area	71 m²	764 ft²

51

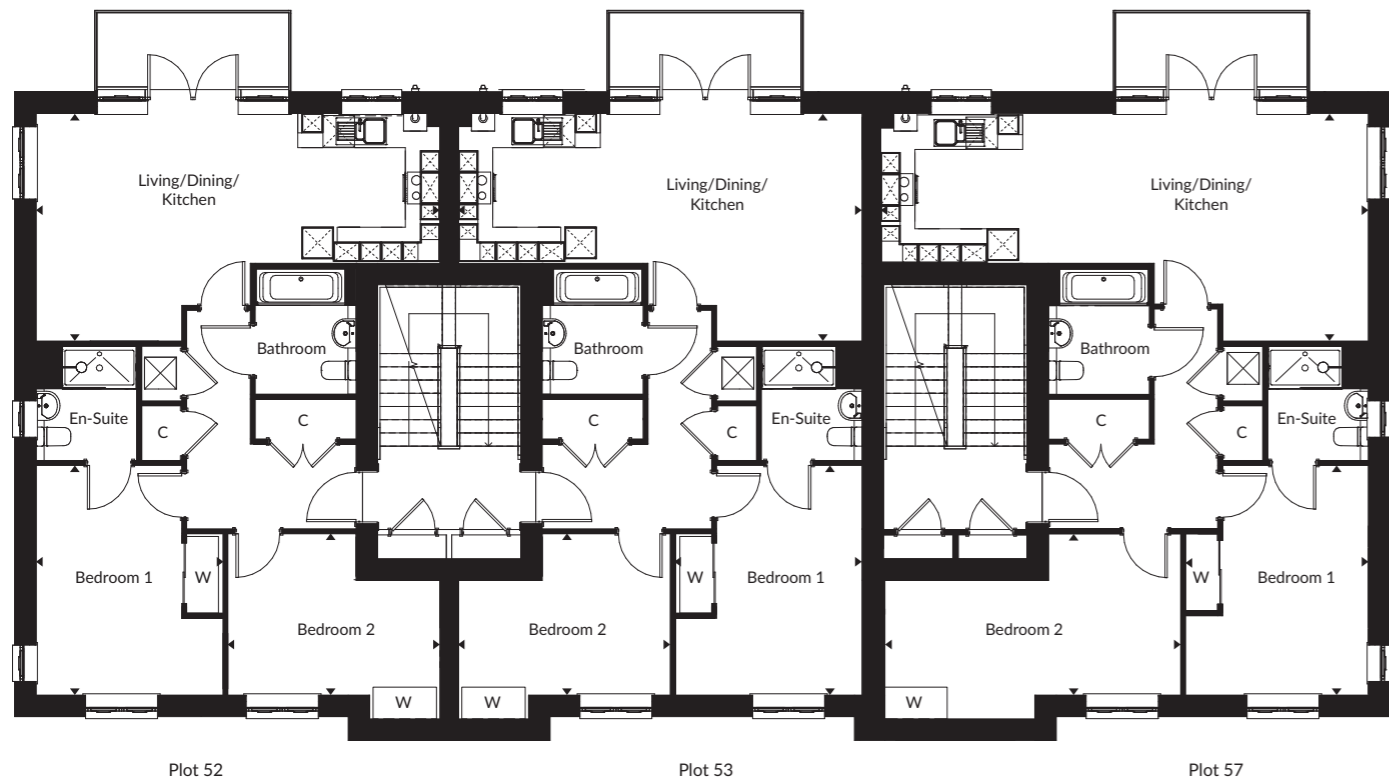
Kitchen/Living/ Dining Room	7.7m x 3.8m	25'3" x 12'6"
Bedroom 1	4.4m x 3.9m	14'4" x 12'10"
Bedroom 2	3.0m x 2.1m	9'10" x 6'11"
Total Internal Area	71 m²	764 ft²

56

Kitchen/Living/ Dining Room	9.2m x 3.8m	30'2" x 12'6"
Bedroom 1	4.4m x 3.9m	14'5" x 12'10"
Bedroom 2	3.0m x 2.1m	9'10" x 6'11"
Total Internal Area	75.4 m²	812 ft²

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

FIRST FLOOR



52

Kitchen/Living/ Dining Room	7.7m x 4.3m	25'3" x 14'1"
Bedroom 1	4.4m x 3.5m	14'5" x 11'6"
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"
Total Internal Area	74.9 m²	806 ft²

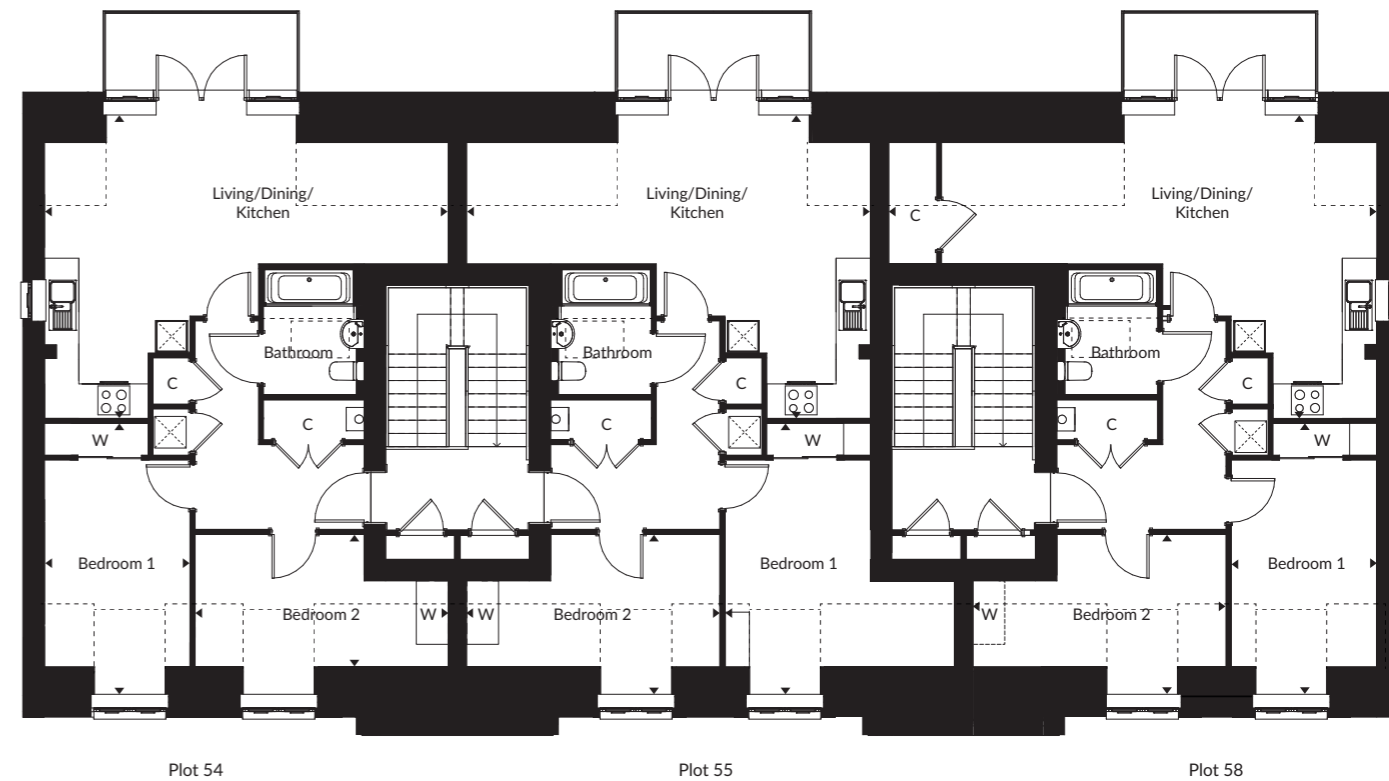
57

Kitchen/Living/ Dining Room	9.3m x 4.3m	30'6" x 14'1"
Bedroom 1	4.4m x 3.5m	14'5" x 11'6"
Bedroom 2	5.6m x 3.1m	18'4" x 10'2"
Total Internal Area	83.5 m²	899 ft²

53

Kitchen/Living/ Dining Room	7.7m x 4.3m	25'3" x 14'1"
Bedroom 1	4.4m x 3.5m	14'5" x 11'6"
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"
Total Internal Area	74.9 m²	806 ft²

SECOND FLOOR



54

Kitchen/Living/ Dining Room	7.7m x 5.8m	25'3" x 19'0"
Bedroom 1	5.2m x 2.4m	17'1" x 7'10"
Bedroom 2	4.8m x 2.5m	15'9" x 8'2"
Total Internal Area	72.8 m²	783.6 ft²

58

Kitchen/Living/ Dining Room	9.2m x 5.2m	30'2" x 17'1"
Bedroom 1	5.2m x 2.4m	17'1" x 7'10"
Bedroom 2	4.8m x 2.5m	15'9" x 8'2"
Total Internal Area	73.2 m²	788 ft²

55

Kitchen/Living/ Dining Room	7.7m x 5.8m	25'3" x 19'0"
Bedroom 1	5.2m x 2.4m	17'1" x 7'10"
Bedroom 2	4.8m x 2.5m	15'9" x 8'2"
Total Internal Area	72.8 m²	783.6 ft²

---- 1.5m Reduced ceiling height

*Denotes a handed plot

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

SPECIFICATION: THE OAK, THE BEECH, THE CHERRY, THE MAPLE, THE HORNBEAM

General Specification

- Brick and block traditional cavity construction with cavity insulation
- Double glazed UPVC windows throughout
- Cormar Sensations carpets to all bedrooms
- Selected plots have bi-fold doors to rear garden (all other plots have french doors)
- Purchasers will be able to make choices in respect of kitchen units, worktop and splashback, bathroom floor and wall tiles and carpets*
- All homes benefit from fibre broadband enabling home working and many plots offer a separate study

Kitchens

- Individually designed kitchen by Howdens with hardwood or stone worktops, tiled or glass hob splash back from a selected range
- Soft close doors and drawers
- AEG integrated appliances. Touch control 4-ring electric induction hob. Single oven, extractor hood, fridge/freezer (70/30 split) and dishwasher
- Free-standing AEG washing machine in a cupboard or utility room
- Boen hardwood flooring to kitchen and ceramic tiles in utility area
- Tiling options by Vitra are available

Cloakrooms, Bathrooms and Ensuites

- Contemporary white sanitaryware by Villeroy & Boch
- Mirrors fitted to bathrooms and ensuites
- Ceramic floor tiling by Vitra
- Half height ceramic wall tiling to bathroom and ensuite wet walls, full height tiling to shower areas
- Dual flush WC with concealed cistern
- Wall and Floor tiling by Vitra

Heating

- Gas fired heating and hot water system
- Radiators with thermostatically controlled radiator valves

Decorative Finishes

- White painted satin finish skirting boards and architraves
- White emulsion to walls
- Smooth ceiling painted white
- Brassware by Hansgrohe

Externals and Garages

- External Paving
- Turf to rear garden
- Timber close-board fencing
- Power and lighting to garages (standard if within curtilage of plot)
- Outside tap
- External lighting to the front is PIR for security and peace of mind

SPECIFICATION: THE WHITEBEAM, THE ROWAN, THE HAWTHORN APARTMENTS

General Specification

- Brick and block traditional cavity construction with cavity insulation
- Double glazed UPVC windows throughout
- Oaklands carpets to all bedrooms
- Selected plots have bi-fold doors to rear garden (all other plots have french doors)
- Purchasers will be able to make choices in respect of kitchen units, worktop and splashback, bathroom floor and wall tiles and carpets*
- All homes benefit from fibre broadband enabling home working and many plots offer a separate study
- Apartments fitted with audio/visual entry system

Kitchens

- Individually designed kitchen by Howdens with laminate worktops from a selected range
- Soft close doors and drawers
- Bosch integrated appliances: touch control 4-ring electric ceramic hob, single oven, extractor hood, fridge/freezer (70/30 split) and dishwasher
- Free-standing Bosch washing machine in a cupboard or utility room
- Boen hardwood flooring to kitchen
- Tiling options by Vitra are available

Cloakrooms, Bathrooms and Ensuites

- Contemporary white sanitaryware by Catalano
- Mirrors fitted to bathrooms and ensuites
- Ceramic floor tiling by Vitra
- Half height ceramic wall tiling to bathroom and ensuite wet walls, full height tiling to shower areas
- Dual flush WC with concealed cistern
- Wall and Floor tiling by Vitra

Heating

- Gas fired heating and hot water system
- Radiators with thermostatically controlled radiator valves

Decorative Finishes

- White painted satin finish skirting boards and architraves
- White emulsion to walls
- Smooth ceiling painted white
- Brassware by Hansgrohe

Externals and Garages

- External Paving
- Turf to rear garden
- Timber close-board fencing
- Power and lighting to garages (standard if within curtilage of plot)
- Outside tap
- External lighting to the front is PIR for security and peace of mind

EXCEPTIONAL QUALITY AS STANDARD - WITH MUCH MORE.

Every one of our new homes at Old Farm Place features a superb, comprehensive specification, both inside and out and there's more - subject to the stage of construction of your new home you can choose from a selection of different finishes and colours on items like the kitchen worktops. Just ask for details.



Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. BexleyCo Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



Backed by HM Government



COUNTRY LIVING IN LONDON

BexleyCo; developing exceptional new homes across the borough

BexleyCo Homes is owned by the London Borough of Bexley and has been established to develop new homes across the borough for people who want to enjoy country living in London.

We are passionate about creating places and homes where people want to live, and we strive to build homes to the highest standards and to deliver excellent customer service to our purchasers.

All the returns that we generate for the Council will be reinvested in maintaining and improving services for Bexley residents.



OLD FARM PLACE

SIDCUP, KENT



CONTACT:

Old Farm Place, Old Farm Avenue, Sidcup DA15 8FD

0344 800 0969

oldfarmplace@site-sales.co.uk

bexleycohomes.co.uk



COUNTRY LIVING IN LONDON

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to BexleyCo Home's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Old Farm Place is a marketing name and will not necessarily form part of the approved postal address. Map is indicative only and not to scale.

Applicants are advised to contact BexleyCo Homes to ascertain the availability of any particular property.