



# EDENWOOD

AT TEMPLE WHARF • ROCHESTER M2



BUILDING HOMES  
MAKING PLACES  
**ENHANCING LIVES**



## A RIVERSIDE RETREAT TO MAKE YOUR HOME

---

**Find a work-life balance suited to modern life, where the natural environment seamlessly meets the urban, allowing you to find comfort and peace in your everyday routine.**

Edenwood brings expertly crafted homes to a green oasis on the banks of the River Medway overlooking one of Kent's most desirable market towns, Rochester. Coupled with straightforward and fast transport connections into central London and across Kent, life at Edenwood aims to calm the stresses and tension we experience day to day, with its ultra convenient location and peaceful homes to escape to.

Set within the wider Temple Wharf development and established community, 14 homes are available through Shared Ownership at this desirable location. On offer are one- and two-bedroom apartments, featuring outstanding interior specification with traditional façades from Redrow's Heritage Collection. Edenwood is the perfect neighbourhood for anyone looking for an affordable route to home ownership without compromising on style, specification or location.





Computer generated image for illustrative purposes





## OUT AND ABOUT AROUND EDENWOOD

Everything you need on your doorstep  
or across the River Medway

Edenwood is conveniently situated for everyday amenities, allowing you to spend as much time as possible enjoying your new home and the stunning natural location. Tesco, Asda, Aldi and Morrisons are all within a ten-minute drive from Edenwood, whilst Strood High Street, the train station and Strood Retail Park are a short drive away with several banks, a Boots and takeaway restaurants.



Left: Rochester Cathedral  
Middle: Rochester High Street  
Right: The Corn Exchange





River Medway with views of Rochester Castle and Rochester Pier



Whether you're working out at the gym or relaxing on a Friday night over popcorn at the cinema, Medway Valley Leisure Park is just next door to Edenwood. Featuring the Nuffield Health Medway Fitness & Wellbeing Gym, Cineworld, Hollywood Bowl and several restaurants, you'll never be short of entertainment. Just across the road, children and adults alike can ride life-sized diggers at the county's popular Diggerland.



Your parkland and riverside setting will no doubt become an important part of your daily routine whether you'd prefer to run or ramble along the riverside paths stretching from Edenwood alongside the River Medway. Nearby, the Ranscombe Farm Nature Reserve specialises in wild flowers, creating beautiful, bright habitats for wildlife to thrive and for you to explore. What's more, Shorne Woods Country Park is abundant with activities for all the family from fishing to picnicking, the 292 acres of beautiful woodlands await you.



Edenwood development overlooking the River Medway



View of River Medway and Rochester Pier looking over to Strood from Rochester Castle



Several Ofsted-rated 'Good' schools are in the area, including Cedar Children's Academy, Temple Mill Primary School, All Faiths Children's Academy and Gordon Children's Academy. For secondary school students, Strood Academy is also rated 'Good' and the area benefits from two local grammar schools, The Rochester Grammar School and Fort Pitt Grammar School.



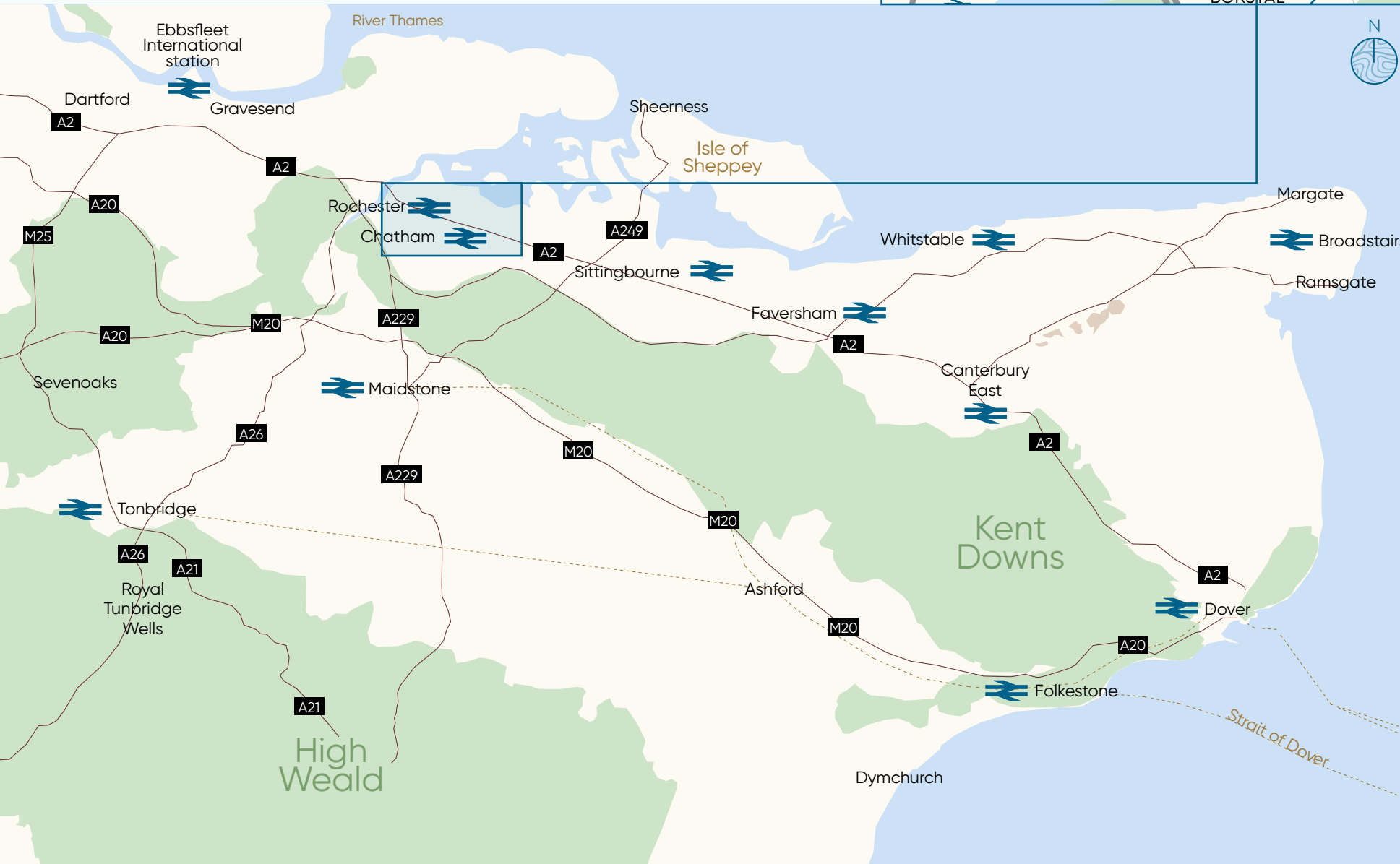
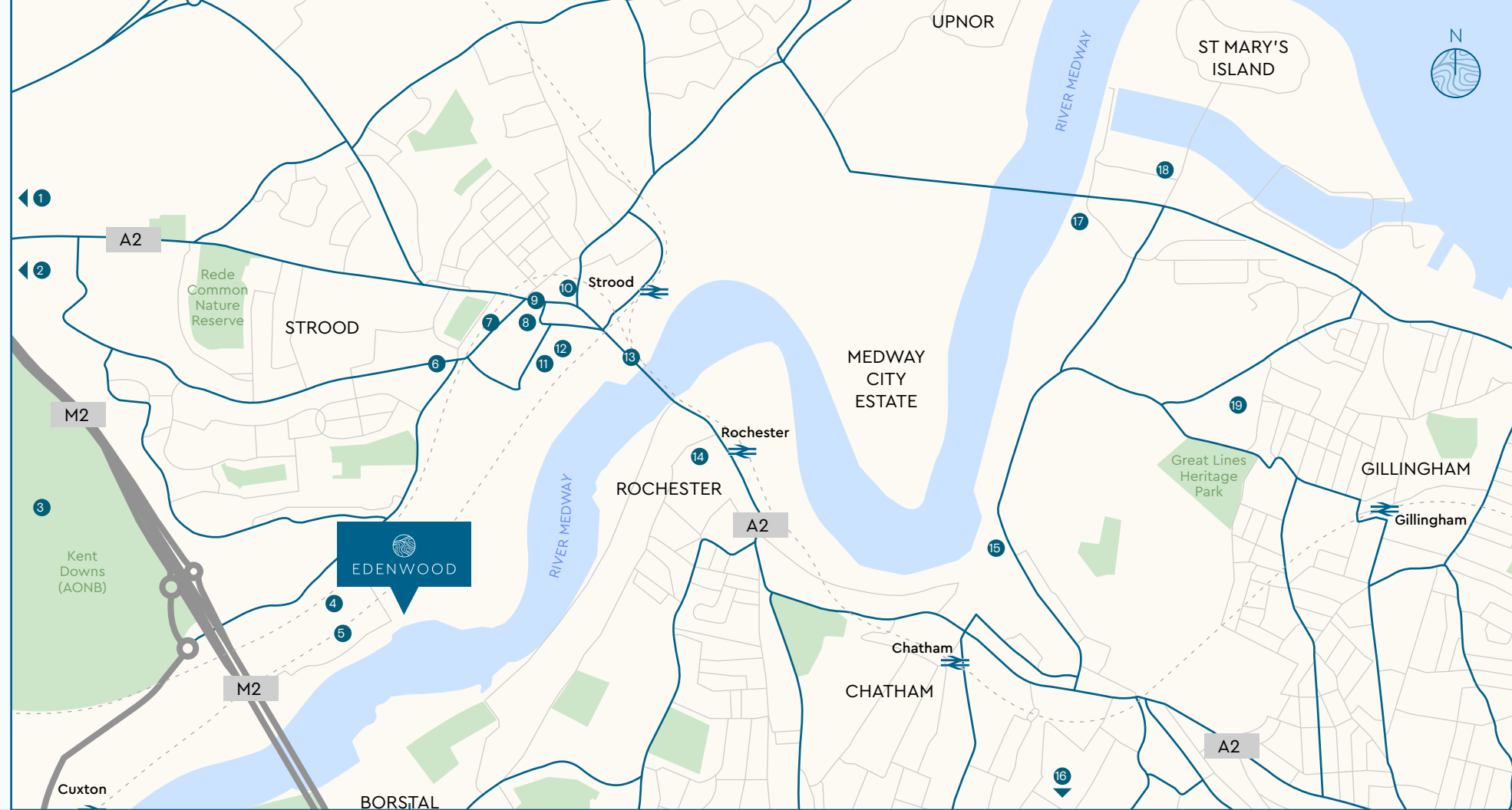
# SIMPLE COMMUTES AND SEAMLESS TRAVEL

Edenwood benefits from amazing travel connections, with direct routes into London and south towards the Kent coast.

A ten-minute drive from Edenwood, Strood station brings regular services to London St Pancras, with a journey time of just 36 minutes and a stopping service to London Blackfriars via Dartford, plus plenty of parking.

Services from Rochester also serve London Victoria in 48 minutes. Close to Junction 2 of the M2 and the M25, London is 30 miles from Edenwood. Channel Tunnel trains leave from Ashford International, just 30 miles away, with car access at Folkestone, 42 miles away, taking you to Calais, Dunkirk or Boulogne. Even easier, travel to Ebbsfleet International for Eurostar trains to Paris, Brussels and Amsterdam.

- 1 Shorne Woods Country Park
- 2 Rochester and Cobham Park Golf Club
- 3 Ranscombe Farm Nature Reserve
- 4 Diggerland
- 5 Medway Valley Leisure Park
- 6 Temple Post Office
- 7 Longford Dental Centre
- 8 Tesco
- 9 Strood High Street
- 10 Asda
- 11 Morrisons
- 12 Strood Retail Park
- 13 Rochester High Street
- 14 Rochester Cathedral
- 15 Pentagon Shopping Centre
- 16 Hempstead Valley Shopping Centre
- 17 Chatham Historic Dockyard
- 18 Dockside Outlet Centre
- 19 Medway Sports Park



Train from Strood to...

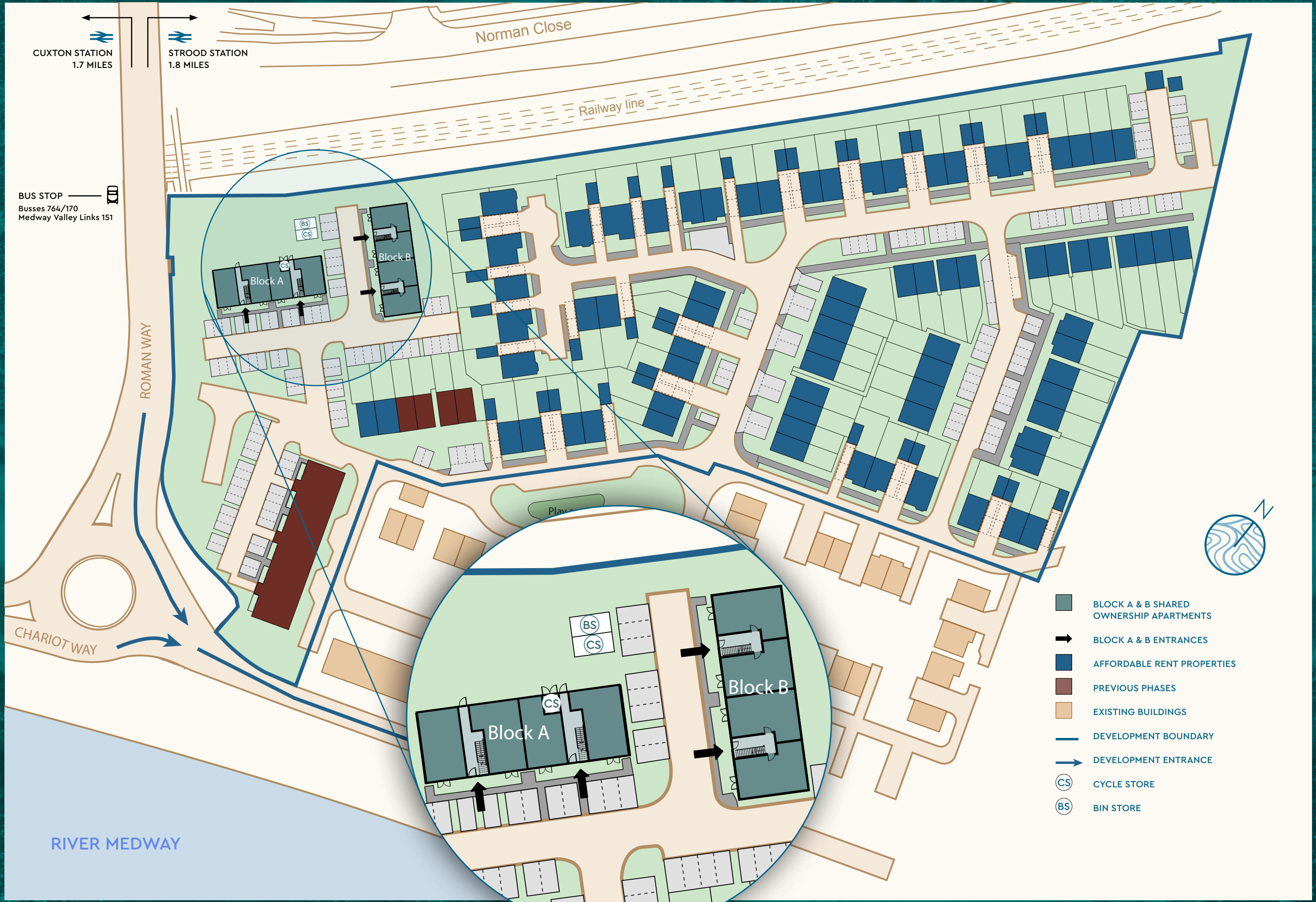


Drive from Edenwood to...



- |   |                                       |
|---|---------------------------------------|
| Chatham<br>6 minutes                          | Bluewater<br>8 minutes                |
| Ebbsfleet International<br>14 minutes         | Chatham<br>11 minutes                 |
| Greenhithe for Bluewater<br>22 minutes        | Ebbsfleet International<br>13 minutes |
| Maidstone West<br>23 minutes                  | Bluewater<br>16 minutes               |
| Dartford<br>29 minutes                        | Maidstone<br>20 minutes               |
| Tonbridge<br>34 minutes                       | Dartford<br>25 minutes                |
| London St Pancras International<br>36 minutes | Tonbridge<br>34 minutes               |
| Ashford<br>37 minutes                         | Ashford International<br>37 minutes   |
| Royal Tunbridge Wells<br>44 minutes           | Royal Tunbridge Wells<br>44 minutes   |
| Dover<br>56 minutes                           | Dover<br>56 minutes                   |

Maps are not drawn to scale. Travel times are approximate - source: Google maps.



CUXTON STATION  
1.7 MILES

STROOD STATION  
1.8 MILES

Norman Close

Railway line

BUS STOP  
Busses 764/170  
Medway Valley Links 151

ROMAN WAY

CHARIOT WAY

RIVER MEDWAY

Block A

Block B

Block A

Block B

- BLOCK A & B SHARED OWNERSHIP APARTMENTS
- BLOCK A & B ENTRANCES
- AFFORDABLE RENT PROPERTIES
- PREVIOUS PHASES
- EXISTING BUILDINGS
- DEVELOPMENT BOUNDARY
- DEVELOPMENT ENTRANCE
- CS CYCLE STORE
- BS BIN STORE



EDENWOOD

TEMPLE WHARF



## SPECIFICATION

### KITCHEN

- Platinum-coloured gloss kitchen from Symphony Woodbury range, with matt nickel soft formed handles
- Everest black laminate worktops with matching upstand
- Pewter-coloured glass splashback behind hob
- Stainless steel single bowl sink with chrome mixer tap from Symphony Regent range
- AEG integrated appliances including:
  - Gas hob
  - Multifunction oven
  - Concealed/chimney-style extractor hood
  - Dishwasher
- Zanussi integrated fridge/ freezer
- AEG freestanding washing machine (located in utility cupboard in apartments)
- Pelmet lighting under kitchen wall units

### BATHROOM

- Natural grey wall tiling above basin and full height around bath
- Light grey ceramic floor tiling
- White bathroom suite with Sottini Tesino chrome mixer taps and square glass shower screen
- Thermostatic wall-mounted shower mixer with matching shower attachment, slider and rail with soap dish
- Chrome heated towel rail
- Mirror above basin

### BEDROOMS

- Cormar Apollo Plus carpet in 'Smokestack' colour
- Fitted wardrobe to master bedroom with full height matt white and mirrored soft close doors

### ELECTRICAL

- LED downlights to kitchen, bathroom, entrance halls and utility cupboards, and open plan kitchen/living areas
- Pendant lights to separate living room, dining room and bedrooms
- Brushed chrome light switches and white sockets throughout
- TV points to living area and master bedroom (second and third bedroom where applicable) with connectivity to Virgin
- Standard BT fittings to living area

### INTERIOR FINISHES

- Amtico oak engineered wood flooring to kitchen, living room, dining room and hallways
- Cormar Apollo Plus carpet in 'Smokestack' colour to landing and stairs in houses
- Satin white finish to architrave and 2-panel moulded internal doors with chrome ironmongery
- Satin white paint finish to skirting
- Matt white emulsion paint finish to ceilings throughout
- Matt almond white emulsion paint finish to walls throughout

### SECURITY & PEACE OF MIND

- Phone communication and entry system to apartments
- Composite front door with wooden frame, security chain and multipoint lock
- Mains powered smoke and heat detectors with battery backup
- 12 year NHBC warranty

### HEATING

- Gas central heating and hot water
- Wall-mounted radiators throughout
- Individual combi boiler

### ENERGY EFFICIENCY

- Built to current building regulations and sustainability standards
- Energy Performance Certificate (EPC) rating between 82 and 84 (B) for Block C apartments
- Low energy electrical fittings and lightbulbs

### EXTERIOR

- Decked balcony or paved terrace to all apartments
- Off-street allocated parking space(s) included with all properties\*



Images of a previous Optivo show home showing typical finish, for illustrative purposes only.

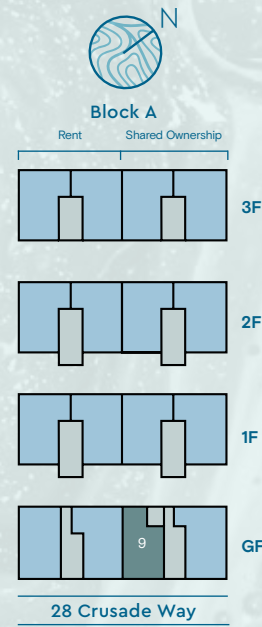


## ONE BEDROOM APARTMENT

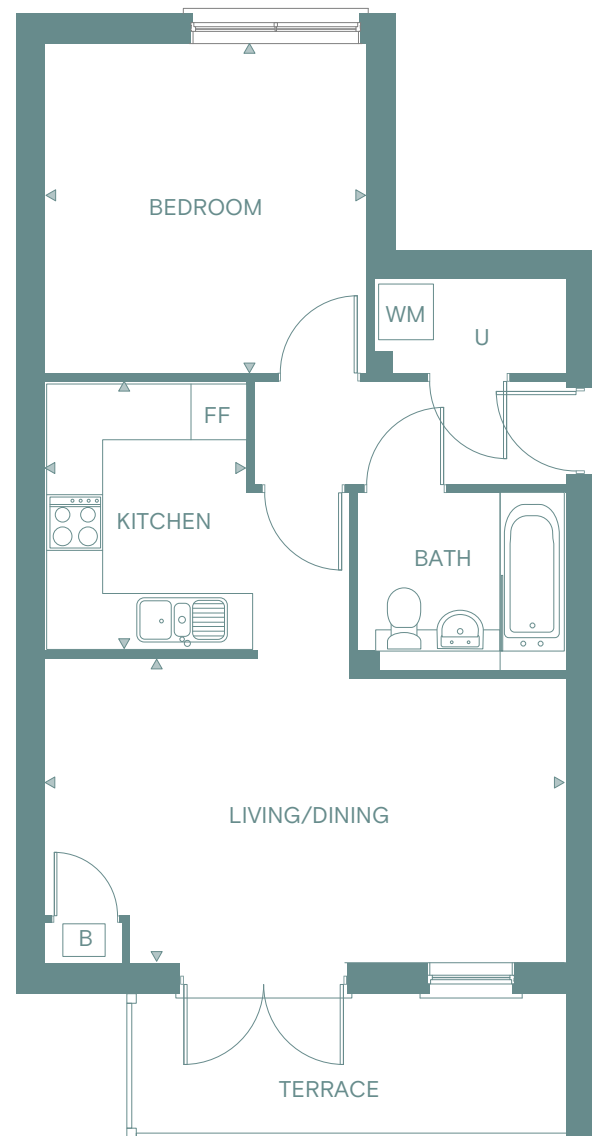
Block A | Apartment 9 | 28 Crusade Way

Gross internal area 50.8 m<sup>2</sup> (547 ft<sup>2</sup>)

Kitchen	2.89m x 2.16m	9'4" x 7'0"
Living/Dining	5.61m x 3.32m	18'4" x 10'8"
Bedroom	3.60m x 3.59m	11'8" x 11'7"



EDENWOOD



B = Boiler FF = Fridge Freezer U = Utility WM = Washing Machine

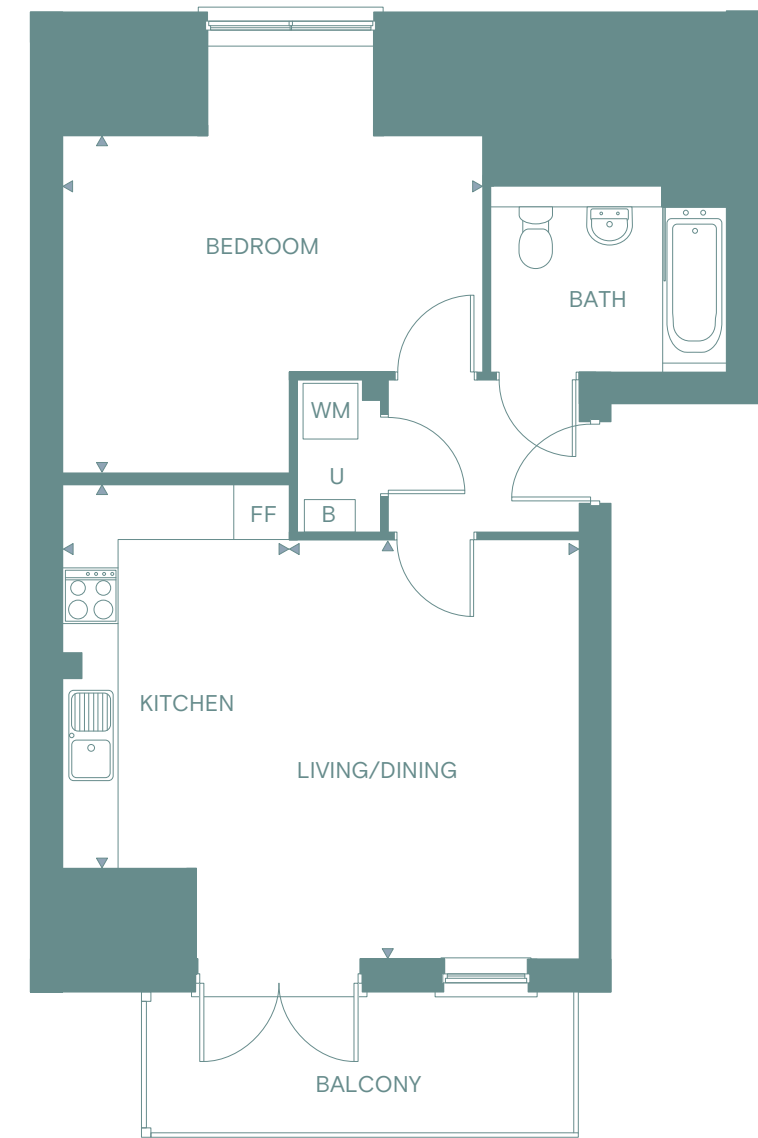
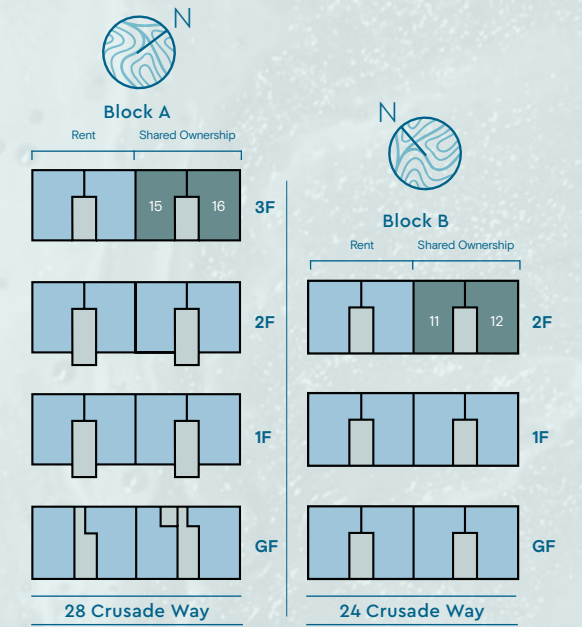
Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.

## ONE BEDROOM APARTMENTS

Block A | Apartments 15 & 16 | 28 Crusade Way  
Block B | Apartments 11 & 12 | 24 Crusade Way

Gross internal area 53.5 m<sup>2</sup> (575 ft<sup>2</sup>)

Kitchen	4.14m x 2.46m	13'6" x 8'1"
Living/Dining	4.59m x 3.14m	15'1" x 10'3"
Bedroom	4.61m x 3.70m	15'1" x 12'1"



B = Boiler FF = Fridge Freezer U = Utility WM = Washing Machine

Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.

TEMPLE WHARF

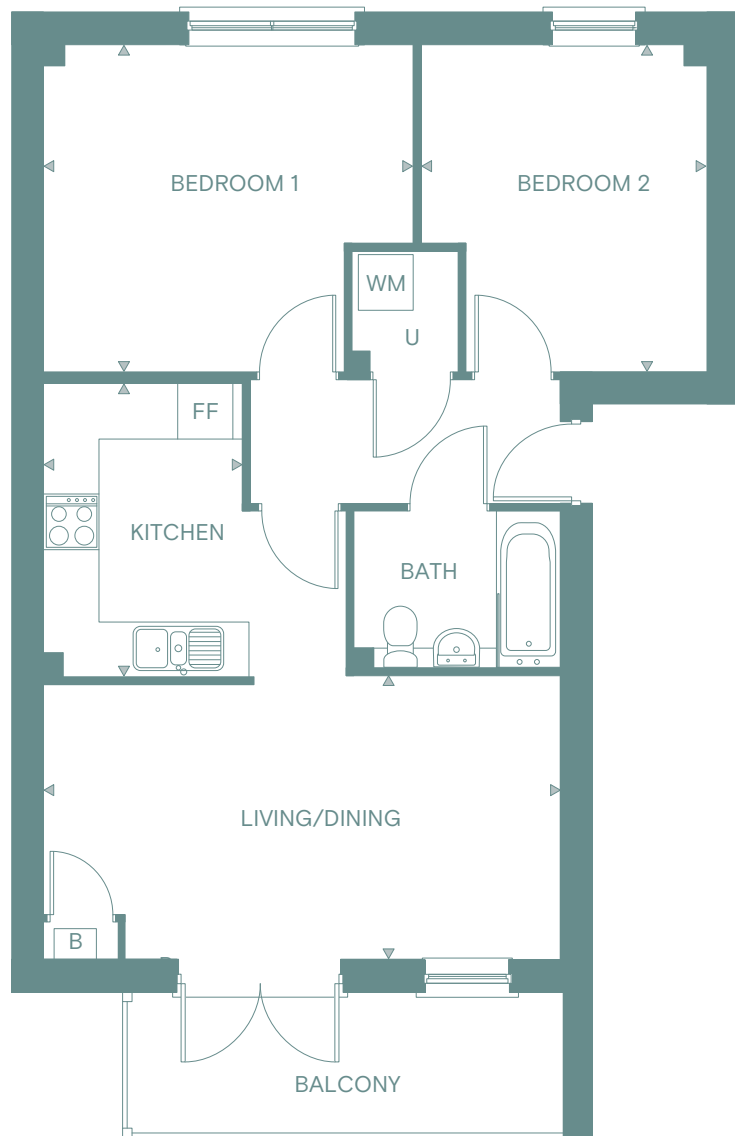
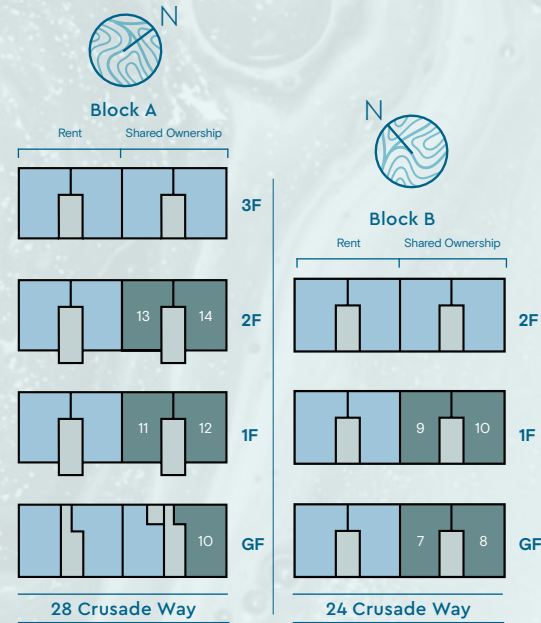


## TWO BEDROOM APARTMENTS

Block A | Apartments 10\*, 11, 12\*, 13 & 14\* | 28 Crusade Way  
 Block B | Apartments 7, 8\*, 9 & 10\* | 24 Crusade Way

<b>Gross internal area</b>	62 m <sup>2</sup> (669 ft <sup>2</sup> )		
Kitchen	3.22m × 2.16m	10'6" × 7'1"	
Living/Dining	5.66m × 3.02m	18'6" × 9'9"	
Bedroom 1	4.05m × 3.60m	13'1" × 11'8"	
Bedroom 2	3.60m × 3.15m	11'8" × 10'3"	

\*Indicates that this plot is handed



Block B apartment  
 boiler cupboards are  
 angled 90° clockwise

B = Boiler FF = Fridge Freezer U = Utility WM = Washing Machine

Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.



Image of a previous Optivo show home showing typical finish, for illustrative purposes only.

## SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

### How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

### The Nitty Gritty

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.





Image of a previous Optivo show home showing typical finish, for illustrative purposes only.

## ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives. Our aim is to grow even further in 2020/2021 than the already impressive 300+ homes we built for sale in 2019/2020!

Want more information? You can:

**Email us: [sales@optivo.org.uk](mailto:sales@optivo.org.uk)**

**Give us a call: 0800 012 1442**



BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES





BUILDING HOMES  
MAKING PLACES  
**ENHANCING LIVES**