



# WILD ASH CROFT

SITTINGBOURNE

MODERN LIVING FOR MODERN LIFESTYLES

TEN 1 & 2 BEDROOM HOUSES



Computer generated image



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# WELCOME TO MODERN LIVING

When you reach Wild Ash Croft, you're in for a delightful surprise – this brand-new development is truly a 'hidden gem,' tucked away in a cul-de-sac just off Portland Avenue in Sittingbourne. Set within a modern, urban, courtyard-style setting, the 40 one and two-bedroom homes have been designed to suit a new community of local working people.

Wild Ash Croft has been carefully and thoughtfully designed with the majority of new homes overlooking the green landscaped space at the heart of the oval. Each house features high ceilings, plenty of light and space, fixtures and fittings of the highest standard, dedicated parking and private gardens. Some of the new homes even have walk-in wardrobes.

A selection of these new homes are available on a shared ownership basis from Optivo, which means you're able to buy between 30% and 75% of the home and pay a monthly rent for the share you don't own. In future, you'll be able to buy additional shares in your property until you eventually own 100%.

You can buy with confidence from Optivo, a housing association built on a commitment to building homes and communities that people will love.



\* Ask the sales team for full details of shared ownership including eligibility

# WHAT THE LOCALS ALREADY KNOW

With a long industrial history, Sittingbourne has a strong sense of community and with local regeneration, including the £2 million investment in Milton Creek Country Park, its future is looking bright.

Investing in a new home at Wild Ash Croft will put you within easy reach of everything on offer. The Forum Shopping Centre with its cafes, supermarket and retail outlets is only about 1½ miles away and there are medical and dental surgeries within a mile radius. For schooling, Sunny Bank Primary School is a short stroll away and close by are several respected secondary schools including Highsted Grammar, Borden Grammar and Sittingbourne Community College.





# WHAT THE LOCALS ALREADY KNOW

For an evening out, there's the Avenue Theatre offering musical and theatrical productions and a cinema screen. For dinner, try the popular Maharani on West Street or the Red Lion in Milstead which has an excellent reputation for French-inspired country cooking. Meet friends for coffee or tea at The Bay Leaf in Roman

Square – just one of several local cafes. When it's time to work-out, the Swallows Leisure Centre provides swimming, football, a gym and a range of fitness classes - or perhaps enjoy walking through the beautiful, surrounding countryside.



Sittingbourne



Isle of Sheppey



Faversham





# SPECIFICATIONS

## General

- 10 year BLP Insurance policy
- At least one dedicated parking space
- Private garden with timber shed for cycle storage
- Central heating and hot water served by a gas combi-boiler from Vaillant

## Kitchen

- White gloss fitted kitchen from Howdens' Burford range with integrated appliances from Indesit including: fridge/freezer, dishwasher, washer, electric oven, gas hob and chimney hood
- Laminate worksurface and upstand in wenge block finish
- Stainless steel splashback behind hob

## Flooring

- Neutral-coloured carpet to hallway, lounge, stairs and bedrooms
- Tiled flooring to kitchen, bathroom and wc

## Bathroom and en-suite (where applicable)

- Contemporary white bathroom suite from Twyfords and Armitage Shanks
- Shower screen
- Ceramic wall tiles
- Heated chrome towel rail

## Security & Connectivity

- Sky TV points to lounge and main bedroom (subject to owners' contract)
- Virgin media points to lounge (subject to owners' contract)
- Digital Freeview points to lounge and bedrooms
- Smoke, heat and carbon monoxide detectors










# GETTING AROUND & ABOUT...

The A2 and M2 motorways linking Dover and London are easily accessed from Sittingbourne as is the A249, to the west, linking Maidstone and Sheerness. Local bus services travel to Canterbury, Chatham, Gillingham, Maidstone, Eastchurch and Sheerness.

Sittingbourne railway station, approximately one mile from Wild Ash Croft, provides services to London St Pancras, calling at Ebbsfleet International and Stratford, and to London Victoria, via Bromley South, with journey times from around an hour. In the other direction, the rail journey to Broadstairs, calling at Faversham, Whitstable, Herne Bay and Margate takes approximately 45 minutes and to Sheerness, via Kemsley, Swale and Queensborough, about 18 minutes.

 <b>WILD ASH CROFT</b> <small>SITTINGBOURNE</small>	<b>Bus</b>	<b>Sheerness</b> 21 minutes 725	<b>Maidstone</b> 37 minutes 333	<b>Eastchurch</b> 49 minutes 334, 351 & 362	<b>Canterbury</b> 61 minutes 3X	<b>Gillingham</b> 62 minutes 327	<b>Chatham</b> 71 minutes 327, 132 & 100
	<b>Train</b>	<b>Sheerness</b> 18 minutes	<b>Margate</b> 39 minutes	<b>Bromley South</b> 48 minutes	<b>London St Pancras</b> 59 minutes	<b>London Victoria</b> 65 minutes	<b>Stratford</b> 66 minutes

Bus times from [www.stagecoachbus.com](http://www.stagecoachbus.com) and [google.co.uk](http://google.co.uk)

Rail times from [thetrainline.com](http://thetrainline.com)







# LOCAL MAP



MODERN LIVING FOR MODERN LIFESTYLES

TEN 1 & 2 BEDROOM HOUSES



# SITEMAP







# TYPE ONE One Bedroom

Overall Area 68 sq.m / 731 sq.ft  
First floor 31.5 sq.m / 339 sq.ft  
Ground floor 37.3 sq.m / 402 sq.ft

Houses:  
16 & 26\*

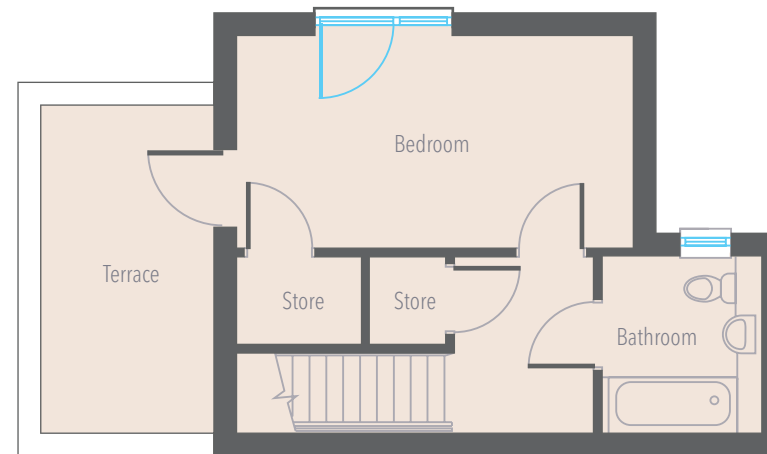
Kitchen and Dining Area  
2.81m x 4.33 / 9' 2" x 14' 2"

Living Area  
4.08m x 3.16m / 13' 4" x 10' 4"

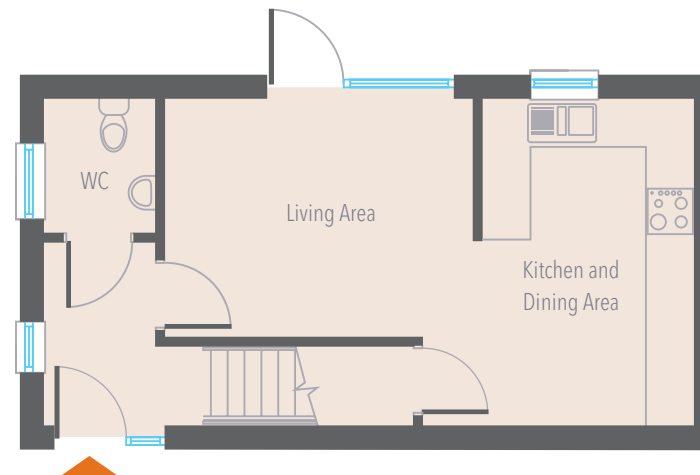
Bedroom  
5.24m x 2.81m / 17' 2" x 9' 2"

\*Mirrored version of floor plan shown

First floor



Ground floor





# TYPE TWO One Bedroom

Overall Area 68 sq.m / 731 sq.ft  
First floor 31.7 sq.m / 341 sq.ft  
Ground floor 37.0 sq.m / 398 sq.ft

Houses:  
17 & 27\*

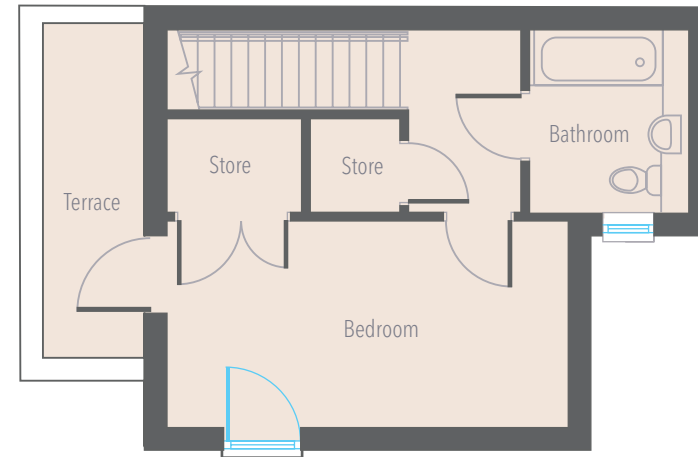
Kitchen  
3.42m x 3.18m / 11' 2" x 10' 5"

Living and Dining Area  
3.39m x 4.33m / 11' 1" x 14' 2"

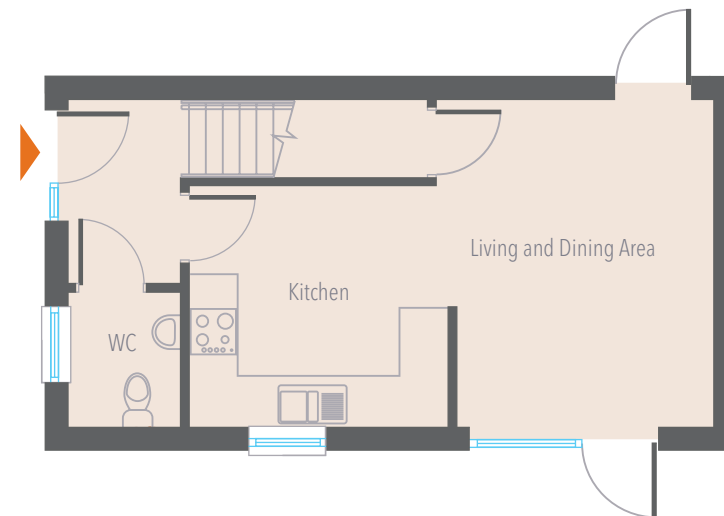
Bedroom  
5.30m x 2.73m / 17' 4" X 8' 11"

\*Mirrored version of floor plan shown

First floor



Ground floor







# TYPE THREE Two Bedroom

Overall Area 86 sq.m / 925 sq.ft  
First floor 45.7 sq.m / 491 sq.ft  
Ground floor 41.2 sq.m / 443 sq.ft

Houses:  
2, 12, 13\*, 14, 15\* & 39\*

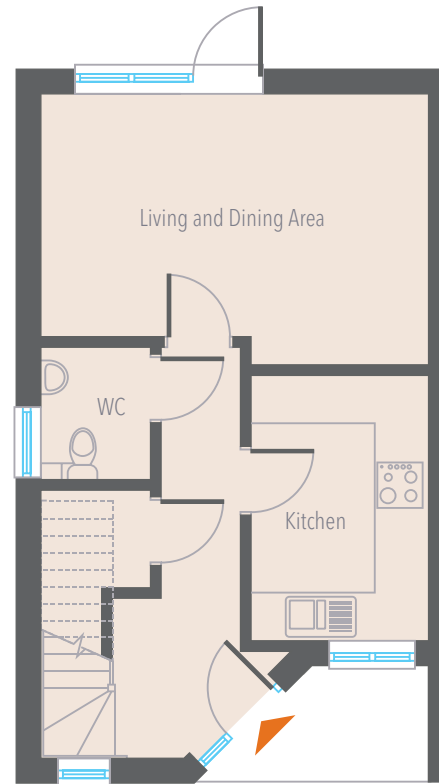
Kitchen  
3.51 X 2.35m / 11'5" X 7'7"

Living and Dining Area  
5.13 X 3.59m / 16'8" X 11'7"

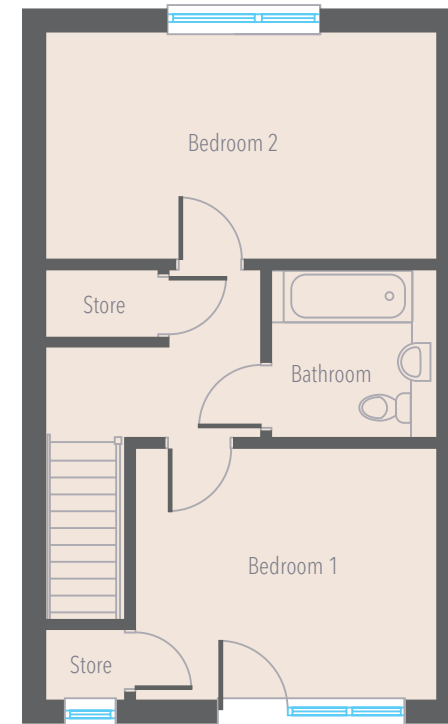
Bedroom 1  
5.17 X 3.00m / 16'11" X 9'10"

Bedroom 2  
3.98 X 3.33m / 13'0" X 10'11"

\*Mirrored version of floor plan shown



Ground floor



First floor



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To register your interest, email or call: [sales@optivo.org.uk](mailto:sales@optivo.org.uk) 0800 012 1442

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