

COUNTRY LIVING AT ITS BEST

SEVEN CONTEMPORARY HOUSES IN A TRADITIONAL STYLE

Langdon Row is an exceptional development of seven, three and four bedroom town houses, in the centre of Conyer.



CONYER

AN IDYLLIC VILLAGE

Conyer is one of the most picturesque villages in Kent. The creek, the marina and the fabulous Ship Inn country pub are the focus of this small village, together with the scenic surrounding countryside and quiet sailing waters.

It is a fast train ride to London and a short drive to the old market town of Faversham or the delightful seaside town of Whitstable, which has many notable restaurants and boutique shops.



NAUTICAL PARADISE

THE CREEK

The Creek, which runs through Conyer provides easy access to an excellent and varied cruising area. The Swale and Medway are on the doorstep providing safe, sheltered boating together with excellent anchorage. Swale marina offers a wide range of nautical services as well as hosting the Conyer Cruising Club.

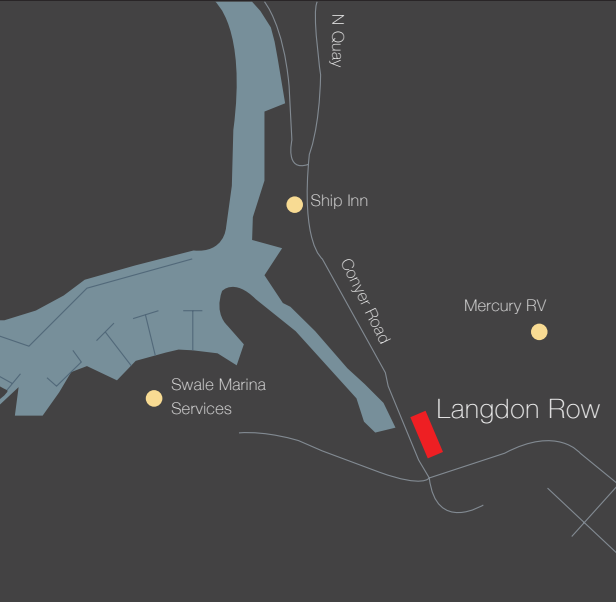


LOCATION

Conyer has great transport links with frequent trains departing from local stations. You can also catch the train to London from Teynham station, which is 1.5 miles away from Conyer. Similarly, you can get to London Victoria or London St Pancras International from Faversham and Sittingbourne station within an hour.

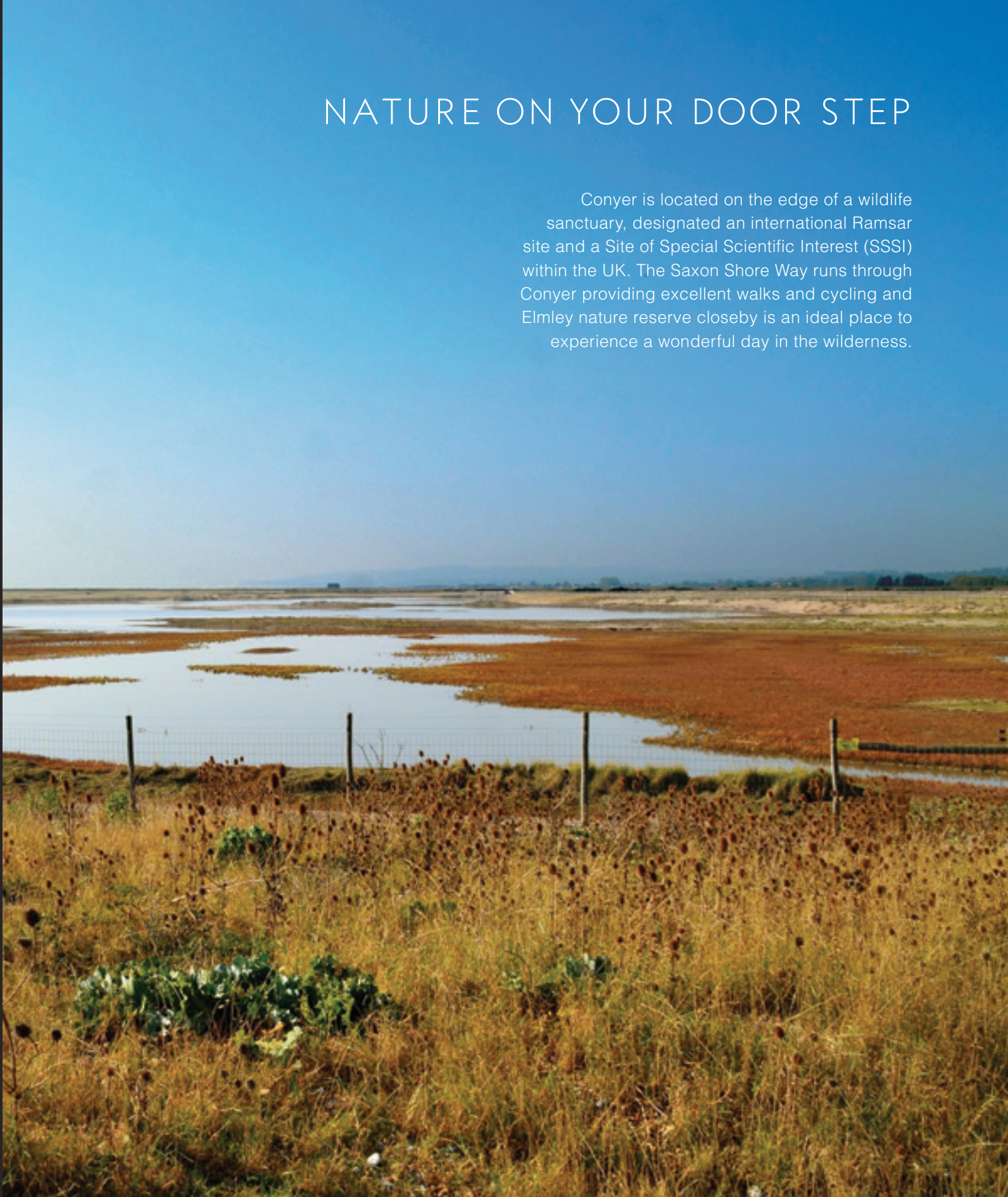
There is an excellent network of schools in the surrounding areas of Conyer. For instance, there is Canterbury High School and The King's School in Canterbury and Borden Grammar School in Sittingbourne.

There are also many golf clubs near Conyer to enjoy a great day outdoors, such as Faversham Golf Club, Boughton Golf Course, Whitstable Seasalter Golf Club, Sittingbourne Golf Centre and Sittingbourne and Milton Regis Golf Club.



NATURE ON YOUR DOOR STEP

Conyer is located on the edge of a wildlife sanctuary, designated an international Ramsar site and a Site of Special Scientific Interest (SSSI) within the UK. The Saxon Shore Way runs through Conyer providing excellent walks and cycling and Elmley nature reserve closeby is an ideal place to experience a wonderful day in the wilderness.



DISCOVER KENT

There are many attractions and activities in Kent, whether you are looking for an adventurous day or for a relaxing unwind, from romantic castles to vibrant seaside towns like Whitstable, with its superb sea front restaurants, shopping and harbour.





INTEGRATING SPACES

PANORAMIC VIEWS

Modern spacious interiors, with first floor balconies overlooking the Creek, the Marina and the Kentish countryside.

Both the living room and the kitchen have large folding glass doors opening onto extensive balconies, merging the interior with the outdoors and extending the living space.



3D FLOOR PLANS



1 Lower Ground Floor



3 First Floor



2 Upper Ground Floor



4 Second Floor

*The Floor Plans show Units 2 to 6 which are 4 bedroom houses. Units 1 and 7 are 3 bedroom houses with a similar layout as Units 2 to 6, except that there is bathroom instead of bedroom 04.

SITE PLAN



FLOOR PLANS



1 Lower Ground Floor 204.73ft² approx.

Store	4.30 m	x	3.00 m	14.11 ft	x	9.84 ft
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2 Upper Ground Floor 492.78ft² approx.

Kitchen / Diner	4.30 m	x	3.30 m	14.44 ft	x	10.83 ft
Living Room	4.30 m	x	4.10 m	14.44 ft	x	13.45 ft

3 First Floor 492.78ft² approx.

Bedroom 02	4.30 m	x	3.35 m	14.11 ft	x	10.99 ft
Bedroom 03	4.30 m	x	3.30 m	14.11 ft	x	10.83 ft
Bathroom	1.75 m	x	2.50 m	5.74 ft	x	8.20 ft

4 Second Floor 492.78ft² approx.

Bedroom 01	4.30 m	x	5.10 m	14.11 ft	x	16.73 ft
Bedroom 04	4.30 m	x	3.20 m	9.19 ft	x	10.50 ft

Total Floor Sizes 1683.07ft² approx.

*Floor Plans shown are for Units 2 to 6 4 bedroom houses. For Units 1 and 7, Bedroom 04 becomes a bathroom.

SPECIFICATIONS

Each home is contemporary in design and finished to very high standard throughout. Large areas of super efficient glazing give a light and airy feel, with the front facing rooms commanding panoramic views across the Kentish countryside and marine environment. Details of the high quality finish are listed below:

- Fully fitted kitchen with granite worktops to include AEG integrated appliances throughout. This includes: Fridge-freezer, washer-dryer, dishwasher, electric oven, ceramic hob and extractor. Designer stainless sink and mixer tap. Lighting is from recessed LED downlights. An engineered Oak plank floor finishes the room, with bi-folding doors leading out onto the rear balcony.
- Contemporary styled bathrooms include modern white sanitary ware and designer taps, clear glass shower/bath screens and chrome towel radiators. All bathrooms are finished with contemporary ceramic/porcelain tiling and 'cool white' LED downlights to give a crisp and light finish.
- Sitting room benefits from views though bi-folding doors, leading out onto the substantial front balcony. Timber decking with a glass and stainless steel balustrade completes the balcony.
- All external windows and doors are highly thermal efficient and ultra high levels of PIR insulation are fitted within the floors, walls and roof spaces, to exceed current building regulations.
- Exceptional levels of acoustic insulation within dividing walls, combined with a ground floor-to-roof separating void, effectively detaches each property. Acoustic properties greatly exceed that of current building regulations.
- Engineered Oak flooring throughout upper ground floor in the sitting room and kitchen. Fully fitted carpets on first and second floors, except bathrooms which are tiled.
- Walls and ceilings painted in smooth matte white paint with an eggshell finish to all woodwork.
- Gas fired central heating and hot water system is supplied from a high performance and energy efficient, A-rated combination boiler.
- Contemporary styled composite front door with a multi-link security locking system. All bi-folding doors have a multi-point security locking system.
- Hard wired NSI security alarm system.
- Hard wired smoke and heat alarm system.
- TV/Satellite and BT sockets in all appropriate rooms.
- Private driveway and undercroft provide parking for three vehicles. A substantial store room is located at the rear of the undercroft parking on the lower ground floor level.
- The rear balcony from the kitchen-diner is constructed with timber decking and balustrade. A half flight staircase leads out onto the laid to lawn rear garden.
- Every property is independently surveyed throughout construction and provided with a NHBC 10 year guarantee for peace of mind.
- Tenure is freehold.
- EPC Rating Band C
- Highly effective design and meticulous construction enable these properties to achieve top level energy performance. High levels of energy efficiency and sustainable construction methods help to keep real world living costs to a minimum, whilst maintaining an environmentally friendly future.



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