



BEAULIEU PARK



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**“AN EXCITING NEW DEVELOPMENT OF  
CONTEMPORARY TWO, THREE & FOUR BEDROOM  
HOMES IN THE SOUGHT AFTER TOWN OF  
RAINHAM, KENT.”**





## “BEAULIEU PARK SETS A NEW STANDARD FOR CONTEMPORARY LIVING IN KENT.”

Nestled within easy reach of the popular town centre of Rainham in Kent, Beaulieu Park offers an exceptional range of two, three and four bedroom contemporary homes.

Each home has been designed to accommodate the needs of modern living, finished with high quality specifications, fixtures and fittings.

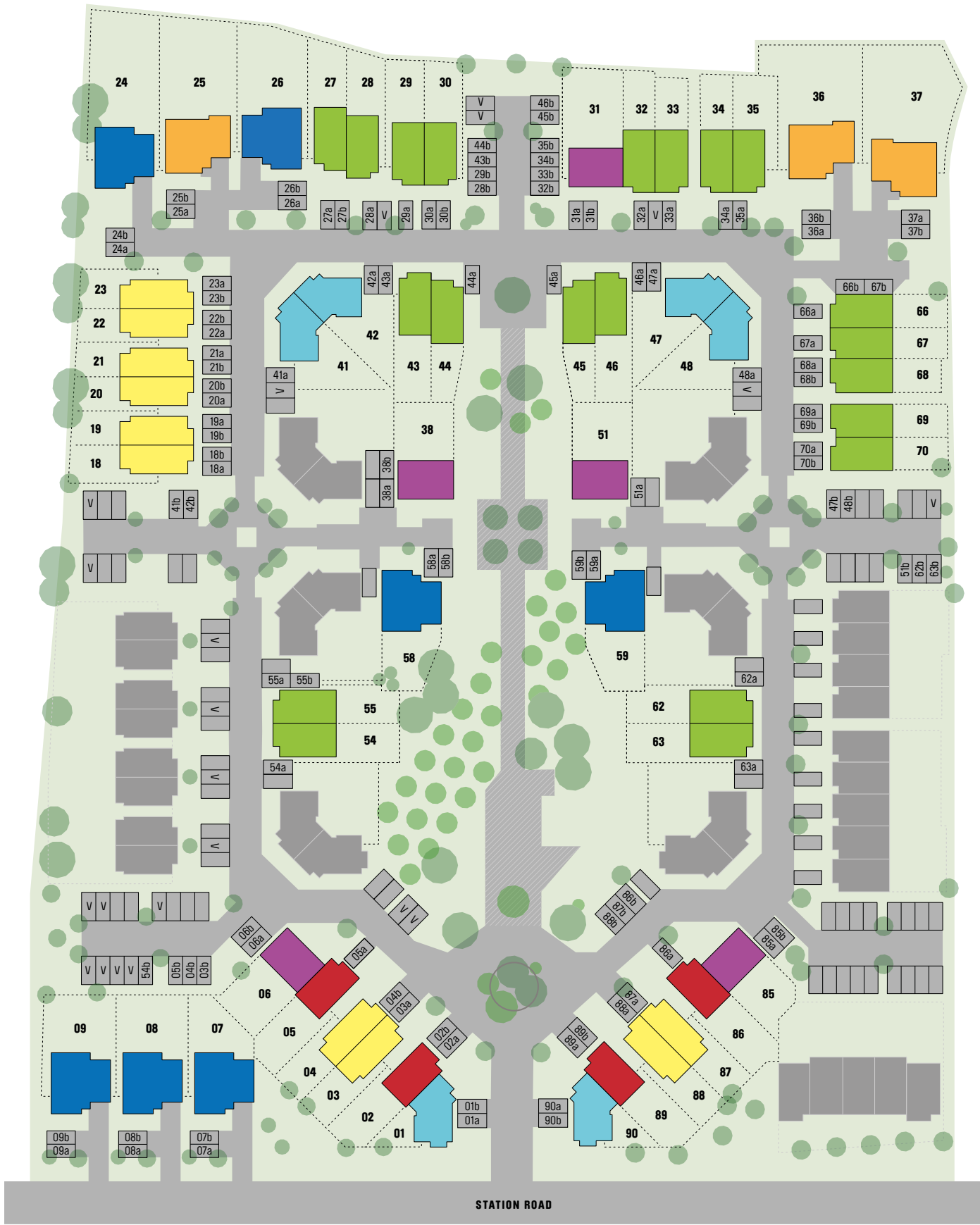
All homes benefit from modern designed German kitchens by Krieder with contrasting Silestone worktops and upstands, furnished with Bosch or Zanussi integrated appliances. Bathrooms are furnished with Geberit and Grohe sanitaryware with thermostatically controlled showers and complemented by high quality neutral tiling to floors and walls.

Cutting edge smart home technology by Wondrwall® provides an intelligent living system that allows you to adapt and personalise the needs and desires for your new home – automatically controlling heating, lighting, security/safety and benefits from voice control technology to change the settings at any time.\*

Each home is offered with a paved patio area and a level turfed garden, plus a 10 year Premier Build warranty for added peace of mind.

The homes at Beaulieu Park are set within an attractive boulevard, surrounding a beautiful landscaped central communal area, ideal for this new and exciting neighbourhood to relax and enjoy outdoor living.





TYPE	DESCRIPTION	SQFT	UNITS
PROSPECT	2 BEDROOM, 2 BATHROOM WITH 2 PARKING SPACES	968	02 05 86 89
PELHAM	3 BEDROOM, 2 BATHROOM WITH 2 PARKING SPACES	1,173	01 41 42 47 48 90
MILLBROOK	3 STOREY 4 BEDROOM, 3 BATHROOM WITH 2 PARKING SPACES	1,302	03 04 18 19 20 21 22 23 87 88
ASHER	3 BEDROOM, 2 BATHROOM WITH 2 PARKING SPACES	1,065	27 28 29 30 32 33 34 35 43 44 45 46 54 55 62 63 66 67 68 69 70
EASTON	3 BEDROOM, 2 BATHROOM WITH 2 PARKING SPACES	1,054	06 31 38 51 85
LAMORNA	4 BEDROOM, 3 BATHROOM WITH GARAGE AND 2 PARKING SPACES	1,420	07 08 09 24 26 58 59
LARBROOK	4 BEDROOM, 3 BATHROOM WITH GARAGE AND 2 PARKING SPACES	1,420	25 36 37







WITH A RANGE OF ACTIVITIES ON  
YOUR DOORSTEP, PERFECT FOR THE  
WHOLE FAMILY TO ENJOY.

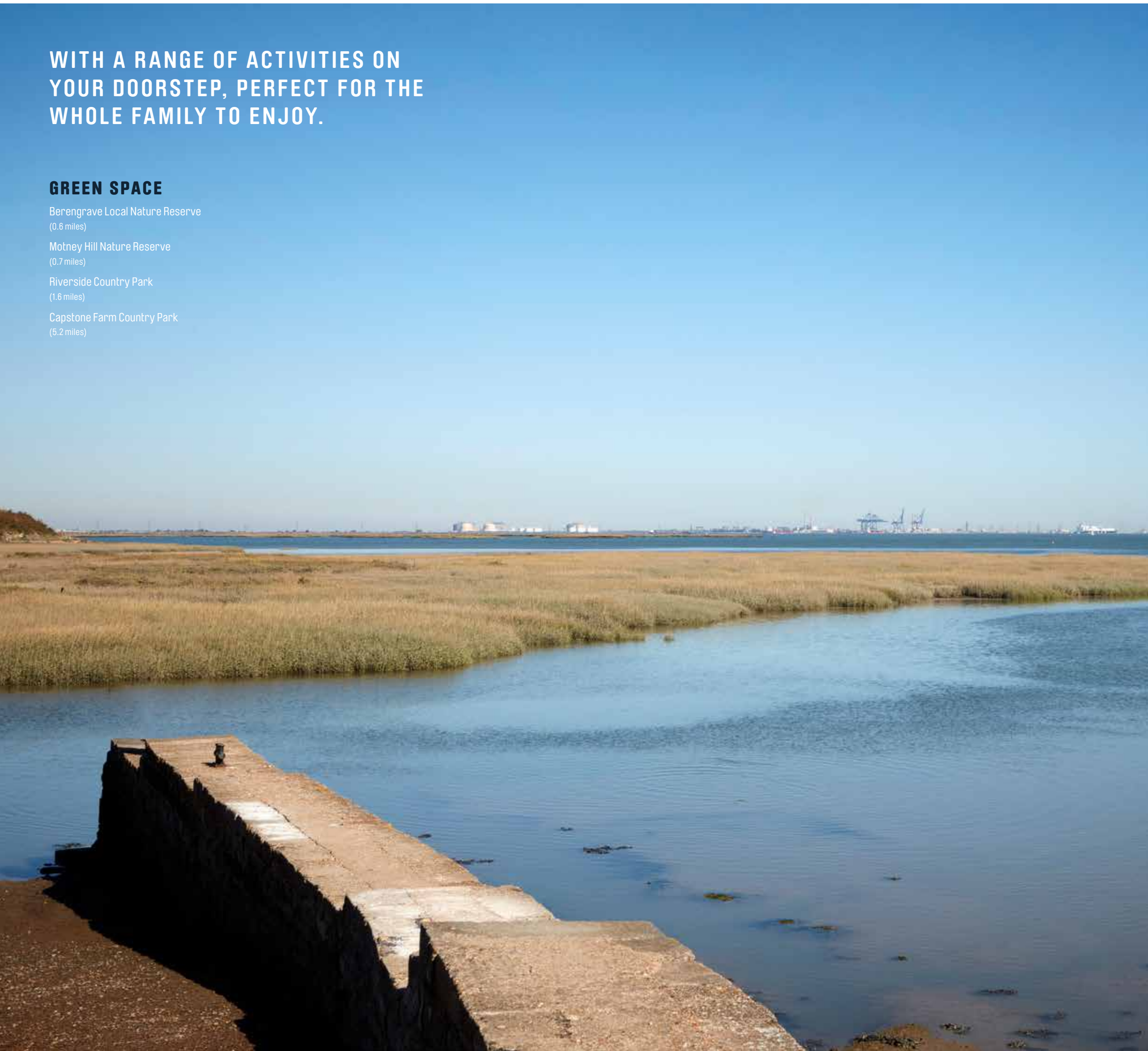
## GREEN SPACE

Berengrave Local Nature Reserve  
(0.6 miles)

Motney Hill Nature Reserve  
(0.7 miles)

Riverside Country Park  
(1.6 miles)

Capstone Farm Country Park  
(5.2 miles)







LOCAL SCHOOLS



“THE SURROUNDING AREAS HAVE MANY HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS.”

Education is every bit as important as commuter convenience for the modern family, and in Rainham you'll find an excellent choice in the local area from primary to secondary schools, through to higher education at The University of Kent (Medway Campus) just 4 miles away, as well as the main campus at Canterbury.

PRIMARY

- Riverside Primary School  
(0.6 miles)
- St Margaret's C of E Junior School  
(0.8 miles)
- Miers Court Primary School  
(1.6 miles)
- Thames View Primary School  
(1.7 miles)

SECONDARY

- Rainham School for Girls  
(1.6 miles) - Ofsted Rated 'Good'
- The Howard School (boys)  
(1.6 miles) - Ofsted Rated 'Good'
- Rainham Mark Grammar School  
(1.8 miles) Ofsted Rated 'Outstanding'
- Chatham Grammar School for Girls  
(3.5 miles) Ofsted Rated 'Good'



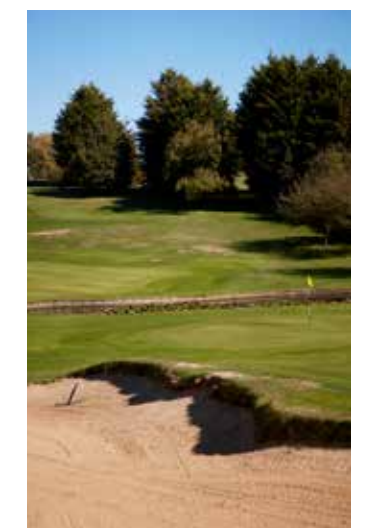


## LOCAL AREA

**“AS WELL AS OFFERING AN EASY COMMUTE TO LONDON, RAINHAM ALSO OFFERS A WIDE RANGE OF THINGS TO SEE AND DO.”**

Rainham is an ideal place to raise a family. There are a wide range of activities on your doorstep such as the Riverside Country Park, which connects to the Motney Hill Nature Reserve with its scenic riverside paths ideal for a stroll or a family picnic overlooking the water. Rainham High Street

is within walking distance and has a wide variety of shops, pubs and restaurants. Looking to do something a little more active, there are a number of golf clubs in the local area and the Splashes Sports Centre including swimming pool and gym is just a few minutes away.







## FURTHER AFIELD

### “ROCHESTER’S CASTLE, CATHEDRAL AND MUSEUMS ARE PERFECT FOR A FAMILY DAY OUT.”

A wide and mixed array of shopping options and activities are within easy reach of Beaulieu Park. Local bus services keep a variety of local towns and bustling high streets within easy reach. The historic town of Rochester (5 miles) with its castle, cathedral and museums are perfect for a family day out. If it's shopping you're looking for, Chatham Dockside Shopping Outlet offers a mix of high street stores and fast food restaurants as well as an Odeon Cinema and Pure Gym fitness centre.

A short drive away is Bluewater Shopping Centre, which offers over 300 designer and high street shops alongside a 13-screen multiplex cinema and a wide range of eateries.

Situated closest to Beaulieu Park is Gillingham, which offers a range of shopping outlets, a traditional market every Saturday and Monday, and a bustling pedestrianised high street with a range of amenities.







## TRANSPORT CONNECTIONS

“BEAULIEU PARK IS WELL CONNECTED TO CENTRAL LONDON BY RAIL AND ROAD.”

Rainham train station is easily accessible from Beaulieu Park, providing regular services into several Central London destinations including; Stratford Intl. (42 mins) which connects to Central, Jubilee and Overground lines as well as being well placed for Westfield Shopping Centre.

Rainham also provides a good service to St Pancras Intl. (47 mins via the high speed Javelin train) – the biggest interchange on the London Underground with connections

to Victoria, Piccadilly, Northern, Circle, Metropolitan, Hammersmith & City lines, as well as a number of national and international links with direct routes to Paris, Brussels, Amsterdam and Lille. London’s five airports are all accessible from Kings Cross within the hour. There are also a number of bus services from Station Road to some of the bigger nearby towns, Gillingham, Chatham and the historic Rochester.



### TOWARDS CENTRAL LONDON

<b>EBBSFLEET</b> <i>For Eurostar &amp; Bluewater Shopping Centre</i>	<b>30 MINS</b>
<b>BROMLEY SOUTH</b> <i>For The Glades Shopping Centre</i>	<b>40 MINS</b>
<b>STRATFORD INTL.</b> <i>For Eurostar, Central, Jubilee, London Overground &amp; Westfield Shopping Centre</i>	<b>42 MINS</b> <i>High speed train</i>
<b>ST. PANCRAS INTL.</b> <i>For Eurostar, Victoria, Piccadilly, Northern, Circle, Metropolitan, Hammersmith &amp; City lines</i>	<b>50 MINS</b> <i>High speed train</i>
<b>LONDON VICTORIA</b> <i>For Victoria, Circle &amp; District Lines</i>	<b>59 MINS</b>

### SHOPPING

<b>MAIDSTONE</b>	<b>47 MINS*</b>
<b>GREENHITHE</b> <i>For Bluewater Shopping Centre</i>	<b>39 MINS</b>
<b>ASHFORD INTL.</b> <i>For Ashford Designer Outlet</i>	<b>58 MINS*</b>

### THE COAST

<b>MARGATE</b>	<b>44 MINS</b>
<b>BROADSTAIRS</b>	<b>50 MINS</b>
<b>RAMSGATE</b>	<b>56 MINS</b>

All train times are from Rainham Station and correct at the time of print. Source: Trainline.co.uk \*Requires 1 or more changes.













Beaulieu Park, Station Road, Rainham, Kent ME8 7QZ



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**BEAULIEUPARK.CO.UK**

Developed by:



Selling Agents:



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