



THE ORCHARD



The Development

Murston are pleased to offer this opportunity to purchase a craftsman built house on The Orchard of just twelve houses with a variety of two semi-detached and ten detached, 3 and 4 bedroom homes.

The internal finish is set to a very high standard with attention to detail which boasts many quality features fully described in the specification. Individually designed by Gary Remington of Lee Evans Partnership, local Chartered Architects. The properties also benefit from thoughtfully designed, landscaped gardens.

An Introduction to Woodnesborough

From the unique wooden tower of the Parish Church of St Mary, on a clear day you can see the sea and beyond Canterbury inland as well as the white cliffs of Ramsgate.

Woodnesborough can be traced back to the Domesday Book in 1086, carrying an abundance of legends and tales as well as historical sites.

The village takes its name from the Saxon god of wisdom Woden. He gave his name to the third day of the week “Woden’s Day” now known as Wednesday.

Woodnesborough is situated one and a half miles from Sandwich. The larger towns of Canterbury, Deal, Dover and Thanet (Ramsgate, Broadstairs & Margate) with a variety of shops and entertainments are in easy reach by either road or rail with a regular bus service. Sandwich and Ramsgate mainline railway stations connect to the HS1 (high speed) services to London St Pancras International.

Neighbouring Eastry, just 1.4 miles from Woodnesborough has a Doctors surgery, fish bar, pub, primary school and Village Hall hosting classes, clubs and societies including WI, Snooker Club, Horticultural Society and pre-school.

The village hall in Ash, 1.7 miles from Woodnesborough, has a number of clubs and societies too including Brownies and Rainbow Groups.

Woodnesborough’s new village hall (scheduled for completion January 2016) will have a number of clubs and societies including a Mother and Toddler Group. The Woodnesborough Football Club venue also holds Karate classes for all the family.

The picturesque town of Sandwich with a population of around 4500 can be reached by foot or road. Just two miles from the sea it offers many attractions including a railway station, schools, takeaways, pubs, restaurants, shops, a library, a supermarket, dentist, doctors, vets, cinema, post office, police office, river boat and a plethora of clubs and societies and of course Royal St Georges Golf Course, one of the venues for the British Open Golf Championship, as well as Prince’s 27 hole Championship links golf course. There are regular festivals each year providing entertainment for everyone.

The vibrant City of Canterbury with the oldest cathedral in England, shops, The Marlowe Theatre, pubs and restaurants is just 30 minutes by road. Dover 20 minutes away with its castle and harbour with regular ferries to the continent.

Deal with an excellent range of independent shops, a number of supermarkets, 3 weekly markets, 2 castles, wonderful architecture, a pier and 2 small museums all within walking distance is just 18 minutes by road or 6 minutes by rail from Sandwich station.

Schools

Sir Roger Manwood’s School in Sandwich was inspected by Ofsted in April 2012. The Inspectors judged the school to be outstanding in every respect.

Also, Ofsted rated “Good” in 2012, the Sandwich Technology School which “is one of the new breed Academies. We are a high-achieving secondary modern school with a successful Sixth Form, serving Sandwich and its surrounding village communities”.

Nearby Eastry Church of England Primary School was rated “Outstanding” in its last Ofsted report of 2009. With a school roll of approximately 200 pupils.

Sandwich Junior School was opened on the St. Bart’s road site in 1967 and was originally designated as a through primary. However, in 1977 two separate schools were created and even though the infant pupils returned to the original Victorian building in School Road, Sandwich, many exceptionally close links between the two institutions were retained and continue to this day. Both schools rated “Good” in their 2012 Ofsted inspection.

SITE LAYOUT PLAN



TOTAL FLOOR SPACE

165.7 m² / 1784 ft²



COX

PLOT 1

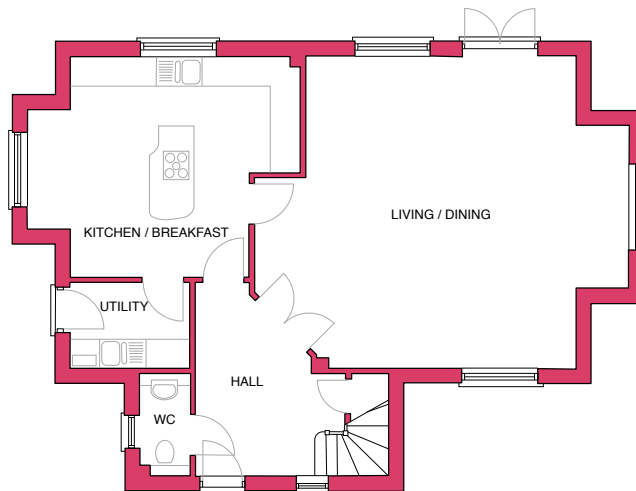


GROUND FLOOR

Kitchen/Breakfast
5.70m x 4.67m (max)
18ft 8in x 15ft 4in

Utility
2.51m x 1.78m
8ft 3in x 5ft 10in

Living/Dining
7.85m x 6.55m (max)
25ft 9in x 21ft 6in



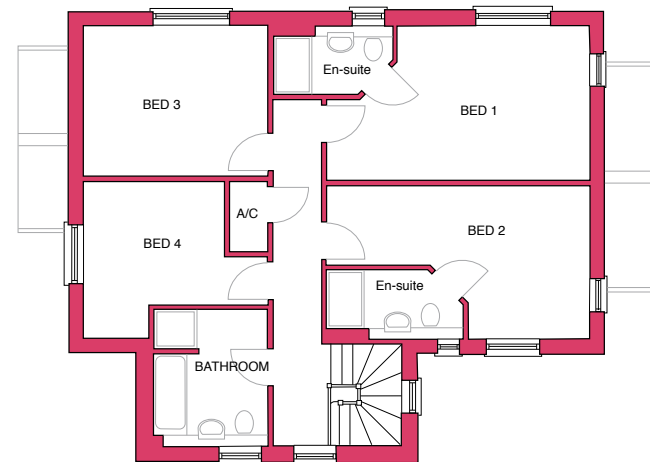
FIRST FLOOR

Bed 1
5.50m x 3.22m (max)
18ft 1in x 10ft 6in

Bed 2
5.50m x 3.21m (max)
18ft 1in x 10ft 6in

Bed 3
3.86m x 3.14m
12ft 8in x 10ft 3in

Bed 4
3.86m x 3.30m (max)
12ft 8in x 10ft 10in



TOTAL FLOOR SPACE

106.3 m² / 1144 ft²



BRAMLEY

PLOTS 2 & 3



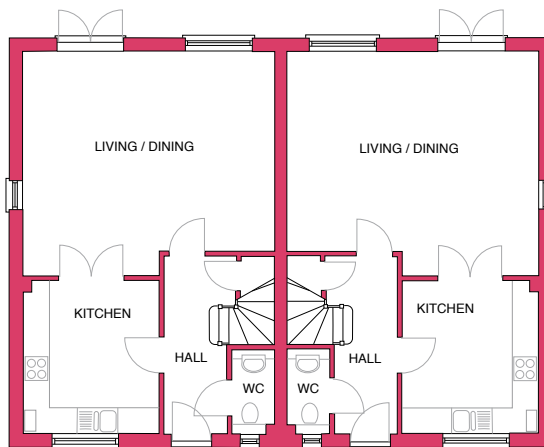
GROUND FLOOR

Kitchen

3.60m x 3.20m
11ft 6 in x 10ft 6in

Living/Dining

5.93m x 5.29m (max)
19ft 5in x 17ft 4in



FIRST FLOOR

Bed 1

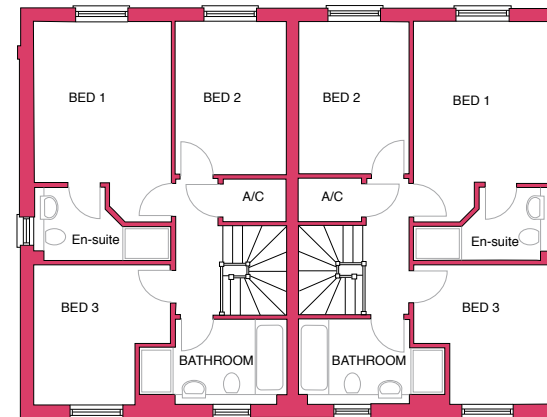
3.81m x 3.22m
12ft 6in x 10ft 6in

Bed 2

3.60m x 2.59m
11ft 10in x 8ft 6in

Bed 3

3.27m x 3.22m (max)
10ft 9in x 10ft 6in



TOTAL FLOOR SPACE

115.6 m² / 1244 ft²



RUBENS

PLOT 4



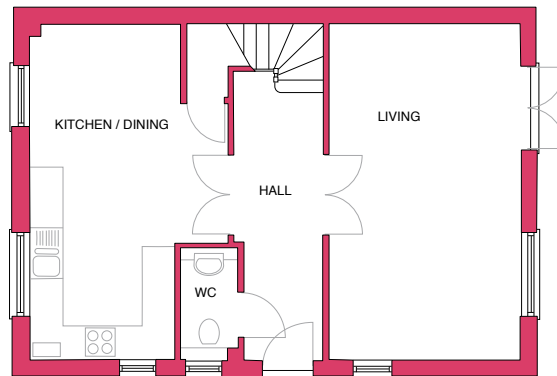
GROUND FLOOR

Kitchen/Dining

6.33m x 3.71m (max)
20ft 9in x 12ft 2in

Living

6.33m x 3.60m
20ft 9in x 11ft 9in



FIRST FLOOR

Bed 1

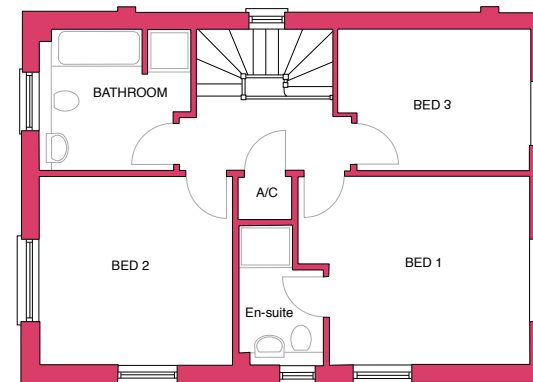
4.37m x 3.54m (max)
14ft 4in x 11ft 7in

Bed 2

3.64m x 3.54m
11ft 11in x 11ft 7in

Bed 3

3.60m x 2.66m
11ft 9in x 8ft 9in



TOTAL FLOOR SPACE

123.2 m² / 1326 ft²



DISCOVERY

PLOT 5



GROUND FLOOR

Kitchen/Breakfast

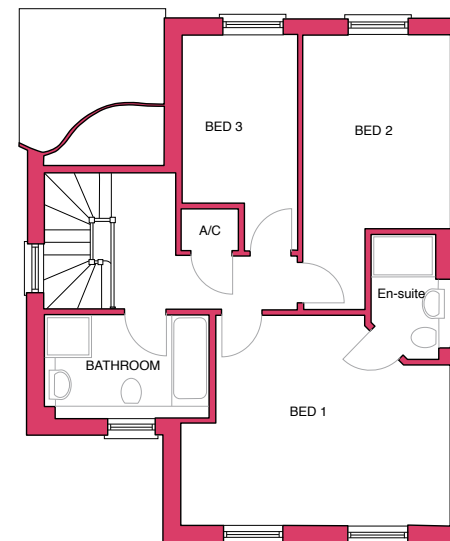
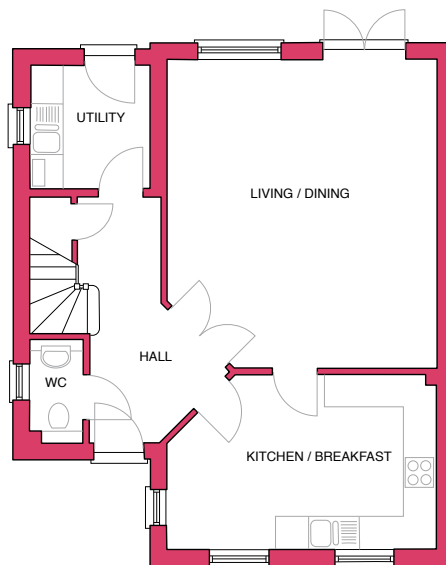
5.07m x 3.28m
16ft 7in x 10ft 9in

Utility

2.32m x 2.23m
7ft 7in x 7ft 4in

Living/Dining

5.82m x 5.09m
19ft 1in x 16ft 8in



FIRST FLOOR

Bed 1

5.09m x 3.96m (max)
16ft 8in x 18ft

Bed 2

5.19m x 2.77m (max)
17ft x 9ft 1in

Bed 3

4.05m x 2.20m (max)
13ft 3in x 7ft 2in

TOTAL FLOOR SPACE

123.2 m² / 1326 ft²



DISCOVERY

PLOT 6



GROUND FLOOR

Kitchen/Breakfast

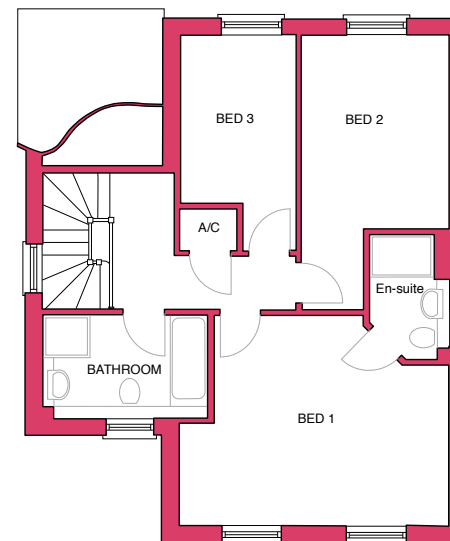
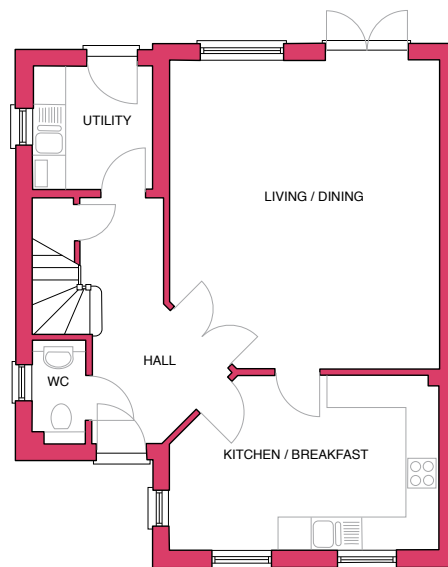
5.07m x 3.28m
16ft 7in x 10ft 9in

Utility

2.32m x 2.23m
7ft 7in x 7ft 4in

Living/Dining

5.82m x 5.09m
19ft 1in x 16ft 8in



FIRST FLOOR

Bed 1

5.09m x 3.96m (max)
16ft 8in x 18ft

Bed 2

5.19m x 2.77m (max)
17ft x 9ft 1in

Bed 3

4.05m x 2.20m (max)
13ft 3in x 7ft 2in

TOTAL FLOOR SPACE

160.4 m² / 1726 ft²



BOUNTIFUL

PLOT 7



GROUND FLOOR

Kitchen/Breakfast

5.08m x 4.31m (max)

16ft 8in x 14ft 2in

Living/Dining

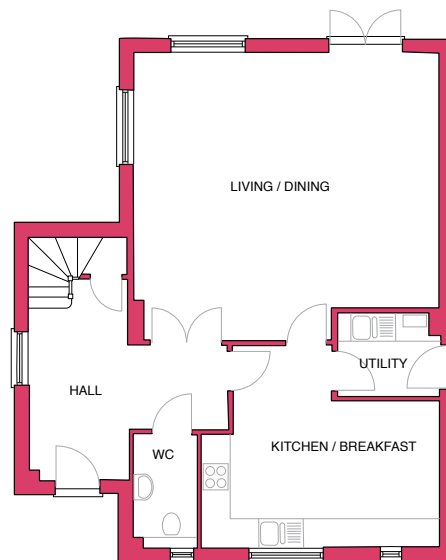
6.55m x 6.15m (max)

21ft 6in x 20ft 2in

Utility

2.18m x 1.76m

7ft 2in x 5ft 9in



FIRST FLOOR

Bed 1

5.50m x 3.30m (max)

18ft 1in x 10ft 10in

Bed 2

5.50m x 3.14m (max)

18ft 1in x 10ft 3in

Bed 3

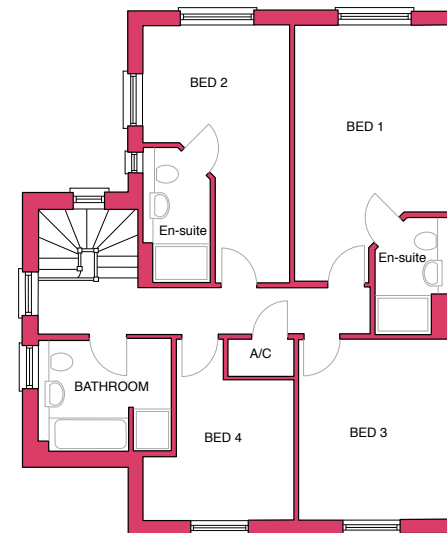
3.86m x 3.22m

12ft 8in x 10ft 7in

Bed 4

3.22m x 2.97m (max)

10ft 7in x 9ft 9in



TOTAL FLOOR SPACE

104.6 m² / 1126 ft²



PIPPIN

PLOT 8



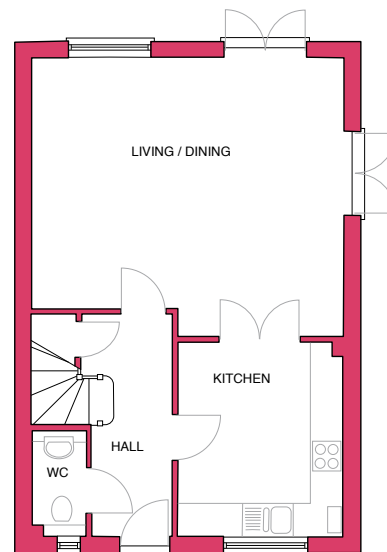
GROUND FLOOR

Kitchen

3.65m x 3.10m
11ft 11in x 10ft 2in

Living/Dining

5.88m x 5.24m (max)
19ft 3in x 17ft 2in



FIRST FLOOR

Bed 1

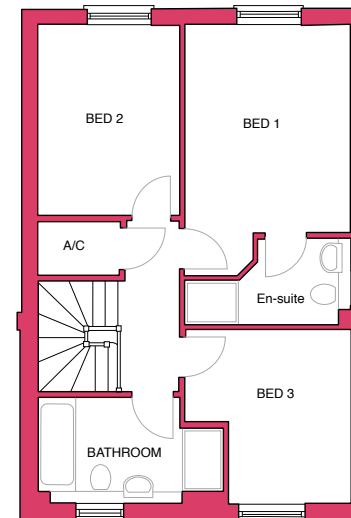
3.92m x 3.12m
12ft 10in x 10ft 3in

Bed 2

3.60m x 2.64m
11ft 10in x 8ft 8in

Bed 3

3.27m x 3.12m (max)
10ft 9in x 10ft 3in



TOTAL FLOOR SPACE

104.6m² / 1126 ft²



PIPPIN

PLOT 9



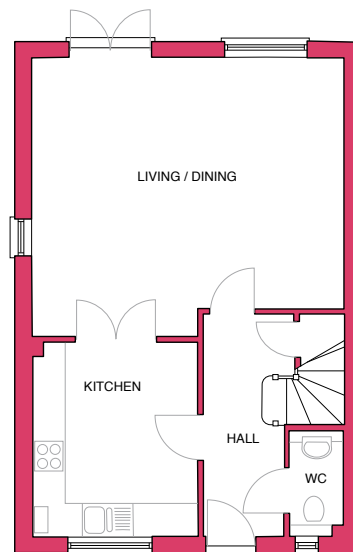
GROUND FLOOR

Kitchen

3.65m x 3.10m
11ft 11in x 10ft 2in

Living/Dining

5.88m x 5.24m (max)
19ft 3in x 17ft 2in



FIRST FLOOR

Bed 1

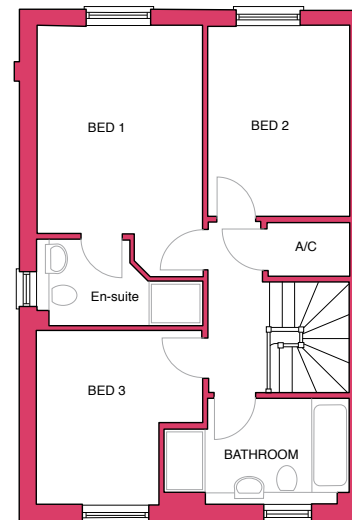
3.92m x 3.12m
12ft 10in x 10ft 3in

Bed 2

3.60m x 2.64m
11ft 10in x 8ft 8in

Bed 3

3.27m x 3.12m (max)
10ft 9in x 10ft 3in



TOTAL FLOOR SPACE

136.9m² / 1474 ft²



GALA

PLOT 10



GROUND FLOOR

Kitchen

4.38m x 3.80m (max)
14ft 4in x 12ft 5in

Utility

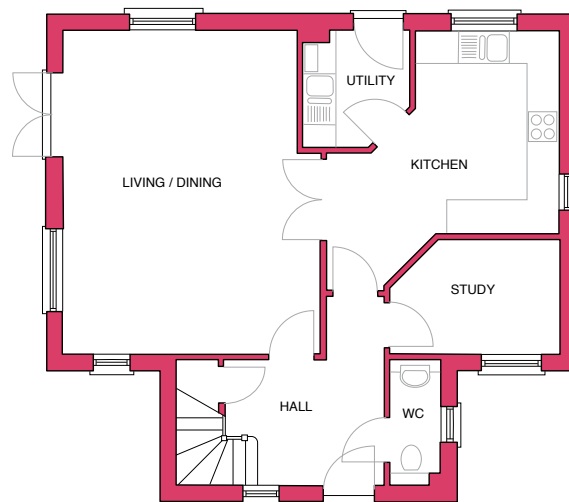
2.19m x 2.00m
7ft 2in x 6ft 7in

Living/Dining

6.10m x 4.85m (max)
20ft x 15ft 11in

Study

3.20m x 2.15m
10ft 6in x 7ft



FIRST FLOOR

Bed 1

6.10m x 3.48m (max)
20ft x 11ft 5in

Bed 2

3.73m x 3.18m (max)
12ft 3in x 10ft 5in

Bed 3

5.76m x 2.80m (max)
18ft 11in x 9ft 2in



TOTAL FLOOR SPACE

124.7 m² / 1342 ft²



RUSSET

PLOT 11



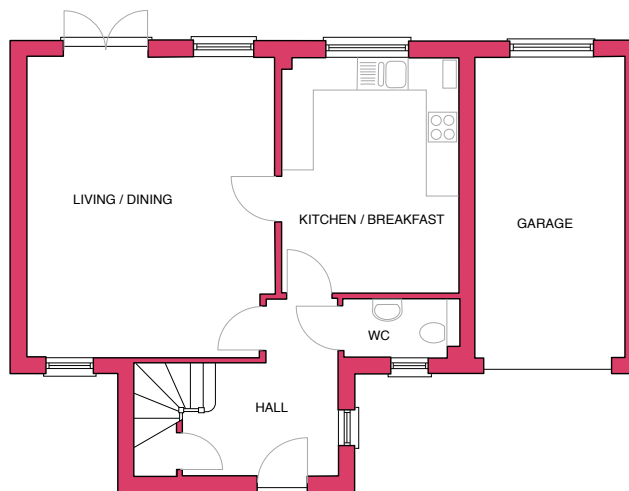
GROUND FLOOR

Kitchen/Breakfast

4.43m x 3.33m
14ft 6in x 10ft 11in

Living/Dining

5.65m x 4.68m
18ft 6in x 15ft 4in



FIRST FLOOR

Bed 1

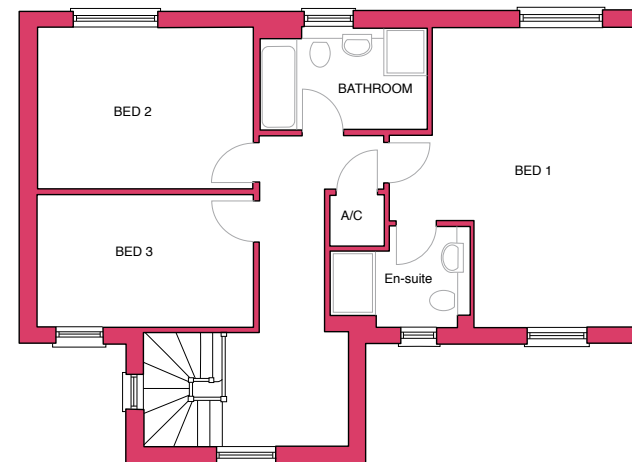
5.65m x 4.61m (max)
18ft 6in x 15ft 2in

Bed 2

4.09m x 3.04m
13ft 5in x 10ft

Bed 3

4.09m x 2.49m
13ft 5in x 8ft 2in



TOTAL FLOOR SPACE

160.4 m² / 1726 ft²



LIMELIGHT

PLOT 12

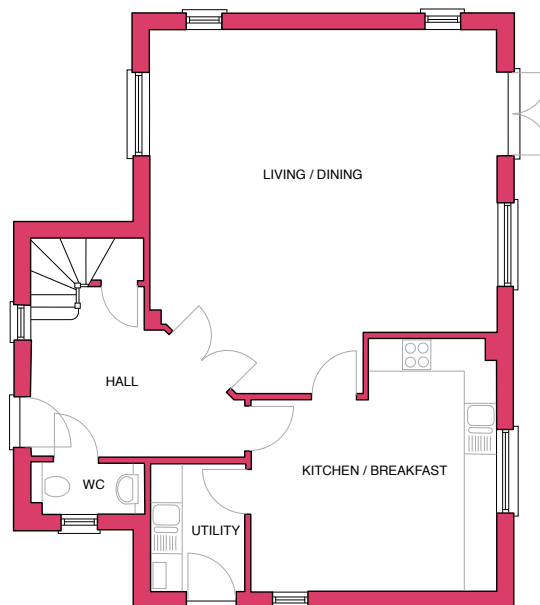


GROUND FLOOR

Kitchen/Breakfast
4.76m x 4.62m (max)
15ft 7in x 15ft 2in

Utility
2.42m x 1.78m
7ft 11in x 5ft 10in

Living/Dining
6.87m x 6.55m (max)
22ft 6in x 21ft 6in



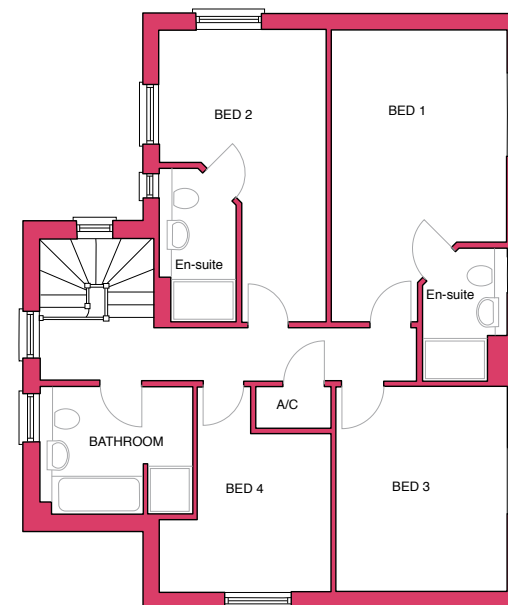
FIRST FLOOR

Bed 1
5.50m x 3.30m (max)
18ft 1in x 10ft 10in



Bed 2
5.50m x 3.14m (max)
18ft 1in x 10ft 3in

Bed 3
3.86m x 3.22m
12ft 8in x 10ft 6in

Bed 4
3.22m x 2.97m (max)
10ft 6in x 9ft 9in



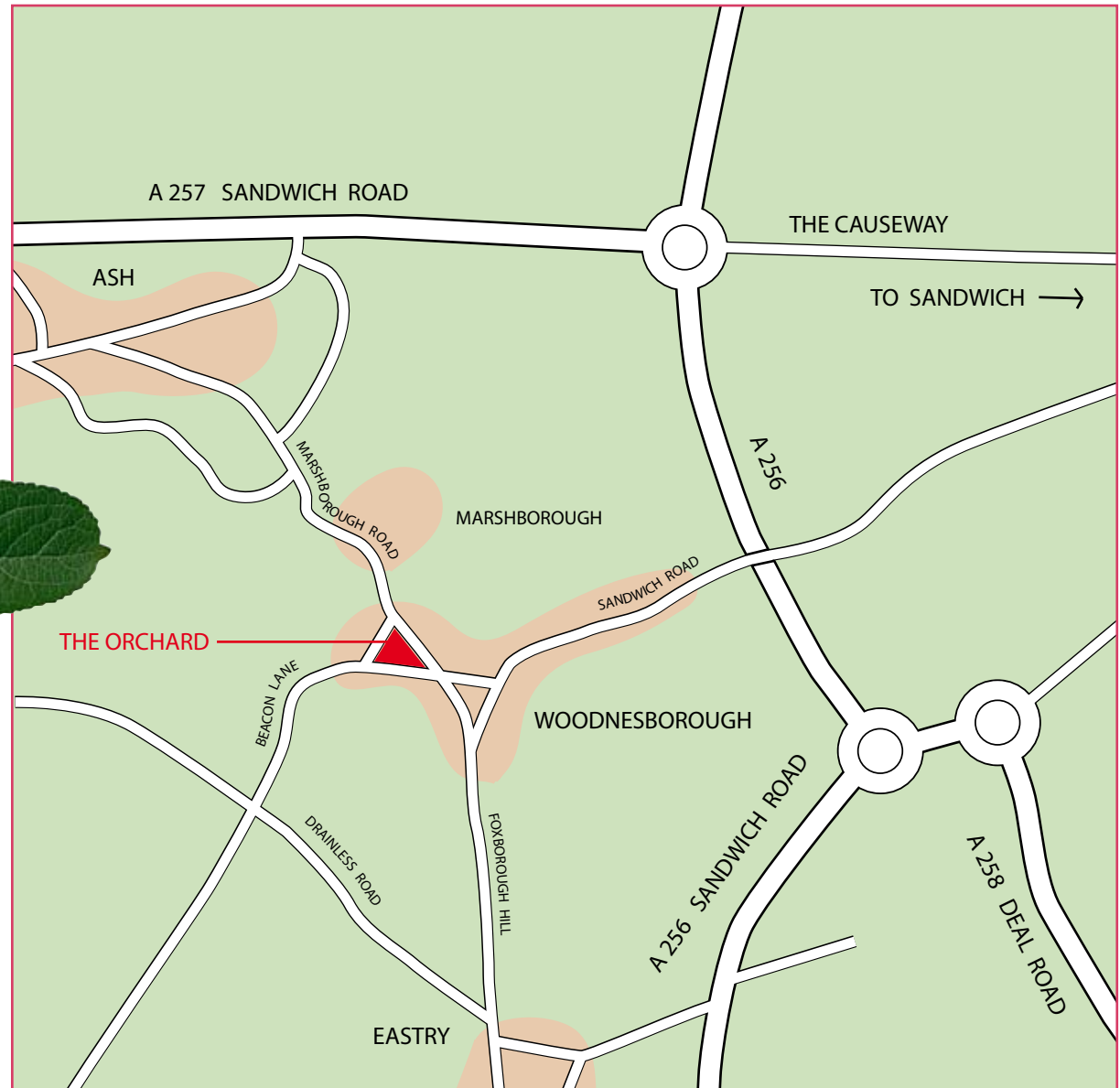
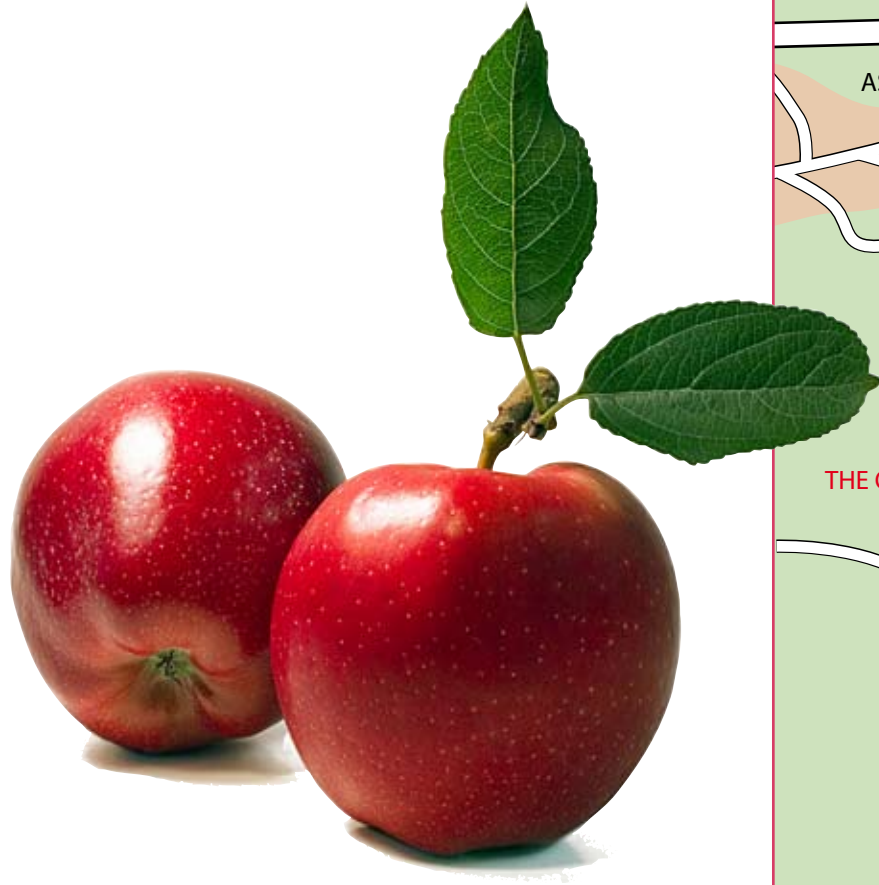
SPECIFICATION AND OPTIONAL EXTRAS

Optional extra  Included as standard 	Plot numbers									
	1	2&3	4	5&6	7	8&9	10	11	12	
	Cox	Bramley	Rubens	Discovery	Bountiful	Pippin	Gala	Russet	Limelight	
Throughout Property										
A generous provision of power points and lights are provided throughout										
Carpets from selected range										
Smooth plastered walls and ceilings										
Moulded skirtings and architraves										
White painted ceilings										
Walls painted in neutral tones emulsion										
Feature staircase										
Feature doors through the properties with satin chrome furniture										
Coving in principal rooms										
Internal woodwork is painted										
Gas fired approved central heating system to include:										
Gas fired boiler, slim line convector radiators										
Programmable hot water and central heating control										
Heatmiser NeoHub remote heating control system with App										
Thermostatic heating control radiator valves										
Wireless alarm system										
Additional TV, power points, BT points etc	*									
Dimmer switches	*									
Smoke detectors on all floors										
High SAP rating achieved (thermally efficient)										
Windows and external doors all double glazed										
All mains services provided: gas, water, telephone, electricity and mains drainage										
Garage										
Power points and plumbing for washing machine and tumble dryer										
Electrical operated up and over door										
Outside										
External door locks to British Standard and secured by Design Standard										
Patio area										
Extended patio area										
Turf to rear garden										
Tap										
Power points										
Secure boundaries with restricted access to the rear gardens										
External security lighting at the front and rear of the property										
Fully landscaped and planted with variety of shrubs to front										

Dependent upon the stage of construction *

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract

LOCATION PLAN





Backed by
HM Government

smith
woolley

chartered surveyors

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