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 Remmington 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.



TOTAL FLOOR SPACE 165.7 m² / 1784 ft²





GROUND FLOOR

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

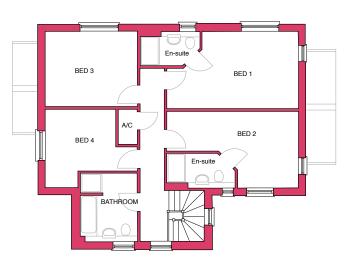
Utility

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 ft ²

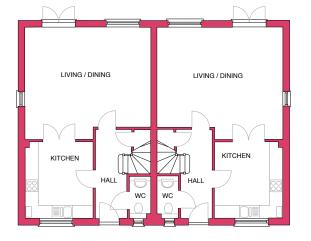


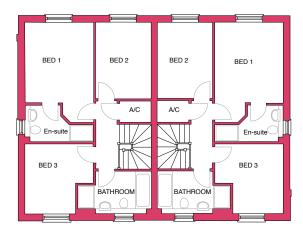


GROUND FLOOR

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 ft ²

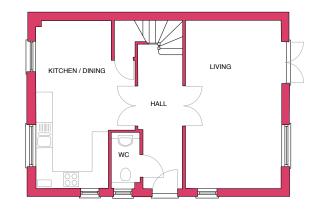


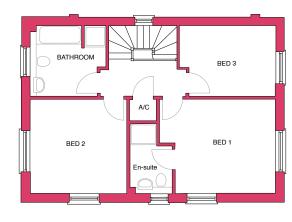


GROUND FLOOR

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 ft 2



DISCOVERY



GROUND FLOOR

Kitchen/Breakfast 5.07m x 3.28m

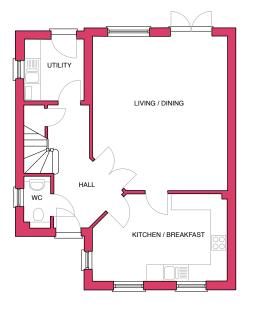
16ft 7in x 10ft 9in

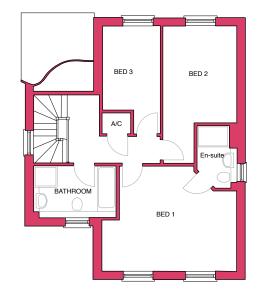
Utility

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 ft ²



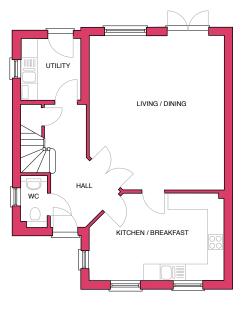
DISCOVERY PLOT 6

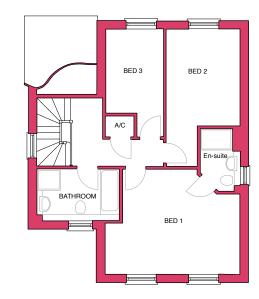
GROUND FLOOR

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 ft ²



BOUNTIFUL PLOT 7

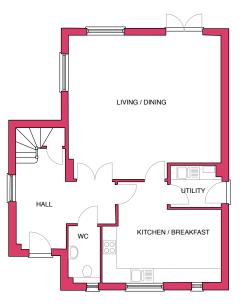
GROUND FLOOR

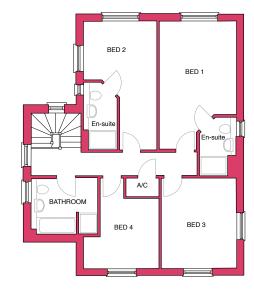
Kitchen/Breakfast 5.08m x 4.31m (max) 16ft 8in x 14ft 2in

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 ft 2

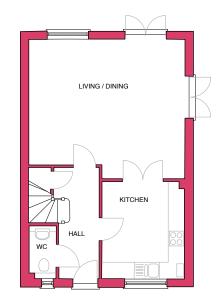


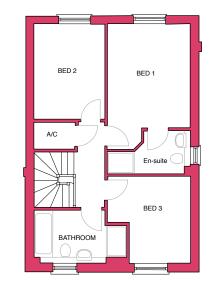


GROUND FLOOR

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 $104.6m^2$ / 1126 ft 2





FIRST FLOOR

Bed 1 3.92m x 3.12m 12ft 10in x 10ft 3in

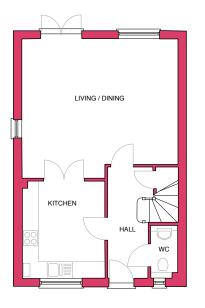
Bed 2 3.60m x 2.64m 11ft 10in x 8ft 8in

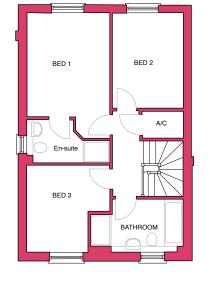
Bed 3 3.27m x 3.12m (max) 10ft 9in x 10ft 3in

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





TOTAL FLOOR SPACE 136.9m 2 / 1474 ft 2





GROUND FLOOR

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

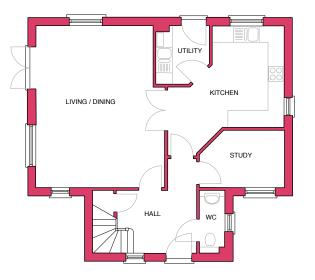
Utility 2.19m x 2.00m 7ft 2in x 6ft 7in

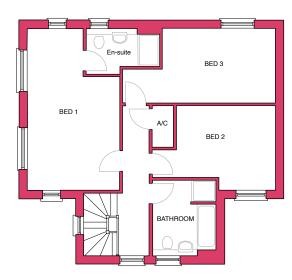
Living/Dining

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

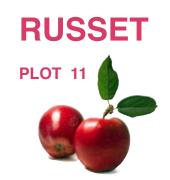
Bed 2

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 m^2 / 1342 ft²

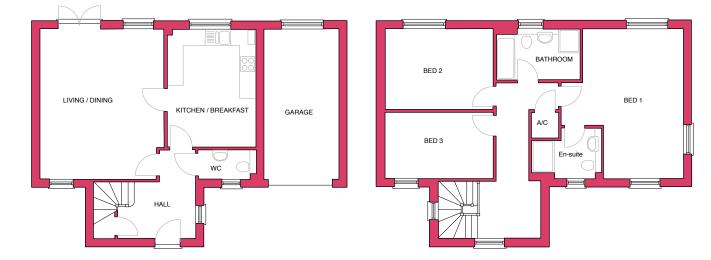




GROUND FLOOR

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 ft ²



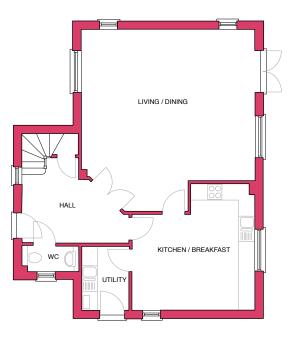


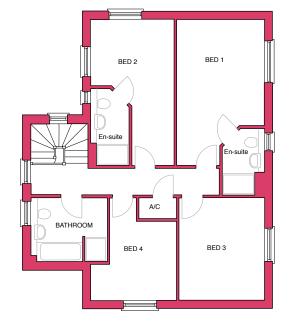
GROUND FLOOR

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

SPECIFICATION AN	D OPTIONAL EXTRAS		Plot n	umbers							
Optional extra 🏾 🍯	Included as standard 🧃		1	2&3	4	5&6	7	8&9	10	11	12
Ground Floor		-	cot	Bramley	Rubens	Discovery	Bountiful	Pippin	Gala	Russet	Linelight
Under floor heating			۲	۲	۲	۲	۲	۲	۲	۲	۲
Ceramic oak effect tiling to hal	llway		۲	۲	۲	۲	۲	۲	۲	۲	
Natural oak flooring		*	6	6	6	6	6	6	6	6	
Recessed front door mat		*	6	6	6	6	6	6	6	6	6
Insulated ground floor			۲	۲	۲	۲	۲	۲	۲	۲	
Feature recessed downlights t	to ground floor		۲	۲	۲	۲	۲	۲	۲	۲	۲
Living Room											
Television socket			۲		٠		٠	٠	٠	٠	•
Media cabling ready to receive	e TV aerial and satellite dish		۲	۲	۲	۲	۲	۲	۲	۲	
BT point			۲	۲	۲	۲	۲	۲	۲	۲	
Kitchen & Utility Room (whe	re applicable)										
Exclusively designed fully fitte	d		۲	۲	۲	۲	۲	۲	۲	۲	۲
A choice of cabinet doors and	worktops	*	۲	۲	۲	۲	۲	۲	۲	۲	
Under cupboard feature lightir	ng		۲	۲	۲	۲	۲	۲	۲	۲	
Feature recessed downlights			۲	۲	۲	۲	۲	۲	۲	۲	
1 bowl stainless steel sink and	taps – utility room		۲			۲	۲		۲		۲
1 bowl sil granite sink and tap	s – utility room	*	6			۲	6		6		6
Integrated appliance doors for	non-standard appliances	*	6	6	6	۲	۲	۲	6	۲	6
Glass surround above worktop			6	6	6	6	6	6	6	6	6
A wide range of ceramic floor	tiling	*	۲	۲	۲	۲	۲	۲	۲	۲	۲
Space for washing machine			۲		۲	۲	۲	۲	۲	۲	۲
Kitchen only											
Integrated Neff fridge freezer 7	70/30 or 60/40 split	*	۲	۲	۲	۲	۲	۲	۲	۲	۲
Integrated 12 place Neff dishw	vasher		۲	۲	۲	۲	۲	۲	۲	۲	۲
Cooker hood			۲	۲	۲	۲	۲	۲	۲	۲	۲
Neff double Circotherm oven				۲	۲	۲	۲	۲	۲	۲	۲
Neff combi oven (oven with mi	icrowave)	*	۲	6		6	6	6	6	6	
Neff single Circotherm oven		*	۲	<u>©</u>	6	<u>©</u>		<u></u>			<u> </u>
Neff 5 burner gas hob				۲		۲	۲				
Neff induction hob		*	9	6	6		9	6		9	<u></u>
Upgrade on appliances		*	•	6	6		6	6		6	
Carbon Monoxide sensor			۲				۲				
1½ bowl stainless steel sink a			-								
1½ bowl sil granite sink and ta	lps		۲	6	6	6				6	
Silestone / quartz worktop	and the back		۲				۲	6	6	6	
Choice of glass splashback at	Dove nob			۲	۲	۲	۲	۲	۲	۲	۲

SPECIFICATION AND OPTIONAL EXTRAS

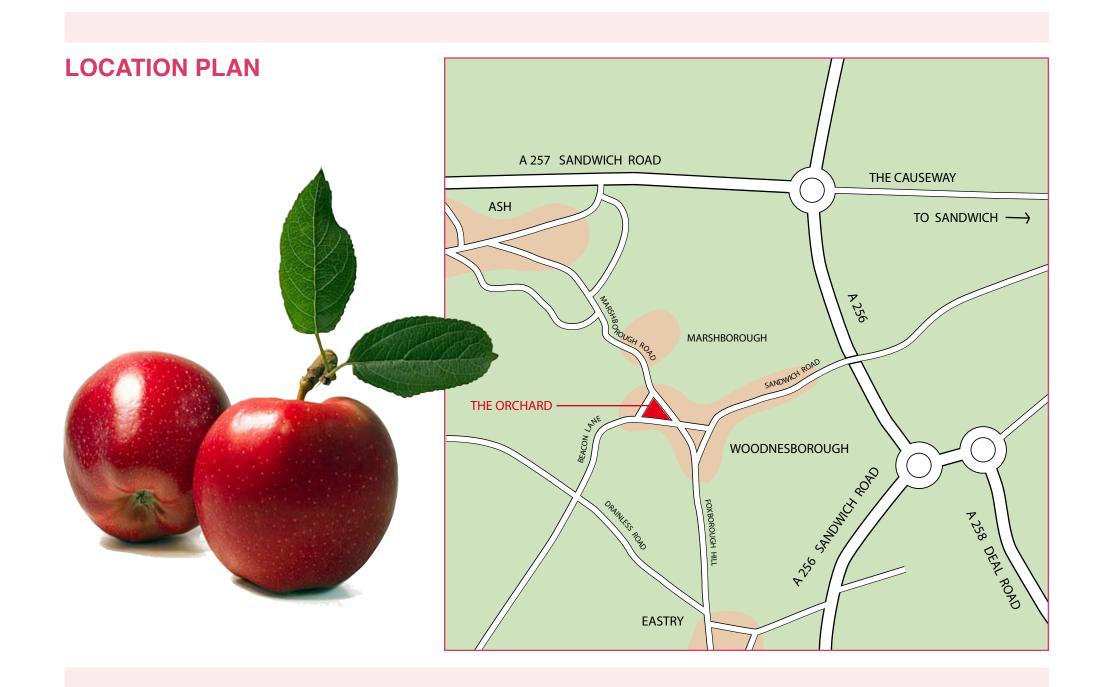
SPECIFICATION AND	OPTIONAL EXTRAS		Plot r	numbers							
Optional extra 🏾 🍯	Included as standard	۲	1	2&3	4	5&6	7	8&9	10	11	12
				let	1 5	very	iful	.0		3	ight
Cloakroom			cot	Bramley	Rubens	Discovery	Bountiful	Pippin	Gala	Russet	Linelight
Stylish sanitary ware in white			۲	۲	۲	۲	۲	۲	۲	۲	۲
Under basin drawer unit			۲	۲	۲	۲	۲	۲	۲	۲	۲
Feature recessed downlights			۲	۲	۲	۲	۲	۲	۲	۲	۲
A wide choice of ceramic wall tiles	s for the splashback		۲	۲	۲	۲	۲	۲	۲	۲	
Bathroom & En-suite											
Stylish sanitary ware in white			۲		٠	۲	٠	٠	۲	۲	٠
Separate shower cubicles			۲	۲	۲	۲	۲	۲	۲	۲	۲
A wide choice of ceramic wall and	l floor tiles	*	۲	۲	۲	۲	۲	۲	۲	۲	۲
Mirror			۲	۲	۲	۲	۲	۲	۲	۲	۲
Automatic ventilator			۲	۲	۲	۲	۲	۲	۲	۲	۲
Shaver point			۲	۲	۲	۲	۲	۲	۲	۲	۲
Large rainwater shower head			۲	۲	۲	۲	۲	۲	۲	۲	۲
Under basin drawer unit			۲	۲	۲	۲	۲	۲	۲	۲	۲
Wall cabinet		*	6	6	6	6	6	6	6	6	6
A wide choice of ceramic wall tiles	s for full height tiling	*	6	6	6	6	6	6	6	6	6
Wall mounted toilets with concealed	ed cisterns		۲	۲	۲	۲	۲	۲	۲	۲	۲
Feature recessed downlights			۲	۲	۲	۲	۲	۲	۲	۲	
Heated towel rails			۲	۲	۲	۲	۲	۲	۲	۲	۲
Bedrooms											
BT point – master bedroom or hor	me office		•	•		•		•	٠		
TV and power point – master bed											
Additional power sockets in the ho											
Fitted wardrobe - master bedroon											
Drawer packs for wardrobe			6	6		6	6	6	6		
Additional fitted wardrobes			6	9	6	6	6	9	0	9	
Loft / Roof Space											
Loft light			٠	٠	٠	٠	٠	٠	٠	۲	٠
Power points			۲	۲	۲	۲	۲	۲	۲	۲	
Loft ladder			6	6	6	۷	6	۲	6	6	
400mm mineral wool insulation qu	uilt to loft		۲	۲	۲	۲	۲	۲	۲	۲	

SPECIFICATION AND OPTIONAL EXTRAS

SPECIFICATION AND OPTIONAL EXTRAS	Plot r	numbers							
Optional extra 🍯 🛛 Included as standard 🥶	1	2&3	4	5&6	7	8&9	10	11	12
Throughout Property	cot	Bramley	Rubens	Discovery	Bountiful	Pippin	Gala	Russet	Linelight
A generous provision of power points and lights are provided throughout	۲	۲	٠	٠	۲	۲	۲	۲	۲
Carpets from selected range	۲	۲	۲	۲	۲	۲	۲	۲	
Smooth plastered walls and ceilings	۲	۲	۲	۲	۲	۲	۲	۲	
Moulded skirtings and architraves	۲	۲	۲	۲	۲	۲	۲	۲	
White painted ceilings	۲	۲	۲	۲	۲	۲	۲	۲	
Walls painted in neutral tones emulsion	۲								
Feature staircase	۲	۲	۲	۲	۲	۲	۲	۲	
Feature doors through the properties with satin chrome furniture	۲	۲	۲	۲	۲	۲	۲	۲	
Coving in principal rooms									
Internal woodwork is painted									
Gas fired approved central heating system to include:	-	•	•	•	•	•		•	
Gas fired boiler, slim line convector radiators	۲	۲	۲	۲	۲	۲	۲	۲	
Programmable hot water and central heating control	۲	۲	۲	۲	۲		۲		
Heatmiser NeoHub remote heating control system with App	۲					۲			
Thermostatic heating control radiator valves			۲	۲		۲			
Wireless alarm system		6	•	6		•		6	
Additional TV, power points, BT points etc *	: 6	6	6	6	6	6	6	6	6
Dimmer switches *		6	6	6	6	6	6	6	
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 drainag	e 🔮	•		•	•		•		
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	۲	۲	۲	۲	۲	۲	۲	۲	۲
Patio area	۲	۲	۲	۲	۲	۲	۲	۲	۲
Extended patio area	6	6	6	6	۲	۲	6	۲	
Turf to rear garden	6	6	6	6	۲	6	6	۲	(
Тар	6	6	6	6	6	6	٢	6	6
Power points	6	6	6	6	6	6			
Secure boundaries with restricted access to the rear gardens	۲		۲	۲	۲		۲	۲	۲
External security lighting at the front and rear of the property	۲		۲		۲	۲		۲	۲
Fully landscaped and planted with variety of shrubs to front	۲	۲	۲	۲	۲	۲	۲	۲	۲

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





Backed by HM Government



www.smithwoolley.com tel: 01303 226622 enquiries@smithwoolley.com



www.murstongroup.co.uk tel: 01233 664526 mail@murstongroup.co.uk

