

The Orchard, Hadlow

Exclusive, new, two-bedroom bungalows



Cedar Rydal

Welcome to The Orchard

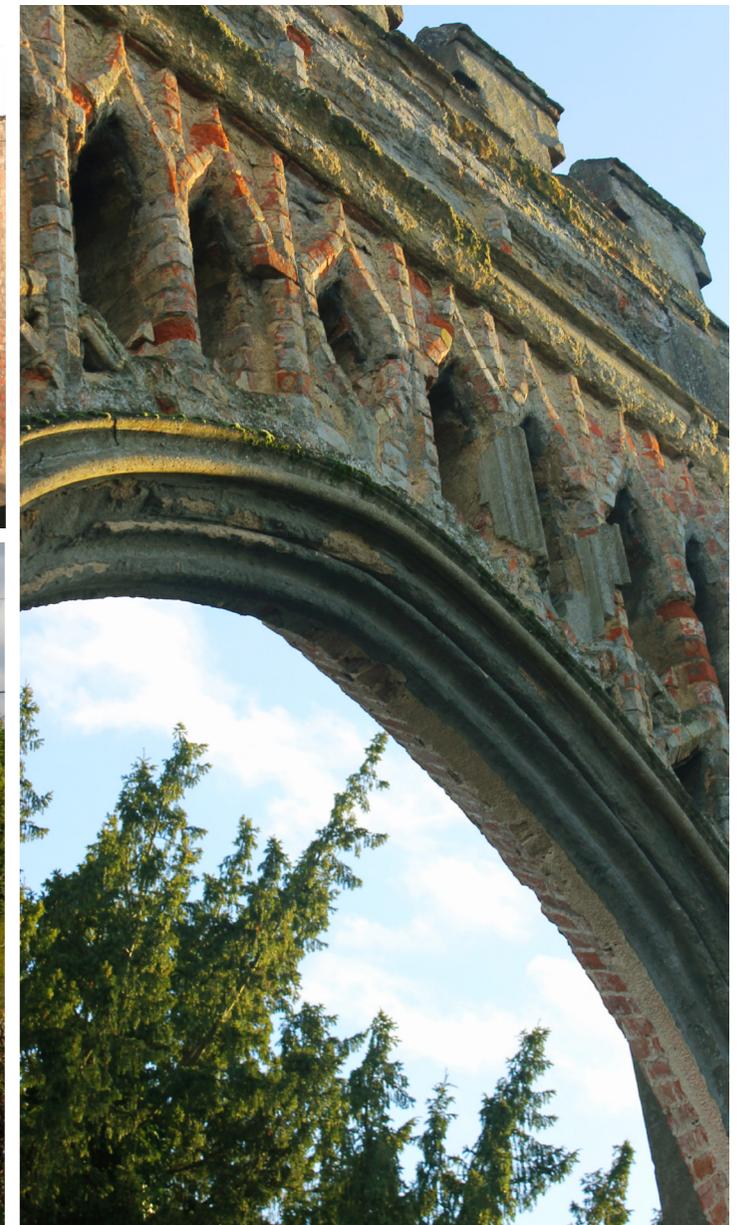
Once upon a time there was a fairy princess tower in Hadlow.... well that's how all the best stories begin, don't they?

Hadlow's most famous landmark is Hadlow Tower, a gothic folly set within a historic Conservation Area centred on St Mary's Church, a 10-minute walk from The Orchard; an exclusive, secure, gated development of six architect designed two-bedroom bungalows within the green belt.

London is just 40 minutes by train from Tonbridge Station and Ebbsfleet International Station is only 19 miles away. The M26/ M20/ M25 and A21 are all within easy reach.

The development site was formerly a pub called The Harrow, which lay unused for two years. After extensive local consultation, what was needed and wanted was a small community of bungalows which we've called The Orchard.

The village has a wide variety of facilities including a medical centre, pharmacy, library, school, pub, restaurant, shops and sports. The area has a wealth of historic buildings, footpaths and bridleways, attractive landscape and open countryside. The Orchard combines the best of traditional country living with contemporary style and 21st century convenience.

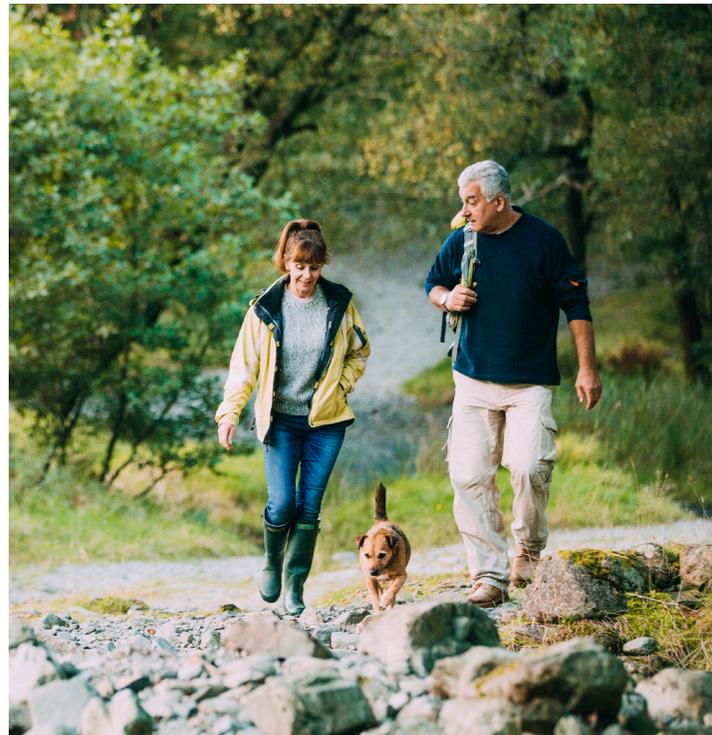


The Perfect Place to Live and Explore

Hadlow College of Agriculture and Horticulture was built to the west of Hadlow in the 1960s and is now one of the top land-based colleges in the country and a major local employer.

For the adventurous, there are two footpaths within 100m of the development which offer many alternative destinations via the Greensand Way and Wealdway. For the active, there's the Kent Buccaneers Baseball Club, Hadlow running group, bowls club, cricket club, short mat bowls, badminton, rambling, table tennis and Pilates. Nearby Tonbridge, Maidstone, Tunbridge Wells and Sevenoaks are all regional centres for shopping, offering all the big-name stores together with coffee shops, restaurants, pubs, cinemas and theatres to suit all tastes and pockets. Furthermore, Bluewater is only 30 minutes away by road. Conveniently, local NHS services include Tonbridge Cottage Hospital & Tunbridge Wells Hospital (Pembury).

Other local attractions include Beltring Hop Farm, Ightham Mote and Tonbridge Castle.



Comfort with a Conscience

Our aim is to build energy saving houses, requiring minimal maintenance that are a pleasure to live in, saving time and money for years to come. These houses are rated Energy Performance Category B and have been verified as such with independent testing by Building Control (to ensure the houses comply with Building Regulations) and pressure testing (to ensure the houses are adequately air tight). All the houses are highly insulated with environmentally friendly insulation. This ensures the houses are both warm and have good indoor air quality, without the worries of indoor air pollutants. Furthermore, we have installed mechanical ventilation with heat recovery (MVHR) which enhances indoor air quality with minimal loss of heat, ensuring the houses are fresh and fuel bills are minimised.

The MVHR system delivers fresh air to all habitable rooms, warmed by heat recovered from moist stale air extracted from the kitchen and bathrooms. The heating system is a tried and trusted, gas condensing boiler (Worcester Bosch) connected to underfloor heating; the ultimate in comfort, without the visual clutter of radiators. In the bathrooms we have fitted heated towel rails to ensure towels are dry in summer even when the heating system is off. The running cost of space heating, water heating, pumps, fans, lighting and standing charges is expected to be less than £500/year (based upon assumptions for Building Regulation submission of the final design TER worksheet).



Photograph depicts stove supplied rather than the room or fixtures/ fittings

The Creation of a Community



The six bungalows share a large plot of three quarters of an acre, each having a reasonably sized rear garden allowing personal freedom of expression, seclusion and privacy, whilst also creating the opportunity for communal living within the landscaped heart of the development. The central landscaped area will be planted as an orchard with wildflower meadow grass and mown paths leading to two central seating areas. The rear gardens will be tastefully landscaped with ornamental planting close to the house and practical raised beds, bases for sheds and compost bins towards the end of the garden with a lawn in between. Each home will have a car porch adjacent to the front door, with another allocated parking space close by. There will be two additional, unallocated parking bays for visitors.

Generous Living Space & New Home Warranty

This is a picture of the style of kitchen offered, although the layout is different



The bungalows have been designed to 'Lifetime Home' standards, incorporating features that add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life. High levels of insulation and efficient underfloor heating further enhance their comfort. Each home has a large conservatory style window overlooking the central garden creating a spacious and light filled living room. Lifetime Homes are all about flexibility and adaptability and are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage.



Computer Generated Image

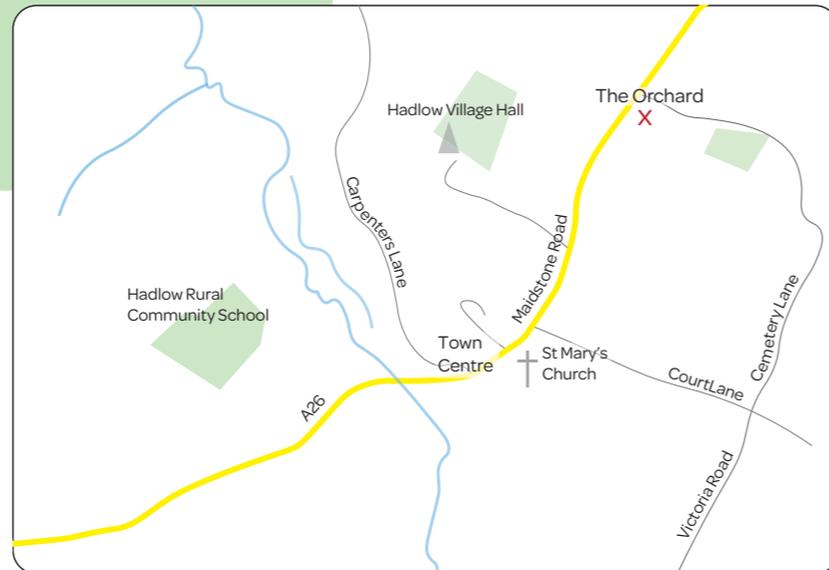
Countryside Location with Good Transport Links



Easy Links to London and Beyond

The Orchard is ideally situated to take full advantage of excellent transport links by road, rail and air.

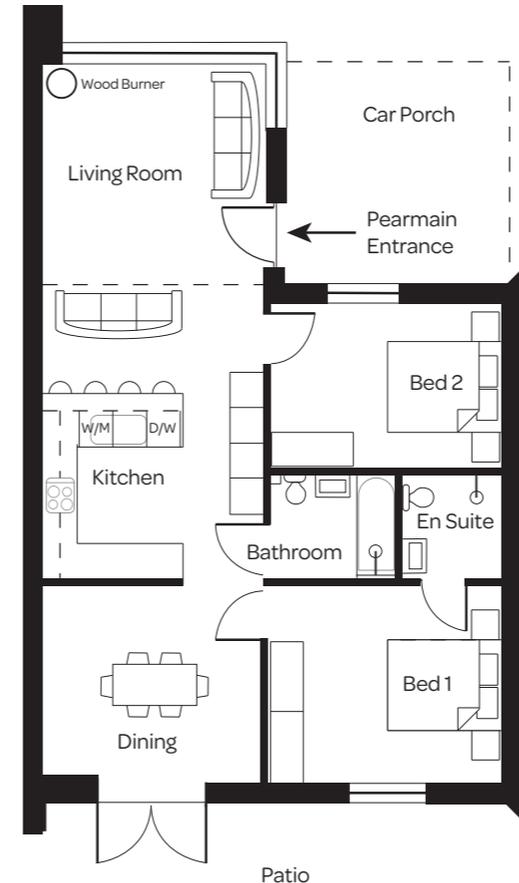
Trains leaving Tonbridge take from 33 minutes to London Bridge, from 43 minutes to London Cannon Street, from 12 minutes to Tunbridge Wells, from 1 hr 18 minutes to Dover Priory, from 1 hr to Hastings, from 1 hr 6 minutes to Folkestone Central, from 33 minutes to Redhill, from 1 hr 26 minutes to Ramsgate and from 43 minutes to Ashford International.



Buses departing from the bus stops outside The Orchard take from 16 minutes to Tonbridge, Tunbridge Wells from 48 minutes, Kings Hill from 11 minutes, West Malling from 20 minutes and Maidstone from 32 minutes.

There is also easy access to major 'A' roads and motorways including M20/ M26/ M25 and A20, which are all just a few minutes' drive. This also makes for easy access to local airports: Gatwick, Heathrow and Stanstead being approximately 1 hr away depending upon traffic.

Computer Generated Image



House Plan

The bungalows are terraced and mirrored; the one shown is Pearmain House

Room sizes:

Living room:	3.95m x 5.59m	13 ft x 18 ft 4 in
Kitchen:	3.9m x 3.17m	12 ft 10 in x 10 ft 5 in
Dining Room:	3.9m x 3.4m	12 ft 10 in x 11 ft 2 in
Bedroom 1:	4.15m x 3.4m	13 ft 8 in x 11 ft 2 in
Bedroom 2:	4.15m x 2.77m	13 ft 8 in x 9 ft 1 in

Total Floor Area: 83 sq. m. 893 sq. ft.

Specifications



Kitchen

- Carefully designed layout to maximise efficiency with plenty of storage
- Painted Shaker kitchen with cup handles and knobs
- 1½ bowl ceramic sink with drainer and matching mixer tap
- Energy efficient LED downlights and concealed lighting under wall units
- Integrated recirculating cooker hood
- Bosch appliances, including frameless touch control induction hob, oven and integrated fridge freezer, dishwasher and washing machine



Bathroom & En Suite

- Low sided, single ended 1700 x 700 bath, with frameless glass hinged bath screen to bathroom
- Polished chrome bath/shower mixer to bathroom and showerhead and hand shower to en suite shower room
- Dual flush, close coupled WC pan with soft close seat
- Large format porcelain tiles
- Polished chrome ladder style thermostatically controlled heated towel rail
- Inset mirror with demister pad and shaver socket over wash hand basin
- Wash hand basin with mono block mixer tap, clicker waste and vanity unit under providing storage
- Tiled walk-in wet room en suite shower
- Accessories include toilet roll holder, door stops and robe hooks to bathroom, en suite and bedroom doors
- Natural daylight to bathroom and en suite



Electrical Fittings

- High quality, energy efficient LED lighting throughout
- Television and data points (terrestrial & satellite) to living room and bedrooms
- Telephone points to kitchen and bedrooms



Heating & Services

- Heating and hot water from a Worcester Bosch high flow condensing combi-boiler with 5-year guarantee; a 'Which' best buy
- Underfloor heating with 2-year guarantee
- Nibe Contura 510 wood burning stove
- Vent-Axia whole house mechanical ventilation with heat recovery for consistently good air quality without wasting heat



Interior Finishes

- Chrome door handles throughout
- Engineered oak floor boards to living/kitchen and dining rooms
- Tile flooring to bathroom and en suite
- Wool carpet to bedrooms



Security/Safety

- Intruder alarm with panic button in master bedroom and control panel close to front door.
- PIR's fitted in most rooms
- Fire safety; mains fire alarm
- 'Secured by Design' external doors with multipoint locking and 5 lever locks
- External lights to front and rear
- Window locks to openable windows



Exterior

- Two allocated parking spaces per home plus two unallocated visitor parking spaces for the whole development
- Electric car charging points in car porch to front of house
- Beautifully landscaped rear garden with patio, lawn, flower beds, raised bed, shed base and compost bin
- Beautifully landscaped communal orchard with wild flower meadow grass and mown paths leading to central seating areas
- External tap and power point



Peace of Mind

- All houses benefit from a 10-year structural warranty by Build-Zone
- Freehold license and registered title free of encumbrance
- High levels of insulation and air tightness combined with triple glazed windows to minimise bills and CO² emissions
- Predicted Energy Assessment Rating B, with gas and electricity bills anticipated to be approximately £400/year
- Low maintenance external finishes
- A management company owned and controlled by the freeholders will manage the communal parts ensuring the development continues to enjoy a well maintained and attractive external appearance

...and finally, they all lived 'happy ever after'... Cedar Rydal understand that people not only want well built houses that will last for generations to come, but also want well designed, low maintenance and energy efficient homes. Over the years we have refined and adapted our house building technique to suit each site rather than adopt a 'one size fits all' approach.

Cedar Rydal homes are designed not only to suit the site, but also the way we live today. They incorporate low maintenance finishes into extremely energy efficient building fabric to ensure you not only save time, but also money. This combined with tried and tested traditional construction methods ensure an easy night's sleep and the fabled fairy-tale ending!

FOR MORE INFORMATION
ABOUT **THE ORCHARD**
PLEASE GET IN TOUCH

www.CedarRydal.co.uk

For viewings please call:
01622 809781

The Orchard
Maidstone Rd,
Hadlow, Kent
TN11 0HP

Printed on recycled paper

Predicted Energy Assessment

The Orchard
Maidstone Road
Hadlow
TN11 0HP

Dwelling type: Bungalow
Date of assessment: 26-Apr-2018
Produced by: Mr Stuart Searle
Total floor area: 83 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

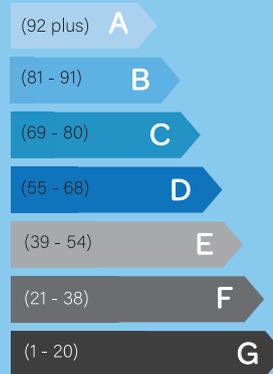
The information contained in this brochure is for general guidance only. Distances and times quoted are approximate and according to Bing maps. Train times are according to trainline.com and bus times are according to traveline.info and may be subject to change. The computer-generated images are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect.

Purchasers are advised that floor layouts and dimensions may vary from plot to plot and the company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Cedar Rydal show house and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



	Discovery	Greensleeves	Sunrise	Pearmain	Moorcroft	Toringo
Energy Efficiency Rating	84	84	84	84	85	84
Environmental Impact (CO ₂) Rating	88	88	87	88	89	87

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

England & Wales EU Directive 2002/91/EC



URN: 18-030-00-P05 V: 1
 URN: 18-030-00-P05 V: 1
 NHER Plan Assessor V: 6.3.4
 SAP Worksheet (Version - 9.92)
 PRRN: 6696747