



PADDOCK WOOD

Introducing

The Orchards —
Traditional charm and
contemporary style



*Enjoy village life knowing
you're never far from the
bright lights of a town*



Town & country living

A rural landscape that has remained largely unchanged for decades awaits buyers at The Orchards. This is a location where fruit trees are laden with apples, the air is filled with the gentle hum of tractors and the skyline is pierced by the dazzling white cowl of Kent's iconic oast houses.

While the setting for these 10 family homes is evocative of The Darling Buds of May, the convenience of a town is just five minutes away by car. Paddock Wood is a hive of activity, with a mainline station for direct trains to London, a leisure centre, schools and a cluster of shops within walking distance of each other.

A Waitrose, with an in-house sushi bar, is the shopping focus. This is complemented by a family butcher, chemist, hardware store, florist, hairdressers, jewellers, deli and independent department store 'Barlseys' – the latter serving the town for more than 120 years.

Paddock Wood is also where every day conveniences are found. Walk along the High Street for the library, an opticians, banks, a Post Office/newsagent and dry cleaners, while you can meet friends at Costa Coffee, The John Brunt pub, Simla Indian restaurant or at Woodies – the new plant-based café-bistro.



Explore near & far

Settle in the Weald of Kent, famous for its natural beauty and family-friendly facilities

On a path to schooling success

The Orchards' location is nothing short of enviable. Families naturally gravitate to this area for the excellent educational facilities and work-life balance. As well as respected state schools, The Orchard enables students to access the county's coveted grammar system and offers close proximity to some of the UK's finest independent schools.

Shopping lists & social dates

Choice is never far from Paddock Wood. Royal Tunbridge Wells brims with places to shop, socialise, be entertained and eat, notably along the cobbled streets of The Pantiles. Also within striking distance are Sevenoaks, West Malling and Bluewater.

The Garden of England starts here

Residents at The Orchards will enjoy the finest countryside all around. From the family-friendly 78 acres at Dunorlan Park and the magical trails at Bedgebury Pinetum, to a network of public footpaths that criss-cross the Low Weald and some of the National Trust's most beautiful gardens, there is every opportunity to enjoy the great outdoors.



London in under 1 hour

Quintessential Kentish countryside on your doorstep and the capital city less than 45 minutes away



 **BY TRAIN**
From Paddock Wood

 **BY CAR**
From The Orchards

 **BY BIKE**
From The Orchards

TONBRIDGE

8 minutes

SEVENOAKS

18 minutes

ASHFORD INTERNATIONAL

30 minutes

LONDON BRIDGE

44 minutes

LONDON CANNON STREET

52 minutes

LONDON CHARING CROSS

56 minutes

WAITROSE

5 minutes

PADDOCK WOOD TRAIN STATION

5 minutes

ROYAL TUNBRIDGE WELLS

20 minutes

BEDGEBURY NATIONAL PINETUM AND FOREST

22 minutes

M20

24 minutes

BLUEWATER SHOPPING CENTRE

37 minutes

GATWICK AIRPORT

46 minutes

PUTLANDS LEISURE CENTRE

11 minutes

PADDOCK WOOD TRAIN STATION

11 minutes

BARSLEY'S DEPARTMENT STORE

12 minutes

FOAL HURST WOOD

14 minutes

THE BOATHOUSE RIVERSIDE PUB

16 minutes

THE POET AT MATFIELD

17 minutes

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. May 2022.

The development layout

The Orchards enjoys a community-friendly layout, with the 10 houses arranged in a cul-de-sac formation. As well as no through traffic, the development is set back off the road, affording privacy and peace. Each of the gardens gives justification to The Orchards as a name – backing on to some of the finest farmland in Kent.



Sustainability

Outside: The Orchards is now home to 2,019 new trees, shrubs and climbers from 37 different species. We have also added wildlife blocks and boxes to provide a positive net contribution to biodiversity.

Inside: The houses enjoy a private LPG supply – a cleaner gas with up to 40% fewer carbon emissions compared to traditional off-grid fuels, and with a global warming potential factor of zero.

LPG is used to fire our boilers, which are among the highest rated for efficiency and consistency, and ready to accept BioLPG when it is widely available.

Also reducing energy consumption is Mechanical Ventilation with Heat Recovery (MVHR) to each property. This extracts stale waste air and efficiently resupplies fresh, filtered air.



Homes 1 - 4

1. Braeburn House
2. Bramley House
3. Cameo House
4. Cherry House

3 bedroom semi-detached family homes with attached single garage

Homes 5, 7, 9 & 10

5. Cox House
7. Egremont House
9. Pearmain House
10. Pippin House

4 bedroom detached family homes with detached single garage

Homes 6 & 8

6. Comice House
8. Gala House

5 bedroom detached family homes with detached double garage

HOMES
1 - 4

- 1. Braeburn House
- 2. Bramley House
- 3. Cameo House
- 4. Cherry House

3 bedroom semi-detached family homes with attached single garage

10

THE ORCHARDS - PADDOCK WOOD



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HOMES 1 & 3

92.72 m² | 996 ft²

HOMES 2 & 4

96.04 m² | 1030 ft²

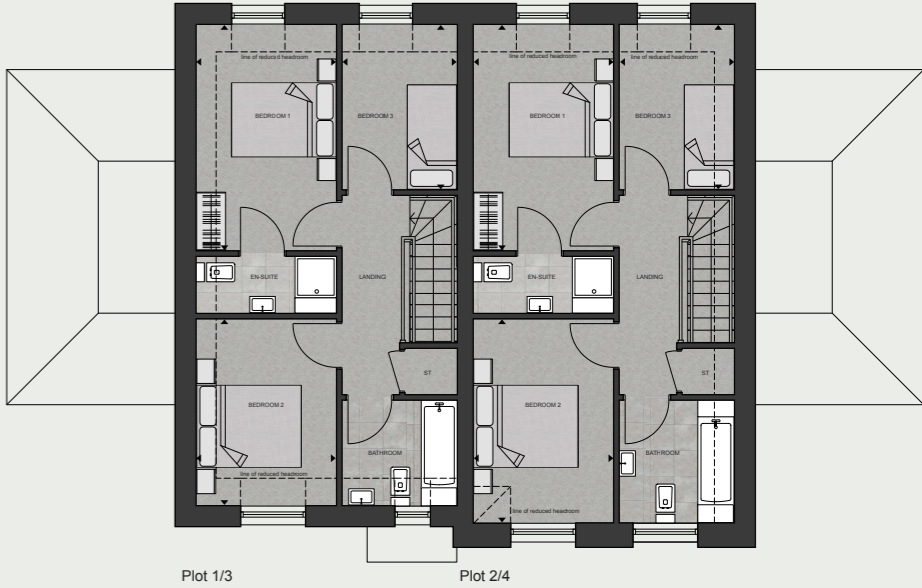


Ground Floor

Kitchen-Dining	5.10m x 4.23m	16'9" x 13'11"
Living	3.50m x 3.82m	11'6" x 12'6"
Garage	3.20m x 6.23m	10'6" x 20'5"

HOMES 1 & 3

HOMES 2 & 4



First Floor

Bedroom 1	2.70m x 4.53m	8'10" x 14'10"
Bedroom 2	2.70m x 3.42m	8'10" x 11'3"
Bedroom 3	2.22m x 3.18m	7'3" x 10'5"

HOMES
5, 7, 9 & 10

- 5. Cox House
- 7. Egremont House
- 9. Pearmain House
- 10. Pippin House

4 bedroom detached family homes
with detached single garage

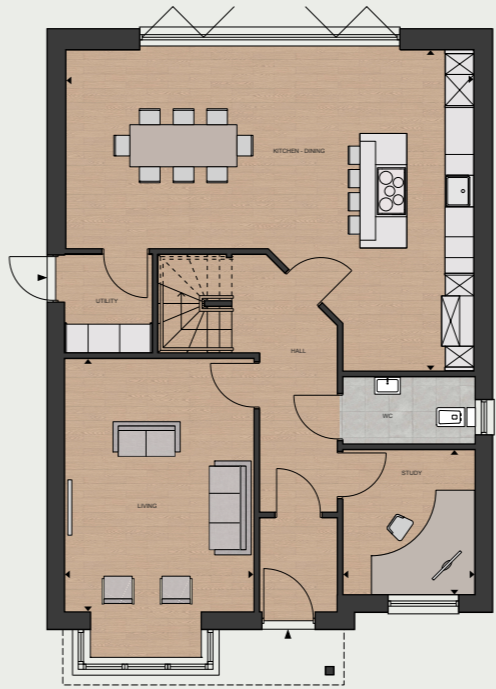
Homes 5 & 7 shown, 9 & 10 are handed



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HOMES 5 & 7

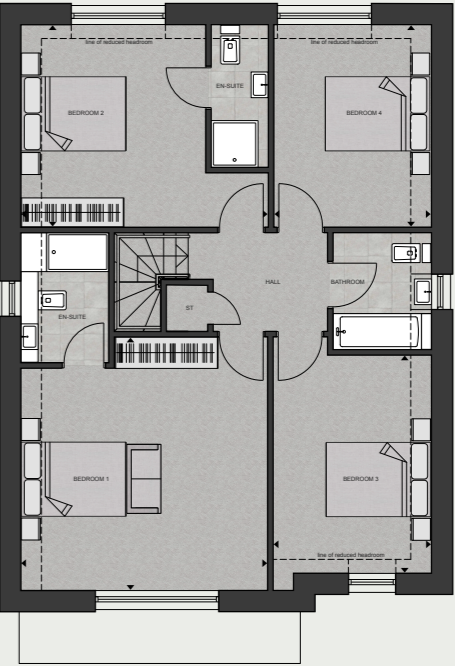
171.62 m² | 1849 ft²



Ground Floor

Kitchen-Dining 20'06"	7.89m x 6.25m	25'11" x
Living	3.65m x 4.88m	11'12" x 10'0"
Utility	1.70m x 1.90m	5'7" x 6'3"
Study	2.55m x 2.80m	8'4" x 9'2"

HOMES 5 & 7



First Floor

Bedroom 1	4.75m x 4.88m	15'7" x 16'0"
Bedroom 2	4.76m x 3.90m	15'7" x 12'10"
Bedroom 3	3.15m x 4.20m	10'4" x 13'9"
Bedroom 4	3.14m x 3.90m	10'4" x 12'10"

HOMES
6 & 8

6. Comice House
8. Gala House

5 bedroom detached family homes
with detached double garage

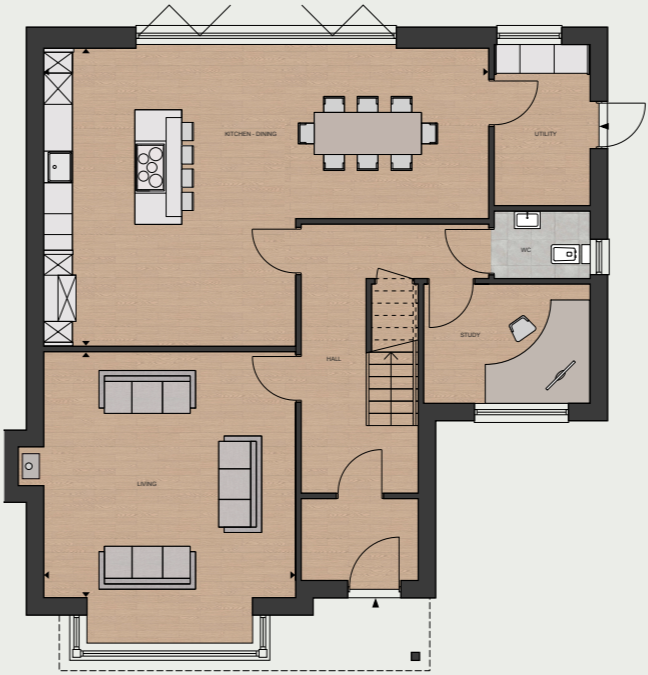
Home 8 shown, 6 is handed



Computer generated image

HOME 8

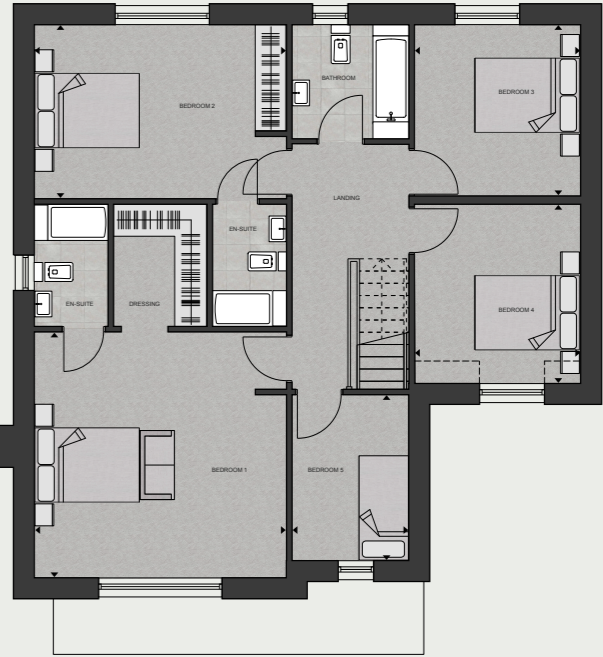
199.77 m² | 2149 ft²



Ground Floor

Kitchen-Dining	8.55m x 5.80m	28'1" x 19'0"
Living	4.85m x 4.73m	15'11" x 15'6"
Utility	1.80m x 3.10m	5'11" x 10'2"
Study	3.20m x 2.30m	10'6" x 7'7"

HOME 8



First Floor

Bedroom 1	4.90m x 4.80m	16'1" x 15'9"
Bedroom 2	4.90m x 3.35m	16'1" x 10'12"
Bedroom 3	3.20m x 3.35m	10'6" x 10'12"
Bedroom 4	3.20m x 3.45m	10'6" x 11'4"
Bedroom 5	2.25m x 3.19m	7'5" x 10'6"

Thoughtful design

both inside & out

General

- Private gated access into the development with video intercom system
- High performance aluminium double glazed windows and bi-folding doors
- Bi-folding doors leading onto the patio (1.8m for the semi-detached houses and 5m for the detached houses)
- Luxury vinyl tiles to ground floor
- Luxury deep pile carpets to bedrooms and landing
- Ceiling painted in matt emulsion brilliant white
- Walls painted in matt emulsion white mist
- Mechanical ventilation heat recovery system
- 200m private drive
- 10 Year ICW Structural Warranty

Joinery

- Hardwood Oak Suffolk internal doors
- Bespoke shaker style fitted wardrobes to all master bedrooms without a dressing room and second bedrooms to selected houses (5 to 10)
- Bespoke shelving with hanging rail only to master bedrooms with a dressing room
- Traditional skirting and architrave
- Woodwork painted in Satinwood



Stylish Kitchens

- Fully fitted shaker style designer kitchens by Mackintosh with satin brass handles
- 4-seater kitchen island (houses 5 to 10)
- Bosch built-in oven
- Bosch built-in fridge freezer (houses 1 to 4)
- Bosch American fridge freezer (houses 5 to 10)
- Bosch fully integrated dishwasher
- Bosch washer/dryer to houses 1 to 4
- Homes with utility room are provided with space only for washing machine and tumble dryer
- Caple wine cooler
- Blanco envoy brushed gold mixer tap
- Blanco Belfast ceramic sink
- Calacatta Gold quartz work tops
- Elica gas hobs to houses 1 to 4
- Elica NikolaTesla Flame gas hob with integrated downdraft extractor to houses 5 to 10

Bathroom and Ensuite

- Modern white contemporary sanitaryware and fittings
- Walk-in shower with 10mm glass shower screen and Vado thermostatic controls
- Faerber rimless wall hung WC with soft close seat
- Cubico Hermes vanity basin with wall mounted spout
- Contemporary ceramic and porcelain wall and floor tiling with full height to shower areas and half height tiling elsewhere
- Bespoke mirror
- Shaver socket
- Reina heated chrome towel rail



Electrical Installation

- Antique Brass BG Electrical switches, sockets and plugs
- Mains fed smoke/heat detectors with back up facility
- Low energy LED spotlights throughout
- Light fittings adjacent to front door and patio doors
- Electrical vehicle charging point provision in garage
- Nest doorbell
- Heatmiser thermostats (zonal)

Heating and plumbing

- Highly efficient A rated combi boiler
- Fully automated and programmable heating and hot water system
- Underfloor heating to ground floor
- Reina traditional radiators to first floor
- Stovax county 5 wood burning stove to houses 6 and 8

Gardens and External space

- Natural Riven Sandstone patio
- Beautifully landscaped gardens
- External tap
- Block paved parking bays
- Single garage to houses 1-4, 5, 7, 9 and 10
- Double garage to houses 6 and 8
- A variety of fruit trees in most gardens
- Enclosed bin storage

Specification subject to change, depending on availability.

About **BH**

BALAN HOMES

About Balan Homes

Balan Homes is an innovative property development company that focuses on providing exciting new homes which cater to the needs and wants of a growing population. Its core value is founded on delivering design-driven spaces which capture the imagination.

From acquisitions all the way to resales, we have this aim to continuously excel and perform to an exceptional standard to ensure we can be proud of the homes we build.

Our Focus

As a new and sustainability driven property development company, we take great care in incorporating as many environmentally friendly solutions to our developments. We are determined to not only creating exceptional homes in the UK but also focusing on minimising environmental impacts through green building design practices, and long term benefits for our clients and local environment.

“Our vision is to expand to a level to which our business partners and homebuyers can associate us with the most exceptional delivery of sustainable and high-quality homes across the UK.”

— *Elise and Rajiv Balan*

Explore your surroundings

- 1

THE HOP FARM

3 miles
- 2

SCOTNEY CASTLE

7.5 miles
- 3

TONBRIDGE TOWN CENTRE

8 miles
- 4

THE SMALL HOLDING

8 miles
- 5

BEWL WATER

8.5 miles
- 6

BEDGEBURY NATIONAL PINETUM AND FOREST

10 miles
- 7

M20

10 miles
- 8

THE BEACON

11 miles
- 9

SEVENOAKS TOWN CENTRE

15 miles
- 10

HEVER CASTLE

18 miles
- 11

CHAPEL DOWN VINEYARD

20 miles
- 12

BLUEWATER SHOPPING CENTRE

26 miles
- 13

ASHFORD INTERNATIONAL TRAIN STATION

26 mile
- 14

HASTINGS

27 miles
- 15

DARTFORD CROSSING

30 miles
- 16

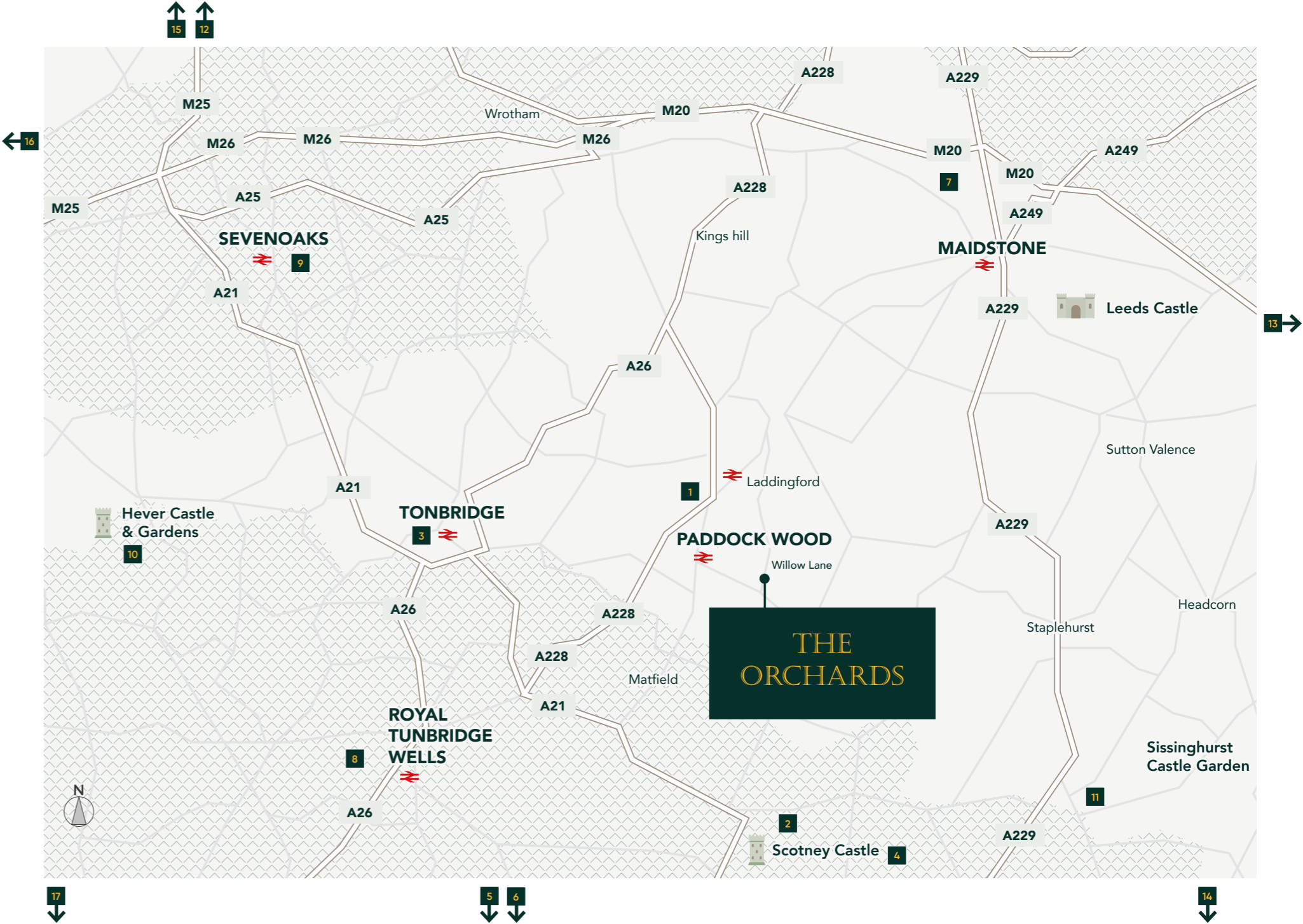
GATWICK

32 miles
- 17

BRIGHTON

42 miles

The Orchards, Willow Lane,
Paddock Wood, Kent TN12 6NL





Orion House,
Barn Hill
Stamford
Lincolnshire PE9 2AE
BALANHOMES.CO.UK



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Kent TN1 1XU
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