

Orchard Court



Woodside Road, Tonbridge, Kent TN9 2PD

A collection of six 3 bedroom homes conveniently located
for the town centre and mainline station

Fernham
HOMES
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Orchard Court

Just six 3 bedroom homes set in an ideal location close to the town centre and mainline station



The vibrant town of Tonbridge lies in the heart of the Weald on the river Medway, close to outstanding countryside.

The town centre offers a varied selection of high street shops including a Waitrose and Sainsbury's supermarket together with a number of restaurants, bars and cafés.

Tonbridge offers a wide range of sporting facilities and activities to be enjoyed from indoor swimming pool, outdoor tennis court, canoeing, golf, cycling and walking to private and public fitness suites, e.g. the Angel Leisure Centre, Peak Fitness and Tonbridge School.

An excellent range of schools for all ages is available in Tonbridge and the surrounding area.

Ideal for the commuter, with trains to Cannon Street, London Bridge, Waterloo East and Charing Cross taking approximately 36 minutes* and junction 5/M25 some six miles distant, Gatwick, Heathrow, the Channel Tunnel and Ashford International Station are all within easy reach of Orchard Court, making it an attractive location for your new home.

* dependent on destination and usual train services



development layout



Plot 1 - End terrace with integral garage and parking space

Plot 2 - Mid terrace with integral garage and parking space

Plot 3 - End terrace with integral garage and parking space

Plot 4 - End terrace with single garage and parking space

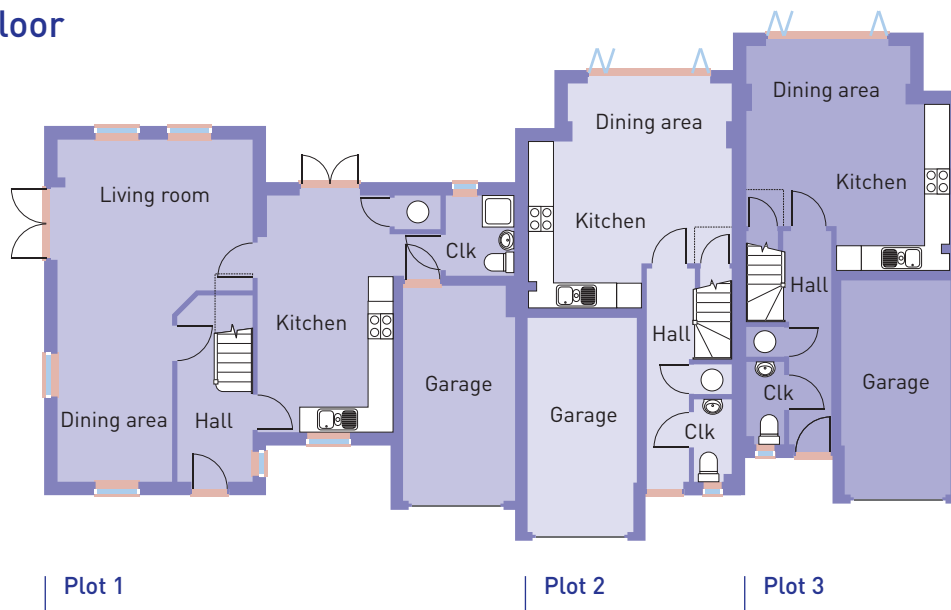
Plot 5 - Mid terrace with two parking spaces

Plot 6 - End terrace with two parking spaces

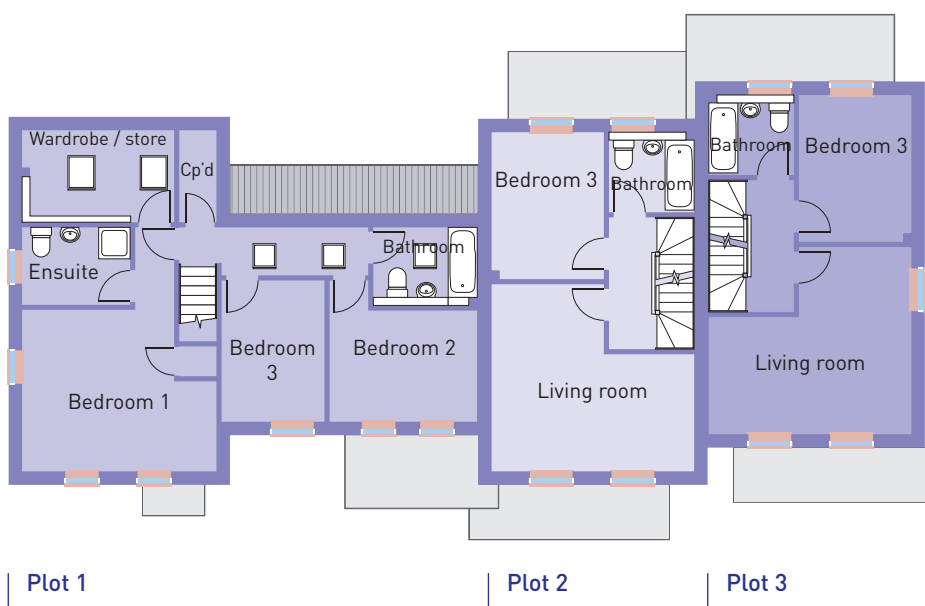
Orchard Court

Plots 1, 2 and 3

Ground Floor



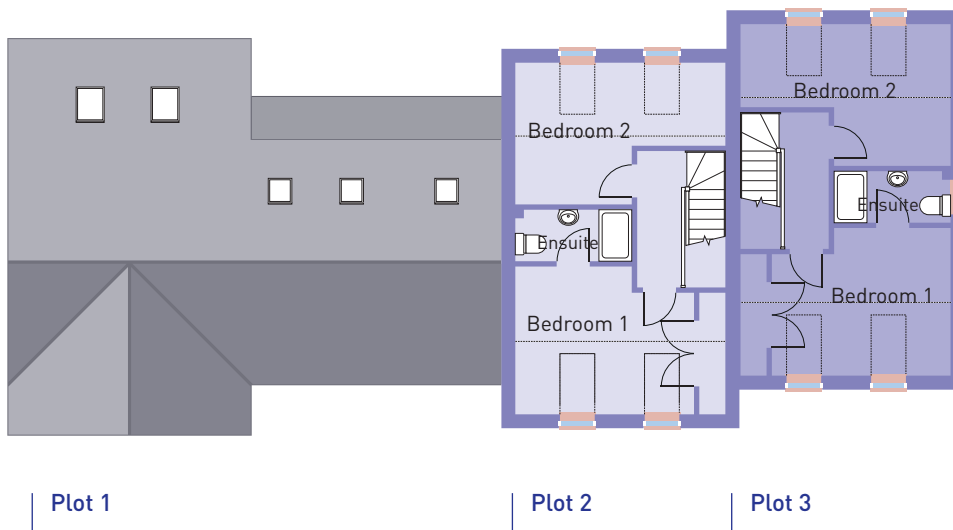
First Floor





Computer generated image of Plots 1 - 3

Second Floor



Plot 1

Living room	4700 x 3636 (15'5" x 11'11")
Dining room	2760 x 4614 (9'1" x 15'2")
Kitchen	3261 x 5700 (10'8" x 18'9")
Bedroom 1	4700 x 3906 max (15'5" x 12'10" max)
Bedroom 2	3565 x 2691 (11'8" x 8'10")
Bedroom 3	2486 x 3416 (8'2" x 11'3")

Plots 2 and 3

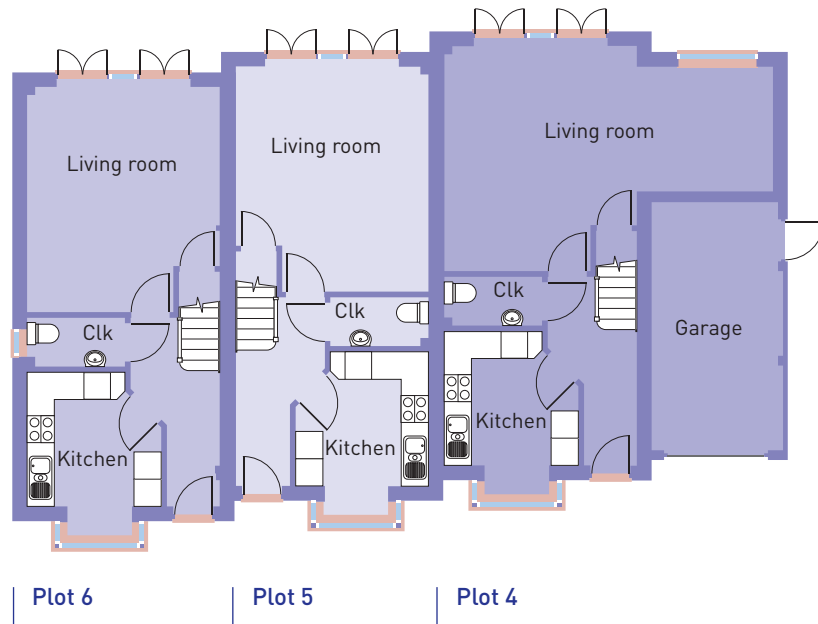
Living room	4900 x 4527 max (16'1" x 14'10" max)
Kitchen/Dining room	4900 x 5410 max (16'1" x 17'9" max)
Bedroom 1	4166 x 3447 max (13'8" x 11'4" max)
Bedroom 2	4900 x 3305 max (16'1" x 10'10" max)
Bedroom 3	2716 x 3549 (8'11" x 11'8")

Any areas, measurements or distances are approximate. All measurements are taken at longest and widest points. The text, computer generated images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fernham Homes and their agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Please consult with the Sales Advisor at the point of reservation.

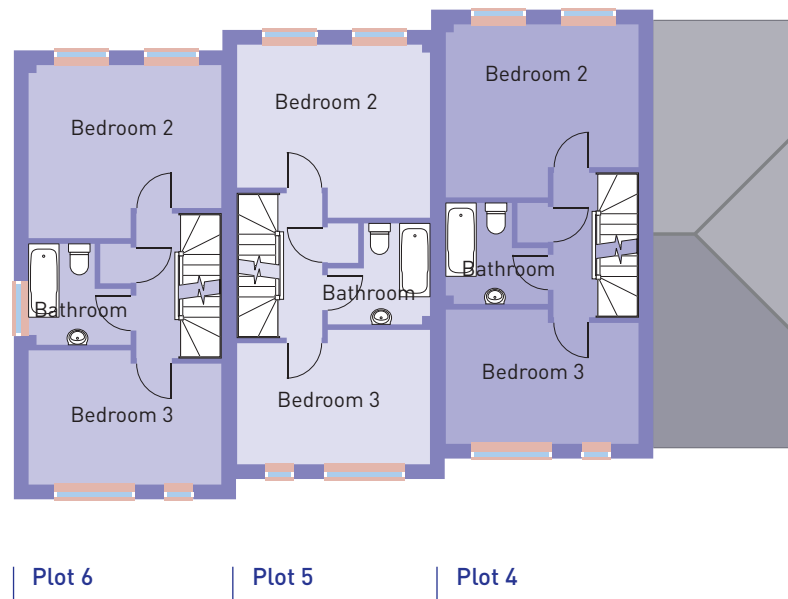
Orchard Court

Plots 4, 5 and 6

Ground Floor



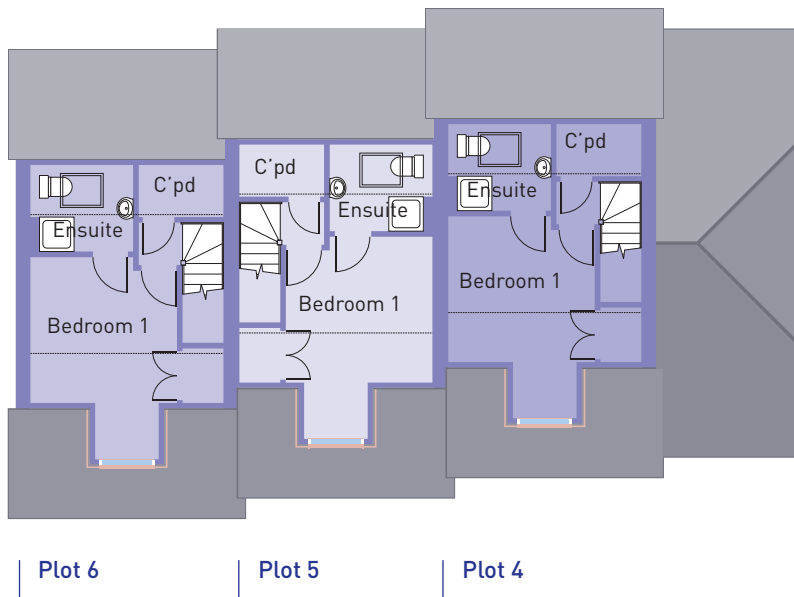
First Floor





Computer generated image of Plots 4 - 6

Second Floor



Plot 4

Living room	7250 x 4966 max (23'10" x 16'4" max)
Kitchen	2960 x 2960 max (9'9" x 9'9" max)
Bedroom 1	3226 x 4449 max (10'7" x 14'7" max)
Bedroom 2	4250 x 3816 max (13'11" x 12'6" max)
Bedroom 3	4250 x 2960 max (13'11" x 9'9" max)

Plots 5 and 6

Living room	4250 x 4966 max (13'11" x 16'4" max)
Kitchen	2960 x 2960 max (9'9" x 9'9" max)
Bedroom 1	3226 x 4449 max (10'7" x 14'7" max)
Bedroom 2	4250 x 3816 max (13'11" x 12'6" max)
Bedroom 3	4250 x 2960 max (13'11" x 9'9" max)

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Specification

Energy efficiency

Gas fired central heating via radiators with thermostatic valves. Insulated cavity walls, loft insulation, low e double glazed windows, dry lined internal walls. Plots 2 and 3 have low e mechanical ventilation system - an energy efficient system which uses exhaust air energy for hot water and central heating via radiators.

Safety and security

Bi-fold doors to plots 2 and 3. All external doors and windows fitted with security locks, smoke detectors, external light to all front doors, bollard lighting to external areas.

Internal design

Chrome internal door furniture, timber MDF stairs with painted white spindles and string with stained hardwood handrail. Smooth ceilings, mains operated doorbell, walls painted in emulsion with white ceilings, wardrobes to master bedrooms.

Kitchen

A choice of units from Fernham Homes range (subject to stage of build) with granite worktop and pelmet lighting under wall units. A stainless steel electric oven, gas hob and extractor hood, integrated fridge/freezer, washing machine and dishwasher.

Bathroom, en-suite and cloakroom

White contemporary sanitary ware with chrome fittings, choice of wall tiles from Fernham Homes range (subject to stage of build) low voltage downlights, heated chrome towel rail in bathroom and en-suites.

Electrical

Ample sockets, switches in white, shaver point in bathroom and en-suites, external light fitted to all front doors, telephone and tv points to lounge and bedrooms. Bollard lighting to external communal area.

External

Houses will contribute to the communal areas for the benefit of the homeowners. For further information, please ask the Sales Advisor. Turf to all gardens, paved paths and patio area.



All our homes are covered by the NHBC Buildmark Warranty which is a certificate of sound construction and offers insurance protection against building faults or structural defects for a period of 10 years.

Computer generated images are for illustrative purposes only.

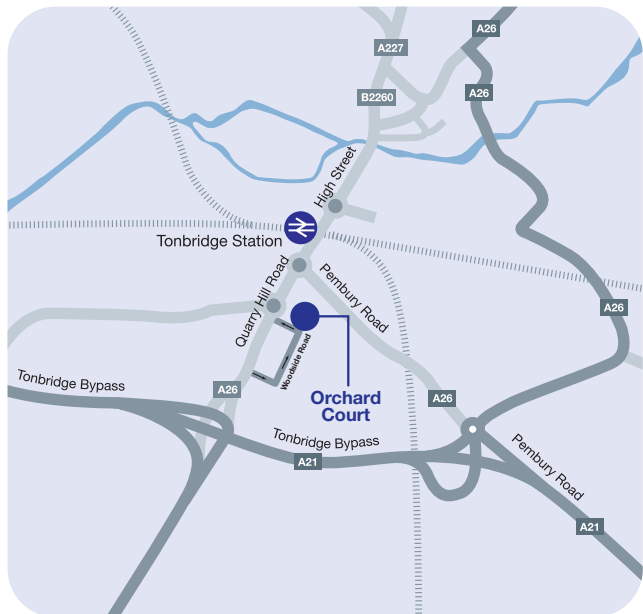
These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. There may have been alterations during construction and final finishes, any amendments will be confirmed at reservation and also throughout the sales process to completion. Prospective purchasers will have to check the plans and specification confirmed at the time of reservation and any alterations that may be needed due to unforeseen circumstances throughout the sales process.

Marketing Suite:

Azure Apartments at Lyons Crescent,
Tonbridge TN9 1EX. Open Thursday – Monday
10.00am – 5.00pm. Tel: 01732 358771
email: sales@fernham-homes.co.uk

How to find Orchard Court...

From Tonbridge High Street proceed southwards (towards Tunbridge Wells) on the B2206. After passing Tonbridge station (situated on the right) take the second exit at the roundabout onto Quarry Hill Road. Take first exit at the next roundabout, staying on Quarry Hill Road. Turn left onto Woodside Road, left again (one way) and Orchard Court can be found at the bottom on the right hand side.



Head Office:

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