

Orchard Heights

Furnace Lane,
Horsmonden
Kent
TN12 8LX



Seven luxury 2 & 3 bedroom houses
with stunning rural views





Orchard Heights

Orchard Heights is a delightful conversion of seven houses set amid the picturesque countryside close to the village of Horsmonden.

Horsmonden is a village located in the Weald of Kent. The village has a local primary school, sports ground, Horsmonden lawn tennis club, amongst others.

Horsmonden is in the heart of the Weald of Kent and in the High Weald Area of Outstanding Natural Beauty. The nearest towns are Tunbridge Wells, 8 miles to the West, Maidstone, 13 miles to the North and Cranbrook, 8 miles to the East. Horsmonden is in the Borough of Tunbridge Wells. Tunbridge Wells has a wealth of amenities, including 3 grammar schools, rail links to London and the Victoria shopping precinct. The High Street and The Pantiles have a wide selection of individual and designer shops and bars and restaurants.

The nearest railway station to Horsmonden is Paddock Wood. There are numerous bus routes serving Horsmonden giving access to Tunbridge Wells, Cranbrook, Tenterden to name a few.



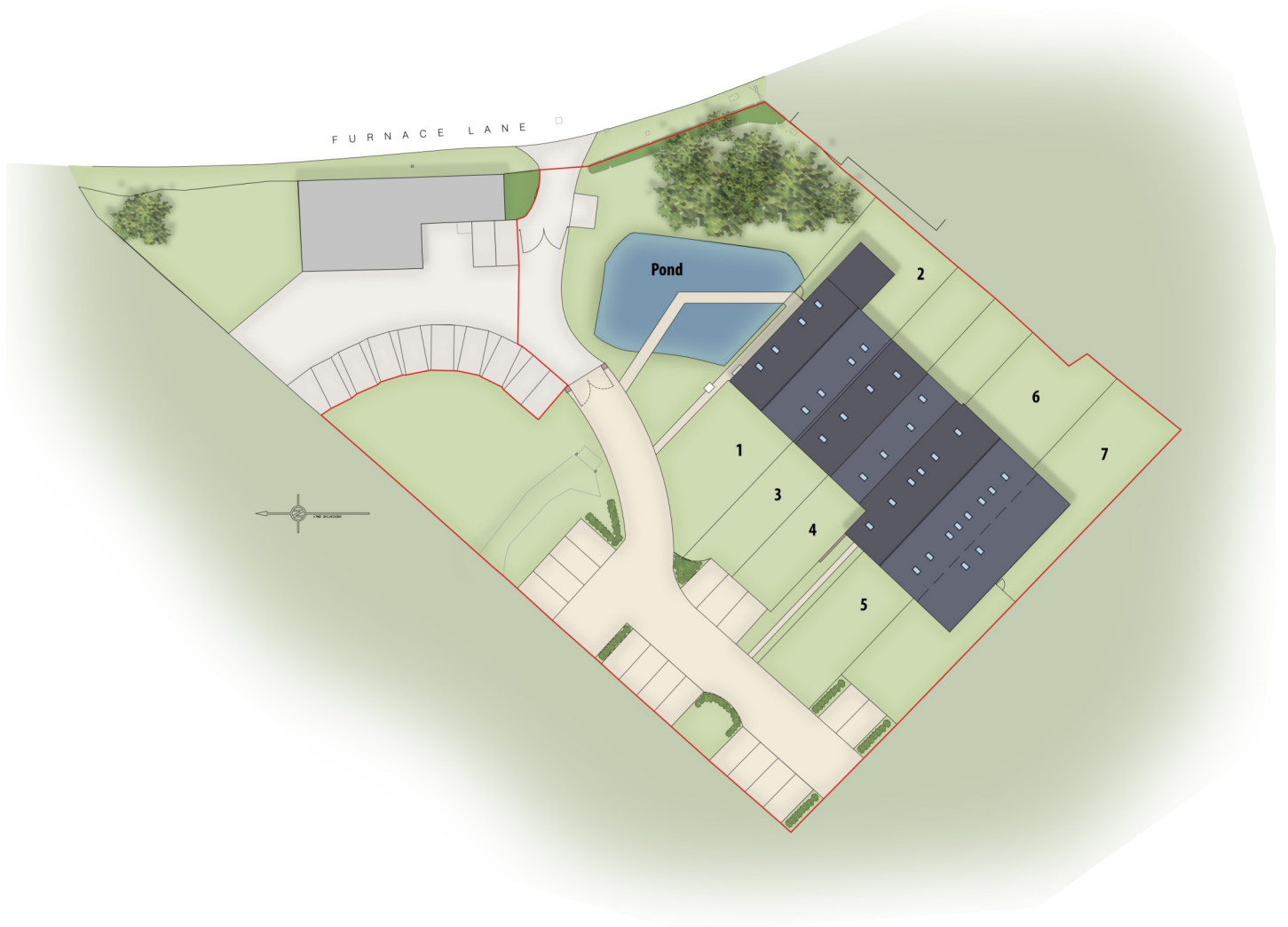
Horsmonden Village Sign

The CANNON represents the great iron foundry, which once supplied guns for the English and Dutch navy's and for King Charles 1's army and later, during the English civil war, for Parliament. In 1613 two hundred men were employed in the foundry. The TREE represents Horsmonden's great oaks and other local woods used for building, for gun carriages and for fuelling John Browne's great blast furnace. The OASTHOUSE represents agriculture and the once thriving hop industry. The CHURCH is the 14th century parish church of St Margaret's two miles away from the main village.





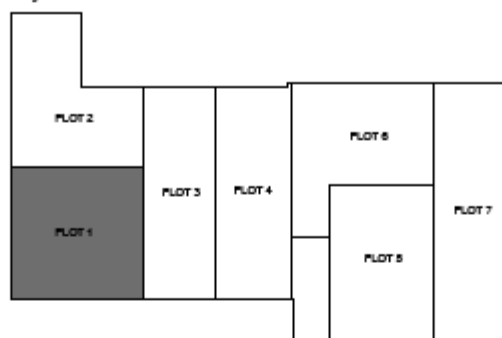
Orchard Heights Site Plan



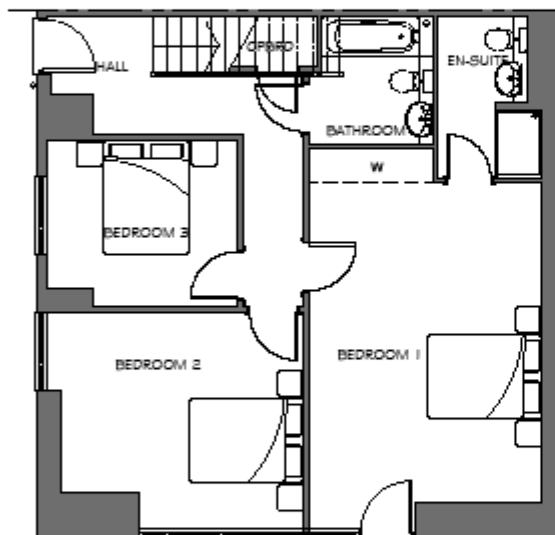
Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include



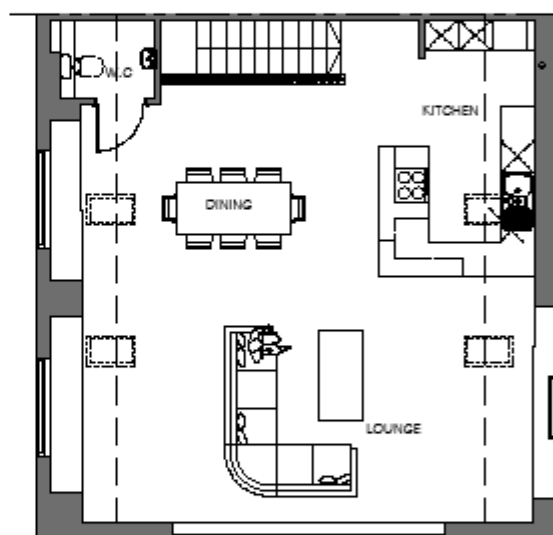
key Plan



PLOT 1



GROUND FLOOR PLAN



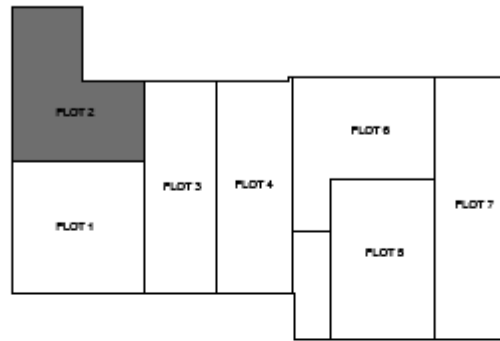
FIRST FLOOR PLAN

SCHEDULE OF ROOM SIZES - PLOT 1

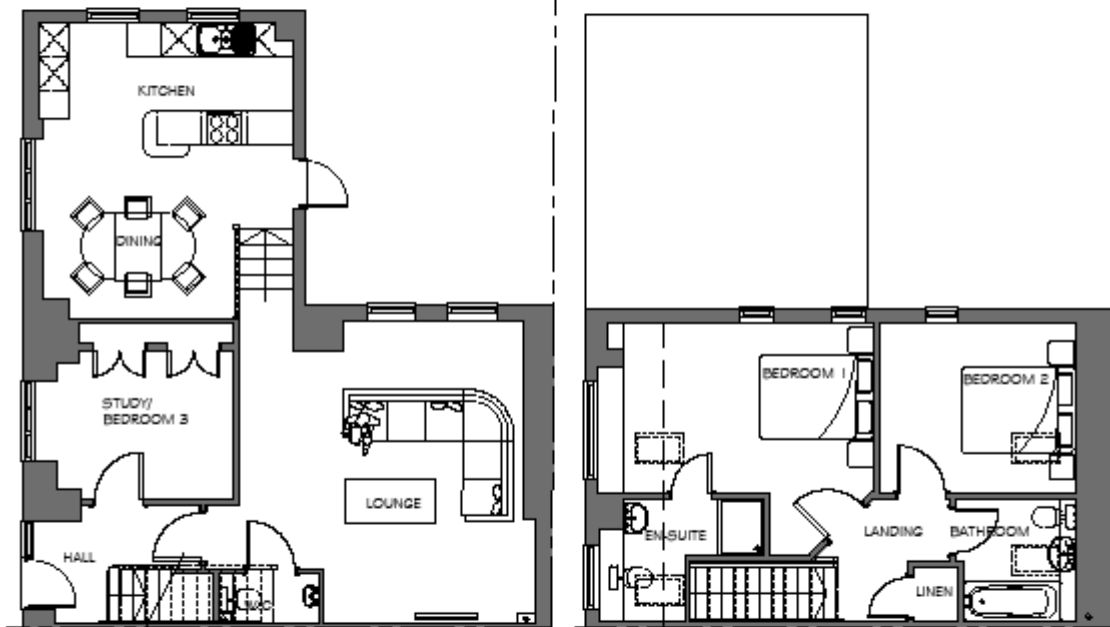
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Bedroom 1	5.63m x 4.09m	(18' 6" x 13' 5")
Bedroom 2	4.27m x 3.17m	(14' x 10' 5")
Bedroom 3	3.35m x 2.93m	(11' x 9' 7")
FIRST FLOOR		
Lounge/dining/kitchen	8.92m (Max) x 8.88m (Max)	(29' 3" Max x 29' 2" Max)
Total gross internal floor area	150.6 M.sq/1621 Sq.ft	



key Plan



PLOT 2



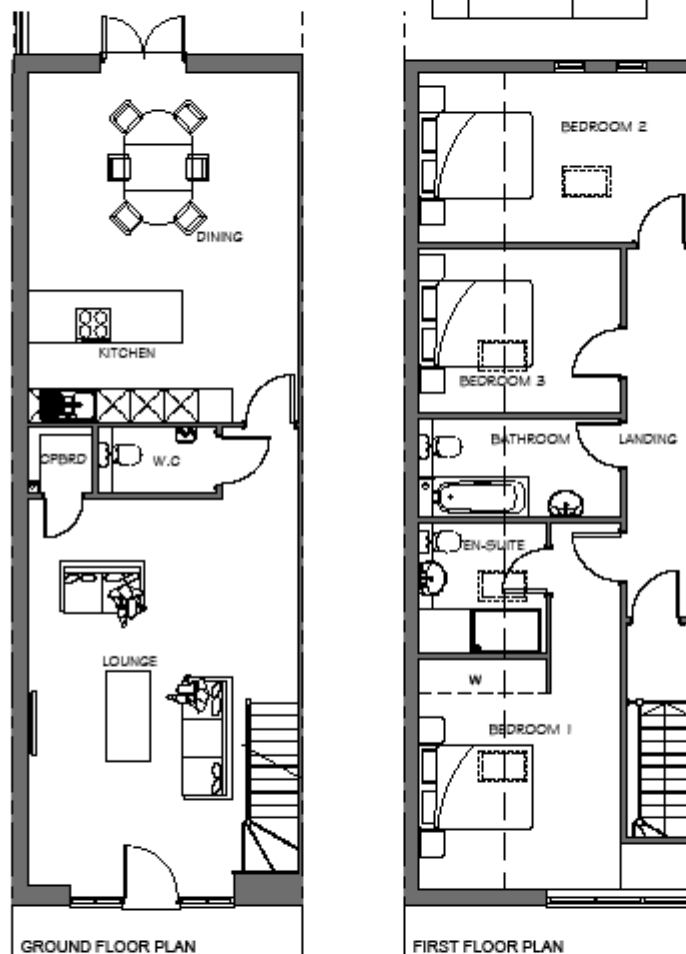
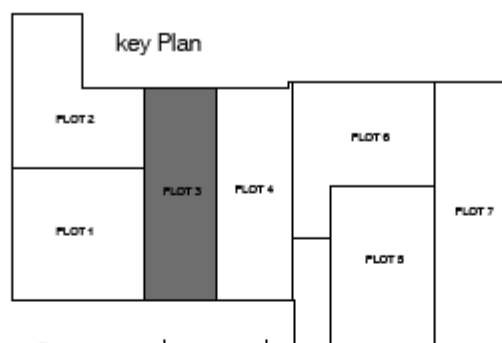
GROUND FLOOR PLAN

FIRST FLOOR PLAN

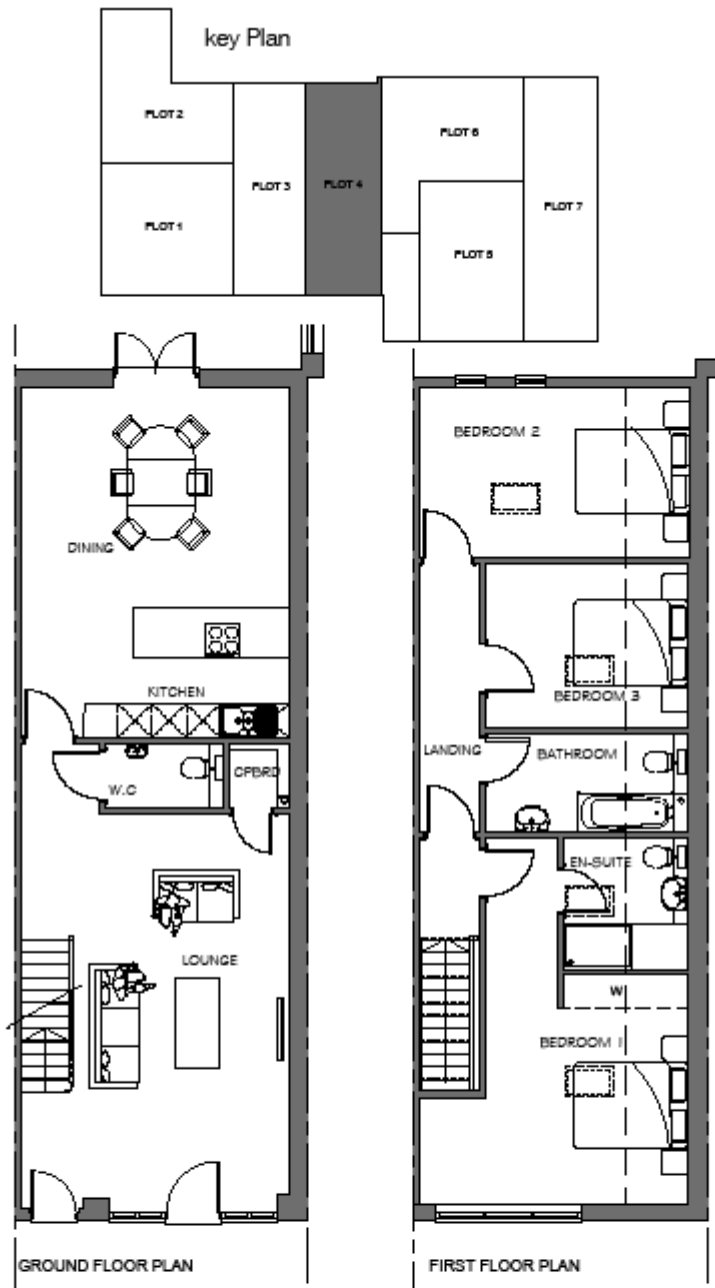
SCHEDULE OF ROOM SIZES - PLOT 2

GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Kitchen/Dining	5.22m x 4.41m	(17' 2" x 14' 6")
Lounge	5.33m x 5.0m	(17' 6" x 16' 5")
Study/Bedroom 3	3.1m x 2.63m	(10' 3" x 8' 8")
FIRST FLOOR		
Bedroom 1	4.86m x 2.99m	(15' 11" x 9' 10")
Bedroom 2	3.45m x 2.99m	(11' 4" x 9' 10")
Total gross internal floor area	111.3 M.sq'	1198 Sq.ft

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include

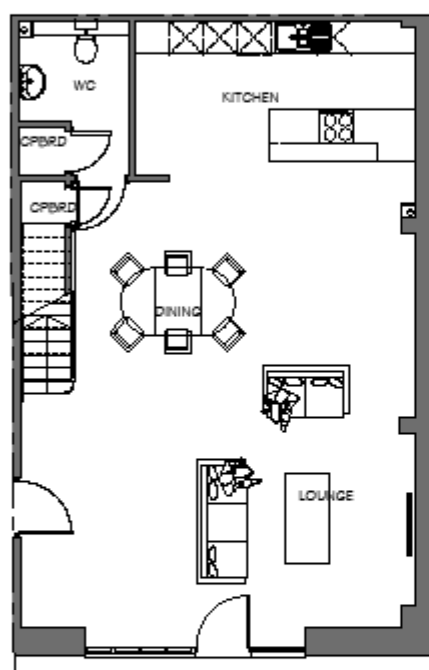
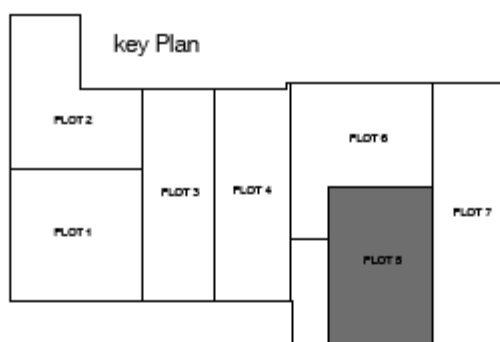


SCHEDULE OF ROOM SIZES - PLOT 3		
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Kitchen/Dining	6.16m x 4.78m	(20' 3" x 15' 8")
Lounge	6.81m x 4.78m	(22' 4" x 15' 8")
FIRST FLOOR		
Bedroom 1	4.05m (into Wardrobe) x 3.55m	(13' 4" (into Wardrobe) x 11' 4")
Bedroom 2	4.79m x 2.99m	(15' 9" x 9' 10")
Bedroom 3	3.55m x 2.89m	(11' 8" x 9' 6")
Total gross internal floor area	137.2 M.sq/1476 Sq.ft	

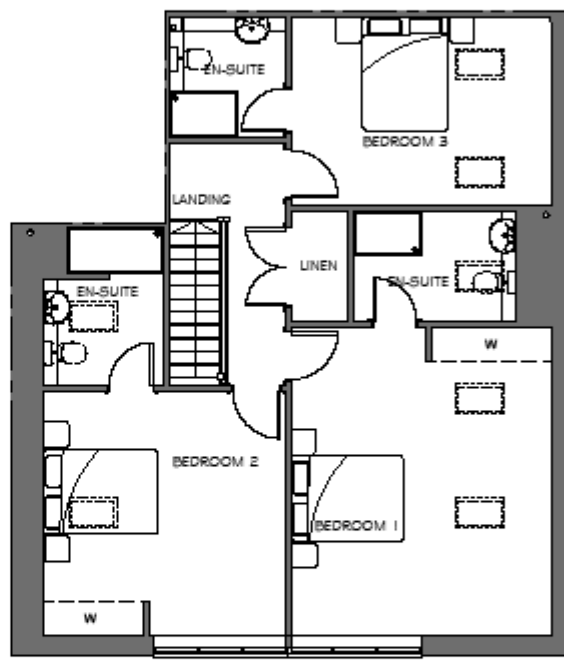


SCHEDULE OF ROOM SIZES - PLOT 4		
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Kitchen/Dining	6.16m x 4.72m	(20' 3" x 15' 6")
Lounge	7.03m x 4.72m	(23' 1" x 15' 6")
FIRST FLOOR		
Bedroom 1	4.06m (into Wardrobe) x 4.70m Max	(13' 4" (into Wardrobe) x 15' 5" Max)
Bedroom 2	4.74m x 2.99m	(15' 7" x 9' 10")
Bedroom 3	3.56m x 2.89m	(11' 8" x 9' 6")
Total gross internal floor area	136.2 M.sq/1466 Sq.ft	

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include

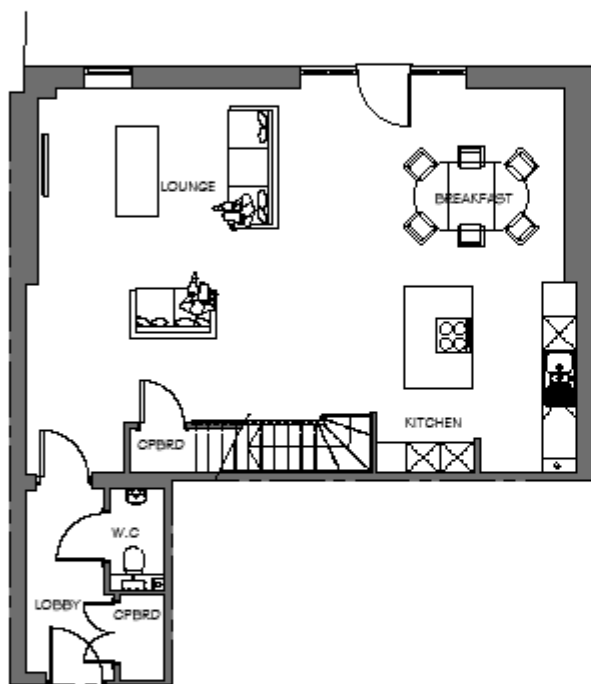
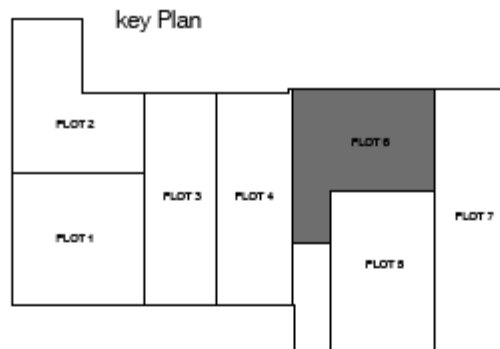


GROUND FLOOR PLAN

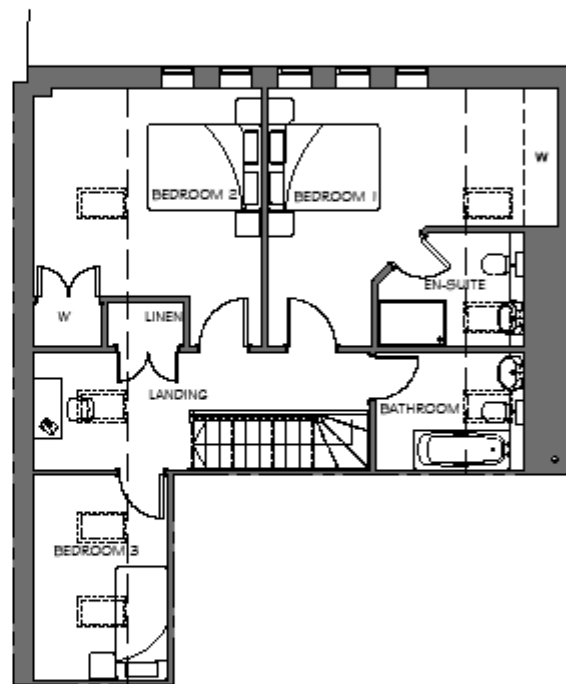


FIRST FLOOR PLAN

SCHEDULE OF ROOM SIZES - PLOT 5		
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Kitchen	4.91m x 2.74m	(16' 2" x 9')
Lounge/Dining	7.87m x 6.90m	(25' 10" x 22' 8")
FIRST FLOOR		
Bedroom 1	4.28m (into Wardrobe) x 4.25m	(14' 1" (into Wardrobe) x 14')
Bedroom 2	5.42m (into Wardrobe) x 4.59m	(17' 10" (into Wardrobe) x 15' 1")
Bedroom 3	4.59m x 3.81m	(15' 1" x 10' 10")
Total gross internal floor area	136.2 M.sq/1466 Sq.ft	



GROUND FLOOR PLAN



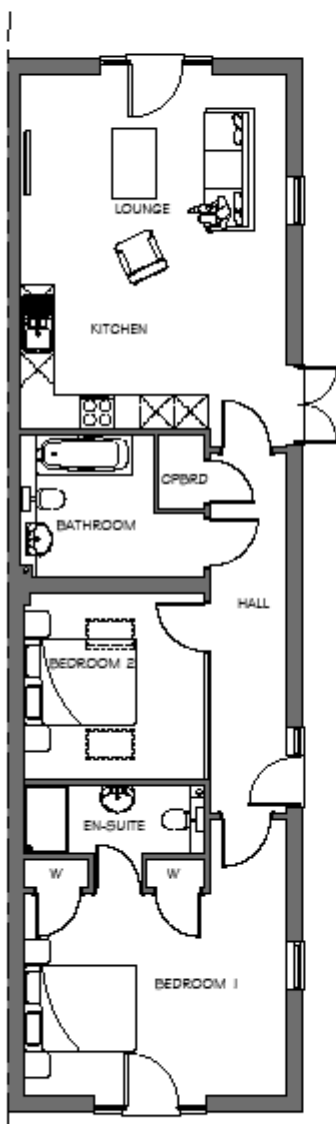
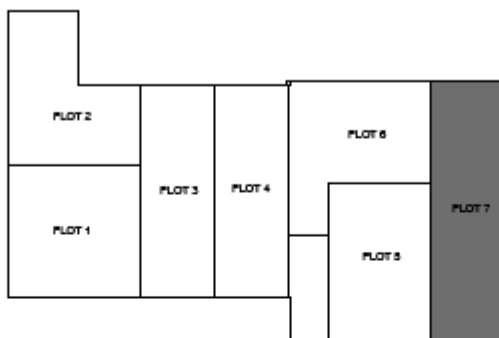
FIRST FLOOR PLAN

SCHEDULE OF ROOM SIZES - PLOT 6		
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Lounge/Dining/Kitchen	9.72m x 6.77m	(31' 11" x 22' 3")
FIRST FLOOR		
Bedroom 1	5.14m (into Wardrobe) x 4.54m Max	(16' 10" (into Wardrobe) x 14' 11" Max)
Bedroom 2	4.01m x 4.54m Max	(13' 2" x 14' 11" Max)
Bedroom 3	3.61m x 2.35m	(11' 10" x 7' 9")
Total gross internal floor area	141.4 M.sq/1522 Sq.ft	

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include



key Plan



GROUND FLOOR PLAN

SCHEDULE OF ROOM SIZES - PLOT 7		
GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Lounge/Kitchen/Dining	6.23m x 4.68m	(20' 5" x 15' 4")
Bedroom 1	4.64m x 4.16m (into Wardrobe)	(15' 3" x 13' 8" into Wardrobe)
Bedroom 2	3.8m x 3.19m	(10' 10" x 10' 6")
Total gross internal floor area	88.8 M.sq/902 Sq.ft	



Specification

Luxury kitchens

- individually designed kitchens
- AEG single oven, combi microwave & ceramic hob
- Zanussi integrated fridge/freezer, dishwasher & washer/dryer
- undermounted 1 1/2 bowl stainless steel sink
- solid quartz worktop

Quality bathrooms

- luxury sanitary ware by Twyford's bathrooms
- chrome taps
- contemporary wall tiling
- ceramic tiled floors
- Vanity units under all basins

Heating & insulation

- Dimplex glass panel programmable heating
- energy efficient insulation to current building regulation standards
- timber double glazing throughout

Lighting

- low voltage downlights to kitchens, living rooms and bathrooms

Entertainment & communication

- communal satellite dish and digital aerial installed (usual subscriptions/licences required)
- telephone point to living room and bedrooms
- 'smart home' cabling providing a wired network infrastructure for tv/satellite/network
- wiring for discreet 3 zone music system (kitchen, living room and master bedroom)

External

- landscaped garden with lawn and patio
- 2 allocated parking spaces per house
- additional communal visitors parking

Finishing touches

- walls and ceilings painted white throughout
- all internal woodwork painted white
- Wireless intruder alarm
- secure gated entrance system with intercom





About Astindale



Astindale was established in 2002 and has built a reputation for high quality houses and apartments set in carefully chosen locations. The company's aim is to provide individually designed housing for the modern lifestyle.

Over the past decade Astindale has built a range of properties, both traditional and modern in Kent, Surrey and South London. The company has won awards for its traditional, modern and contemporary schemes.

All our new homes come with a new home warranty and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required and carry a 10 year guarantee.

Location



For sales enquiries, please contact
Savills on 01892 507005
www.savills.co.uk

www.astindale.co.uk mail@astindale.co.uk
01233 850000

CLARUS
THE HOME OF DISTINCTION