



orchard



meadows

Rural Kent with great connections



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Orchard Meadows is part of a brand-new community in the friendly Kent village of Iwade. These stylish, spacious homes sit on the edge of the village, beside open countryside. They're also close to the A249, which gives fast access out to the seaside and into Maidstone.

Iwade is just three miles from the flourishing town of Sittingbourne, which has benefitted from recent investment and regeneration.

It's also less than a 30-minute drive to Maidstone and a 40-minute drive to Canterbury. And you can be in Canary Wharf or Dover in an hour. The M2, M20 and A2 are in easy reach for a speedy commute, and you're just a 16-minute walk or 4-minute cycle from Kemsley train station.





A more affordable way to buy your dream home

We have seven homes for sale on a shared ownership basis at Orchard Meadows, which makes buying in this beautiful corner of Kent a more affordable option. These thoughtfully designed properties include two 2-bed houses, three 3-bed houses and two 4-bed houses. So, there's a place for you here, whether you're buying alone, with a partner or as a small or growing family.





Great food in good company

After a day exploring the countryside, Iwade's Woolpack Inn is the perfect place to enjoy a hearty meal and catch up with other villagers. Just a 12-minute walk from Orchard Meadows, it boasts a lovely beer garden and hosts events such as live music and quiz nights. Nearby café, Mews Brewhouse, is a cosy alternative for coffee and cake.

In Sittingbourne, a 10-minute drive away, there's a growing choice of restaurants, including those serving Indian, Thai, Turkish, Mexican and Chinese cuisine. And Maidstone, a 30-minute drive away, is home to a wide array of great cafés, pubs, bars and restaurants.



Soak up nature

Iwade is sat among glorious countryside peppered with unspoilt woodlands and pretty meadows alongside breath-taking estuary landscapes. So there are plenty of opportunities to get out in the fresh air and back to nature.

In the village itself, there's a nature park and playing fields. And at Milton Creek Country Park, an 8-minute cycle away, there's an extensive network of paths to explore and species to spot. Just across The Swale, on The Isle of Sheppey, you have vast swathes of sweeping nature reserves to escape to, as well as beautiful beaches and traditional seaside entertainment.

For days on the beach, you can also head along the coast to Whitstable (a 35-minute drive) and Herne Bay (a 40-minute drive). And you can be in the magnificent Kent Downs area of outstanding natural beauty in less than 50 minutes.



A vibrant community



Sittingbourne also offers plenty of options for entertainment. You can catch a film or go bowling at The Light, see a performance at The Avenue Theatre, watch greyhound racing or speedway at Central Park Stadium, race go-karts at Bayford Meadows, and much more.

Back in Iwade, the village hall has a busy schedule of weekly activities for all ages, including Scouts, Brownies, boxfit classes, Women's Institute meetings, and parent and toddler sessions. And in Maidstone, you can do everything from bouldering at The Climbing Centre to crazy golf at Prison Island.



A healthy lifestyle



Iwade also offers plenty of ways to stay fit, including dance classes, a martial arts club, a football club and bootcamp fitness sessions. In Sittingbourne, The Swallows Leisure Centre (an 11-minute drive from Orchard Meadows) has swimming pools, a gym, indoor courts and pitches, a Clip 'n' Climb centre and soft play space. You'll also find gyms, pilates classes, yoga studios and more in Sittingbourne, and golf courses on the outskirts.



Shop local... or in London

Iwade's post office, pharmacy and convenience store are all just a 2-minute drive from Orchard Meadows. And you have a wider choice of shops in Sittingbourne. For the weekly shop, Asda Superstore is a 5-minute drive, and Sittingbourne also has a Sainsbury's, Morrisons, Aldi, Lidl, Iceland and M&S Food Hall.

The town's Forum Shopping Centre features a range of high street and independent shops. And Sittingbourne Retail Park is home to Dunelm, Pets at Home, Halfords and more. For big-city shopping, Bluewater is less than 40-minutes from Iwade.



A good education

Orchard Meadows is a wonderful place for families. Not least because there are plenty of schools with good Ofsted ratings in easy reach, including Iwade Primary School (0.5 miles) and Kemsley Primary Academy (0.7 miles). For older offspring, Westlands School is a 10-minute drive. And, for little ones, the Happy Days Nursery is just a five-minute walk away.





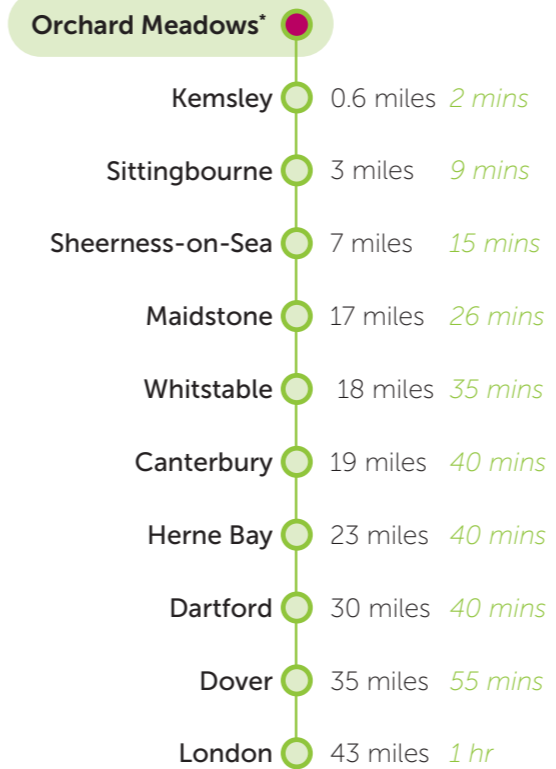
Stay
connected

Orchard Meadows has excellent transport links for fast routes to neighbouring towns and villages, into London, out the coast and abroad.

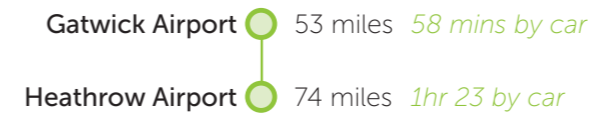


BY CAR

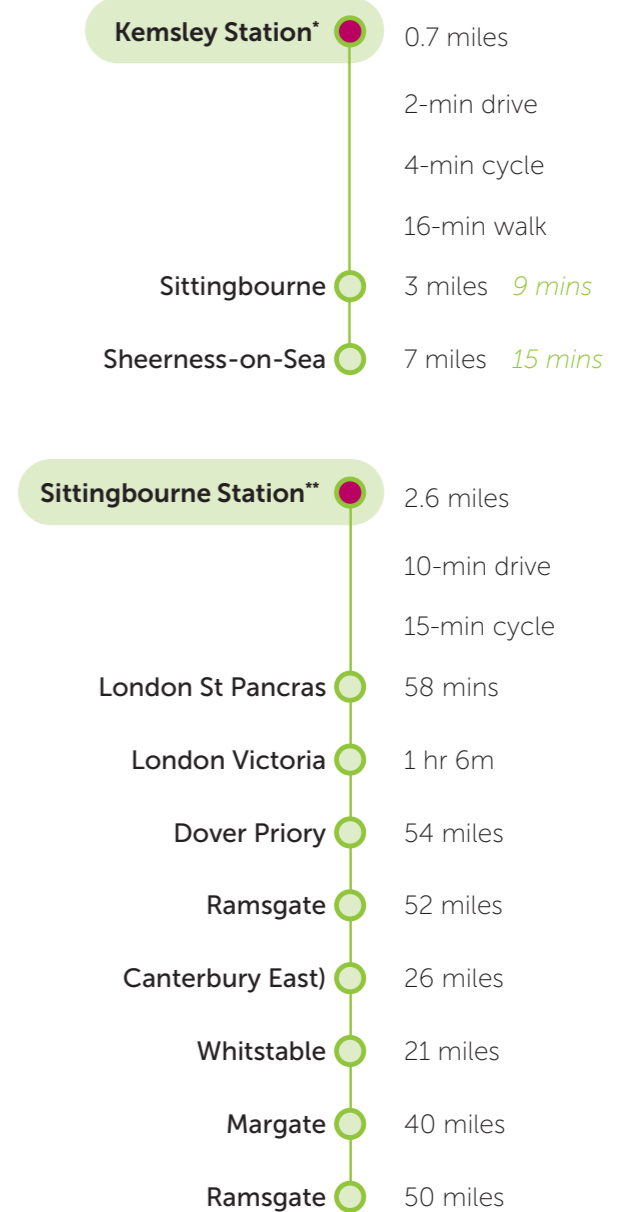
Set just off the A249, Orchard Meadows has easy access to the M2, M20 and A2.



BY PLANE



BY TRAIN



BY BUS

Good public bus routes serve the local area and there are bus stops within around a 5-minute walk.

[Sources: *google.com/maps. Times shown are approximate and subject to traffic. **thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

Points of interest

SHOPPING

Iwade:

- 1 Iwade Pharmacy
- 2 Londis
- 3 Iwade Post Office

Sittingbourne:

- 4 Asda Superstore
- 5 Sainsbury's
- 6 Morrisons
- 7 Aldi
- 8 Lidl
- 9 Iceland
- 10 M&S Food Hall
- 11 The Forum Shopping Centre
- 12 Sittingbourne Retail Park

FOOD & DRINK

Iwade:

- 13 Woolpack Inn
- 14 Mews Brewhouse

LEISURE

Iwade:

- 15 Iwade Village Hall
- 16 Elite Dance Company
- 17 Sittingbourne Martial Arts Club
- 18 Iwade Herons FC
- 19 Bootcamp UK Sittingbourne

Sittingbourne:

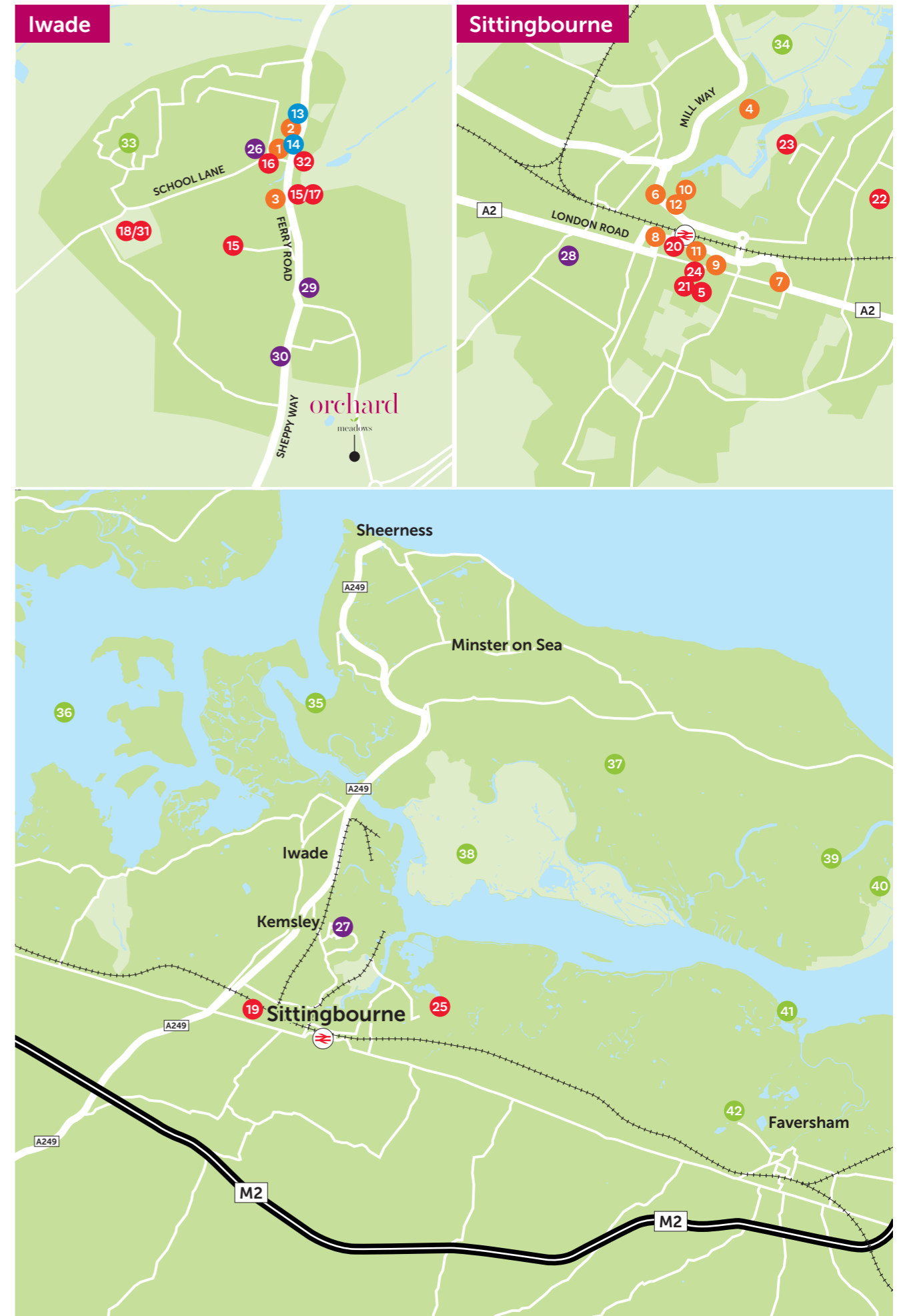
- 20 The Light
- 21 The Avenue Theatre
- 22 Central Park Stadium
- 23 Bayford Meadows go-karting
- 24 The Swallows Leisure Centre
- 25 Sittingbourne Golf Centre

EDUCATION & AMENITIES

- 26 Iwade Primary School
- 27 Kemsley Primary Academy
- 28 Westlands School
- 29 Happy Days Nursery
- 30 Iwade Health Centre

GREEN SPACES

- 31 Herons Park Playing Field
- 32 Iwade Nature Park
- 33 Space Park
- 34 Milton Creek Country Park
- 35 The Swale
- 36 River Medway
- 37 The Isle of Sheppey
- 38 Elmley National Nature Reserve
- 39 RSPB Capel Fleet Raptor Viewpoint
- 40 The Swale National Nature Reserve
- 41 Oare Marshes Nature Reserve
- 43 Oare Gunpower Works Country Park





Specification

BATHROOM

- ✓ White toilet
- ✓ White pedestal basin
- ✓ White steel bath with matching panel
- ✓ Thermostatic shower fitting
- ✓ Glass bath screen
- ✓ Full-height tiling around bath
- ✓ Wall mounted mirror
- ✓ Premium luxury vinyl flooring in 'baileywood' colour

KITCHEN

- ✓ Paula Rosa kitchen units with 'cashmere' colour fitted doors
- ✓ Laminate square edge worktops in 'Ipanema White' colour with matching upstand
- ✓ Stainless steel 1.5-bowl sink
- ✓ Integrated oven
- ✓ Stainless steel extractor hood
- ✓ Electric ceramic hob with stainless steel splashback
- ✓ Freestanding washing machine
- ✓ Freestanding fridge freezer
- ✓ Premium luxury vinyl flooring in 'baileywood' colour

GENERAL

- ✓ Five panel white doors
- ✓ Chrome ironmongery
- ✓ Woodwork – white satinwood
- ✓ Walls – white supermatt emulsion
- ✓ Ceilings – white supermatt emulsion
- ✓ Carpet to lounge, bedrooms, hallway and landing
- ✓ Combi wall-mounted boiler
- ✓ Mains-operated smoke detector
- ✓ Battery-operated carbon monoxide detector
- ✓ Shed to garden
- ✓ Two parking spaces for each property
- ✓ Car charging point for each property





PLOTS 30, 31
4 Bedroom House
SOLD



PLOTS 36, 37
3 Bedroom House
SOLD



PLOT 41
3 Bedroom House
AVAILABLE NOW



PLOTS 59 & 60
2 Bedroom House
AVAILABLE NOW



Development site plan



PLOT 41



Computer Generated Image

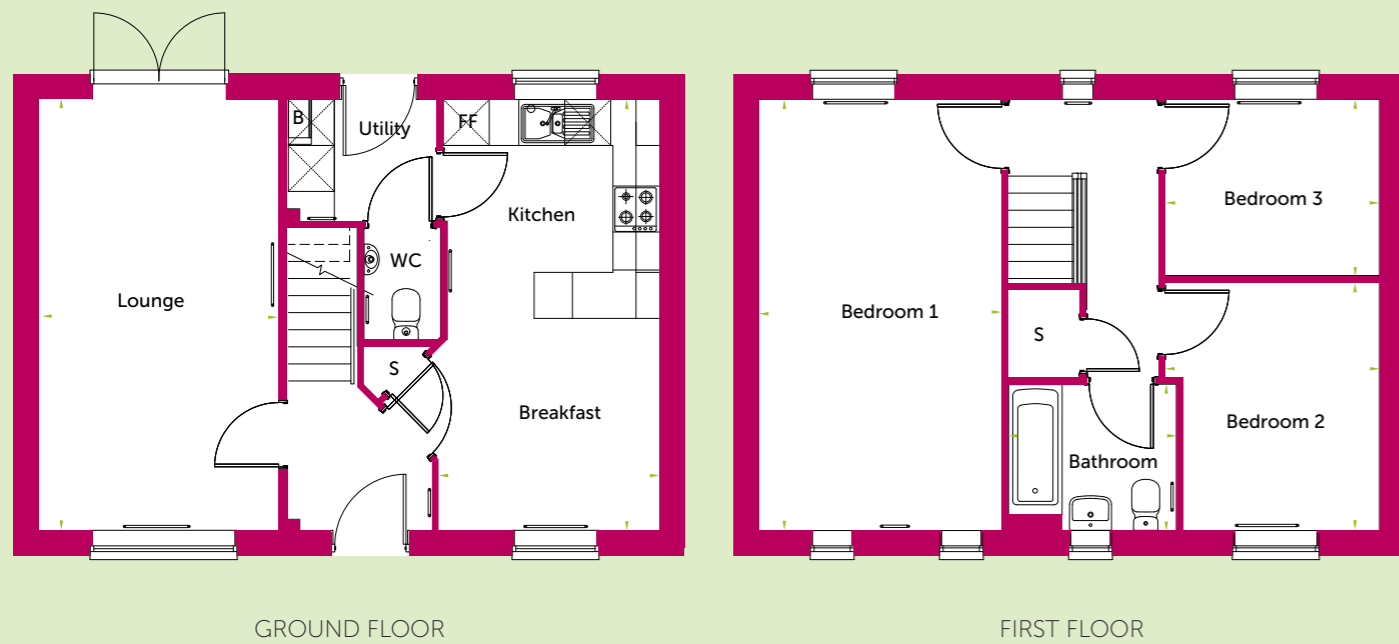
PLOTS 59/60



Computer Generated Image

3 Bedroom House

PLOT 41



GROUND FLOOR

FIRST FLOOR

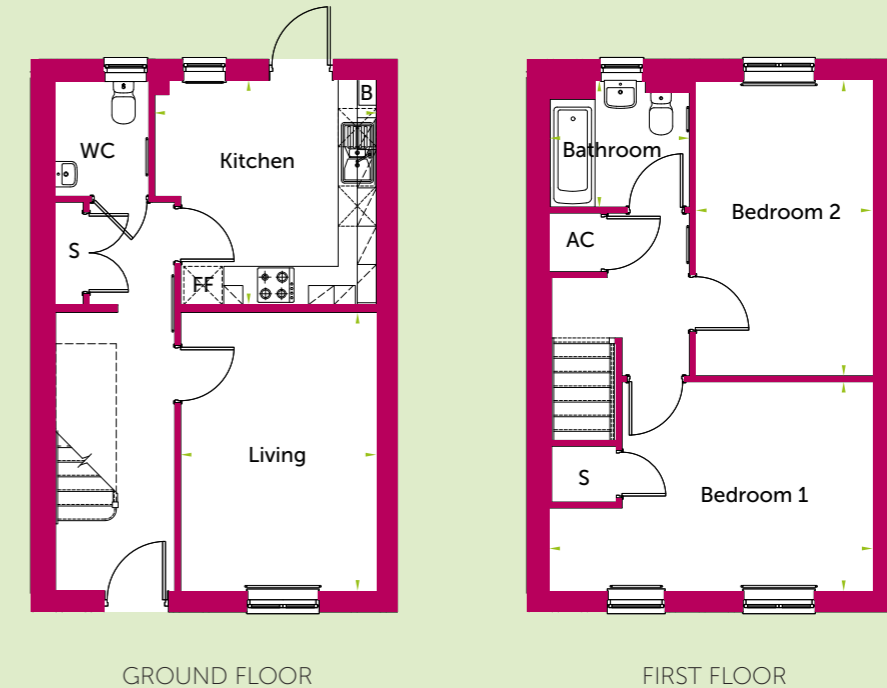
Total Floor Area 92.81m²

Living	5.70m x 3.18m
Kitchen/Dining	5.69m x 2.93m
Bedroom 1	5.70m x 3.22m
Bedroom 2	3.29m x 2.61m
Bedroom 3	2.35m x 2.85m
Bathroom	1.96m x 2.21m

B = Boiler FF = Fridge Freezer S = Storage

2 Bedroom House

PLOTS 59 & 60*



GROUND FLOOR

FIRST FLOOR

Total Floor Area 81.56m²

Living	4.42m x 3.12m
Kitchen/Dining	3.57m x 3.52m
Bedroom 1	3.30m x 5.13m
Bedroom 2	4.68m x 2.82m
Bathroom	2.00m x 2.39m

B = Boiler FF = Fridge Freezer S = Storage



mhs
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All photography is indicative of typical home styles only. Internal finishes at Orchard Meadows may differ.
Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract.
They cannot be relied upon as accurately describing any of the specified matters prescribed.