



# THE OLD ORCHARDS

CHALLOCK • KENT





WELCOME

A STUNNING COLLECTION  
OF 11 BESPOKE HOMES  
IN AN AREA OF  
OUTSTANDING NATURAL  
BEAUTY









## INTRODUCTION

# CONTEMPORARY LIVING IN THE KENT COUNTRYSIDE

The Old Orchards is a secluded private development of unique high specification homes in the quaint village of Challock, a designated area of outstanding natural beauty between Ashford and Canterbury.

Comprising of 3 and 4 bedroom homes, The Old Orchards has been designed to elegantly complement the rich heritage, features and landscape of the local area. The site was formerly the old orchard of Clock House Farm – a family run estate, established over many centuries.

In the process of hatching the layout and design of this special development, the all-important concept remained prominent throughout – to recreate a traditional Hamlet,

which looked like it had evolved organically over time, ensuring this collection of charming, country style homes sit comfortably within their vernacular, yet are modern internally.

Each home has been individually designed to introduce features that enhance your day-to-day living experience. Enhanced ceiling heights, entrance hall double ceiling height voids, underfloor heating, open plan areas and rooms that can be closed, double garages, working chimneys, plenty of parking space, garden brick walls, external lighting, premium landscaping and communal gardens, are all examples of some of the details that have been considered to create convenient and excellently designed homes.



Ashcroft House (Plot 10)









Kings Wood, Challock



## LOCATION

# A QUINTESSENTIAL ENGLISH VILLAGE

Set in the village of Challock, 10 miles from Canterbury and just under 7 miles from Ashford, The Old Orchards is pleasantly tucked back from the main road and surrounded by fields and an ancient woodland. This large village sits high on a hill above Ashford within the North Downs Area of Outstanding Natural Beauty and is a highly esteemed location, having previously won Kent Village of the Year.

A contributing factor to this victory is the stunning surrounding countryside that residents and visitors can enjoy, such as Kings Wood, a 1500-acre site of ancient woodland just minutes from The Old Orchards. This area has captivated artists over the years, and boasts its own sculpture trail that is open to the public.

Challock also has a parish church, St Cosmas & St Damian, that sits prettily within the village.

Along with these charming attributes are all the necessities needed for the smooth running of everyday life. An excellent range of local facilities can be found within walking distance, including The Farm Shop, an independent store selling fresh, locally grown produce, just a stone's throw from the homes. There is also a post office close by for further conveniences. The Halfway House is the local family run pub and a building that has been central to the village for many years. Dating as far back as 1858, it was historically used as a rooming house and as a court, but now this award winning public house offers a delicious menu and a selection of local beverages.





1. High Speed Rail Services
2. Kent Downs Area of Outstanding Natural Beauty
3. Canterbury Cathedral
4. Traditional Pub Dining at The Halfway House
5. Kent Heritage Coast
6. Ashford Designer Outlet
7. Local Primary School
8. Great Stour River, Canterbury

### SCHOOLS

There is an excellent range of primary and secondary schools in the area including Challock Primary School, and several exceptional independent schools, both prep and senior, close by. For higher education, the University of Kent as well as Canterbury Christ Church University are both easily reached.

### SHOPPING

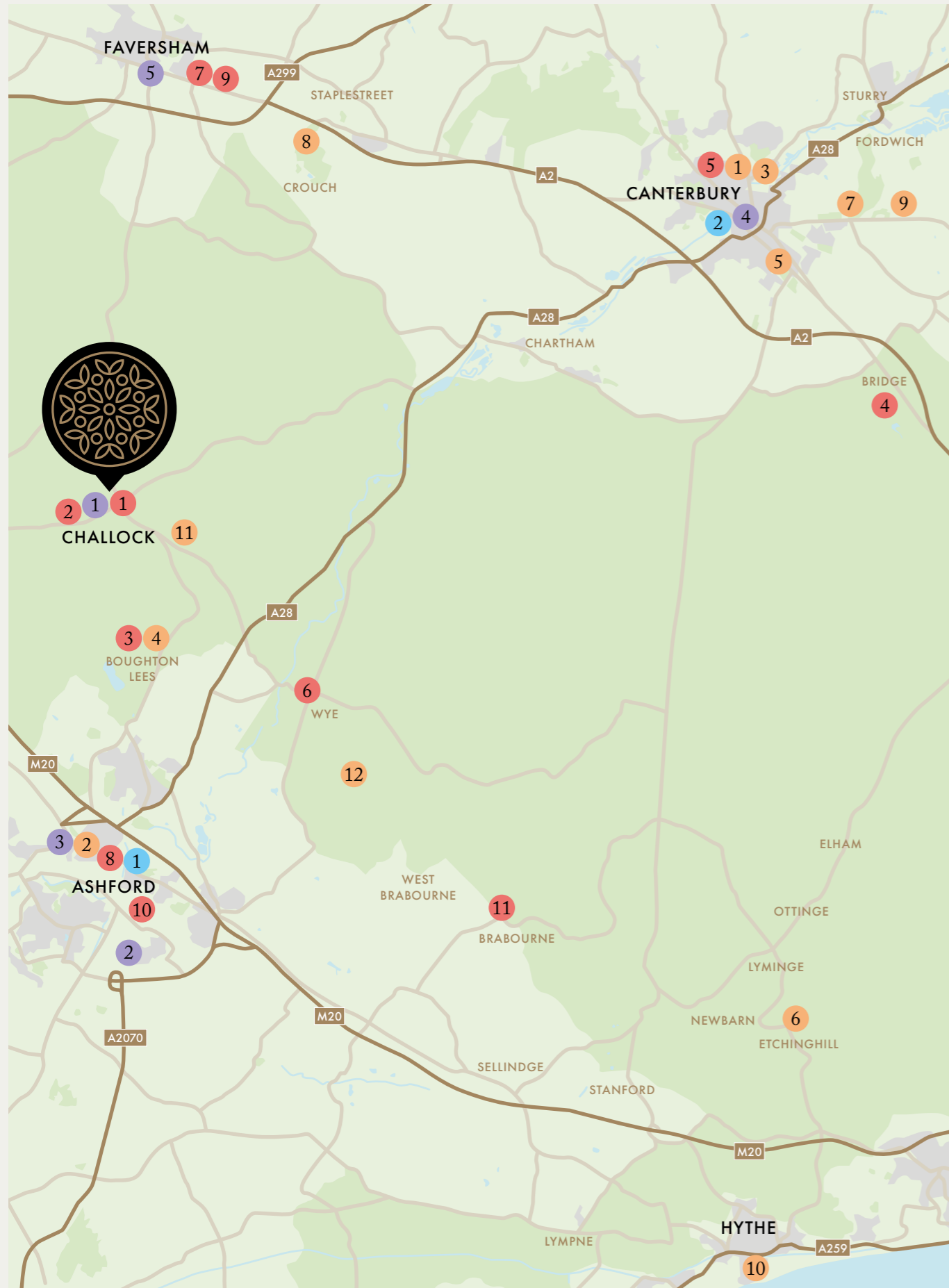
Ashford's Designer Outlet and town centre, including the nearby historic city of Canterbury offer the closest range of retail shops and places to eat. Besides these two locations, there are a host of excellent countryside pubs and farm shops tucked away within easy driving distance. Alternatively, Bluewater shopping centre can be reached within 45 minutes by car and the centre of London is a short train journey away.

### TRAVEL

For professionals who need to commute to London, Ashford's international rail station is a short drive away and only takes 36 minutes to Central London, and a hop across to France couldn't be easier with the Channel Tunnel less than 20 miles away.







DISTINGUISHED SURROUNDINGS

# LIVE A GREAT LIFESTYLE

**CAFÉS AND RESTAURANTS**

- 1 The Half Way House
- 2 Beech Court Gardens and Tea Room
- 3 Eastwell Manor
- 4 The Pig at Bridge Place
- 5 The Goods Shed
- 6 The Wife of Bath Restaurant
- 7 Reads Restaurant
- 8 Curious Brewery Taproom & Restaurant
- 9 Macknade delicatessen and dining hall
- 10 Wagamamas, Pizza Express, 5 Guys
- 11 The 5 Bells

**SHOPPING**

- 1 The Barn Shop
- 2 Ashford Designer Outlet
- 3 Ashford Town Centre
- 4 Canterbury City Centre
- 5 Faversham Town Centre

**CULTURE, SPORT & WELL-BEING**

- 1 The Marlow Theatre
- 2 The Picture House
- 3 Canterbury Cathedral
- 4 Eastwell Manor Hotel and Spa
- 5 Kent Cricket Ground
- 6 Etchinghill Golf Course
- 7 Canterbury Golf Course
- 8 Boughton Golf Course
- 9 Canterbury Tennis Club
- 10 Hythe Beach
- 11 Kings Wood
- 12 Kent Downs

**TRAVEL**

- 1 Ashford International Station
- 2 Canterbury Train Station







# SITE PLAN



**NOTE**  
Affordable Homes: 3, 4, 5, 11, 14, 15, 16, 17





PLOT 1

# BRAEBURN HOUSE

4 BEDROOMS  
2,194 SQ FT / 204 SQ M

A spacious home designed in a contemporary country style with some wonderful details such as antique brick arch detailing, off-white painted natural timber cladding, a bay window next to the chimney breast, a garden brick wall, and large rear bifold and sliding doors. Internally, the layout is spacious with an open plan living area centred around a fireplace and leading to a kitchen with a breakfast and/or dining space with views of and access to the rear garden. The home shares a private gravelled parking court with plot 2, accessed by driving between two characterful brick pillars, leading to a rear double garage with private parking for 3 cars.

GROUND FLOOR

Entrance	2.34 x 1.58 m
Utility	2.38 x 2.21 m
Kitchen	4.26 x 4.75 m
Snug/Study	4.04 x 3.46 m
Dining Room	5.41 x 5.14 m
Living Room	6.29 x 7.44 m

FIRST FLOOR

Master Bedroom	3.84 x 3.69 m
Bedroom 2	3.69 x 3.75 m
Bedroom 3	3.55 x 3.55 m
Bedroom 4	3.92 x 3.16 m

Dimensions are measured to perimeter walls, the height of which may vary. Please consult your sales advisor for further information. Dimensions are approximate and may vary. WC: Water Closet. ES: En-suite.





PLOT 2

# ANVIL HOUSE

**4 BEDROOMS**  
1,793 SQ FT / 167 SQ M

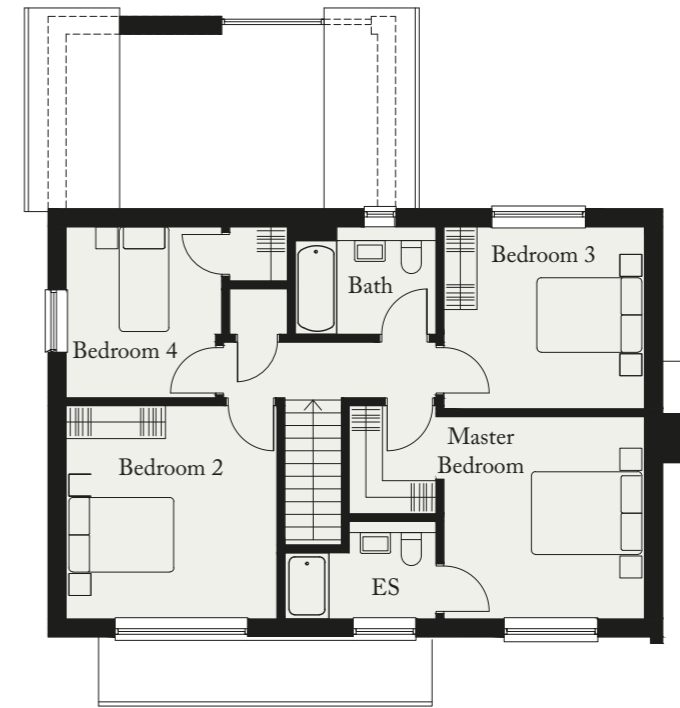
A spacious home designed in a contemporary country style with antique brick work and natural timber cladding painted charcoal black. A vaulted ceiling over the kitchen creates a fantastic space to eat and enjoy the instant access to the garden and the living area is centered around a fireplace with views to the front and rear of the property. The home shares a private gravelled parking court with plot 1, accessed by driving between two characterful brick pillars, leading to a rear double garage with private parking for 3 cars.

**GROUND FLOOR**

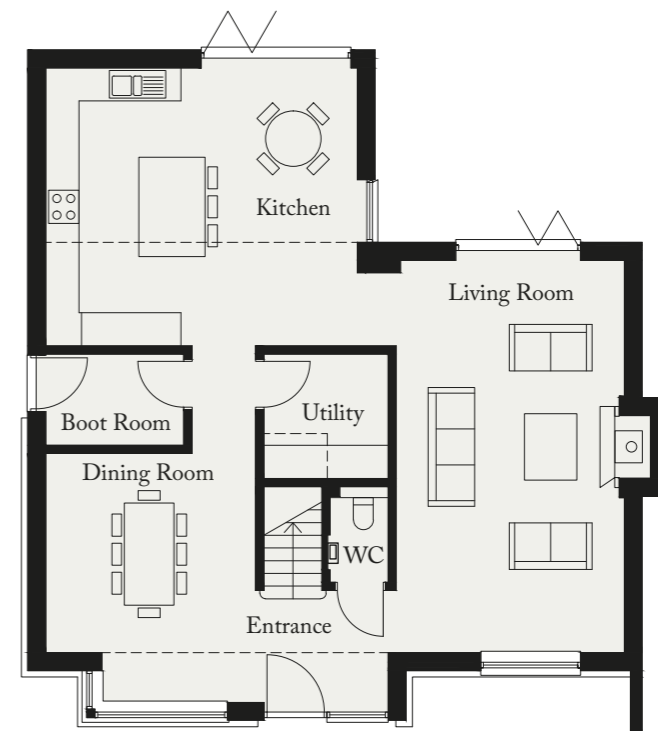
Entrance	2.40 x 2.03 m
Utility	2.25 x 2.25 m
Boot Room	2.50 x 1.65 m
Kitchen	5.64 x 5.04 m
Dining Room	3.80 x 3.61 m
Living Room	4.13 x 7.11 m

**FIRST FLOOR**

Master Bedroom	3.64 x 3.67 m
Bedroom 2	3.82 x 3.87 m
Bedroom 3	3.64 x 3.30 m
Bedroom 4	2.83 x 3.10 m



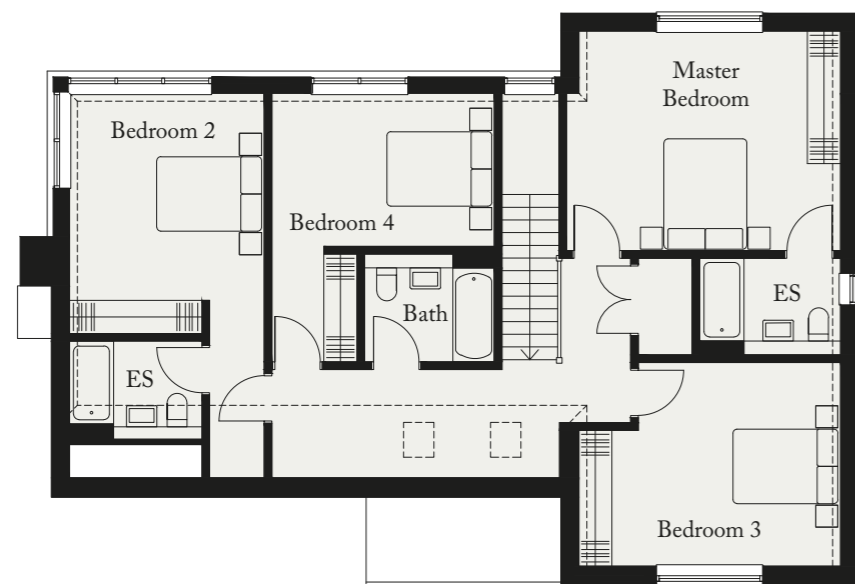
FIRST FLOOR



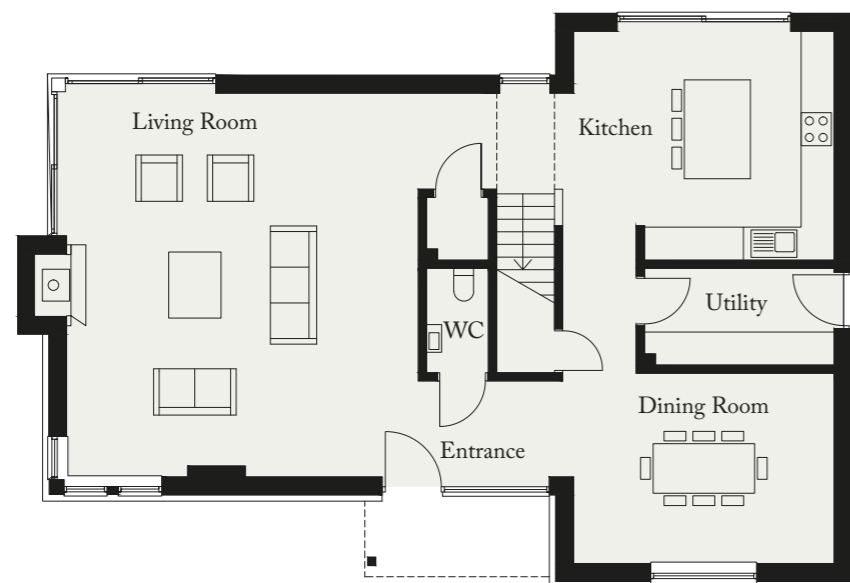
GROUND FLOOR

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FIRST FLOOR



GROUND FLOOR



PLOT 6

# PEARMAIN HOUSE

**4 BEDROOMS**  
**2,296 SQ FT / 213 SQ M**

This home possesses some unique external features, such as oak beams to the front and side elevation and an impressive gable with brick arches and traditional glazing. As you enter the front door, there is an instant sense of space and light due to the large living area and broad expanses of glazing, which provide views to both the side and rear garden areas. The living space is centred around a fireplace and the kitchen leads directly to the rear south facing garden through openable glazed doors. The home has a private gravelled driveway with a double garage and space for 3 cars.

**GROUND FLOOR**

Entrance	2.83 x 1.75 m
Utility	3.45 x 1.76 m
Kitchen	4.74 x 4.17 m
Dining Room	4.74 x 3.47 m
Living Room	6.40 x 6.99 m

**FIRST FLOOR**

Master Bedroom	4.96 x 3.98 m
Bedroom 2	3.53 x 3.75 m
Bedroom 3	3.67 x 3.69 m
Bedroom 4	4.03 x 2.78 m

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PLOT 7

# ARDINGLY HOUSE

4 BEDROOMS  
2,181 SQ FT / 203 SQ M

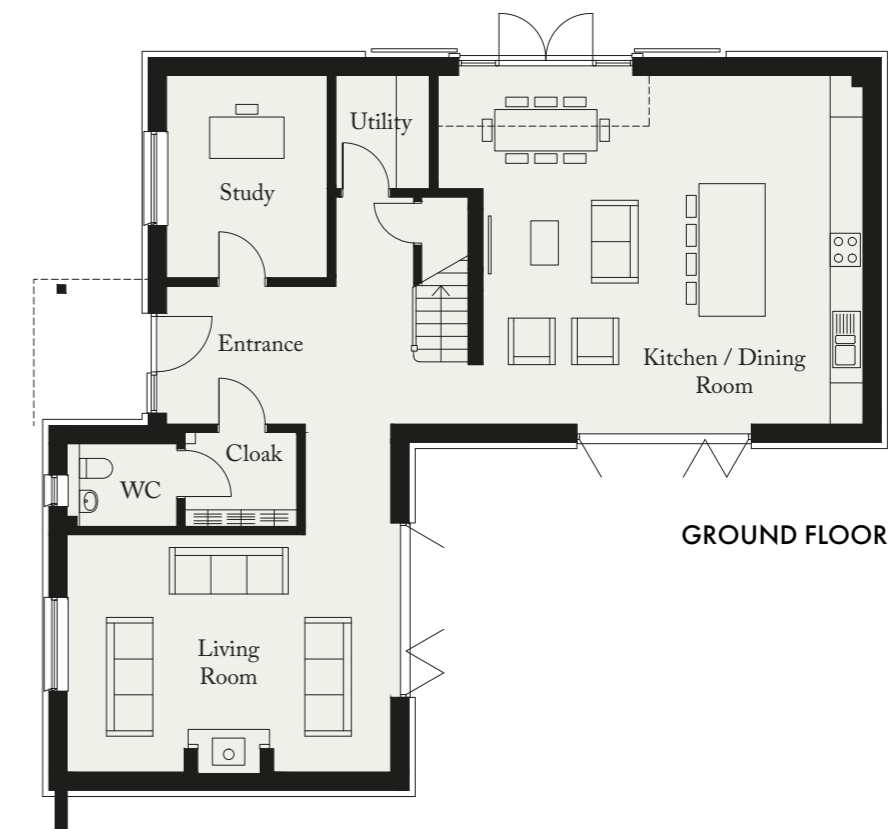
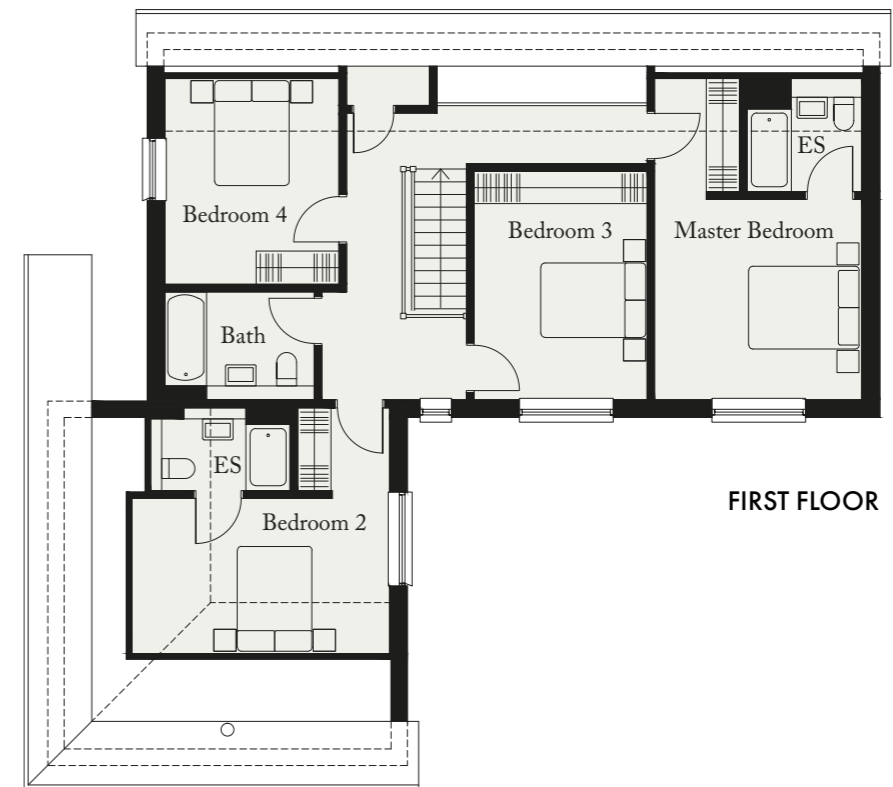
This home is designed in a contemporary barn style with natural timber cladding painted charcoal black sitting on an antique brick plinth. The kitchen/dining/living space is truly impressive, with a double ceiling height void to the upstairs hallway with views and access to the two garden spaces. The north facing garden is accessed by patio doors which have two characterful timber barn doors, while the second south facing garden can also be viewed and accessed through this space from the bi-folding doors. The home comes with a double car port and private driveway for 2 cars to park side by side.

**GROUND FLOOR**

Entrance	4.44 x 2.50 m
Utility	1.70 x 2.05 m
Cloak	2.03 x 1.70 m
Study	2.94 x 3.67 m
Kitchen / Dining Room	6.89 x 6.14 m
Living Room	5.87 x 4.30 m

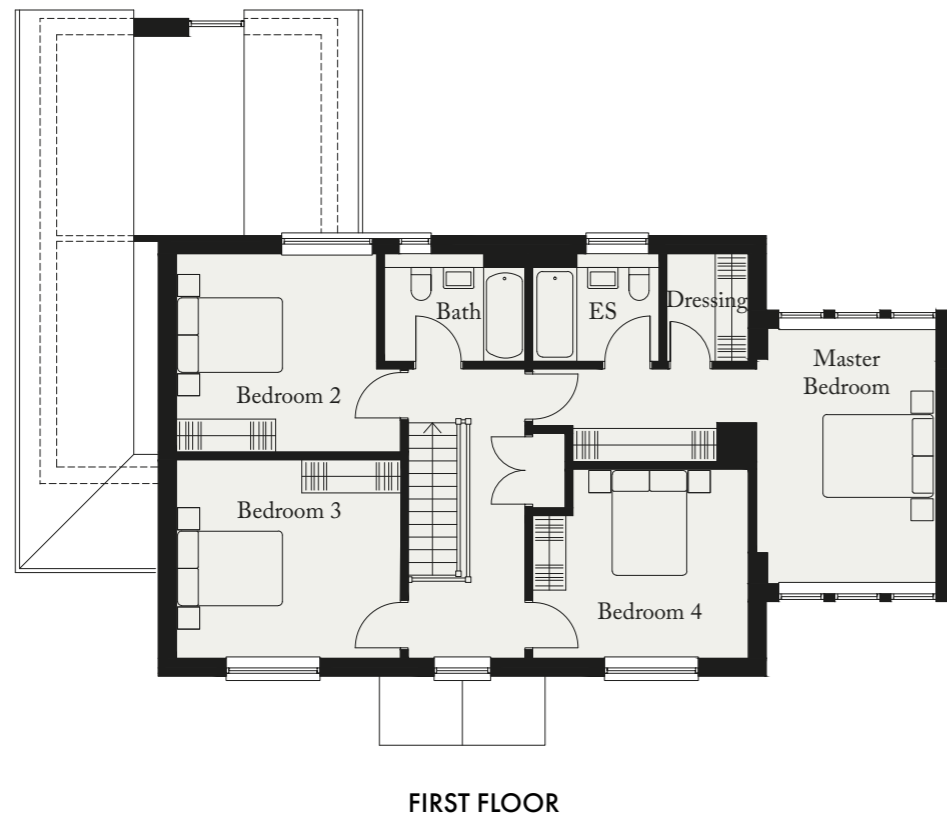
**FIRST FLOOR**

Master Bedroom	3.75 x 3.65 m
Bedroom 2	4.22 x 2.81 m
Bedroom 3	3.13 x 4.14 m
Bedroom 4	3.15 x 3.73 m



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**PLOT 8**

# DARCY HOUSE

**4 BEDROOMS**  
**2,224 SQ FT / 207 SQ M**

This is a spacious home with a wonderful layout and traditional country styling that is served by a private gravel drive, with a double garage and parking for 3-4 cars. The home has some beautiful traditional features, such as antique brick with corbel and arch detailing, a natural oak covered porch way and unique side extension with oak beams and rendered panelling. The rear garden provides views of the ancient woodland and is secluded by a characterful garden wall, with access to the rear driveway through two characterful brick pillars. Moving inside, as you open the front door you are instantly impressed by the natural light and views of the garden with a spacious living room centered around a fireplace. The kitchen breakfast space has a vaulted ceiling with views and access to the garden.

**GROUND FLOOR**

Utility	2.69 x 2.14 m
Study	2.80 x 3.46 m
Kitchen	4.74 x 5.49 m
Dining Room	3.11 x 4.63 m
Living Room	5.24 x 7.33 m

**FIRST FLOOR**

Master Bedroom	3.23 x 4.63 m
Wardrobe	4.05 x 1.68 m
Dressing Room	1.48 x 1.95 m
Bedroom 2	4.06 x 3.60 m
Bedroom 3	3.63 x 3.60 m
Bedroom 4	3.91 x 3.43 m

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PLOT 9

# GROVE HOUSE

**4 BEDROOMS**  
**2,686 SQ FT / 250 SQ M**

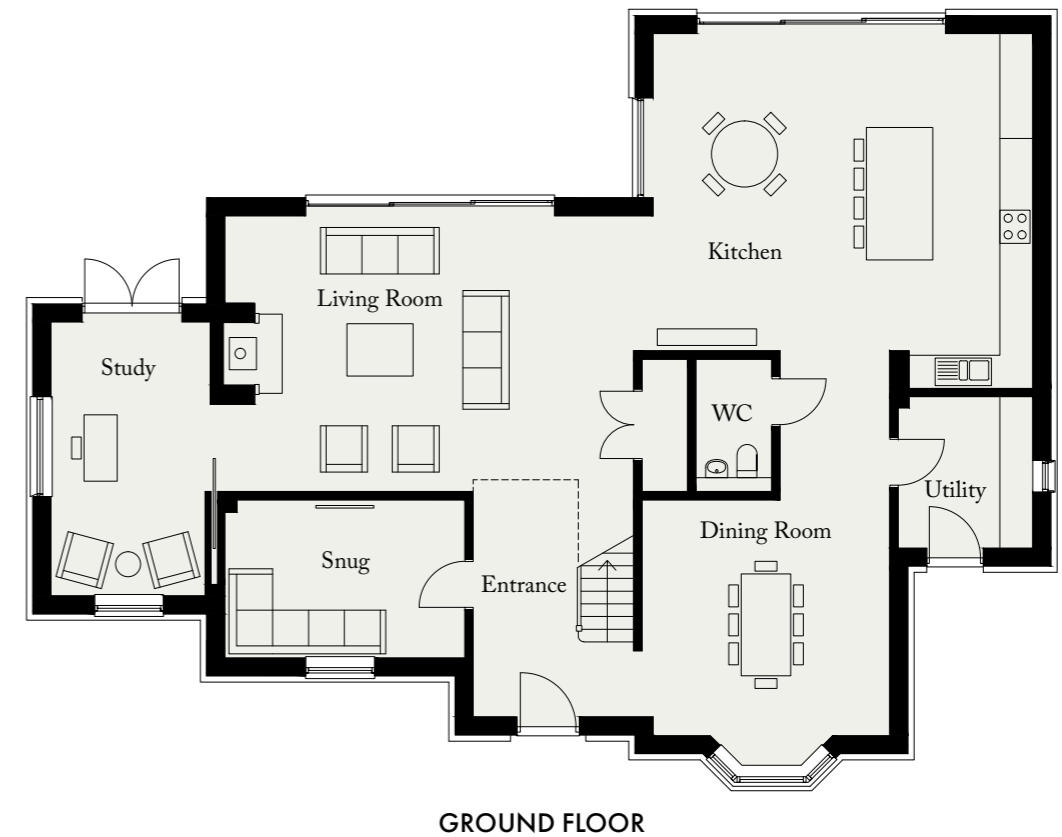
This characterful home has a wonderful layout and south-facing garden with views of the ancient woodland. The design is charming with antique brick work, arches, a wrap-around plinth and natural timber cladding painted off-white. The entrance hall has an impressive double ceiling height void with views to the upstairs hallway and through to the living space and garden beyond. The kitchen area is large with views and access out to the garden. The living room is centred around a fireplace with a pocket door to reveal a study or snug. The master bedroom has a large dressing area leading to a bedroom served by an en suite providing both a shower and bath. The home shares a private gravelled parking court with plot 10, accessed between two characterful brick pillars, leading to a rear double garage with parking for 3-4 cars.

**GROUND FLOOR**

Entrance	2.91 x 4.09 m
Utility	2.44 x 2.75 m
Snug	2.89 x 4.97 m
Study	4.35 x 2.87 m
Kitchen	6.88 x 5.75 m
Dining Room	4.49 x 4.28 m
Living Room	7.41 x 5.00 m

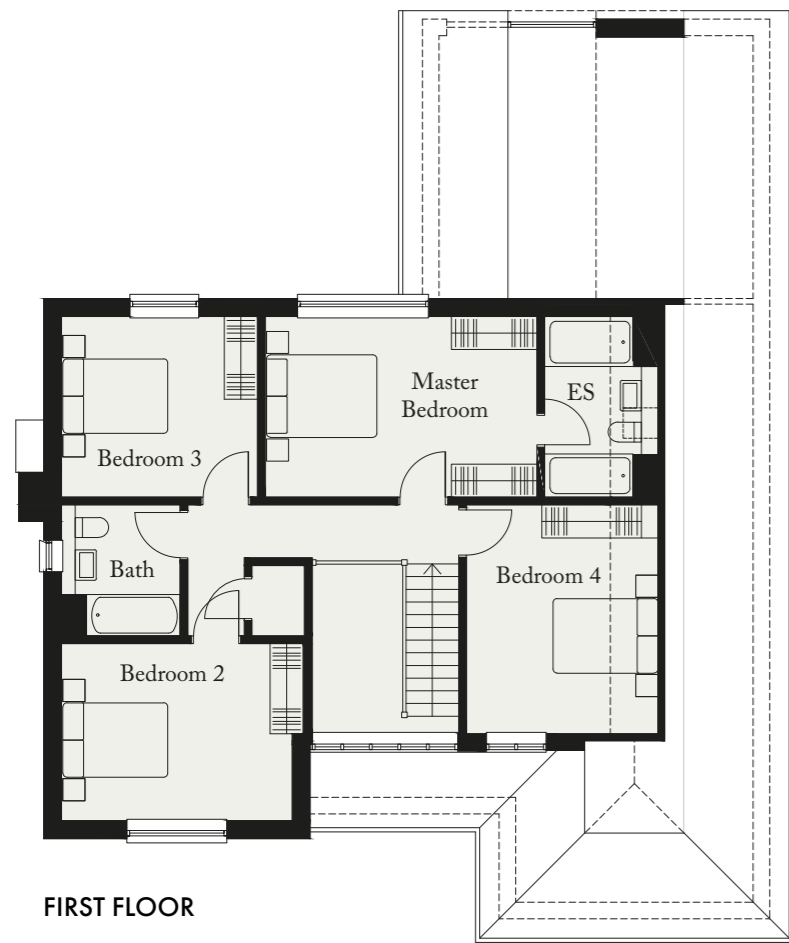
**FIRST FLOOR**

Master Bedroom	4.28 x 4.45 m
Dressing Room	3.87 x 3.29 m
Bedroom 2	4.49 x 4.01 m
Wardrobes	1.75 x 1.90 m
Bedroom 3	4.50 x 2.94 m
Bedroom 4	4.35 x 2.85 m

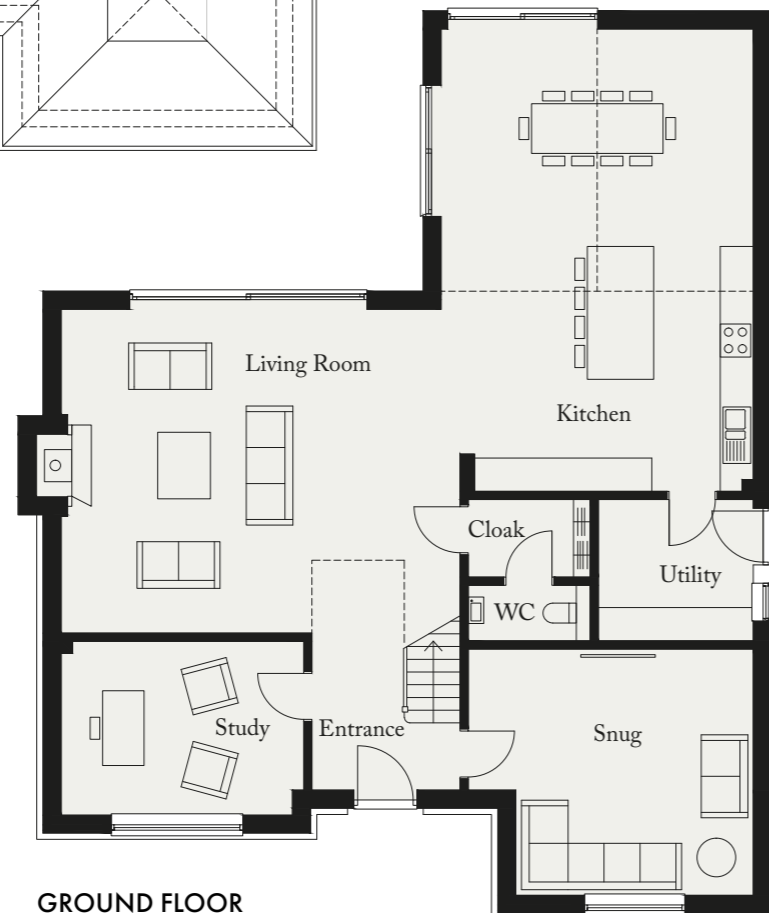


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FIRST FLOOR



GROUND FLOOR



PLOT 10

# ASHCROFT HOUSE

**4 BEDROOMS**  
2,373 SQ FT / 221 SQ M

This is a spacious home designed in rural country style with antique brick and natural timber cladding painted in charcoal black. The entrance hall has a double ceiling height void with views to the upstairs hallway and views through to the living space and garden beyond. To your left and right are generous rooms that could be used as a snug and office or separate dining room. The living room is centred around a fireplace with views of the rear south-facing garden and ancient woodland. The large kitchen has an impressive vaulted ceiling with access to the garden. The home shares a private gravelled parking court with plot 9, accessed between two characterful brick pillars, leading to a rear double garage with private parking for 3 cars.

**GROUND FLOOR**

Entrance	2.68 x 2.84 m
Cloak	2.20 x 1.40 m
Utility	2.80 x 2.55 m
Snug	5.15 x 4.45 m
Study	4.38 x 3.14 m
Kitchen	5.64 x 8.36 m
Living Room	7.21 x 5.85 m

**FIRST FLOOR**

Master Bedroom	4.93 x 3.28 m
Bedroom 2	4.38 x 3.21 m
Bedroom 3	3.47 x 4.15 m
Bedroom 4	3.55 x 3.28 m

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PLOT 12

# CLEEVE COTTAGE

**3 BEDROOMS**  
**1,430 SQ FT / 133 SQ M**

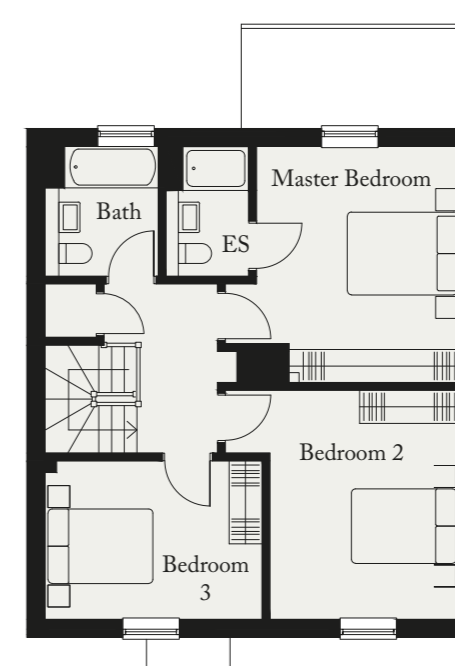
This cottage offers a cosy yet spacious home with views of the ancient woodland from the rear garden. The living area is centred around a fireplace with a door leading to an open plan kitchen and dining area with further space for soft seating or a small office area. Bifold doors allow easy access to the garden and plenty of natural light. The home is designed in a traditional style with antique brick work and arches and traditional sash windows. Two private parking spaces are provided and are positioned a short walk from the front door.

**GROUND FLOOR**

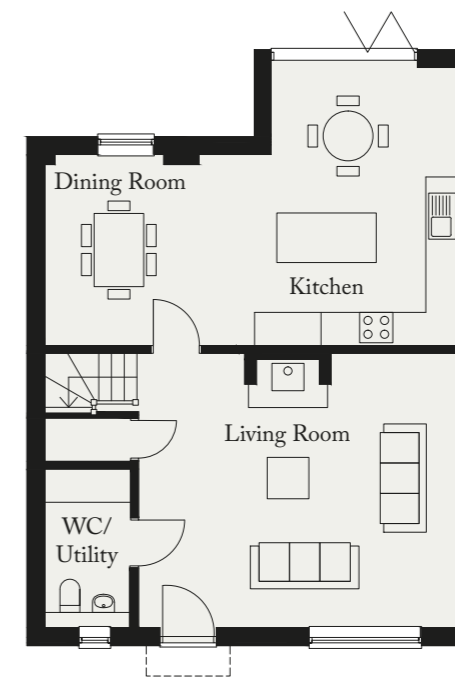
WC / Utility	1.55 x 2.87 m
Kitchen	3.38 x 5.03 m
Dining Room	4.12 x 3.46 m
Living Room	5.80 x 4.97 m

**FIRST FLOOR**

Master Bedroom	3.67 x 4.28 m
Bedroom 2	3.43 x 4.15 m
Bedroom 3	3.93 x 2.87 m



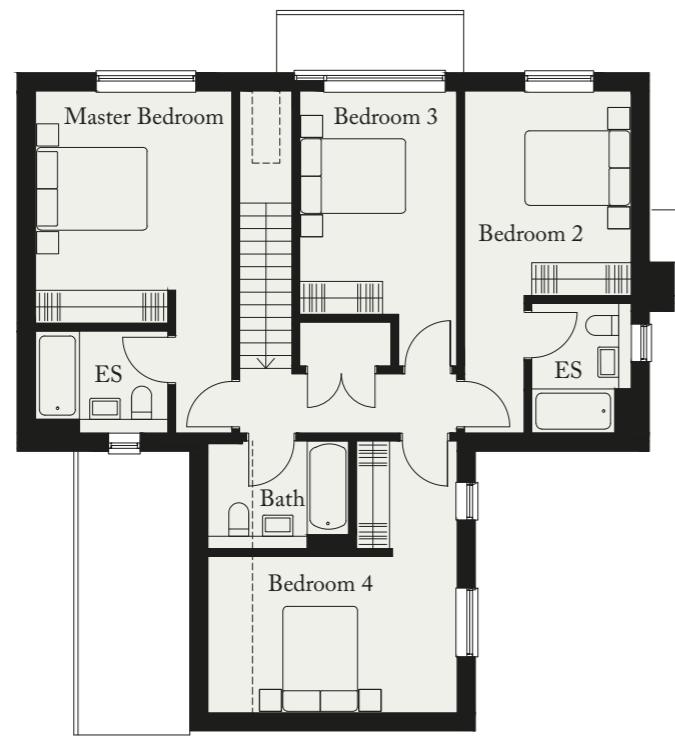
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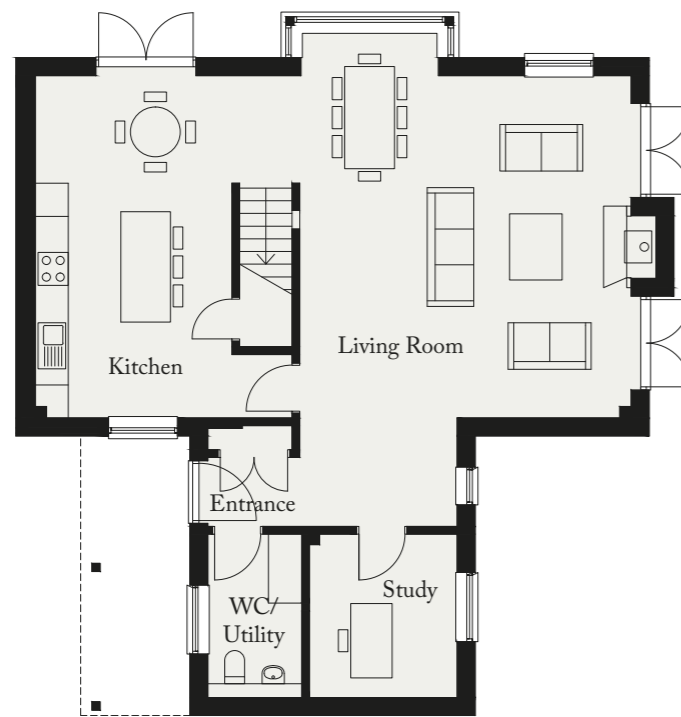
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FIRST FLOOR



GROUND FLOOR

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PLOT 13

# SUNSET COTTAGE

4 BEDROOMS  
1,952 SQ FT / 181 SQ M

Charmingly tucked away, this home offers a surprisingly large wrap around garden with views of the ancient woodland and a spacious internal layout. The large open plan living area is centered around a fireplace with patio doors either side providing access and views out to the garden. The living area leads to a dinning space with views out to the woodland with the kitchen and living area to the other side of the staircase. The home is designed in a traditional country style with antique brick and natural timber cladding painted off-white. Four well sized bedrooms are served by two en suites and one family bathroom and there are 2 private parking spaces provided within the ownership of the home and positioned a short walk from the front door.

GROUND FLOOR

Entrance	1.67 x 1.25 m
WC / Utility	1.70 x 2.68 m
Study	2.68 x 2.97 m
Kitchen	3.56 x 6.20 m
Living Room	6.00 x 6.20 m
Part Living Room	2.85 x 1.97 m

FIRST FLOOR

Master Bedroom	5.36 x 4.21 m
Bedroom 2	3.02 x 3.71 m
Bedroom 3	2.84 x 4.05 m
Bedroom 4	4.52 x 2.84 m





PLOT 18

# THE BECKLEY

**3 BEDROOMS**  
**1,507 SQ FT / 140 SQ M**

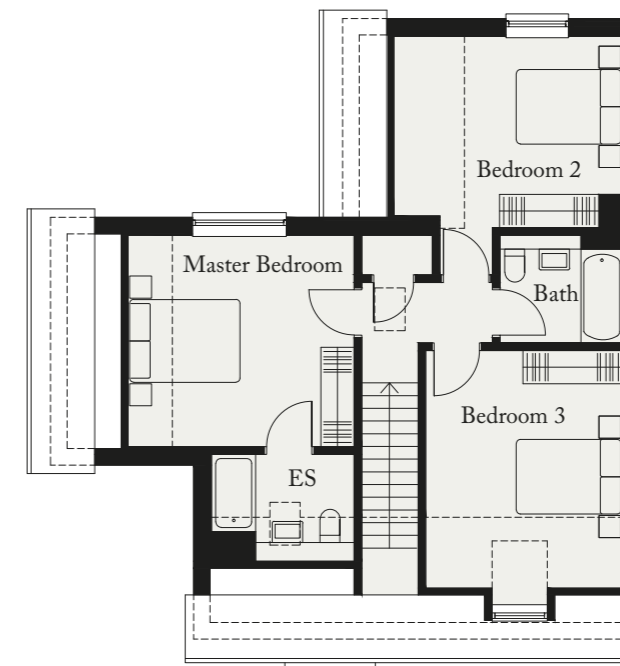
This home has been designed in a contemporary barn style with natural timber cladding painted charcoal black, an antique brick plinth and natural oak beams encasing rendered panels. The ground floor delivers a lovely flow of connected open spaces allowing plenty of room for living, dining, study, breakfast and kitchen. There is a fireplace and well sized glazed windows and bi-folding doors to allow plenty of natural light and provide instant access to fresh air and the generous garden. With a dual aspect kitchen, views can be enjoyed to the front communal garden areas and out to the rear private garden area. A double car port provides parking to the rear with a private footpath leading through the garden, which is secluded by a lovely antique brick wall.

**GROUND FLOOR**

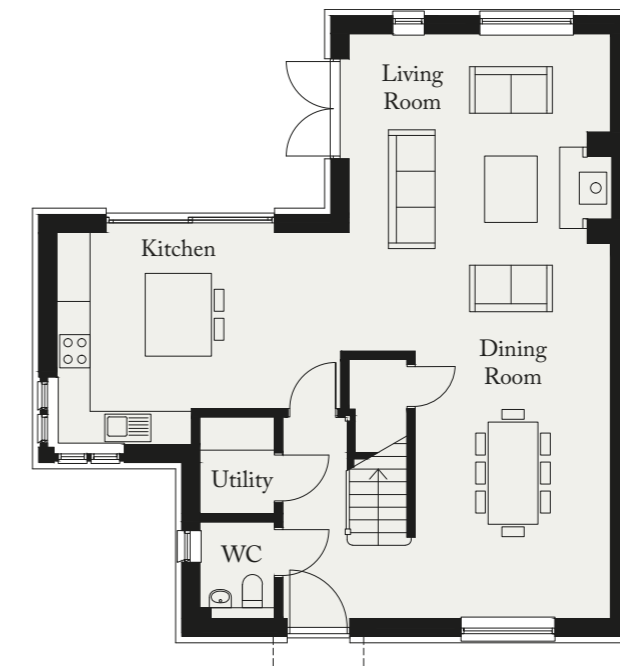
Utility	1.35 x 1.75 m
Kitchen	5.29 x 3.84 m
Dining Room	3.54 x 4.86 m
Living Room	4.74 x 5.75 m

**FIRST FLOOR**

Master Bedroom	4.09 x 3.83 m
Bedroom 2	3.56 x 4.30 m
Bedroom 3	4.14 x 3.46 m



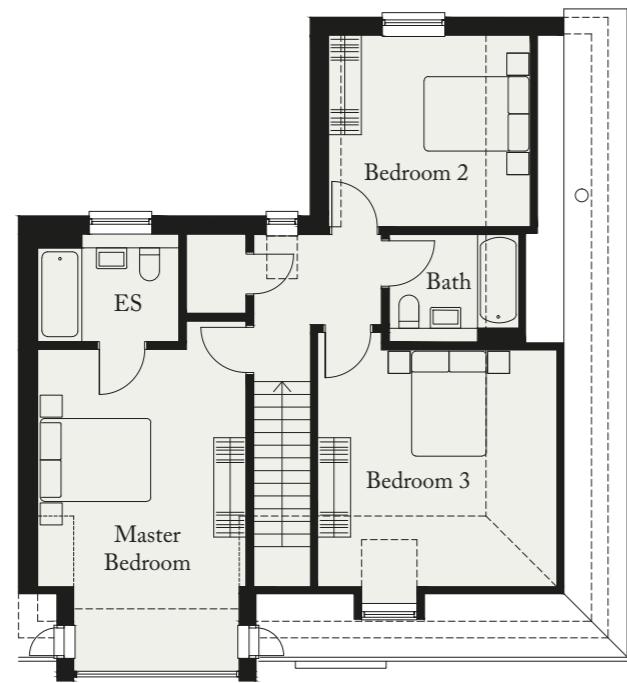
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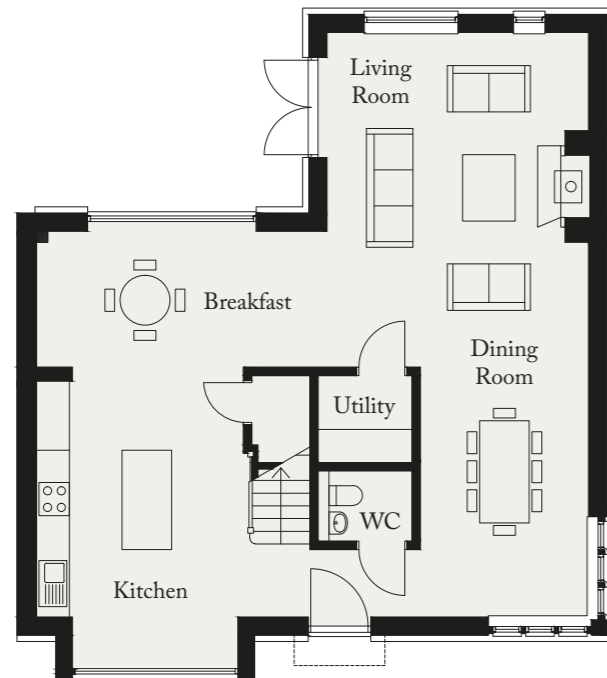
GROUND FLOOR

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FIRST FLOOR



GROUND FLOOR



PLOT 19

# THE ALDERS

**3 BEDROOMS**  
1,733 SQ FT / 161 SQ M

Designed in a contemporary barn style, the charming cart gate front elevation provides swathes of natural light to the kitchen and bedroom above. The home is encased in natural timber cladding painted charcoal black, an antique brick plinth and natural oak beams with rendered panels. To the master bedroom there are 2 charmingly concealed windows to the sides of the cart gate glazing, made from small barn doors allowing air flow into the bedroom. The ground floor delivers a lovely flow of connected open spaces allowing room for living, dining, study, breakfast and kitchen. There is a fireplace and dual aspect glazing, allowing natural light and instant access to fresh air and views of the front and rear gardens. The home has a double car port and private driveway allowing parking for two cars side by side.

**GROUND FLOOR**

Utility	1.70 x 1.58 m
Kitchen	3.75 x 5.46 m
Breakfast	5.26 x 2.47 m
Dining Room	3.05 x 4.53 m
Living Room	4.74 x 6.07 m

**FIRST FLOOR**

Master Bedroom	3.77 x 5.83 m
Bedroom 2	4.34 x 4.30 m
Bedroom 3	3.66 x 3.47 m









Darcy House (Plot 8)



## SPECIFICATION

# BEAUTIFULLY CRAFTED LIVING

### EXTERIOR SPECIFICATION

- Fully landscaped front and rear gardens, including turf, shrubs and trees
- Close boarded and post and rail timber fencing
- Garden patios and external lighting
- Outside tap and electricity point
- Electrical car power supply to homes with garages and carports
- Natural timber cladding
- Tumbled antique bricks
- Clay or slate style roof tiles
- Flush casement double glazed windows and doors
- Dusk till dawn bollard lighting
- Gravel driveways (except to plots 7, 12, 13, 18 and 19)

### INTERIOR SPECIFICATION

- Enhanced floor to ceiling heights ranging from 2.4m – 3.5m
- FTTP (Fibre To The Premises) Broadband – fibre optic cable providing direct, high speed internet access
- Neff or Bosch appliances
- Dual ovens and microwave
- Integrated fridge freezer and dishwasher
- Air source heat pump powered central heating with underfloor heating (plots 12 & 13 to have traditional radiators)
- Unvented high-power hot water system
- LVT to ground floor
- Tiling to bathrooms and en suites
- Designer sanitary ware including chrome towel rails
- Matt white painted ceilings and walls
- Designed skirting and architraves with soft sheen white paint finish
- Painted panelled doors with complimenting ironmongery

\*Roma Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.









BESPOKE

## PERSONALISE YOUR HOME

Buyers purchasing their home off-plan prior to completion of construction can select specification upgrades and choose how certain items are finished in their home so that their property is finished to their taste prior to their move-in date.

Items such as kitchen appliances and tiling are some of the elements where buyers can make upgrades.

To consider available upgrade options please speak to our dedicated sales manager.







## ENQUIRIES

# FIND OUT MORE, COME VISIT THE SITE, RESERVE YOUR HOME

We have a dedicated in-house sales manager available to provide you with further information, assist with site visits and talk you through the process of reserving and personalising your new home. We look forward to the prospect of talking with you about The Old Orchards.

01303 847440  
info@romahomes.co.uk  
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Folkestone  
Kent CT20 3BX



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