



# THE ORCHARD

A stunning collection of  
three, four, and five bedrooms.  
executive homes

Located in an idyllic village setting  
Within the village of St. Nicholas-at-Wade,  
Birchington, Kent.

# SITE PLAN

## Three Bedrooms



Semi Detached 113m<sup>2</sup> / 1220 ft<sup>2</sup>

Semi Detached 129m<sup>2</sup> / 1389 ft<sup>2</sup>

Detached 129m<sup>2</sup> / 1389ft<sup>2</sup>

## Four Bedrooms



Detached 155m<sup>2</sup> / 1677 ft<sup>2</sup>

Detached 165m<sup>2</sup> / 1784 ft<sup>2</sup>

Detached 165m<sup>2</sup> / 1784 ft<sup>2</sup>

Detached 166m<sup>2</sup> / 1786 ft<sup>2</sup>

Detached 178 m<sup>2</sup> / 1917 ft<sup>2</sup>

Detached 146 m<sup>2</sup> / 1580 ft<sup>2</sup>

## Five Bedrooms

Detached 198m<sup>2</sup> / 2139 ft<sup>2</sup>

Housing Association



# The Orchard

## St Nicholas at wade

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A stunning collection of three, four and five bedroom homes situated in the idyllic village of St. Nicholas at Wade in the Kent countryside,

St. Nicholas at Wade is situated in Thanet with Ramsgate just 9 miles to the east and the cathedral city of Canterbury 10 miles to the west.

The picturesque village is the last stop on the way out of Thanet but is an oasis of peace and tranquillity. With a population of less than a 1,000, 2 highly rated traditional English country pubs and a post office, the village has a real charm to it.

Nearby Ramsgate has a beautiful harbour with many cafés, bars and restaurants overlooking the water. The bustling city of Canterbury is just over 25 minutes away by car, home to the world-famous Canterbury Cathedral and some of the best city-centre shopping in Kent.

Within easy reach of the coast, with great transport links, open countryside, close by thriving coastal resorts and the nearby city of Canterbury, The Orchard, St Nicholas At Wade is the perfect location to call home.

St. Nicholas At Wade's outstanding location places it close to the highly rated Sir Roger Manwood's grammar school in Sandwich (located just 10 miles away), and Canterbury's prestigious King's School. Canterbury also has no less than 3 universities to choose from: The University of Kent, Canterbury Christ Church University, and the University for the Creative Arts.



# Vitamin sea

Wesgate on sea





*Tranquility At Broadstairs, Viking Bay Beach.*



Three Bed, Two Bath Semi Detached Home,  
with Garage 113m<sup>2</sup> / 1220 ft<sup>2</sup>

## Plots 2 & 3

### Ground Floor

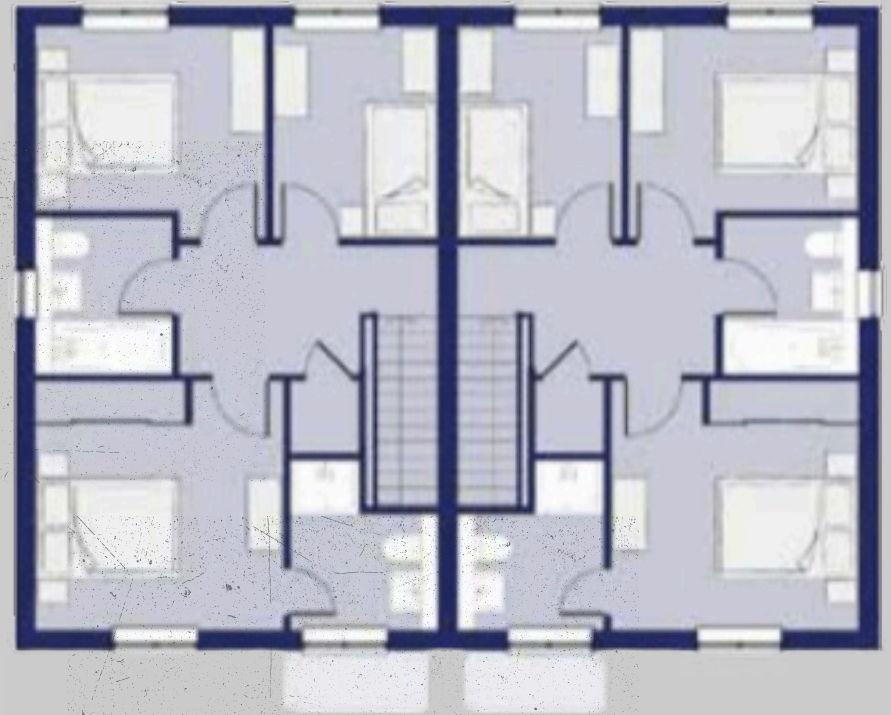
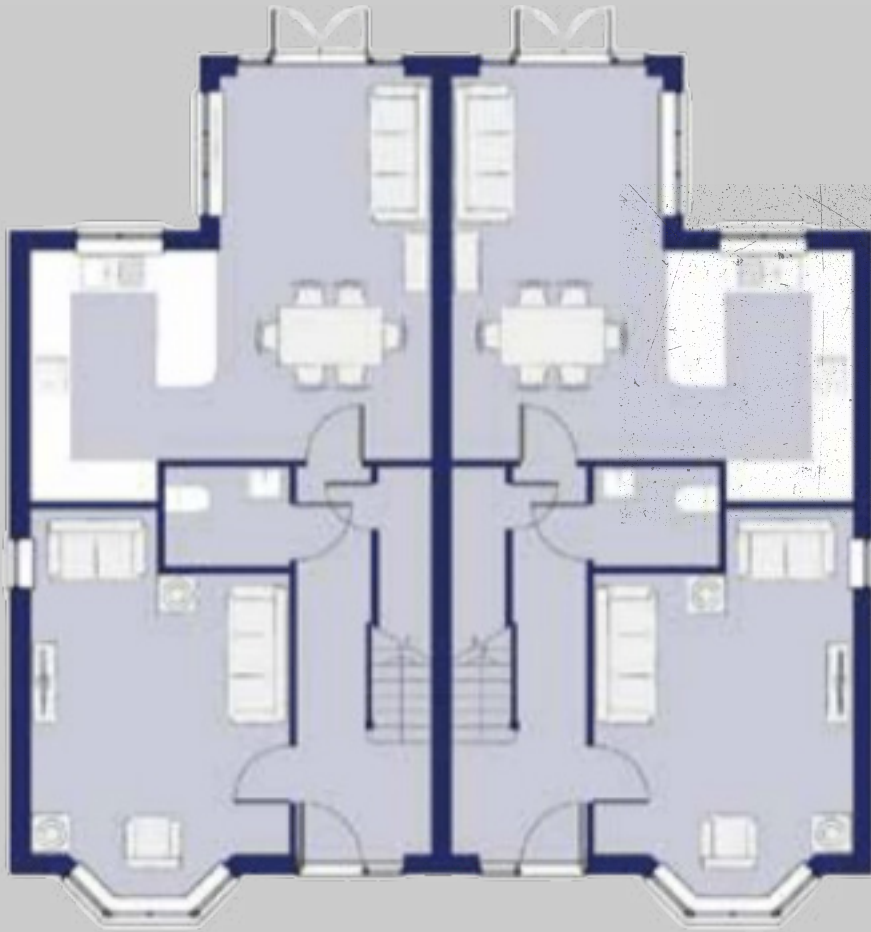
Living room 3.8m x 5.7m  
Kitchen/Dining room 5.9m x 3.0m  
WC 1.8m x 1.4m  
Garden room 3.1m x 2.8m  
Entrance/Hall 1.9m x 5.9m  
Cupboard 0.8m x 1.5m

### First Floor

Bedroom 1 3.6m x 3.6m  
Bedroom 2 3.4m x 3.1m  
Bedroom 3 2.4m x 3.1m  
Ensuite 2.1m x 2.4m  
Bathroom 2.0m x 2.3m  
Landing 3.8m x 1.8m  
Airing Cupboard 1.0m x 1.0

# Plot 2 & 3

## Ground Floor



## First Floor





Three Bed, Two Bath Semi Detached Home,  
113m<sup>2</sup> / 1223 ft<sup>2</sup>

Plots 11, 12, 14, 15, 23 & 24

**Ground Floor**

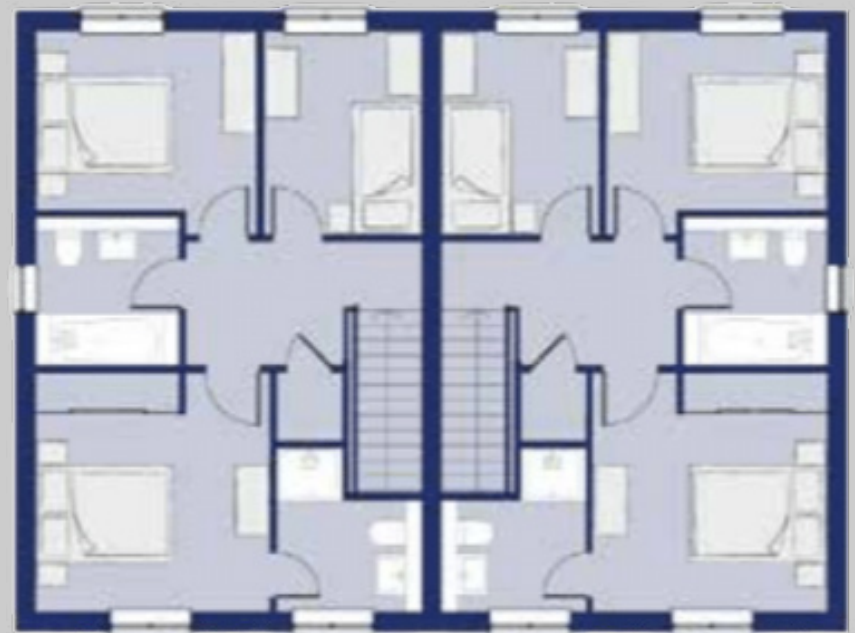
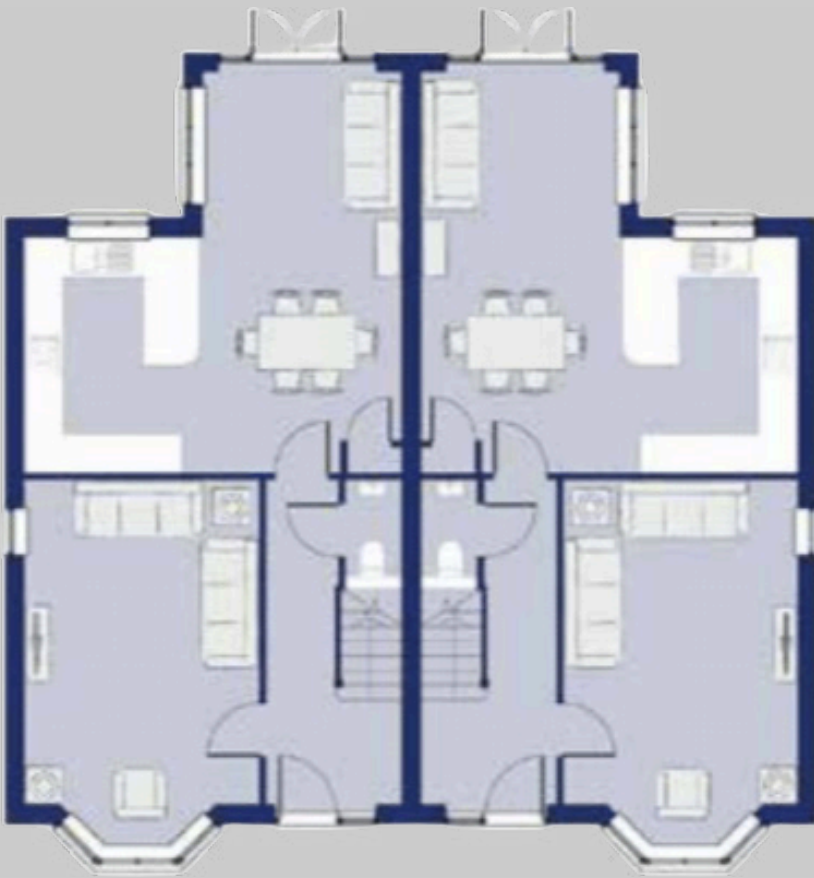
Living Room 5.7m x 3.65m  
Kitchen/Dining Room 3.65m x 5.9m  
Garden Room 3.1m x 2.8m  
WC 1.45m x 0.87m  
Hall 5.0m x 2.1m

**First Floor**

Bedroom 1 3.6m x 3.6m  
Bedroom 2 3.3m x 2.7m  
Bedroom 3 3.1m x 2.4m  
Ensuite 2.4m x 2.2m  
Bathroom 2.2m x 2.0m  
Landing 3.6m x 1.9m  
Airing Cupboard 1.0m x 0.97m

# Plots 11, 12, 14, 15, 23 & 24

## Ground Floor



## First Floor



Three Bed, Two Bath Detached Home,  
with Garage 129m<sup>2</sup> / 1389 ft<sup>2</sup>

## Plot 16

### Ground Floor

Living Room 3.7m x 5.7m  
Kitchen/Dining Room 6.2m x 3.7m  
Garden Room 3.2m x 2.5m  
WC 1m x 2.1m  
Hall 1.1m x 5.7m  
Cupboard 0.8m x 1.5m

### First floor

Bedroom 1 3.7m x 4.2m  
Bedroom 2 3.4m x 3.8m  
Bedroom 3 2.6m x 3.8m  
Ensuite 2.6m x 1.2m  
Bathroom 2.2m x 2.8m  
Landing 2.6m x 2.7m  
Bathroom 2.3m x 2.1m / 7'5" x 6'9"

# Plot 16

Ground Floor



First Floor



Four Bed, Two Bath Detached Home,  
with Garage 147m<sup>2</sup> / 1575 ft<sup>2</sup>

## Plot 6

### Ground Floor

Living Room 3.2m x 5.3m / 10'4" x 17'3"

Kitchen/Dining Room 5.1m x 3.4m / 16'7" x 11'1"

Study 2.5m x 2.7m / 8'2" x 8'8"

WC 0.9m x 1.5m / 2'9" x 4'9"

Utility 2.5m x 2.4m / 8'2" x 7'9"

### First Floor

Bedroom 1 4.8m x 3.1m / 15'7" x 10'2"

Bedroom 2 3.2m x 4m / 10'5" x 13'1"

Bedroom 3 3m x 4.7m / 9'8" x 15.4"

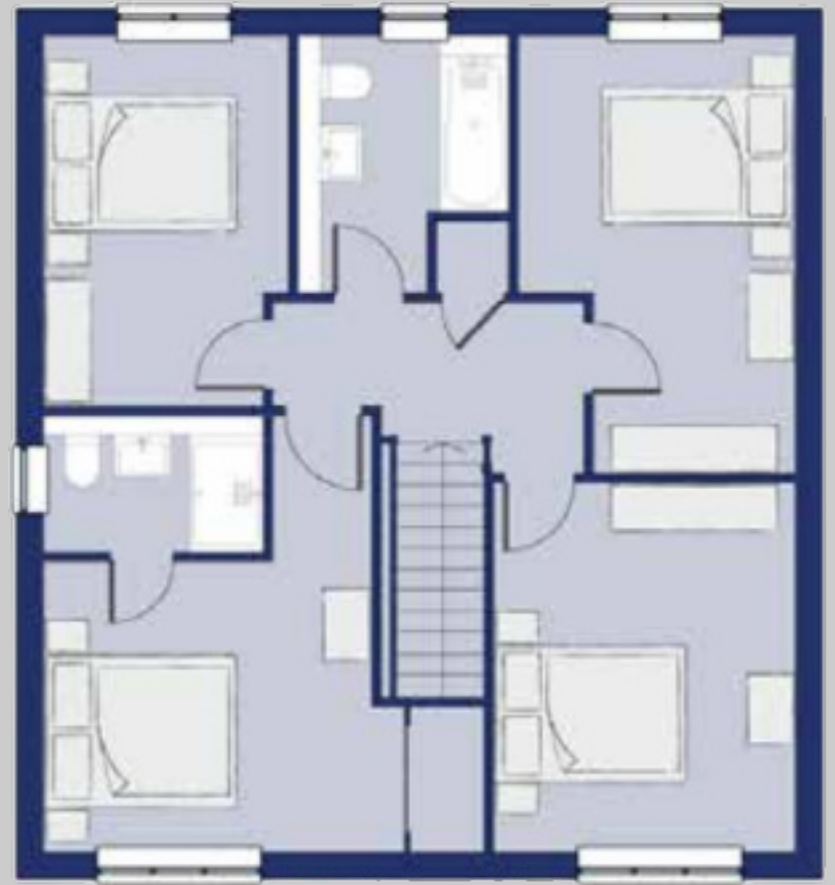
Bedroom 4 2.7m x 4m / 8'9" x 13'1"

Ensuite 2.4m x 1.4m / 7'9" x 4'6"

Bathroom 2m x 2.8m / 6'6" x 9'2"

# Plot 6

Ground Floor



First Floor



Four Bed, Two Bath Detached Home,  
with Garage 156m<sup>2</sup> / 1677 ft<sup>2</sup>

## Plots 5, 8 & 17

### Ground Floor

Living Room 3.6m x 6m / 11'8" x 19'7"

Kitchen/Dining Room

6.9m x 4.2m / 22'6" x 13'8"

Study 2.7m x 3m / 8'9" x 9'8"

WC 2.2m x 1.3m / 7'2" x 4'3"

Utility 1.6m x 3.5m / 5'2" x 11'5"

### First Floor

Bedroom 1 3.6m x 4.6m / 11'8" x 15'1"

Bedroom 2 5m x 3.9m / 16'4" x 12'8"

Bedroom 3 3.2m x 4.1m / 10'5" x 13'5"

Bedroom 4 3m x 3.4m / 9'8" x 11'2"

Ensuite 2.4m x 1.4m / 7'9" x 4'6"

Bathroom 2.3m x 2.2m / 7'5" x 7.2"

# Plots 5, 8 & 17

Ground Floor



First Floor





Four Bed, Three Bath Detached Home,  
with Garage 165m<sup>2</sup> / 1768 ft<sup>2</sup>

## Plots 1, 9, 10 & 22

### Ground Floor

Living Room 3.9m x 5.2m / 12'9" x 17'1"  
Kitchen/Diner 5.5m x 4.9m / 18' x 16'1"  
Dining Room 3.9m x 3.1m / 12'8" x 10'2"

Study 3.2m x 2.3m / 10'5" x 7'5"  
WC 1.1m x 1.9m / 3'6" x 6'2"  
Utility 1.9m x 2.1m / 6'2" x 6'8"

### First Floor

Bedroom 1 3.9m x 4.5m / 12'8" x 14'8"  
Bedroom 2 3.2m x 3.8m / 10'5" x 12'5"  
Bedroom 3 3.3m x 4.2m / 10'9" x 13'8"  
Bedroom 4 2.7m x 3.1m / 8'9" x 10'2"

Ensuite 1 2.7m x 1.4m / 8'6" x 4'6"  
Ensuite 2 2.1m x 1.4m / 6'9" x 4'6"  
Bathroom 2.2m x 2.7m / 7'2" x 8'9"

# Plots 1, 9, 10 & 22

## Ground Floor



## First Floor



Four Bed, Three Bath Detached Home,  
with Double Garage 166m<sup>2</sup> / 1786 ft<sup>2</sup>

## Plot 7

### Ground Floor

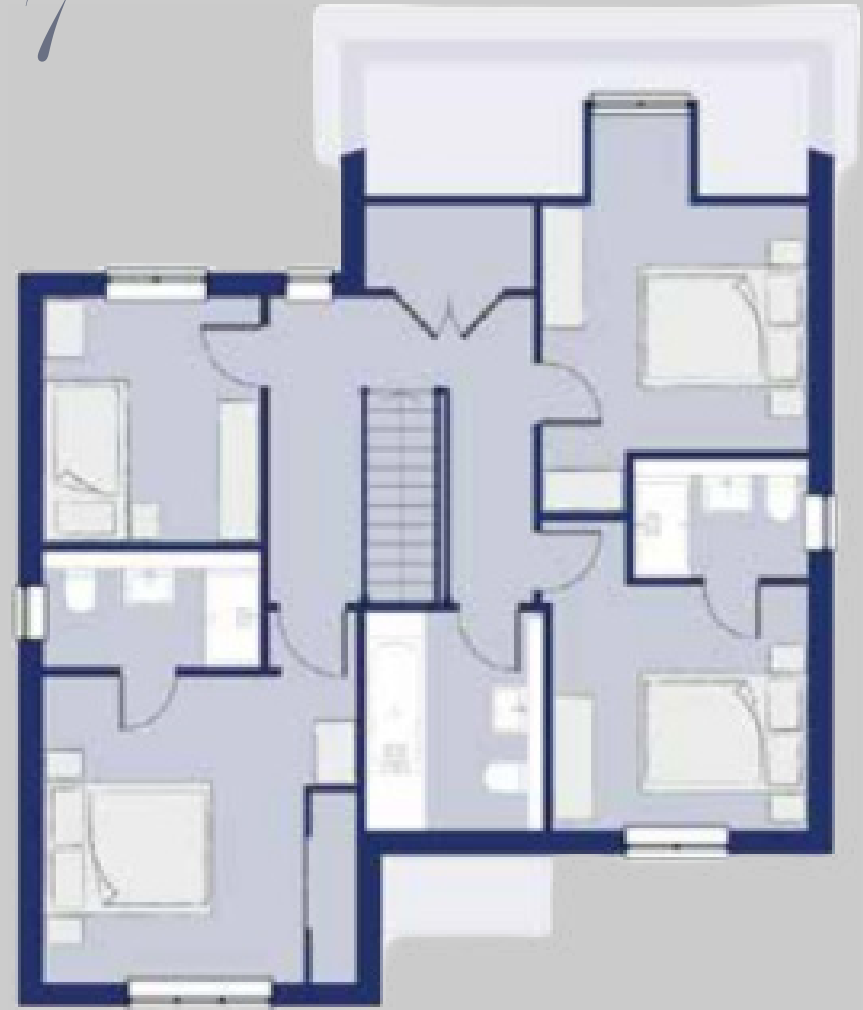
Living Room 3.9m x 5.4m / 12'8" x 17'7"  
Kitchen/Breakfast Room 5.5m x 4.9m / 18' x 16'  
Dining room 3.9m x 3.1m / 12'8" x 10'2"  
  
Study 3.1m x 2.3m / 10'2" x 7'5"  
WC 1.4m x 2.1m / 4'5" x 6'8"  
Utility 6.1m x 2.1m / 20 x 6'8"

### First Floor

Bedroom 1 3.9m x 4.0m / 12'8" x 13'1"  
Bedroom 2 3.2m x 3.2m / 10'5" x 10'5"  
Bedroom 3 3.3m x 4.2m / 10'8" x 13'8"  
Bedroom 4 2.7m x 3.1m / 8'9" x 10.2"  
  
Ensuite 1 2.7m x 1.4m / 8'9" x 5'6"  
Ensuite 2 2.1m x 1.4m / 6'9" x 5'6"  
Bathroom 2.2m x 2.7m / 7'2" x 8'9"

# Plot 7

## Ground Floor



## First Floor



Four Bed, Three Bath Detached Home,  
with Double Garage 178m<sup>2</sup> / 1909 ft<sup>2</sup>

## Plot 4

### Ground Floor

Living Room 3.8m x 6.5m / 12'4" x 21'3"  
Kitchen/Dining Room 6.2m x 5.2m / 20'3"  
x 17'  
Study 3.6m x 3.5m / 11'8" x 11'4"  
  
Utility 3.6m x 2.2m / 11'8" x 7'2"  
WC 0.9m x 1.6m / 2'9" x 5'2"

### First Floor

Bedroom 1 5.9m x 3.3m / 19'3" x 10'8"  
Bedroom 2 3.6m x 3.5m / 11'8" x 11'4"  
Bedroom 3 3.8m x 3.2m / 12'4" x 10'4"  
Bedroom 4 3.8m x 2.9m / 12'4" x 9'5"  
  
Ensuite 1 2.3m x 1.9m / 7'5" x 6'2"  
Ensuite 2 2.3m x 1.4m / 7'5" x 4'5"  
Bathroom 2.3 m x 1.9m / 7'5" x 6'2"

# Plot 4

## Ground Floor



## First Floor



Five Bed, Three Bath Detached Home,  
with Double Garage 198m<sup>2</sup> / 2139 ft<sup>2</sup>

## Plot 13

### Ground Floor

Living Room 5.4m x 3.9m  
Kitchen 5.6m x 6.3m  
Dining 3.9m x 3.3m  
Study 2.8m x 2.9m  
Utility 1.9m x 2.2m  
WC 1.9m x 1m

### First Floor

Bedroom 1 5.6m x 3.2m  
Ensuite 1 1.7m x 2.3m  
Bedroom 2 5.7m x 3.8m  
Ensuite 2 1.5m x 2.8m  
Bedroom 3 3.4m x 3.5m  
Bedroom 4 3.8m x 3m  
Bedroom 5 2.1m x 2.9m

# Plots 13

Ground Floor



First Floor



# The Small Print

Please note that while every effort has been made to ensure the accuracy of the property particulars, complete accuracy cannot be guaranteed. It is advisable to seek professional confirmation regarding any specific points of importance to you. Our sales team are available to assist in verifying any information required.

The seller retains the right to use alternative or substitute materials during the construction process and may make variations to the works as deemed necessary or appropriate, subject to obtaining any required approvals from the local authority.

Measurements have been taken from the architect's plans. All dimensions given in this sales brochure are approximate. Please be advised there is a construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%.  
Computer-generated images are indicative.

Styling details may also be subject to variation.

Brick colour and roof tile colours may vary from plot to plot and differ from the shown CGI . Some plots may also be handed.

If you wish to reserve prior to doing so our sales team will show you the individual plot information and ensure you can view the physical plot

CONTACT OUR SALES AGENT FOR INFORMATION  
HILDEN MANAGEMENT

Telephone: 01795 481005  
Email: [info@hilden.management](mailto:info@hilden.management)





From the A299 Thanet Way, when approaching the St. Nicholas At Wade roundabout, take the A28 exit towards Canterbury. Then the Manor Road turning and follow the signage for THE ORCHARDS

For Sat Nav use postcode CT7  
0NY.

