



# Orchard Mill

Kiln Barn Road  
Ditton

1, 2, 3, 4 and 5  
Bedroom Homes



Building more  
than just homes

## There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

### In this brochure

Why Orchard Mill?	3
Your Development	4
Our Homes	5
Specification	22
Contact Us	24



# Why Orchard Mill?

## Here's why...

With a range of green open spaces, great facilities and play areas nearby, these new homes are ideally located to help people of all ages stay happy and healthy. East Malling and Aylesford train stations are within walking distance getting you into London Victoria or St Pancras Station in less than an hour. So, whether you're looking for family days out or exciting nightlife opportunities, there is so much to choose from! Also, for those who need to travel further afield, you've got easy access to the M25 or can get to Gatwick within 30 minutes.



# Your Development...

Explore our Orchard Mill development and check out what we have to offer.

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



The Wilfred 2 bedroom home	(774) page 05		The Kea V2 3 bedroom home	(1001) page 10		The Bosgate 4 bedroom home	(1390) page 15		The Kingness 4 bedroom home	(2406) page 20	
The Nina 2 bedroom home	(776) page 06		The Edwena 3 bedroom home	(1021) page 11		The Garnet 4 bedroom home	(1454) page 16		The Waltness 4 bedroom home	(2719) page 21	
The Mirin 3 bedroom home	(933) page 07		The Moore 3 bedroom home	(1227) page 12		The Greengate 5 bedroom home	(1473) page 17		Affordable Housing		
The Thea 3 bedroom home	(957) page 08		The Cangate 4 bedroom home	(1331) page 13		The Almond 5 bedroom home	(1857) page 18		PRS		
The Kea V1 3 bedroom home	(1001) page 09		The Bramgate 4 bedroom home	(1379) page 14		The Arness 4 bedroom home	(1857) page 19				



# The Wilfred

774 sq. ft.

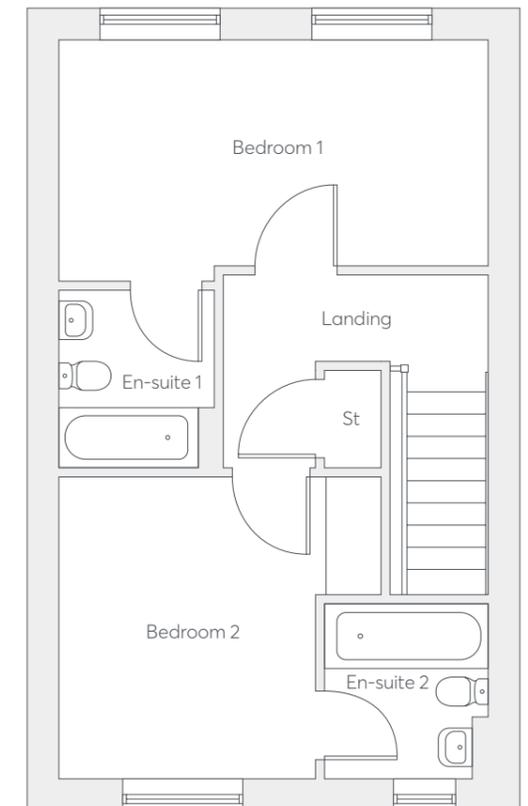
2 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

- Living room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- En-suite to bedroom 2
- Full gas fired central heating
- Ample storage
- Double glazing and high-performance insulation throughout

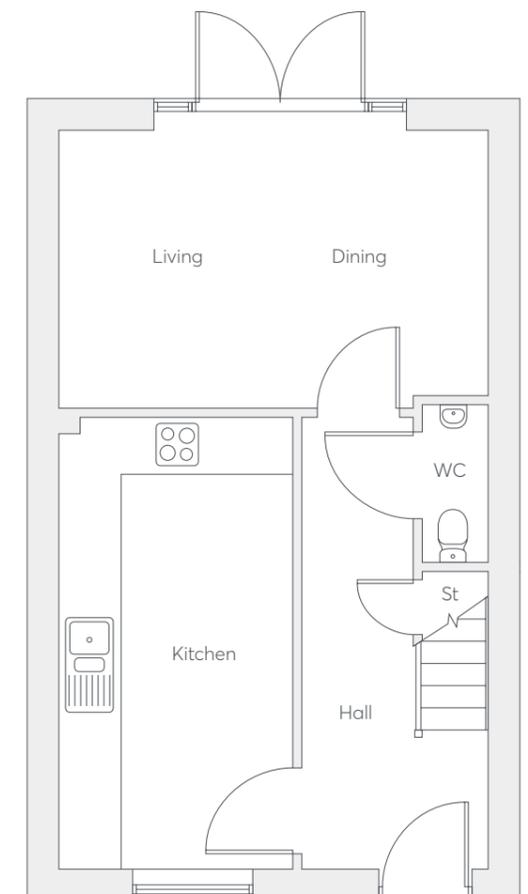
## First Floor

- Bedroom 1**  
2.53m x 4.64m  
8'4" x 15'2"
- En-Suite**  
1.90m x 1.78m  
6'3" x 5'10"
- Bedroom 2**  
3.18m x 2.78m  
10'5" x 9'2"
- En-Suite 2**  
1.84m x 1.76m  
6'0" x 5'9"



## Ground Floor

- Living**  
2.56m x 2.98m  
8'5" x 9'9"
- Dining**  
2.07m x 2.83m  
6'10" x 9'3"
- Kitchen**  
2.48m x 4.72m  
8'1" x 15'6"
- WC**  
0.84m x 1.64m  
2'9" x 5'4"





# The Nina

776 sq. ft.

2 Bedrooms  
2 Bathrooms  
Terraced and  
Semi-Detached

## Key Features

- Living room with French doors to garden
- Open plan kitchen and dining room
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Full height window to bedroom two
- Double glazing and high-performance insulation throughout

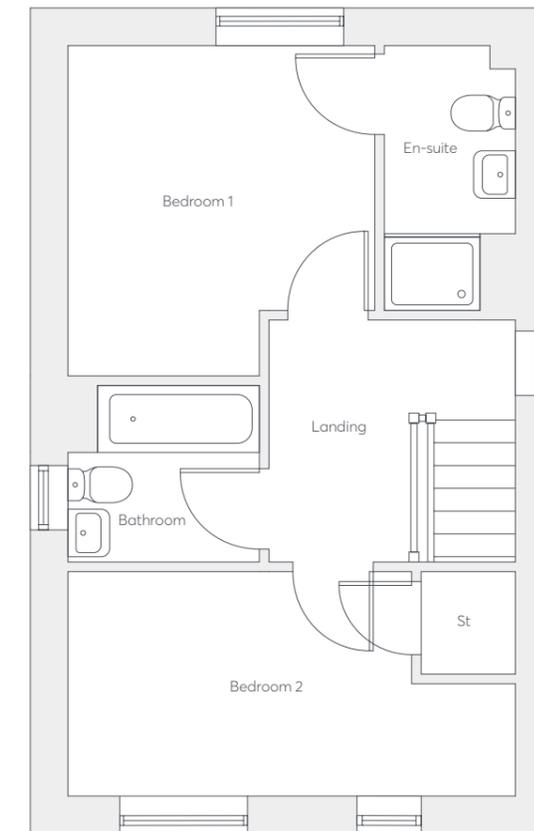
## First Floor

**Bedroom 1**  
2.76m x 3.18m  
9'1" x 10'5"

**En-Suite**  
2.76m x 1.36m  
9'1" x 4'6"

**Bedroom 2**  
2.33m x 4.64m  
7'8" x 15'2"

**Bathroom**  
1.85m x 1.99m  
6'1" x 6'6"



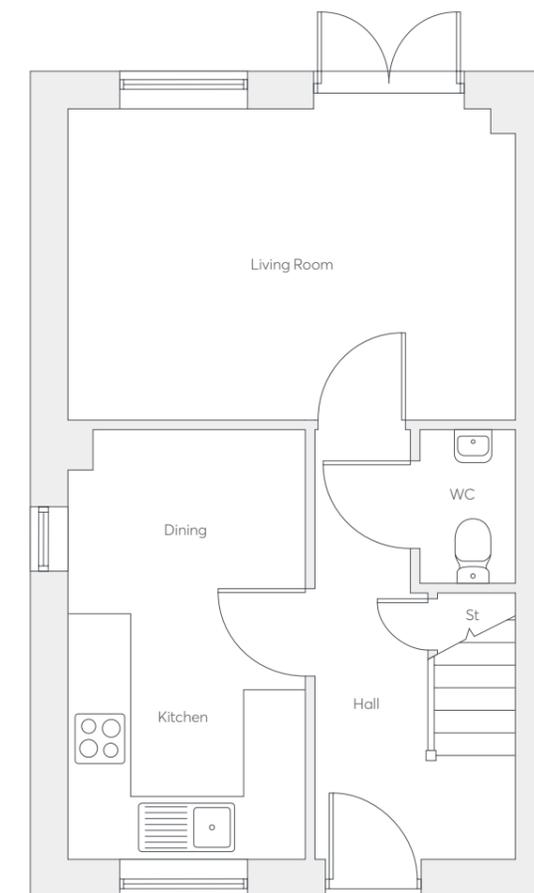
## Ground Floor

**Living Room**  
3.24m x 4.64m  
10'7" x 15'2"

**Dining**  
1.91m x 2.46m  
6'3" x 8'1"

**Kitchen**  
2.55m x 2.46m  
8'4" x 8'1"

**WC**  
1.60m x 0.99m  
5'3" x 3'3"





# The Mirin

933 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

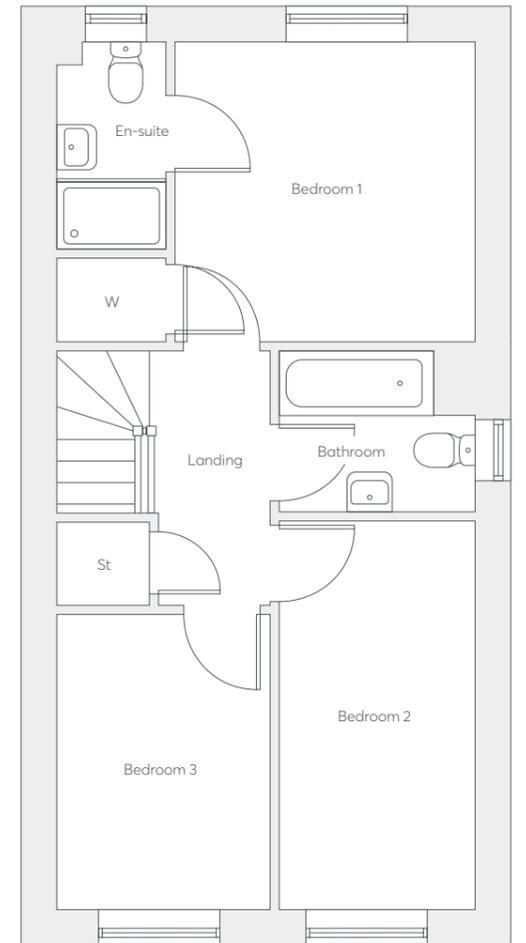
- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

Orchard Mill  
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

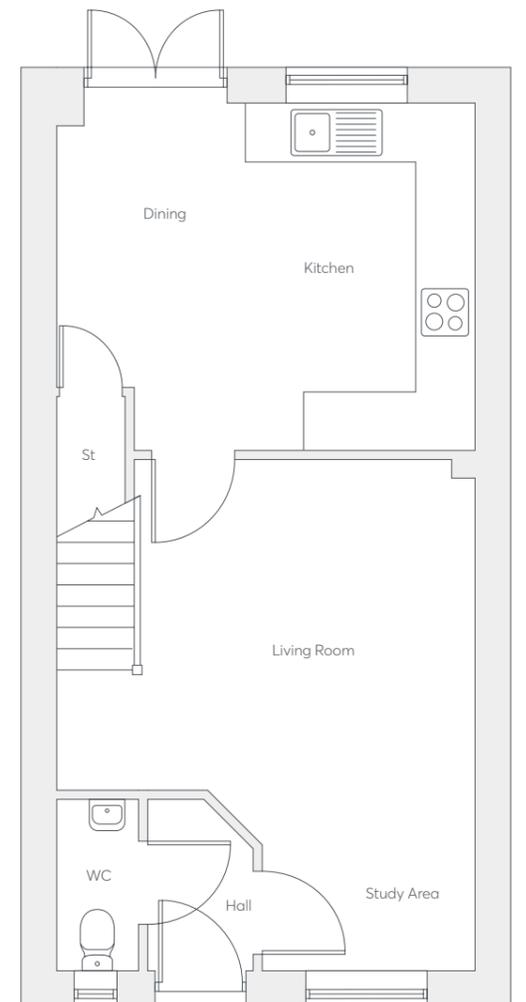
## First Floor

- Bedroom 1**  
3.27m x 3.28m  
10'9" x 10'9"
- En-Suite**  
2.27m x 1.20m  
7'5" x 3'11"
- Bedroom 2**  
4.24m x 2.15m  
13'11" x 7'1"
- Bedroom 3**  
3.23m x 2.33m  
10'7" x 7'8"
- Bathroom**  
1.77m x 2.15m  
5'10" x 7'1"



## Ground Floor

- Living Room**  
5.57m x 4.57m  
18'3" x 15'0"
- Kitchen**  
3.81m x 2.69m  
12'6" x 8'10"
- Dining**  
3.81m x 1.89m  
12'6" x 6'2"
- WC**  
1.87m x 0.90m  
6'2" x 2'11"



Find this home on the siteplan



# The Thea

957 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage
- Driveway/allocated parking

Orchard Mill  
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

## First Floor

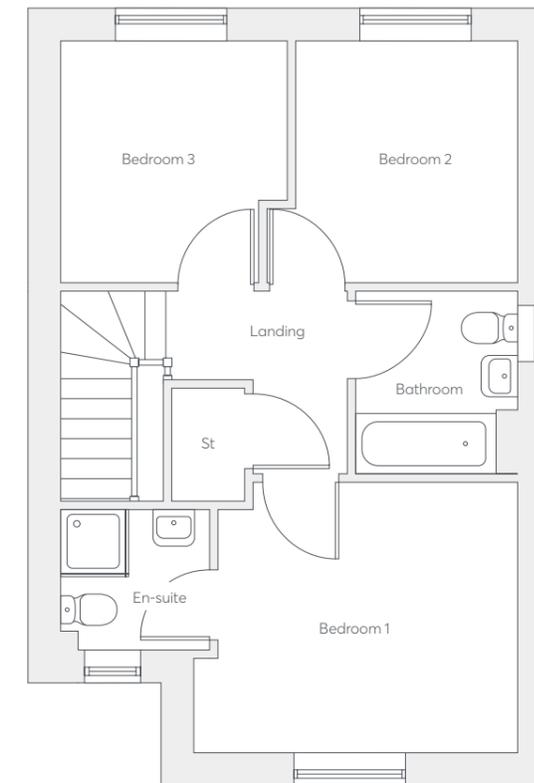
**Bedroom 1**  
3.90m x 3.25m  
12'9" x 10'8"

**En-Suite**  
1.69m x 1.78m  
5'6" x 5'10"

**Bedroom 2**  
2.65m x 2.90m  
8'8" x 9'6"

**Bedroom 3**  
2.71m x 2.90m  
8'11" x 9'6"

**Bathroom**  
1.93m x 2.18m  
6'4" x 7'2"



## Ground Floor

**Living Room**  
3.90m x 3.50m  
12'9" x 11'6"

**Kitchen**  
2.83m x 2.84m  
9'3" x 9'4"

**Dining**  
2.62m x 2.84m  
8'7" x 9'4"

**Utility**  
1.71m x 1.93m  
5'7" x 6'4"

**WC**  
1.46m x 1.93m  
4'9" x 6'4"



Find this home on the siteplan



# The Kea v1

1001 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Family bathroom
- Double glazing and high-performance insulation throughout

## First Floor

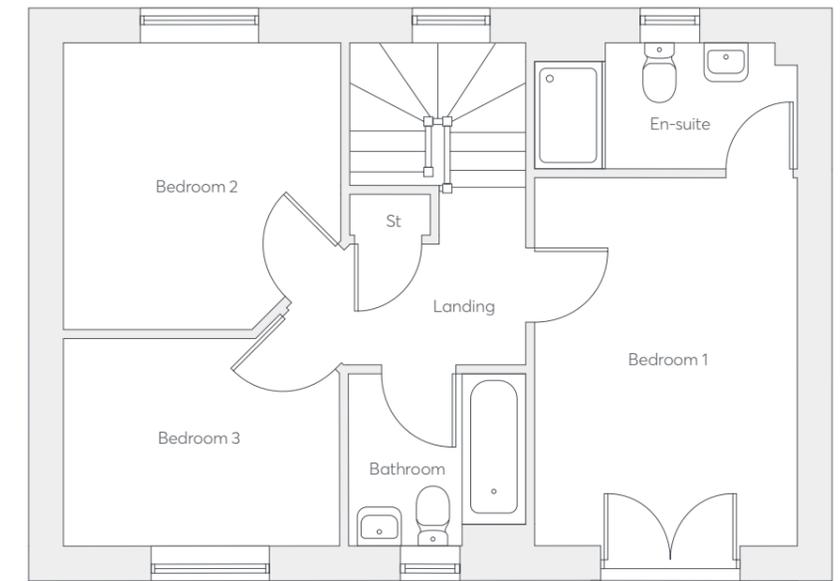
**Bedroom 1**  
4.14m x 2.96m  
13'7" x 9'8"

**En-Suite**  
1.43m x 2.96m  
4'8" x 9'8"

**Bedroom 2**  
3.23m x 3.12m  
10'7" x 10'3"

**Bedroom 3**  
2.33m x 3.09m  
7'8" x 10'2"

**Bathroom**  
2.19m x 1.99m  
7'2" x 6'6"



## Ground Floor

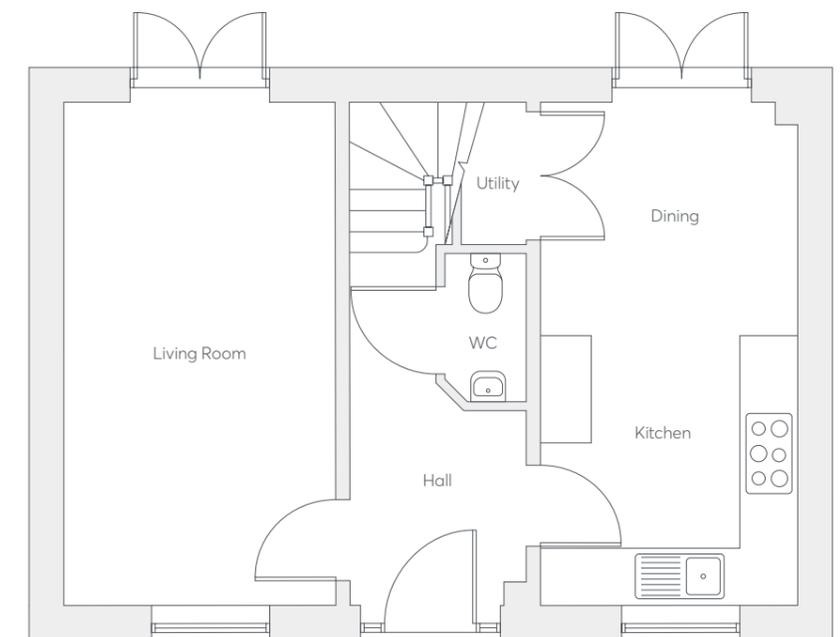
**Living Room**  
5.65m x 3.06m  
18'6" x 10'10"

**Kitchen**  
3.02m x 2.89m  
9'11" x 9'6"

**Dining**  
2.62m x 2.90m  
8'7" x 9'6"

**Utility**  
1.61m x 0.74m  
5'4" x 2'5"

**WC**  
0.92m x 1.68m  
3'0" x 5'6"





# The Kea v2

1001 sq. ft.

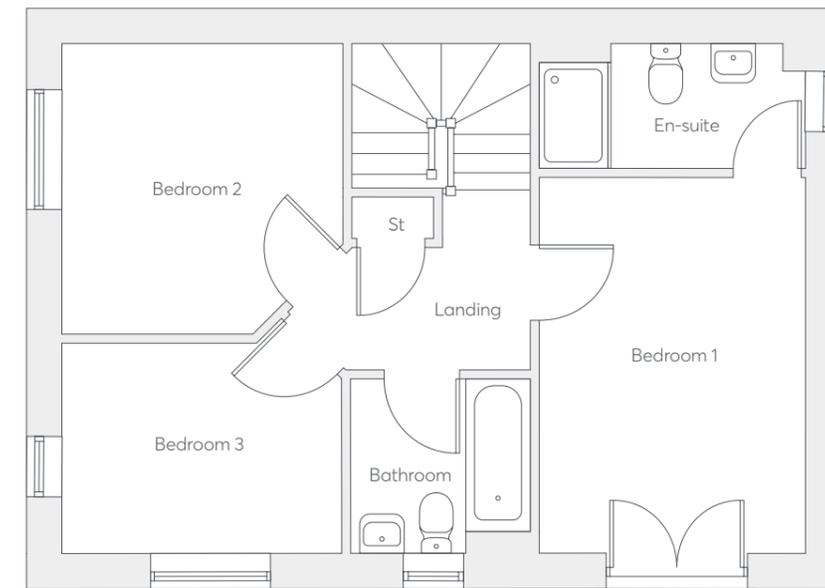
3 Bedrooms  
2 Bathrooms  
Detached and  
Semi-Detached

## Key Features

- Dual aspect kitchen/dining room with French doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and Juliet balcony
- Dual aspect third bedroom

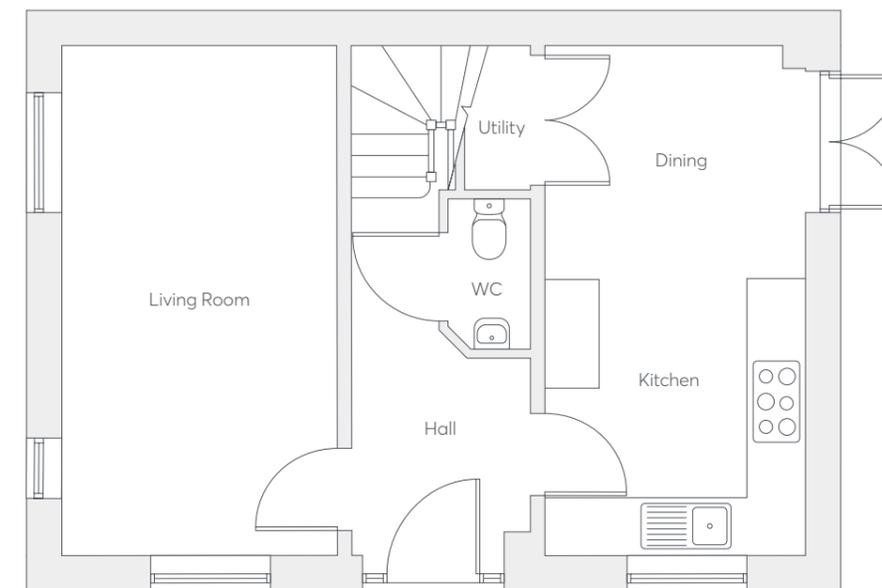
## First Floor

- Bedroom 1**  
4.14m x 2.96m  
13'7" x 9'8"
- En-Suite**  
1.40m x 2.96m  
4'7" x 9'8"
- Bedroom 2**  
3.23m x 3.12m  
10'7" x 10'3"
- Bedroom 3**  
2.33m x 3.09m  
7'8" x 10'2"
- Bathroom**  
1.94m x 1.99m  
6'4" x 6'6"



## Ground Floor

- Living Room**  
5.65m x 3.06m  
18'6" x 10'0"
- Kitchen**  
3.05m x 2.90m  
10'10" x 9'6"
- Dining**  
2.60m x 2.89m  
8'6" x 9'6"
- Utility**  
1.61m x 0.74m  
5'4" x 2'5"
- WC**  
0.92m x 1.68m  
3'0" x 5'6"





# The Edwena

1021 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

Kitchen/dining room with French doors to garden

Downstairs WC

Utility room

Main bedroom with en-suite

Family bathroom

Full gas fired central heating

Double glazing and high-performance insulation throughout

## First Floor

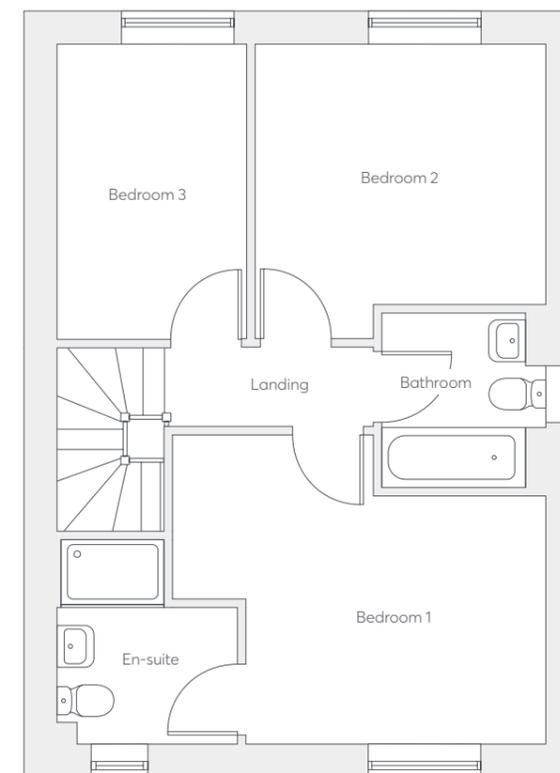
**Bedroom 1**  
3.65m x 3.53m  
12'0" x 11'7"

**En-Suite**  
2.41m x 2.14m  
7'11" x 7'0"

**Bedroom 2**  
3.47m x 3.42m  
11'5" x 11'3"

**Bedroom 3**  
3.47m x 2.25m  
11'5" x 7'5"

**Bathroom**  
2.05m x 1.93m  
6'9" x 6'4"



## Ground Floor

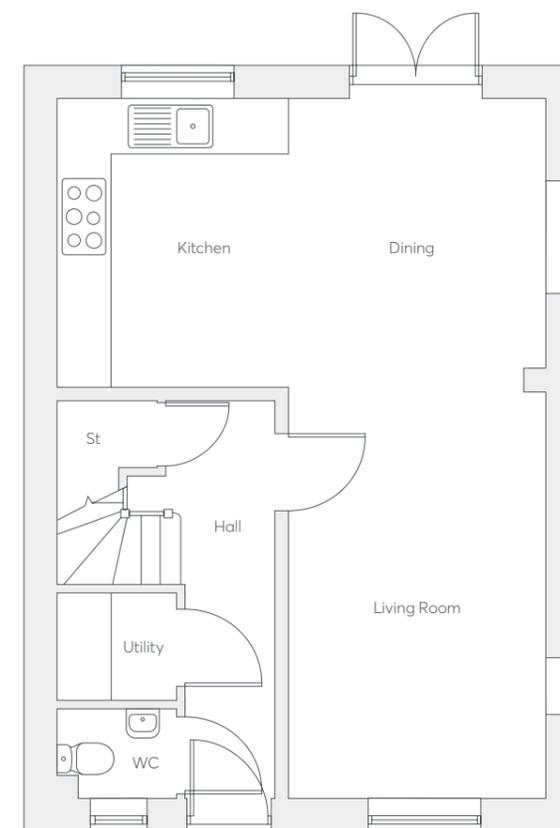
**Living Room**  
4.83m x 3.03m  
15'10" x 9'11"

**Kitchen**  
3.41m x 2.74m  
11'2" x 9'0"

**Dining**  
3.41m x 3.03m  
11'2" x 9'11"

**Utility**  
1.28m x 1.43m  
4'2" x 4'8"

**WC**  
1.05m x 1.43m  
3'5" x 4'8"





# The Moore

1227 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

Open plan kitchen/dining room with french doors to garden

French doors to rear garden

Downstairs WC

En-suite bedroom with dressing area

Fully fitted family bathroom

Integral garage

Double glazing and high-performance insulation throughout

## First Floor

**Bedroom 1**  
3.81m x 3.96m  
12'5" x 12'9"

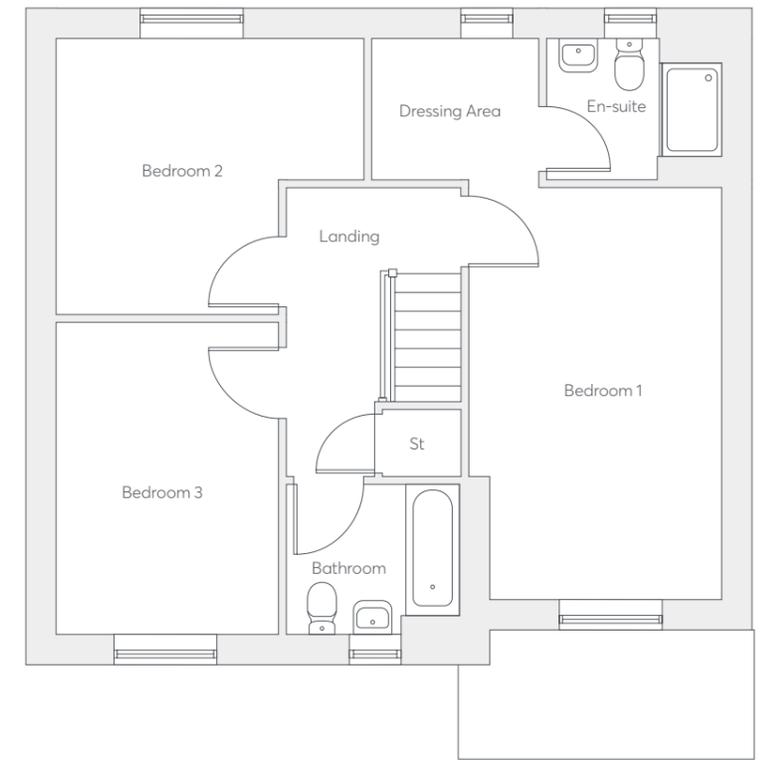
**Dressing Area**  
2.20m x 1.21m  
7'2" x 3'9"

**En-Suite**  
1.88m x 2.24m  
6'2" x 7'3"

**Bedroom 2**  
3.68m x 3.31m  
12'0" x 10'8"

**Bedroom 3**  
2.88m x 3.78m  
9'4" x 12'4"

**Bathroom**  
1.91m x 2.24m  
6'3" x 7'4"



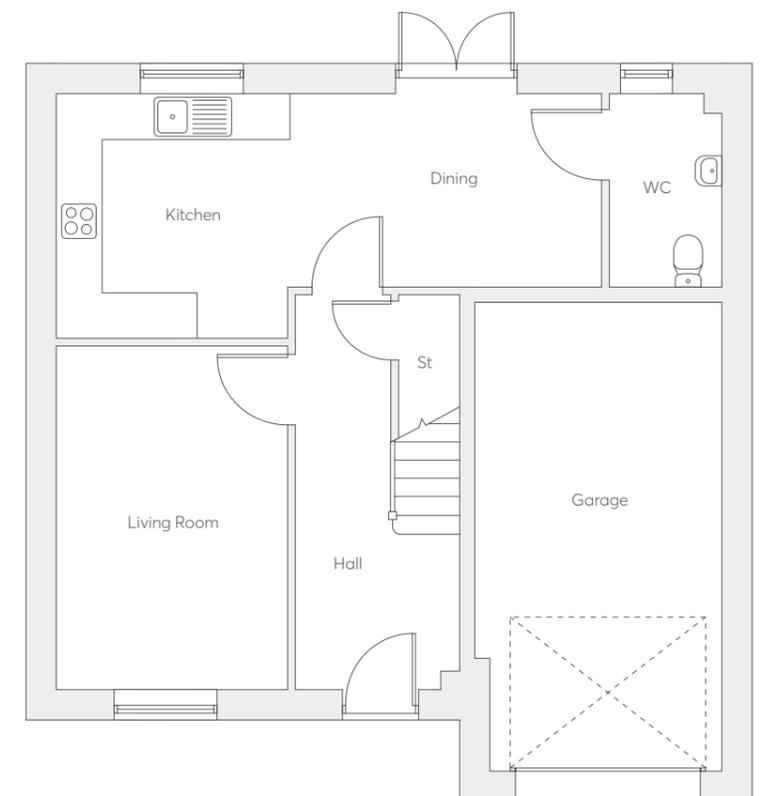
## Ground Floor

**Living Room**  
2.98m x 4.43m  
9'7" x 14'5"

**Kitchen**  
3.15m x 3.06m  
10'3" x 10'0"

**Dining**  
3.65m x 2.48m  
12'0" x 8'1"

**WC**  
0.85m x 1.78m  
2'7" x 5'9"





# The Cangate

1331 sq. ft.

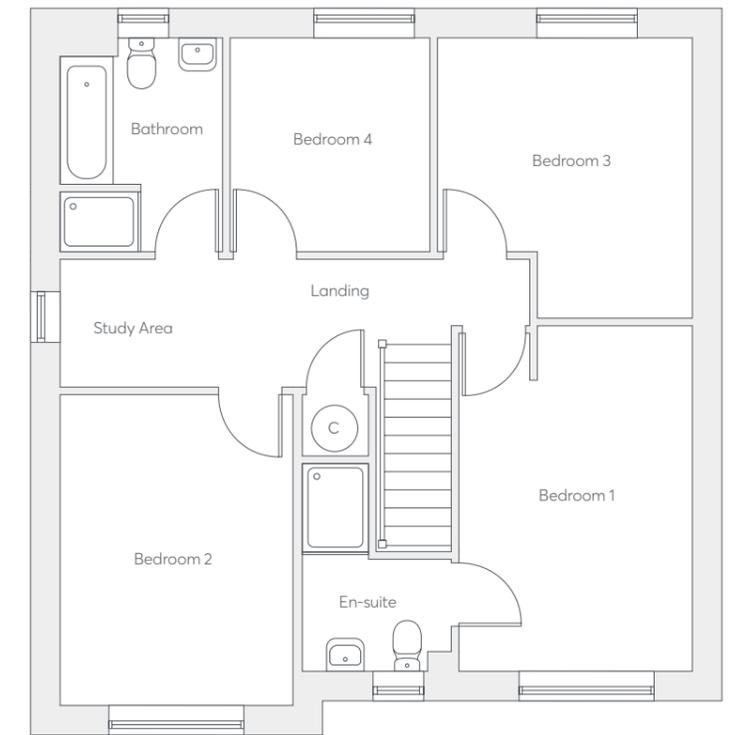
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- Main bedroom with en-suite
- Integral garage
- Double glazing and high-performance insulation throughout

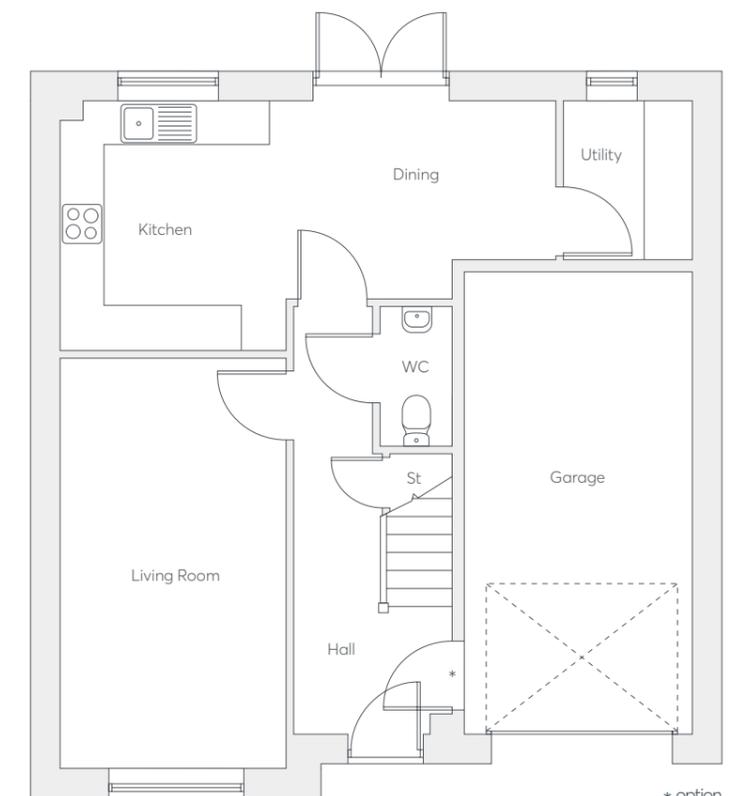
## First Floor

- Bedroom 1**  
3.12m x 4.56m  
10'3" x 14'11"
- En-Suite**  
1.98m x 2.76m  
6'6" x 9'1"
- Bedroom 2**  
3.11m x 4.11m  
10'2" x 13'6"
- Bedroom 3**  
3.40m x 3.74m  
11'2" x 12'3"
- Bedroom 4**  
2.64m x 2.86m  
8'8" x 9'5"
- Study Area**  
2.23m x 1.69m  
7'4" x 5'6"
- Bathroom**  
2.18m x 2.86m  
7'2" x 9'5"



## Ground Floor

- Living Room**  
3.00m x 5.42m  
9'10" x 17'9"
- Kitchen**  
3.11m x 3.34m  
10'2" x 10'11"
- Dining**  
3.43m x 2.14m  
11'3" x 7'0"
- Utility**  
1.75m x 2.14m  
5'9" x 7'0"
- WC**  
0.92m x 1.84m  
3'0" x 6'0"



\* option



# The Bramsgate

1379 sq. ft.

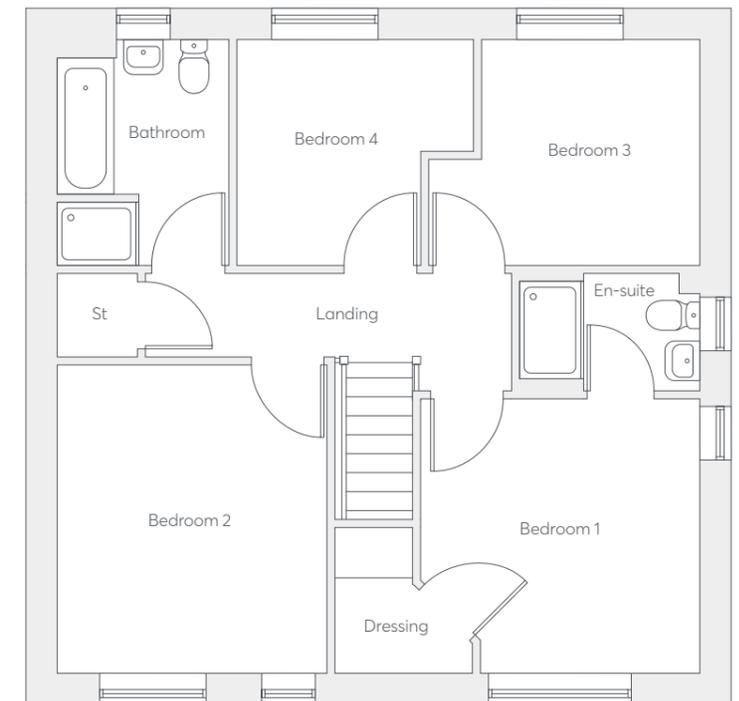
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

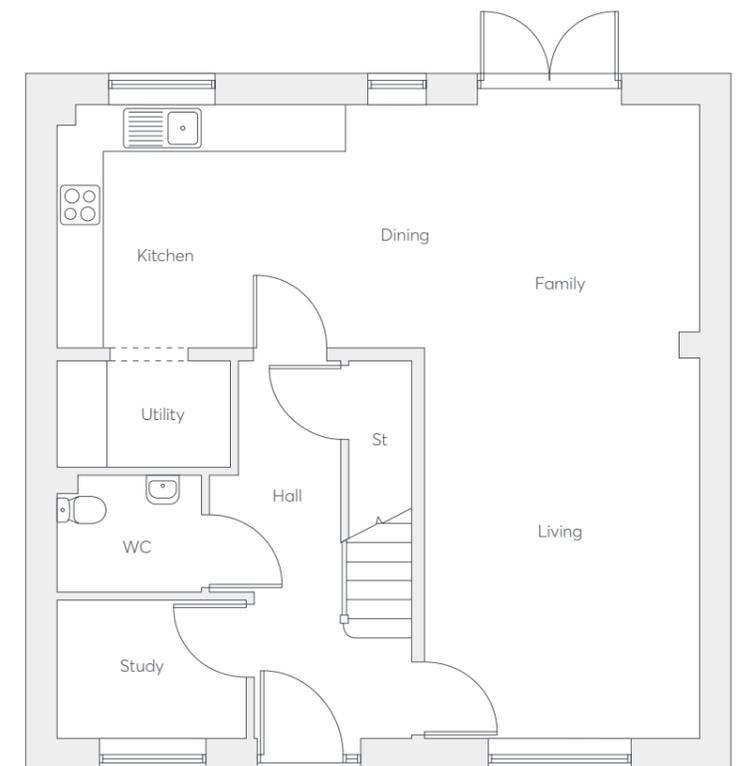
## First Floor

- Bedroom 1**  
3.45m x 3.51m  
11'4" x 11'6"
- En-Suite**  
1.47m x 2.28m  
4'10" x 7'6"
- Bedroom 2**  
3.86m x 3.39m  
12'8" x 11'1"
- Bedroom 3**  
2.85m x 2.75m  
9'4" x 9'0"
- Bedroom 4**  
2.31m x 2.85m  
7'7" x 9'4"
- Bathroom**  
2.18m x 2.85m  
7'2" x 9'4"



## Ground Floor

- Living**  
3.49m x 4.64m  
11'5" x 15'2"
- Kitchen**  
3.06m x 3.66m  
10'0" x 12'0"
- Dining**  
3.06m x 1.61m  
10'0" x 5'3"
- Family**  
3.06m x 2.80m  
10'0" x 9'2"
- Study**  
1.74m x 2.39m  
5'8" x 7'10"
- Utility**  
1.35m x 2.19m  
4'5" x 7'2"
- WC**  
1.48m x 1.83m  
4'10" x 6'0"





# The Bosgate

1390 sq. ft.

4 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining
- Downstairs WC
- Utility room with storage
- Separate family room or study
- En-suite to bedroom 1
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

## First Floor

**Bedroom 1**  
4.01m x 3.09m  
13'2" x 10'2"

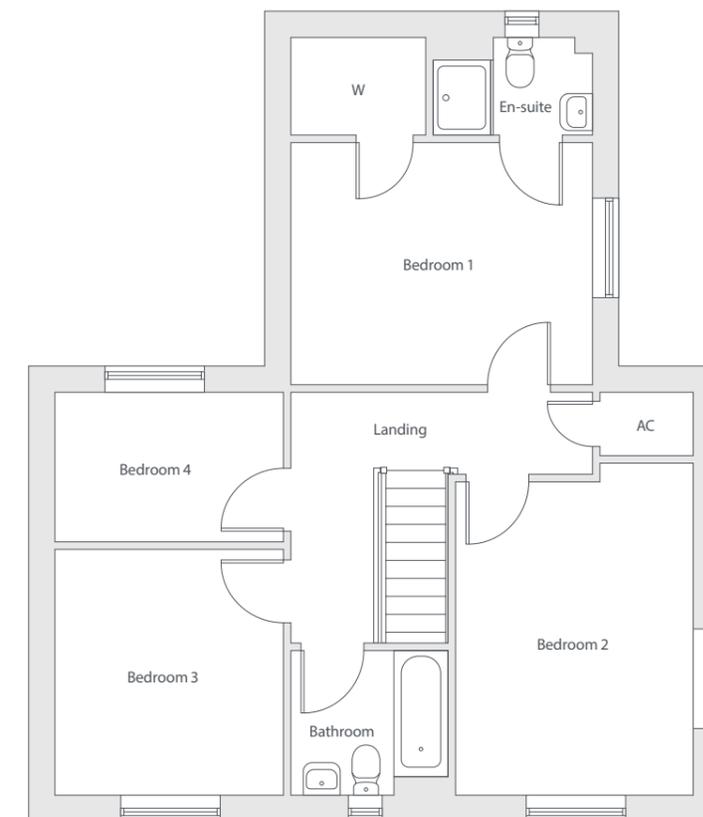
**En-Suite**  
2.12m x 1.46m  
7'0" x 4'10"

**Bedroom 2**  
3.17m x 4.42m  
10'5" x 14'6"

**Bedroom 3**  
3.06m x 3.27m  
10'1" x 10'9"

**Bedroom 4**  
3.06m x 2.00m  
10'1" x 6'7"

**Bathroom**  
2.09m x 1.94m  
6'10" x 6'4"



## Ground Floor

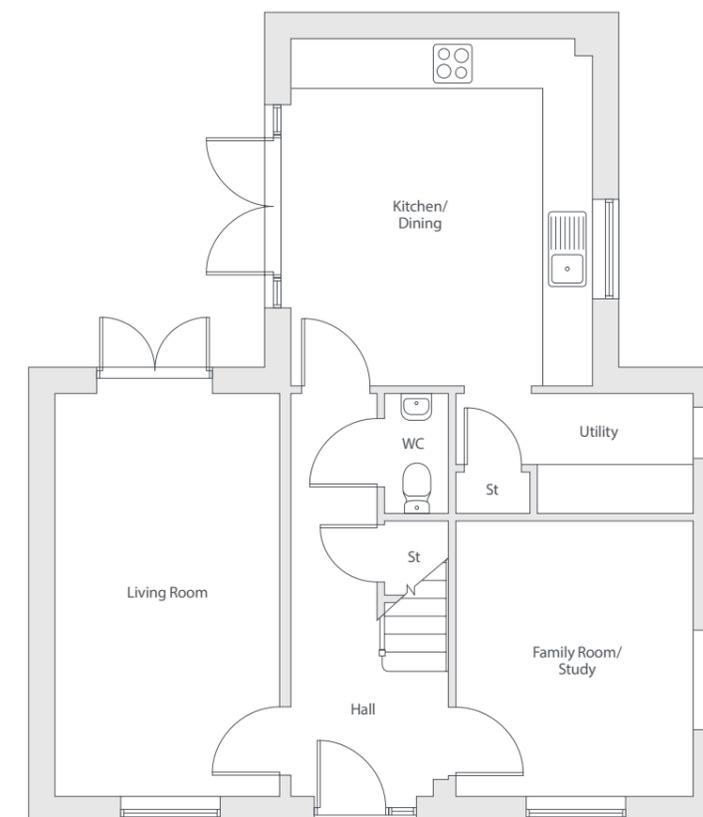
**Living Room**  
3.00m x 5.36m  
9'10" x 17'7"

**Kitchen/Dining**  
4.01m x 4.64m  
13'2" x 15'3"

**Utility**  
3.17m x 1.65m  
10'5" x 5'5"

**Family Room/Study**  
3.17m x 3.62m  
10'5" x 11'11"

**WC**  
0.98m x 1.65m  
3'2" x 5'5"





# The Garnet

1454 sq. ft.

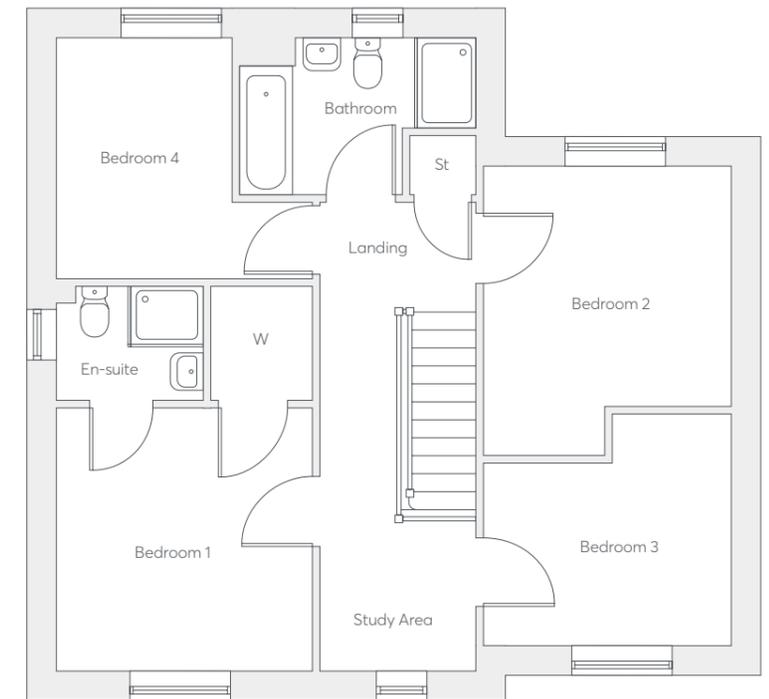
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

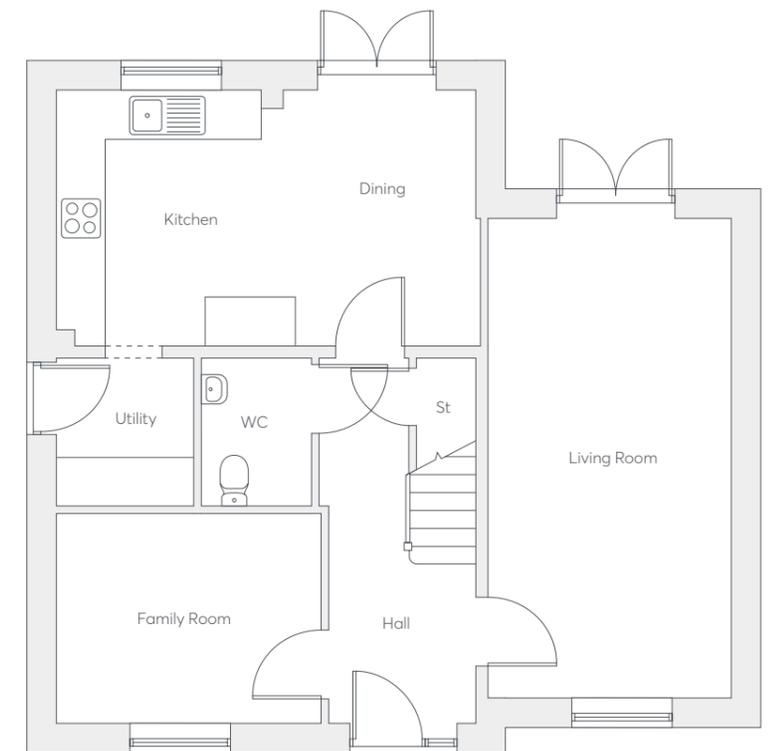
## First Floor

- Bedroom 1**  
3.46m x 3.50m  
11'4" x 11'6"
- En-Suite**  
1.94m x 1.51m  
6'4" x 5'0"
- Bedroom 2**  
3.29m x 3.23m  
10'9" x 10'7"
- Bedroom 3**  
3.26m x 3.00m  
10'8" x 9'10"
- Bedroom 4**  
2.65m x 3.13m  
8'9" x 10'3"
- Bathroom**  
2.79m x 2.08m  
9'2" x 6'10"



## Ground Floor

- Living Room**  
3.23m x 6.32m  
10'7" x 20'9"
- Kitchen**  
3.58m x 3.39m  
11'9" x 11'1"
- Dining**  
2.02m x 3.39m  
6'8" x 11'1"
- Family Room**  
3.53m x 3.04m  
11'7" x 10'0"
- Utility**  
2.13m x 1.68m  
7'0" x 5'6"
- WC**  
1.31m x 1.68m  
4'4" x 5'6"





# The Greengate

1473 sq. ft.

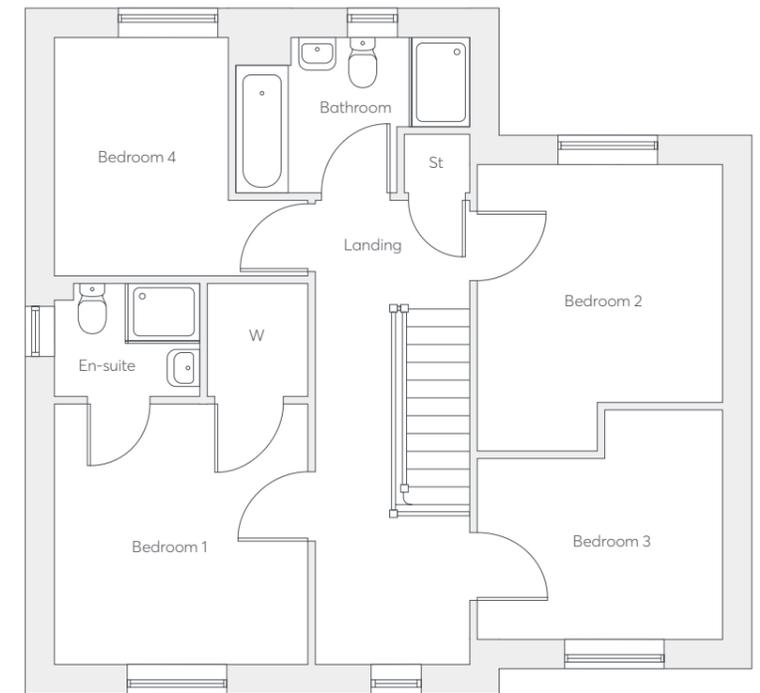
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

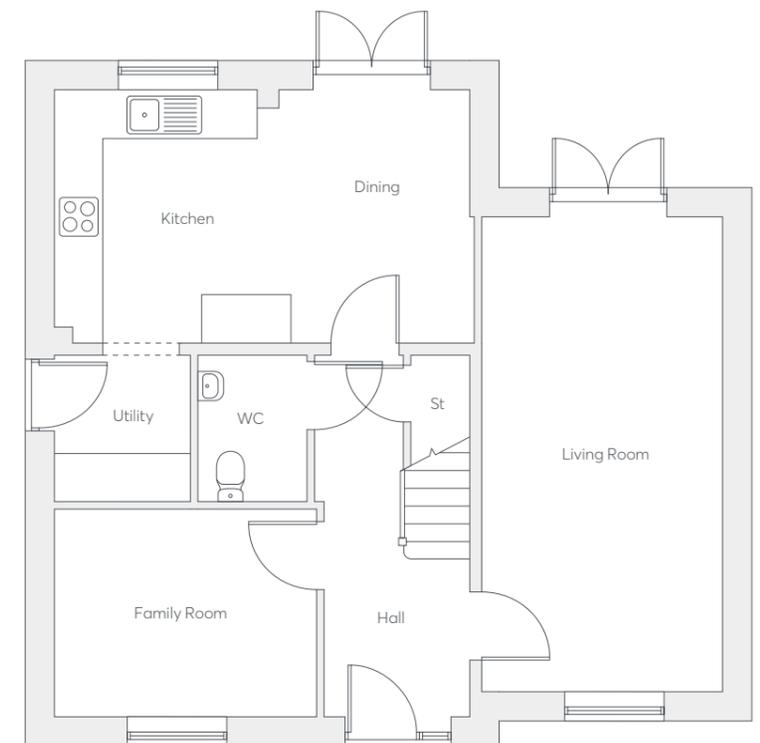
## First Floor

- Bedroom 1**  
3.40m x 3.50m  
11'2" x 11'6"
- En-Suite**  
1.94m x 1.52m  
6'4" x 5'0"
- Bedroom 2**  
3.29m x 3.85m  
10'9" x 12'8"
- Bedroom 3**  
3.29m x 3.08m  
10'9" x 10'1"
- Bedroom 4**  
2.36m x 3.19m  
7'9" x 10'6"
- Bathroom**  
3.14m x 2.08m  
10'4" x 6'10"



## Ground Floor

- Living Room**  
3.23m x 6.37m  
10'7" x 20'11"
- Kitchen**  
3.17m x 3.38m  
10'5" x 11'1"
- Dining**  
2.48m x 3.38m  
8'2" x 11'1"
- Family Room**  
3.52m x 2.80m  
11'6" x 9'2"
- Utility**  
1.83m x 1.98m  
6'0" x 6'6"
- WC**  
1.47m x 1.98m  
4'10" x 6'6"





# The Almond

1857 sq. ft.

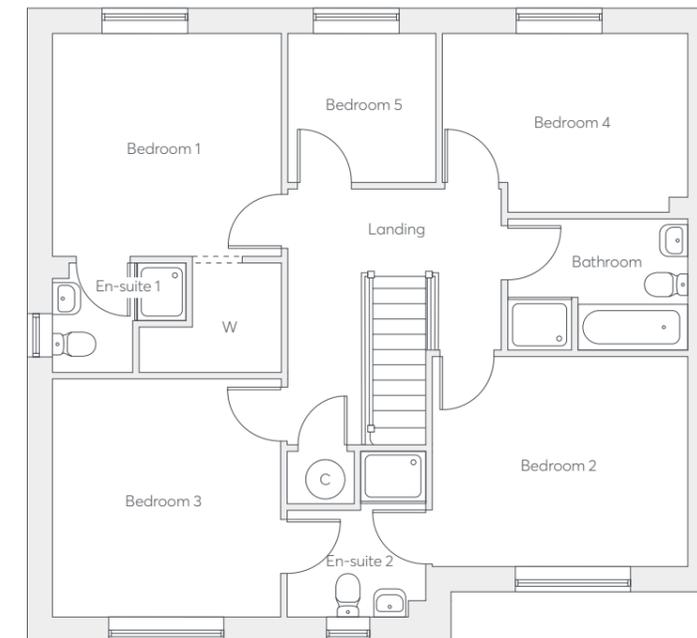
5 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

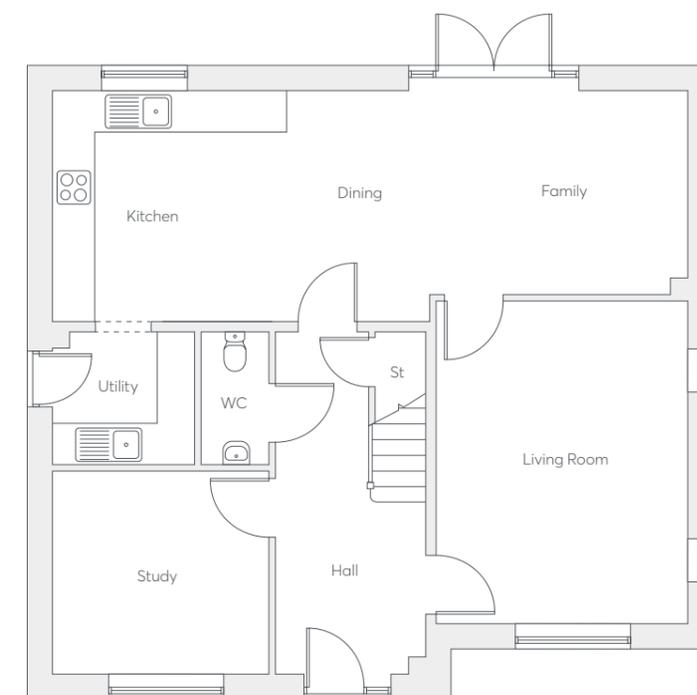
## First Floor

- Bedroom 1**  
3.57m x 3.49m  
11'8" x 11'5"
- En-Suite 1**  
2.07m x 1.69m  
6'9" x 5'6"
- Bedroom 2**  
3.94m x 3.27m  
12'11" x 10'9"
- En-Suite 2**  
2.18m x 2.59m  
7'2" x 8'6"
- Bedroom 3**  
3.57m x 3.71m  
11'8" x 12'2"
- Bedroom 4**  
3.82m x 2.80m  
12'7" x 9'2"
- Bedroom 5**  
2.28m x 2.34m  
7'6" x 7'8"
- Bathroom**  
2.80m x 2.04m  
9'2" x 6'8"



## Ground Floor

- Living Room**  
3.87m x 4.98m  
12'9" x 16'4"
- Kitchen**  
3.10m x 3.60m  
10'2" x 11'10"
- Dining**  
2.77m x 3.60m  
9'1" x 11'10"
- Family**  
3.99m x 3.18m  
13'1" x 10'5"
- Study**  
3.37m x 3.16m  
11'1" x 10'5"
- Utility**  
2.22m x 2.07m  
7'4" x 6'10"
- WC**  
1.06m x 2.07m  
3'6" x 6'10"





# The Arness

1857 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

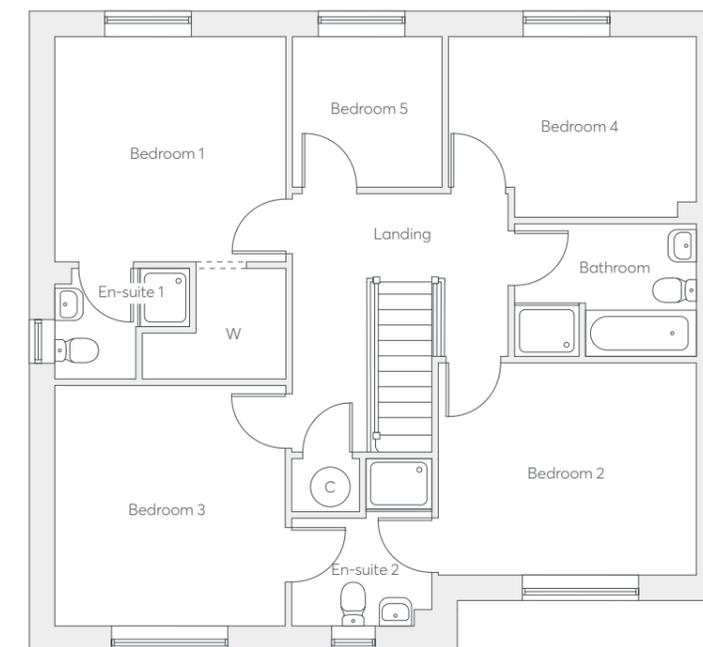
## Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

## First Floor

- Bedroom 1**  
3.57m x 3.49m  
11'8" x 11'5"
- En-Suite 1**  
2.07m x 1.69m  
6'9" x 5'6"
- Bedroom 2**  
3.94m x 3.27m  
12'11" x 10'9"
- En-Suite 2**  
2.18m x 2.59m  
7'2" x 8'6"
- Bedroom 3**  
3.57m x 3.71m  
11'8" x 12'2"

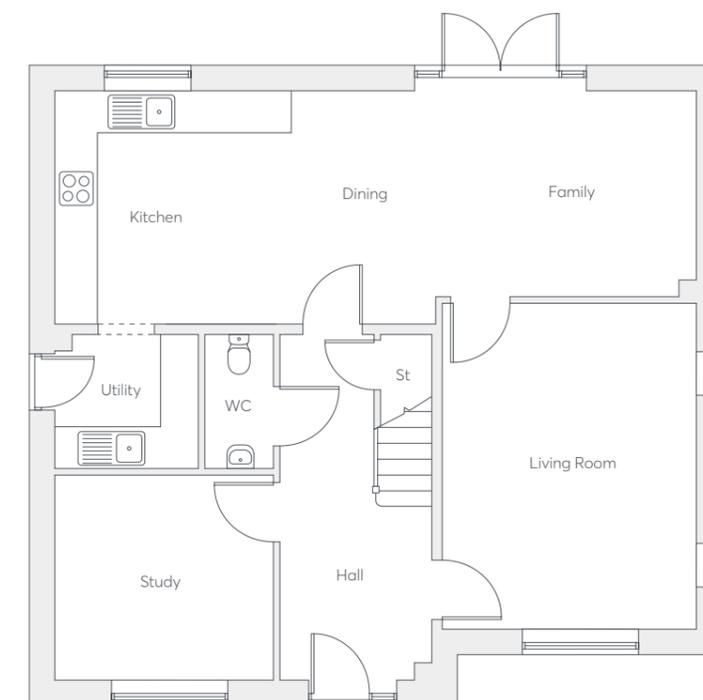
- Bedroom 4**  
3.82m x 2.80m  
12'7" x 9'2"
- Bedroom 5**  
2.28m x 2.34m  
7'6" x 7'8"
- Bathroom**  
2.80m x 2.04m  
9'2" x 6'8"



## Ground Floor

- Living Room**  
3.87m x 4.98m  
12'9" x 16'4"
- Kitchen**  
3.10m x 3.60m  
10'2" x 11'10"
- Dining**  
2.77m x 3.60m  
9'1" x 11'10"
- Family**  
3.99m x 3.18m  
13'1" x 10'5"

- Study**  
3.37m x 3.16m  
11'1" x 10'5"
- Utility**  
2.22m x 2.07m  
7'4" x 6'10"
- WC**  
1.06m x 2.07m  
3'6" x 6'10"





# The Kingness

2406 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

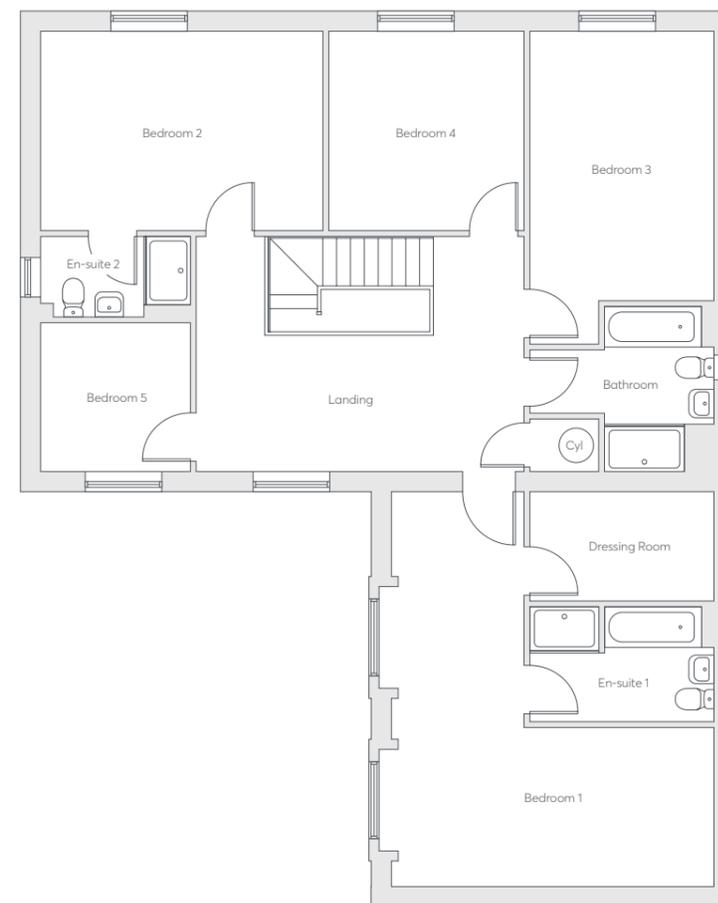
## Key Features

- Open plan kitchen/dining and family area with french doors to garden
- Living room with french doors to garden
- Downstairs WC
- Utility room with door
- Private study
- En-suite to bedroom 1
- En-suite to bedroom 2
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

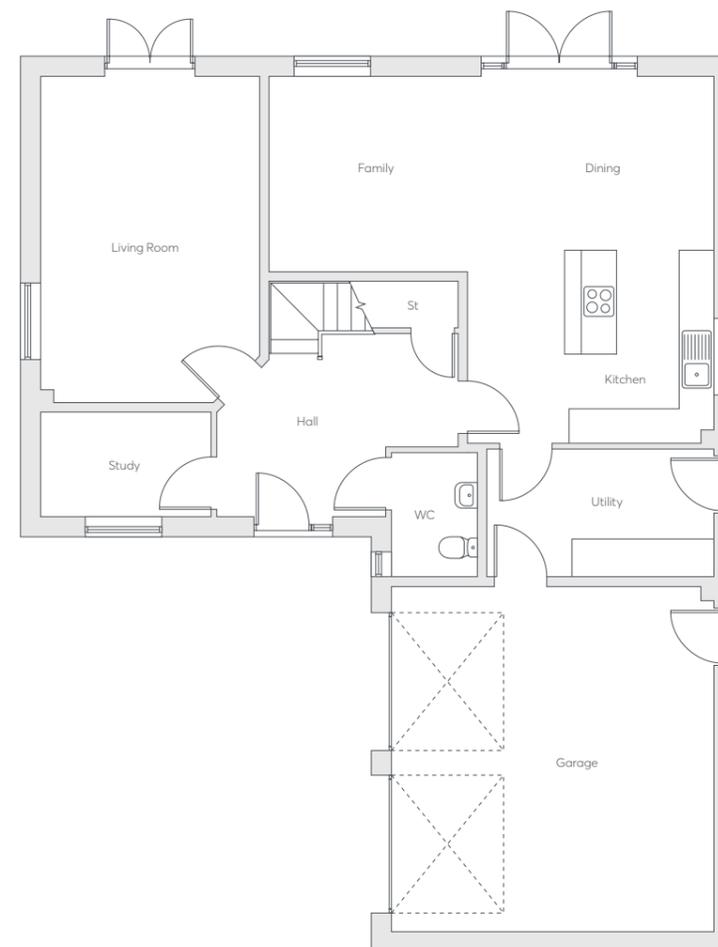
## First Floor

- Bedroom 1**  
5.59m x 2.76m  
18'4" x 9'1"
- Bedroom 2**  
4.90m x 3.46m  
16'1" x 11'4"
- Bedroom 3**  
3.19m x 5.42m  
10'6" x 17'9"
- Bedroom 4**  
3.40m x 3.46m  
11'2" x 11'4"
- Bedroom 5**  
2.60m x 2.57m  
8'6" x 8'5"
- Bathroom**  
3.19m x 2.85m  
10'6" x 9'4"
- Dressing Room**  
3.23m x 1.90m  
10'6" x 6'2"
- En-Suite 1**  
3.21m x 2.07m  
10'6" x 6'10"
- En-Suite 2**  
2.60m x 1.40m  
8'6" x 4'7"



## Ground Floor

- Living Room**  
3.80m x 5.66m  
12'6" x 18'7"
- Family**  
3.44m x 3.40m  
11'3" x 11'2"
- Kitchen**  
4.27m x 3.95m  
14'0" x 13'0"
- Study**  
2.96m x 1.80m  
9'9" x 5'11"
- Utility**  
3.94m x 2.21m  
12'11" x 7'3"
- WC**  
1.50m x 2.15m  
4'11" x 7'1"
- Dining**  
4.27m x 2.41m  
14'0" x 7'11"



Find this home on the siteplan



# The Waltness

2719 sq. ft.

5 Bedrooms  
4 Bathrooms  
Detached

## Key Features

Open plan kitchen/dining and family area with french doors to garden

Downstairs WC

Utility room with door and storage

Private study

Dressing Room to Bedroom 1

En-suites to bedrooms 1, 2 and 3

Full gas fired central heating

Double glazing and high-performance insulation throughout

## First Floor

### Bedroom 1

4.75m x 4.60m  
15'7" x 15'1"

### Dressing Room

3.43m x 2.31m  
11'2" x 7'5"

### En-Suite 1

2.79m x 3.00m  
9'2" x 9'10"

### Bedroom 2

4.15m x 4.10m  
13'7" x 13'5"

### En-Suite 2

2.75m x 1.25m  
9'0" x 4'1"

### Bedroom 3

4.15m x 4.03m  
13'7" x 13'3"

### En-Suite 3

2.75m x 1.25m  
9'0" x 4'1"

### Bedroom 4

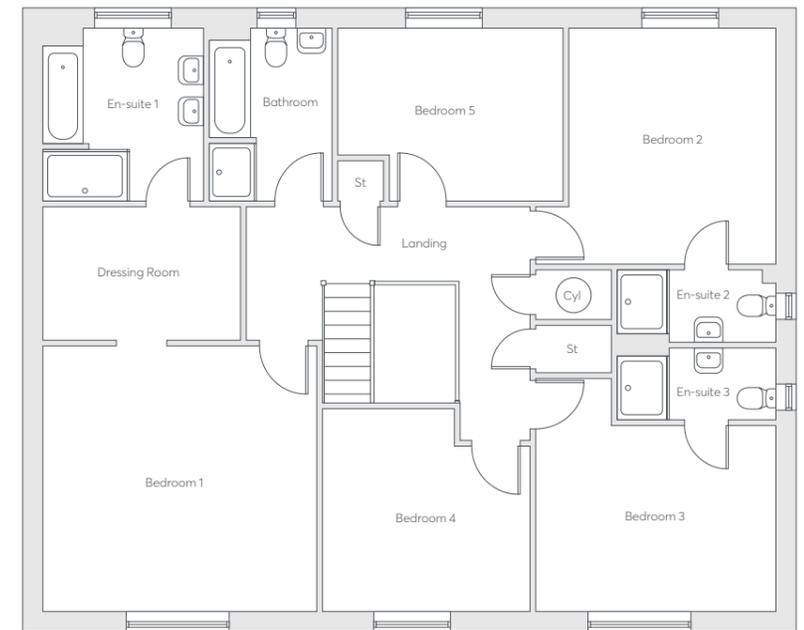
3.60m x 3.15m  
11'10" x 10'4"

### Bedroom 5

3.90m x 3.00m  
12'10" x 9'10"

### Bathroom

2.12m x 3.00m  
6'11" x 9'10"



## Ground Floor

### Living Room

4.69m x 5.90m  
15'4" x 19'4"

### Kitchen

3.50m x 4.04m  
11'6" x 13'3"

### Dining

4.69m x 2.81m  
15'4" x 9'3"

### Family/Dining

7.10m x 4.04m  
22'19" x 13'3"

### Study

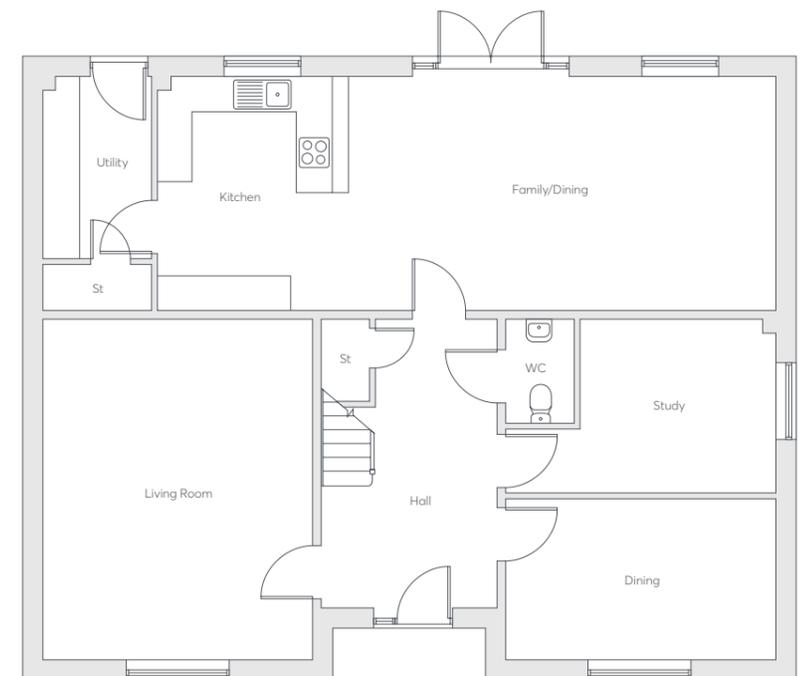
4.69m x 3.00m  
15'4" x 9'10"

### Utility

1.90m x 3.15m  
6'3" x 10'4"

### WC

1.20m x 1.80m  
3'11" x 5'11"



# Specification

	Cangate	Bramgate	Bosgate	Greengate	Arness	Kingness	Waltness
<b>Kitchen/Laundry</b>							
Contemporary styled fitted kitchen with selection of colour choices	✓	✓	✓	✓	✓	✓	✓
Worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓
Composite single bowl sink and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓
Integrated cooker hood and stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓
4-Zone Induction Hob	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom/En-Suite/WC</b>							
Roca contemporary style white sanitaryware with VADO monobloc tap	✓	✓	✓	✓	✓	✓	✓
VADO Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with chrome style framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles to bathroom and en-suites (refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>							
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garages	✓	✓	✓	✓	✓	✓	✓
Photovoltaic roof panels*	✓	✓	✓	✓	✓	✓	✓
Battery operated carbon monoxide detectors (locations vary)	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓

\*position and quantity specific to plot and orientation - ask for details

	Cangate	Bramgate	Bosgate	Greengate	Arness	Kingness	Waltness
<b>Heating</b>							
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms**	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>							
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	-	-	-	-	-	-	-
<b>Decorative</b>							
Square spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓
Square featured skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓
Vertical panel white internal doors with satin handles	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓
Walls painted in white satin finish	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white satin finish	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>							
Turf to front garden	✓	✓	✓	✓	✓	✓	✓
0.9m post and rail fence between plots	-	-	-	-	-	-	-
1.8m close boarded fence to rear boundary only	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓

\*\*except where room thermostats are fitted

# Specification

	Wilfred	Nina	Mirin	Thea	Kea V1	Kea V2	Edwena	Moore	Garnet	Almond
<b>Kitchen/Laundry</b>										
Contemporary styled fitted kitchen with selection of colour choices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Composite single bowl sink and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated cooker hood and stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4-Zone Induction Hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom/En-Suite/WC</b>										
IROCA contemporary style white sanitaryware with VADO monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
VADO Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with chrome style framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles to bathroom and en-suites (refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceiling mounted dum light with chrome bezel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>										
TV socket to lounge (see drawings for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garages	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Photovoltaic roof panels*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery operated carbon monoxide detectors (locations vary)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*position and quantity specific to plot and orientation - ask for details

	Wilfred	Nina	Mirin	Thea	Kea V1	Kea V2	Edwena	Moore	Garnet	Almond
<b>Heating</b>										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms**	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>										
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	-	-	-	-	-	-	-	-	-	-
<b>Decorative</b>										
Square spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square featured skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical panel white internal doors with satin handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white satin finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white satin finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
0.9m post and rail fence between plots	-	-	-	-	-	-	-	-	-	-
1.8m close boarded fence to rear boundary only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*\*except where room thermostats are fitted



Open daily  
Thursday to  
Monday

Call:  
0330 058 6910

Email:  
orchardmill@  
stmodwenhomes.co.uk

Sat Nav:  
ME20 6QS

[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)



St. Modwen Homes  
Unit 3, Faraday Office Park  
Rankine Road, Basingstoke  
Hampshire, RG24 8QB

T: 0121 647 1000  
E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

Please speak to a member of  
the Sales Team if you require this  
brochure in an alternative format