



# Oak Fields

Woodchurch Road | Shadoxhurst

A Development By **Orbit Homes**







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## TRADITIONAL COUNTRYSIDE LIFE WITH URBAN BENEFITS

Oak Fields is a new development of two, three, four and five bedroom houses, located in the pretty village of Shadoxhurst in the Kent Weald between the North Downs and Romney Marsh. Surrounded by beautiful wooded countryside and farmland, it is an area steeped in history, with the village's first known mention occurring as far back as 1239.

## DESIGNED WITH MODERN LIVING IN MIND

All of the homes have been thoughtfully designed to be both practical and flexible. With neutral décor throughout, your home is a blank canvas ready and waiting for you to put your own personal stamp on. With a range of house styles available, there is a home to suit everyone; from first time buyers to families alike.



## EDUCATION

There are a vast number of schools within five miles of Shadoxhurst. There are numerous primary and senior schools, including some single sex, and those that cater for children with special needs. Within the independent sector, are Ashford and Benenden Schools.

## GREAT CONNECTIONS

Shadoxhurst is well connected by rail with frequent services between Ashford and London Waterloo, London Bridge and via High Speed to St Pancras International. Equally, Ashford International could see you sipping champagne at the Eiffel Tower or attending a business meeting in just a couple of hours. There is also a regular bus service between Ashford and Tenterden that passes through Shadoxhurst.

By road, junction 10 of the M20 is just over six miles away, approximately 15 minutes drive, connecting you with Folkestone and Dover to the south and Maidstone and beyond to the north.

## ON YOUR DOORSTEP

The King's Head is Shadoxhurst's own award winning pub, which is the hub of the community. It also has a stunning 13th century church, which caters for pastoral needs.

Shadoxhurst is a little over six miles south west of Ashford, a bustling town with international rail links and a designer outlet village for the fashionably minded. You will never have to travel far to visit the cinema, indulge in an evening out in one of the restaurants, or take part in one of the many sporting opportunities available.

It is the perfect village in which to embrace traditional country life without sacrificing the benefits of an easy commute and plentiful amenities.



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## SO MUCH TO SEE AND DO

### SPORTS AND CULTURE

Within Ashford there are several sporting groups and gyms. There is also a vibrant arts scene, which sees the area play host to a number of summer music festivals focusing on different genres. Ashford also boasts several choral, dance, and visual arts groups meaning something is on offer for people of all interests.

### SHOPPING

The Ashford Designer Outlet offers huge savings on great designer brands including Abercrombie & Fitch, Bose, Crabtree & Evelyn, French Connection, Jaeger, Kurt Geiger, Links of London, Marks and Spencer, Nike, Polo Ralph Lauren, Superdry, Ted Baker, Tommy Hilfiger amongst many others.

Plus there is a wide range of restaurants from Caffè Nero and Harry Ramsdens to Pizza Express and Wagamama.

### OUTDOOR

Kent is, of course, the Garden of England but it is also England's Wine County. This means you can enjoy a tour of one of Kent's major vineyards or breweries, sampling

the same sparkling rose that the Duke and Duchess of Cambridge served at their wedding.

Alternatively, there are a plethora of country houses, castles, gardens and other unique venues to visit including:

**Bodiam Castle** is a superb 14th century castle set in the heart of an historic landscape and is one of Britain's most picturesque and romantic ancient monuments.

**Bedgebury National Pinetum and Forest** offers some of the best walking, cycling, mountain biking, horse riding, adventure play and orienteering for people of all ages and abilities. Or just walk through parkland, beside lakes and enjoy the world's finest collection of conifers.

**Leeds Castle** is set in 500 acres of beautiful parkland where you can journey through 900 years of captivating history. From a Norman stronghold; a medieval royal home; a palace used by Henry VIII; a Jacobean country house; a Georgian mansion; an elegant early 20th century retreat; and now one of the most visited historic buildings in Britain.

**Sissinghurst Castle** has a diverse history; from a prison in the 1700s, a home to the women's land army to a family home to some fascinating people. Today you can take in the ruined architecture of the extensive original buildings, panoramic views from the top of the Tower, the working farm and the 450-acre estate along with the world-renowned gardens.

**Buckmore Park Kart Circuit** where you can experience the thrill of real outdoor karting. Follow in the footsteps of F1 drivers Lewis Hamilton and Jenson Button – both of whom learnt their trade here as youngsters. From 6 mph kids karts to 80 mph adult sports karts, there's something for everyone.

**The Romney, Hythe and Dymchurch Railway** is the world's smallest public railway, with the most complete collection of one-third full size steam locomotives in the world. Travel from Hythe to Dungeness or just visit the model railway exhibition; it's a great way to spend time with kids and family.



© Ian McLoughlin, Blackpool



## GENERAL SPECIFICATION

### Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Stainless steel oven
- Stainless steel hob
- Stainless steel splashback behind hob
- Stainless steel sink with chrome mixer taps
- Stainless steel extractor canopy
- Integrated fridge/freezer
- Energy-efficient appliances

### Bathroom

- Contemporary white sanitary ware
- Chrome fittings
- Choice of wall tiles\*
- En suite shower room in master bedroom\*
- Integrated shaver point and light\*

### Plumbing

- Oil heating

### Electrical

- Digital TV/FM points in living room and bedroom one
- BT points in living room and bedroom one
- Mains wired smoke detectors with battery backup
- Carbon monoxide detector

### Doors & Windows

- High performance double glazed windows
- Secure by design front door with chrome furniture

### General

- 10 year NHBC warranty

\*Some individual choices are available subject to stage of construction.  
Ask your Sales Consultant for details.





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## ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind, constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy-efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.

## ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind.

Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Outright Sale and Shared Ownership to Shared Equity, to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.



## SMALL PRINT

### Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

### Surrounding area

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information, please contact the relevant local planning authority.

### Site plan

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.



### Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation.

### Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

### Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

building communities



### Directions and maps

Woodchurch Road, Shadoxhurst, Kent TN26 1LW

Travelling on the M20 exit the motorway at junction 9, at the roundabout take the Ashford, Canterbury, Tenterden (A20) exit, at the next roundabout, take the 3rd exit towards Tenterden, Great Chart onto Templar Way (A28). Stay on the A28 (over the next three roundabouts) until you see the Shadoxhurst, Kingsnorth signpost on your left hand side, turn into Chilmington Green Road. Continue past Criol Lane, until you reach Tally Ho Road, turn right into Tally Ho Road, this road will become Woodchurch Road. As you enter Shadoxhurst, you will see the Kings Head pub on your left hand side, Oak Fields is about 125m beyond, on your right hand side.

### Head office

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