



# Kiln View

Peters Village | Wouldham



Computer Generated Image



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## A NEW RIVERSIDE VILLAGE

This new community will consist of traditionally styled modern homes that are built to withstand the daily rigours of modern life and designed to provide a durable, contemporary and comfortable lifestyle. Orbit is offering three and four bedroom family houses alongside two bedroom apartments.

Kiln View is on the doorstep of Wouldham, which is home to a host of amenities including a village hall, community centre, medical centre and village pub. In addition to the existing Wouldham Primary School, which has been part of the community for over 125 years, there will also be a new purpose-built school. The new Peters Bridge over the Medway from the A228 has created much easier links to the M2, M20 and M25.

## ENGLAND'S GREEN AND PLEASANT LAND

While architectural remains decorate the landscape, it's the litany of surviving buildings that are the real stars. Leeds and Rochester castles are among the best preserved in the land; The Aylesford Priory was built in 1242 by Carmelites; Rochester has the country's 2nd oldest cathedral, and Canterbury the most famous, while the 14th century Ightham Mote delivers a breath-taking delve into the lives of landed gentry.



Images shown are from other Orbit developments.

## A MODERN COUNTRY LIFE

Peters Village is all set to become Kent's most unique and delightful place to live. Across 202 acres approximately 1,000 homes will sit alongside a sweep of large green playing fields with the amenities of Wouldham Village nearby and a newly consented village centre and Primary School coming soon. There are shops in nearby Snodland and Aylesford.

The natural setting provides a wealth of ways to enjoy the surrounding countryside where cycle paths and bridleways weave through fields, forests and grasslands, home to a plethora of local wildlife.

Nautical pursuits are met downstream with an active local community across a succession of moorings, marinas and yacht clubs.



## PLANES, TRAINS, AND AUTOMOBILES

Despite forming the very south-eastern tip of England, Kent is extremely well connected.

The country's first high speed rail line runs through the county, with trains whizzing to mainland Europe. Paris and Brussels are roughly two hours each by Eurostar from Ebbsfleet International, while fast Javelin Trains connect nearby Snodland with Ebbsfleet in around 30 minutes and London St Pancras in around an hour. Javelin Trains also run to Kentish coastal towns like Margate, Ramsgate, Whitstable and Dover.

Car travel has just received a real boost with completion of Peters Bridge across the River Medway, giving direct access to and from Peters Village and the A228. This new crossing has greatly improved journey times to cities and shopping centres including Rochester, Tunbridge Wells, Maidstone and Bluewater. And it's now just 3.5 miles to the M2 and M20 motorways, with the M25 junction just a few miles further. That puts Gatwick, Heathrow and Stansted Airports all within about an hours drive, Central London just 30 miles away, and the rest of the UK yours to explore.



# 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 extractor canopy
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Integrated fridge/freezer

## Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Choice of wall tiles\*

## Plumbing

- Gas-fired central heating with thermostatically controlled radiators

## Electrical

- Digital TV/radio points to living room and bedroom one
- Telephone points to living room and bedroom one
- Fibre optic broadband
- Mains wired smoke detectors
- Carbon monoxide detector

## Windows and Doors

- High performance double glazed windows
- Front door with chrome furniture (Part Q Compliant)

## Internal

- Fitted wardrobe to bedroom one

## General

- 10 year NHBC warranty

\*Some individual choices are available subject to the stage of construction. Speak to our Sales Consultant for details.



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# ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and 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

We are committed to building beautiful homes designed with all of 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, Shared Ownership and 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.

### 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. A qualified Orbit employee must always accompany you anywhere within development construction areas. The marketing suite, show homes and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads, top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied).

Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waist coats, these are available within the marketing suite. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

### Surrounding area

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

### Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions which, will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

### 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, this also will be captured on the check list.

### 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.



## Kiln View, Hall Road, Peters Village, Wouldham, Kent ME1 3XY

From the North on the M2, exit at junction 2 and follow the A228 towards West Malling. Continue on the A228 for approximately 5.5km/3.5 miles. Turn off at the roundabout and cross Peters Bridge over the River Medway towards Wouldham. Once over the bridge turn right along Hall Road, you will see Kiln View on your right hand side.

From the South on the M20, exit at junction 4 and follow the A228 towards Rochester and Snodland. Continue on the A228 for approximately 4.5km/3 miles. Turn off at the roundabout and cross Peters Bridge over the River Medway towards Wouldham. Once over the bridge turn right along Hall Road, you will see Kiln View on your right hand side.

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