

# THE ORCHARD

Luxury 5 bedroom family homes in Tenterden, Kent TN30 7BW



**jarvis**  
HOMES  
— SINCE 1649 —

The logo is a stylized apple with a single leaf, rendered in a gold color. It is positioned to the left of the word 'ORCHARD' in the main title.

# THE ORCHARD

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The Jarvis Homes logo features the word 'jarvis' in a white, lowercase, serif font, with a red dot above the 'i'. Below it, the word 'HOMES' is in a smaller, white, uppercase, sans-serif font. At the bottom, the text 'SINCE 1649' is in an even smaller, white, uppercase, sans-serif font, flanked by two horizontal white lines.

**jarvis**  
HOMES  
— SINCE 1649 —



# DEVELOPMENT PLAN

The Orchard, Appledore Road, Tenterden, Kent TN30 7BW



THE  
ORCHARD

TENTERDEN, KENT TN30 7BW



## The Orchard

The Orchard is an exclusive development of only four large, 5 bed luxury homes. Each house is individually built to a very high specification, and is set in extensive, fully landscaped gardens of approximately three quarters of an acre.

Tenterden is a beautiful market town, and one of the Cinque Ports. It is known as the jewel of the Weald with excellent boutique shops, fantastic pubs and restaurants.

The Orchard is set in a unique location between a 10 – 15 minute walk into the town centre.

## Schools

The area is spoilt for choice when it comes to schools. There is a wide selection of reputable local primary, junior and secondary schools in the nearby villages and in Tenterden itself. There are also several exceptional independent schools, both prep and senior close-by.

## Nearby

Ashford International Station is only 12 miles away and takes just 36 minutes to central London. The M20 is 16 miles away and a hop across to France couldn't be easier with the Channel tunnel less than half an hour away.

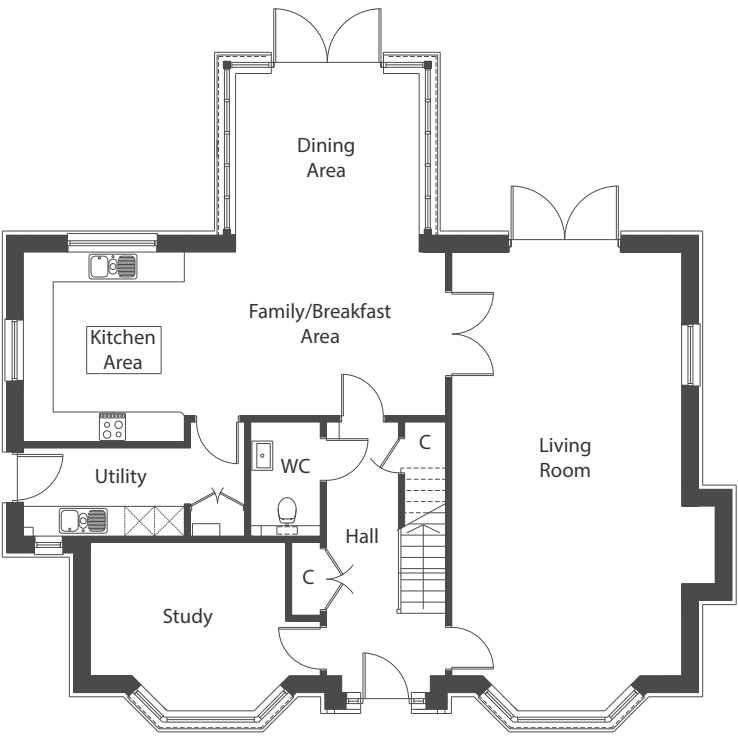


# DAMSON HOUSE

Luxury 5 bedroom family home

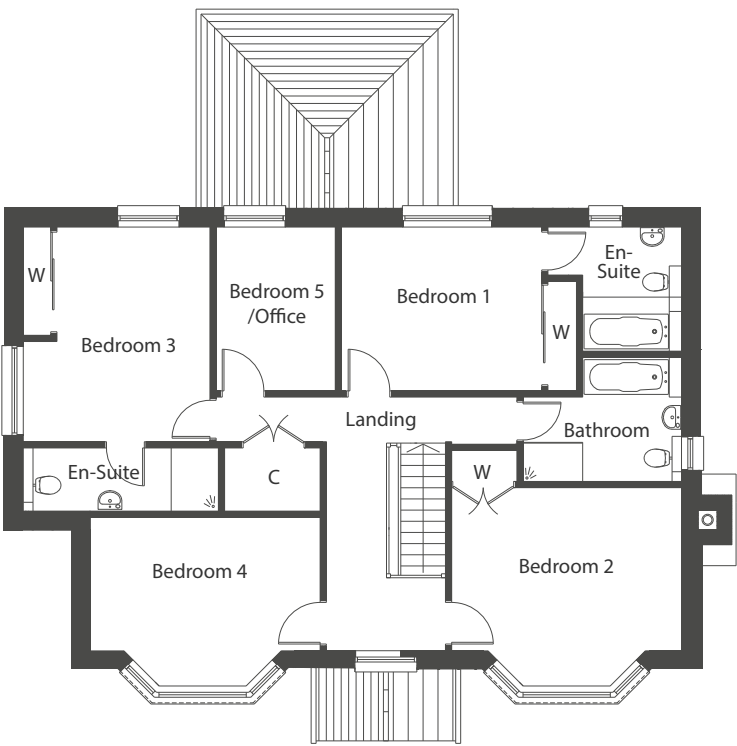


# FLOOR PLANS



Ground Floor

Living Room	9215mm x 4855mm	(30' 2" x 15' 11")
Dining Area	3282mm x 3732mm	(10' 9" x 12' 3")
Kitchen Area	3847mm x 4275mm	(12' 7" x 14' 0")
Family/Breakfast	3312mm x 3723mm	(10' 10" x 12' 3")
Study	2713mm x 4655mm	(8' 11" x 15' 3")



First Floor

Bedroom 1	3325mm x 4059mm	(10' 10" x 13' 3")
Bedroom 2	3310mm x 4655mm	(10' 10" x 15' 3")
Bedroom 3	4350mm x 3785mm	(14' 3" x 12' 5")
Bedroom 4	2713mm x 4655mm	(8' 10" x 15' 3")
Bedroom 5/Office	3325mm x 2425mm	(10' 10" x 7' 11")
Bathroom	2525mm x 3216mm	(8' 3" x 10' 6")

W: Wardrobe    C: Cupboard    WC: Toilet

Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. For external finishes please check with Sales Consultant.

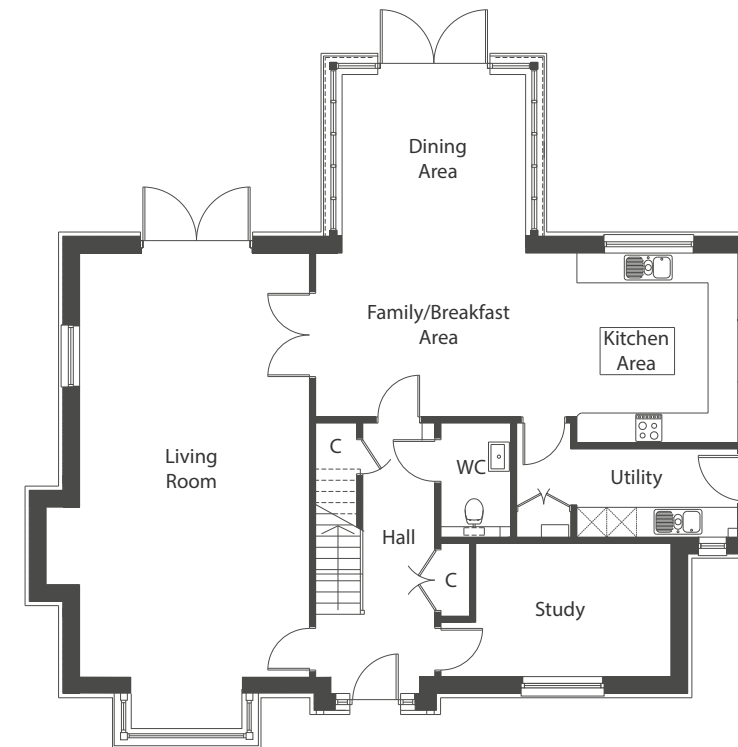


# CRABTREE HOUSE

Luxury 5 bedroom family home

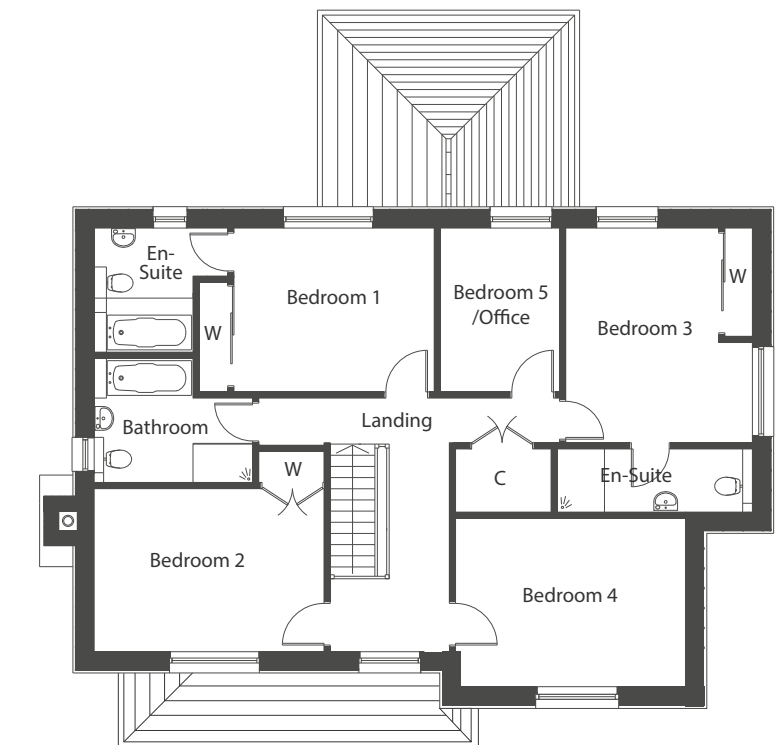


## FLOOR PLANS



Ground Floor

Living Room	9016mm x 4655mm	(29' 7" x 15' 3")
Dining Area	3282mm x 3723mm	(10' 9" x 12' 3")
Kitchen Area	3847mm x 4275mm	(12' 7" x 14' 0")
Family/Breakfast	3312mm x 3723mm	(10' 10" x 12' 3")
Study	3160mm x 4623mm	(12' 3" x 15' 2")



First Floor

Bedroom 1	3325 mm x 4059mm	(10' 11" x 13' 4")
Bedroom 2	3310 mm x 4655mm	(10' 10" x 15' 3")
Bedroom 3	4350mm x 3785mm	(14' 3" x 12' 5")
Bedroom 4	2713mm x 4655mm	(8' 10" x 15' 3")
Bedroom 5/Office	3325mm x 2425mm	(10' 10" x 7' 11")
Bathroom	3216mm x 2525mm	10' 6" x 8' 3")

W: Wardrobe    C: Cupboard    WC: Toilet

Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. For external finishes please check with Sales Consultant.



# OUTSTANDING QUALITY WITH BESPOKE FINISHES

## Specification

Here at Jarvis Homes, we do things differently.

We believe in building a finished home ready for you to move into, with our generous and comprehensive specification. We think of the little things, so you

don't have to. From USB points, external sockets and patio lighting to the bigger items such as fully fitted

wardrobes, underfloor heating and a fully enabled alarm system for your peace of mind. Each home is

individually quality checked throughout the construction progress and carries a full 10-year NHBC warranty. We have installed the finest branded products throughout.

## Exterior

- Block paved driveways
- Fully landscaped front and rear gardens, including turf, shrubs
- Patio and lighting
- Outside tap and electricity point
- Electric garage doors
- Personnel door
- Electrical car power supply
- Clay roof tiles



## Interior

- Bespoke Roma kitchens with Neff Appliances
- Two single ovens
- Induction hobs (\*optional upgrade)
- Gas fired central heating with under floor heating on ground floor (LPG)
- Roca sanitary ware with Hansgrohe fittings
- Tiling to floors in kitchen, utility, bathrooms and WCs
- Half height tiling to bathrooms and en-suite walls
- Chrome towel rails & sanitaryware with built-in storage
- Fitted wardrobes to all bedrooms
- Bi-fold doors to patio
- Coving and skirting throughout
- Panelled internal doors
- Decorated in environmentally friendly Earthborn paint
- Log burner in lounge
- Chrome ironmongery
- Downlights to kitchen and all bathrooms
- CAT 6 cabling throughout - for fully integrated wireless networking
- High Speed Broadband FTTC (Fibre to the cabinet)
- USB power points

# EXCEPTIONAL CRAFTSMANSHIP FROM START TO FINISH

## The Jarvis family

The Jarvis family have unrivalled experience in

individually crafted house construction. Indeed, the

family can trace its building heritage back to at least

1649 through direct descendants making it one of the

oldest known house-building families in the country.

The current generation prides itself on developing

exemplary homes that continue the family heritage.

## The Orchard

The four houses of The Orchard have been

constructed using only the finest materials, and whilst

respecting the past, Jarvis Homes also carry out

on-going research with environmental consultants

to ensure we are at the forefront of sustainable

construction. We ensure that our houses are installed

with the latest designs for energy efficiency without

compromise on comfort and design.



## Exceptional Craftsmanship

Jarvis Homes create prestigious and solid homes

with the highest quality craftsmanship using traditional

methods. Customers are provided with a combination

of excellent design, outstanding value and the peace of

mind that their home is of an exceptionally high standard.

## From start to finish

At Jarvis Homes we manage the complete process from

purchasing the land to designing and constructing the

perfect home right through to sales and specification.

So you are in safe, experienced hands.

*Quality Through  
the Generations*



# A POSITIVE ECOLOGICAL FOOTPRINT

We use environmentally friendly, energy efficient materials

## Sustainability

Here at Jarvis Homes, sustainability is at the heart of everything we do. Before the first brick is laid, the environmental, social and economic impact of every new Jarvis home is measured and considered. Once we begin construction, we monitor and create nearby water sources, wildlife habitats and streams, working closely with the local community and the natural surroundings.

When a project is completed we leave behind a new community complete with energy efficient properties. Each home represents our commitment to considered, sustainable construction and greener living, right down to the last lick of paint. Your new home provides you with the first step towards living a healthier, more environmentally friendly lifestyle, leaving behind a positive ecological footprint.

## Energy Efficient

All of the cavity walls are built using Celcon blocks which make all our homes energy efficient. They

are made from pulverised fuel ash (PFA), which is a by-product of coal fired power stations. The blocks are environmentally friendly which enhances their sustainability even further. We use recycled and reclaimed materials wherever possible so that we are constantly reducing the impact of our developments on the environment.

## Reduced Plastic and VOCs

Jarvis Homes employed a reduced plastic ethos, long before the plastic debate hit the headlines. We use timber framed windows, and copper piping in our plumbing wherever possible. Jarvis Homes are constantly looking at ways to improve sustainability in our building process. We believe there is always room to improve and we are continually monitoring and looking at ways to enhance our environmental and ecological plans.

## A Building You Can Breathe In

All of the internal decoration right from the very base coat of every inch of each house is painted in



# PROMOTING THE NATURAL HABITAT

Landscaped to attract and promote the natural habitat of various animal species

Earthborn paints that hold the prestigious EU Ecolabel and Virtually VOC Free label enabling peace of mind that your family can live and breathe in a healthier environment.

earthborn®

## Zero Waste

Jarvis Homes operates a zero waste and 0% landfill policy. All surplus or damaged materials used in construction are recycled in closed and open-looped systems. The materials are hand sorted, up-cycled into quality materials and used across other developments. We pay particular attention to using sustainable materials wherever possible. 100% of our timber, from the doors to the window frames, are either PEFC or FSC certified which means it comes from entirely sustainable sources.

## Natural Landscaping

We fully landscape our developments with planting, shrubs, hedges and water sources to attract and promote the natural habitat of various animal species. We plant wildflower turf, to offer much needed support to bees, butterflies and other pollinators.



A path of swales will sweep through the site feeding into two large ponds at either end providing hibernacula features for important homes and feeding grounds for amphibians and reptiles. These water sources will not only bring harmony to The Orchard but also provide stepping-stones between patches of habitat, allowing species to move about freely.

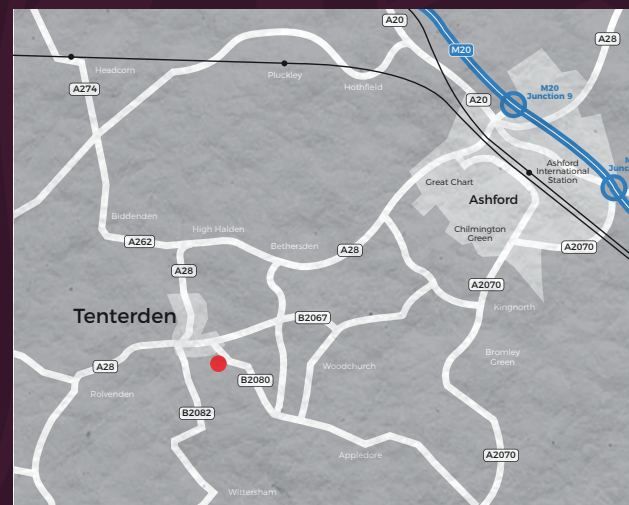
## Homes for Wildlife

Jarvis Homes is dedicated to ensuring that wildlife is treated with respect during the build process and we mitigate wherever possible, leaving a lasting natural legacy. We install bat boxes, bird boxes – including Tawny owl nests, hedgehog homes, underground bumble bee boxes and log piles across the development to support the natural environment. We have also omitted any street lighting and installed PIR sensory lighting to the houses to reduce light pollution as much as possible ensuring that nocturnal wildlife is not disturbed.



# HOW TO FIND THE ORCHARD

The Orchard, Appledore Road, Tenterden, Kent TN30 7BW



Visit: [www.jarvisnewhomes.com](http://www.jarvisnewhomes.com)

Email: [sales@jarvishomes.com](mailto:sales@jarvishomes.com)

Call: 01233 421055

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