

Orchard Court

Lynsted Lane, Lynsted, Kent





Welcome to Orchard Court, exclusive rural living in the Kent countryside

Orchard Court is an exclusive development, set in Kent's beautiful 'Garden of England'; the village of Lynsted is surrounded by undulating hills, farmland, orchards and wooded valleys. Part of the parish is designated an Area of Outstanding Natural Beauty and there are three Conservation Areas, preserving local wildlife, nature and the historic architecture in and around the village.



Orchard Court

8 individually designed houses, traditionally built from brick to ensure high quality homes that are made to last. Constructed to the highest standards, using only quality materials, fixtures and fittings, the properties offer modern living in a traditional rural setting.

The kitchens and bathrooms are all individually designed to ensure they offer both practicality and style. All the homes are constructed to achieve a high SAP energy efficiency rating, to help minimise running costs for the homeowner. The houses are all fitted with gas fired central heating with individual thermostatic controls on the radiators.

Each property has 2 parking spaces, plus there is additional visitor parking on site. If purchased off plan, clients have the opportunity to add optional extras, to give a bespoke finish to their property. The homes on this development are protected by a 10 year New Home Warranty from Premier Guarantee. All homes covered by our warranty are insured against a wide range of structural issues that could occur to your home during the 10 years after construction is completed.

premier
guarantee



Lynsted and surrounding area

The name 'Lynsted' means the place of the lime tree, which are still found in the parish today. Central to the village is the Church of St Peter and St Paul dating back to the 14th century, along with the thriving Lynsted and Norton Primary School, built in 1878. The village also boasts a traditional free-house, The Black Lion.

All essential amenities are within easy access. At the A2 end of Lynsted Lane in Teynham, approximately 0.25 miles, there are local shops, doctor's surgery, dentist, pharmacy and post office.

Further amenities can be found in nearby Faversham and Sittingbourne, with a wide selection of secondary schools, including the Queen Elizabeth Grammar School in Faversham, and Borden and Highsted Grammar Schools in Sittingbourne.

Faversham is a charming and traditional market town with many high class restaurants, a cinema, traditional shops and a vibrant market. It also has both indoor and outdoor swimming pools. Sittingbourne, soon to be redeveloped with a multiplex cinema and restaurants, also has a pool that forms part of the Swallows Leisure Centre which offers a wide range of sports amenities. Other facilities within easy access include theatres, golf courses, nightclubs and several shopping centres.



Village Life

Lynsted has a thriving, friendly village community. There is a traditional village fete during August, as well as a school fete. The Parish Orchard hosts several events throughout the year, including Cherry Day when visitors can pick cherries and a Halloween event with bonfire, live music and a pumpkin competition.








Christmas in the village includes carols around the tree on the green, usually accompanied by a glass of mulled wine, followed by drinks by the fire in the Black Lion. Additional community activities include country bike rides, walks and various active societies.

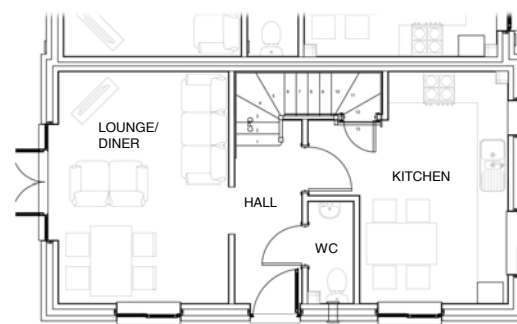




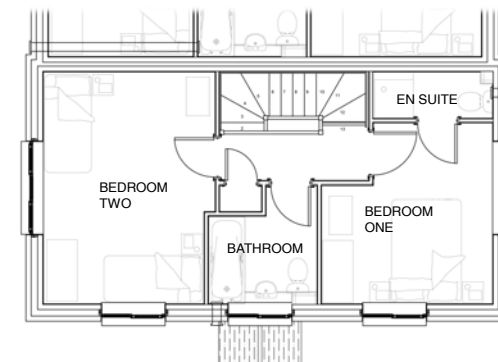
Bramley Cottage, 1 Orchard Court

Bramley Cottage is a delightful 2-bed end of terrace cottage, built from red brick with white weatherboarding. On the ground floor there is a lounge/dining room, separate kitchen/breakfast room and cloakroom. The first floor offers 2 bedrooms, the master one having an en suite shower room, along with a separate family bathroom complete with shower bath. To the rear of the cottage is an enclosed south-west facing garden. The property also benefits from 2 parking spaces.

-  Lounge/dining room with French doors leading to garden
-  Kitchen/breakfast room
-  Cloakroom
-  2 Bedrooms
-  En suite shower room to master bedroom
-  Family bathroom with shower bath
-  2 parking spaces



GROUND FLOOR
 Kitchen/breakfast room - 4.5 x 2.8m
 Lounge/dining room - 4.5 x 3.2m



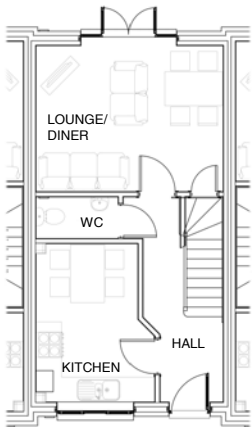
FIRST FLOOR
 Master bedroom (incl. en suite) - 4.5 x 3.3m
 Bed 2 - 4.5 x 3.1m
 Bathroom - 2.3 x 2.1m



Braeburn Cottage, 2 Orchard Court

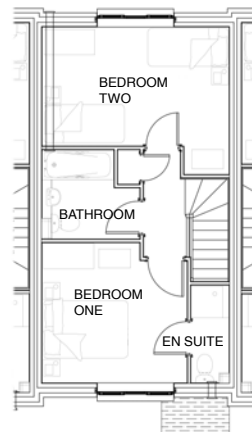
Braeburn Cottage is the middle terrace of 3 cottages and is built from red brick. The ground floor hosts a separate kitchen/breakfast room and lounge/dining room, along with a cloakroom. On the first floor there are 2 bedrooms; the master bedroom has an en suite shower room and there is a separate family bathroom with shower bath. Outside the property there is an enclosed south-west facing garden to the rear of the cottage and there are 2 parking spaces on site.

- 🍏 Lounge/dining room with French doors leading to garden
- 🍏 Kitchen/breakfast room
- 🍏 Cloakroom
- 🍏 2 Bedrooms
- 🍏 En suite shower room to master bedroom
- 🍏 Family bathroom with shower bath
- 🍏 2 parking spaces



GROUND FLOOR

Kitchen/breakfast room - 2.8 x 3.7m
Lounge/dining room - 4.4 x 3.4m



FIRST FLOOR

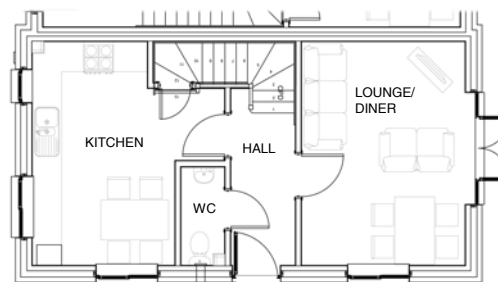
Master bedroom (incl. en suite) - 4.4 x 3.3m
Bed 2 - 4.4 x 2.8m
Bathroom - 2.3 x 2.1m



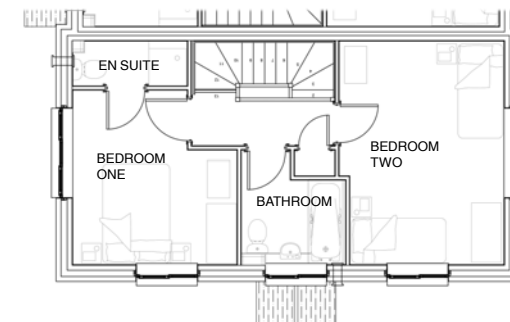
Pippin Cottage, 3 Orchard Court

Pippin Cottage is a charming 2-bed end of terrace cottage, built from red brick with white weatherboarding. On the ground floor there is a lounge/dining room, separate kitchen/breakfast room and cloakroom. The first floor offers 2 bedrooms, the master one having an en suite shower room, along with a separate family bathroom complete with shower bath. To the rear of the cottage is an enclosed south-west facing garden. The property also has 2 parking spaces.

- 🍏 Lounge/dining room with French doors leading to garden
- 🍏 Kitchen/breakfast room
- 🍏 Cloakroom
- 🍏 2 Bedrooms
- 🍏 En suite shower room to master bedroom
- 🍏 Family bathroom with shower bath
- 🍏 2 parking spaces



GROUND FLOOR
 Kitchen/breakfast room - 4.5 x 2.8m
 Lounge/dining room - 4.5 x 3.2m

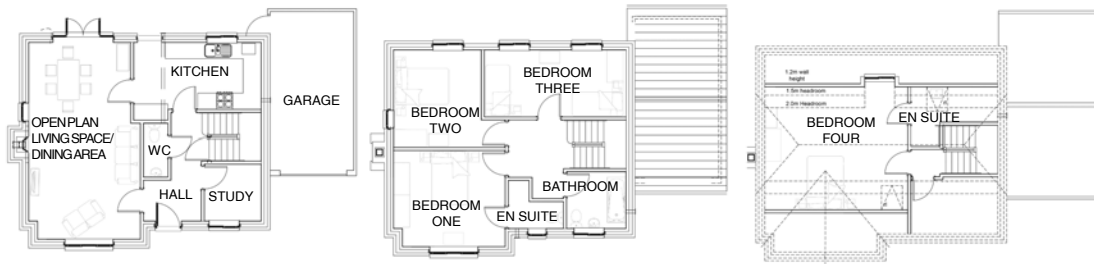


FIRST FLOOR
 Master bedroom (incl. en suite) - 4.5 x 3.3m
 Bed 2 - 4.5 x 3.3m
 Bathroom - 2.3 x 2.1m



Lambourne House, 4 Orchard Court

Lambourne House is a fantastic 4 bedroom detached home with accommodation over 3 floors and stunning views over open countryside to the rear and an enclosed garden. Built from red brick with white weather boarding, the property has an attached garage along with 2 parking spaces. The ground floor features a large open plan lounge/dining room with fireplace and chimney, kitchen, study/playroom and cloakroom. On the first floor there are 3 bedrooms, one of which has an en suite shower room, plus a family bathroom with shower bath. The second floor has a fourth bedroom with country views from the dormer and Velux windows and boasts a premium en suite shower room.



GROUND FLOOR
 Kitchen/breakfast room
 4.8 x 2.5m
 Lounge/dining room
 3.8 x 7.3m
 Study/Playroom
 2.2 x 2.2m

FIRST FLOOR
 Bed 1 (incl. en suite) - 4.1 x 3.6m
 Bed 2 - 3.6 x 3.2m
 Bed 3 - 5.3 x 2.5m
 Bathroom - 2.2 x 2.1m

SECOND FLOOR
 Bed 4 (incl. en suite) - 5.3 x 4.6m

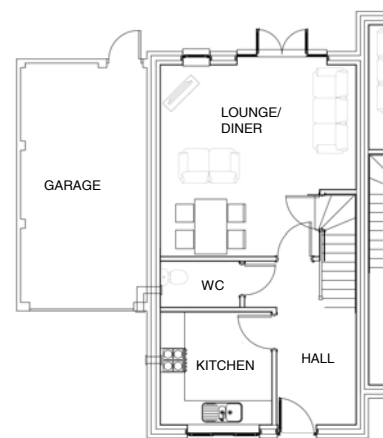
- 🍏 Large open plan lounge/dining room with fireplace and French doors leading to garden
- 🍏 Kitchen
- 🍏 Study/playroom
- 🍏 Cloakroom
- 🍏 4 bedrooms, 2 with en suite shower rooms
- 🍏 Family bathroom with shower bath
- 🍏 Attached garage plus 2 parking spaces



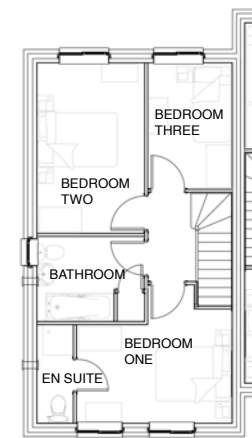
Cox House, 5 Orchard Court

Cox House is a lovely 3 bedroom semi-detached family home with an enclosed garden and superb views over open countryside to the rear. Constructed from yellow brick with white weather boarding, the property features an attached garage along with 2 additional parking spaces. On the ground floor there is a lounge/dining room, kitchen and cloakroom. The first floor features a master bedroom with en suite shower room along with 2 further bedrooms and a family bathroom with shower bath.

- 🍏 Open plan lounge/dining room with French doors leading to garden
- 🍏 Kitchen
- 🍏 Cloakroom
- 🍏 3 bedrooms, master with en suite shower room
- 🍏 Family bathroom with shower bath
- 🍏 Attached garage plus 2 parking spaces



GROUND FLOOR
 Kitchen - 2.8 x 2.8m
 Lounge/ dining room - 4.8 x 4.9m

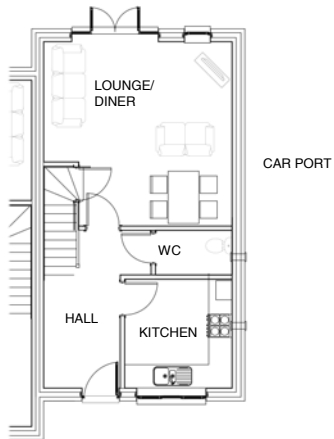


FIRST FLOOR
 Bed 1 (incl.En suite shower room) - 4.9 x 2.9m
 Bed 2 - 4.3 x 2.7m Bed 3 - 3.2 x 2.1m
 Bathroom - 2.7 x 2.1m



Jonagold House, 6 Orchard Court

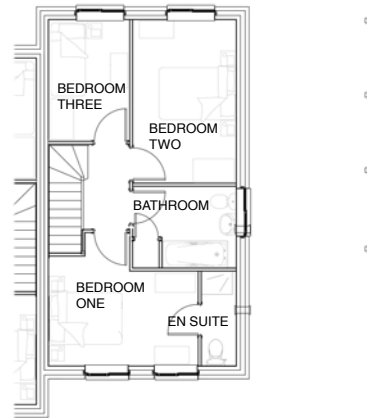
A lovely family home, Jonagold House is a 3 bedroom semi-detached house with wonderful views over open countryside to the rear of the property and an enclosed garden. Built from yellow brick, the house has an attached car port plus additional parking space. The ground floor has a lounge/dining room, kitchen and cloakroom. On the first floor there are 3 bedrooms; the master bedroom features an en suite shower room and there is a separate family bathroom with shower bath.



GROUND FLOOR

Kitchen - 2.8 x 2.8m

Lounge/ dining room - 4.8 x 4.9m



FIRST FLOOR

Bed 1 (incl.En suite shower room) - 4.9 x 2.9m

Bed 2 - 2.7 x 4.3m

Bed 3 - 2.1 x 3.2m

Bathroom - 2.7 x 2.1m

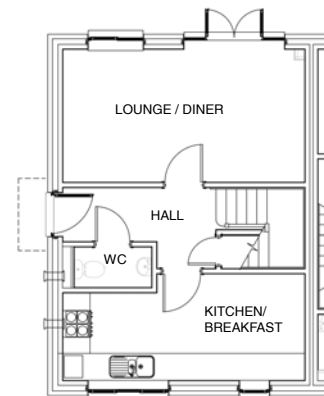
- 🍏 Open plan lounge/dining room with French doors leading to garden
- 🍏 Kitchen
- 🍏 Cloakroom
- 🍏 3 bedrooms, master with en suite shower room
- 🍏 Family bathroom with shower bath
- 🍏 Attached car port plus parking space



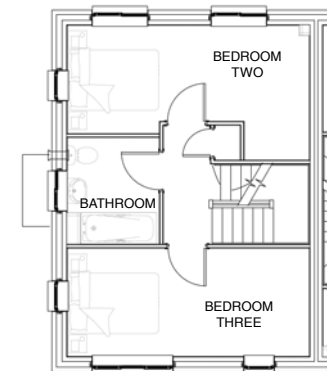
Pearmain House, 7 Orchard Court

Pearmain House is a lovely 3 bedroom semi-detached family home with black weather boarding with accommodation over 3 floors. On the ground floor there is a lounge/dining room, kitchen/breakfast room and cloakroom. The first floor features 2 bedrooms and a family bathroom with shower bath. A further bedroom with en suite shower room can be found on the second floor. To the rear of the house is an enclosed garden. The property has a car barn plus an additional parking space.

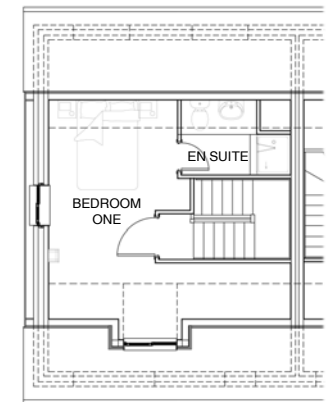
- 🍏 Open plan lounge/dining room with French doors leading to garden
- 🍏 Kitchen/breakfast room
- 🍏 Cloakroom
- 🍏 3 bedrooms, master with en suite shower room
- 🍏 Car barn plus parking space



GROUND FLOOR
Kitchen/breakfast room
5.4 x 2.4m
Lounge/dining room
5.4 x 3.0m



FIRST FLOOR
Bed 2 - 5.4 x 3.0m
Bed 3 - 5.4 x 2.4m
Bathroom - 2.1 x 2.4m

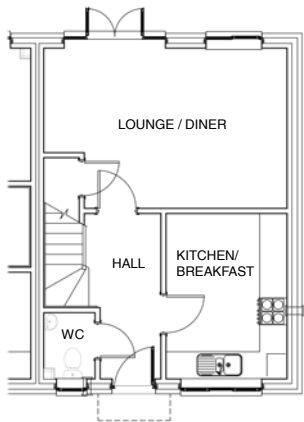


SECOND FLOOR
Bed 1 (incl. en suite)
5.4 x 4.8m

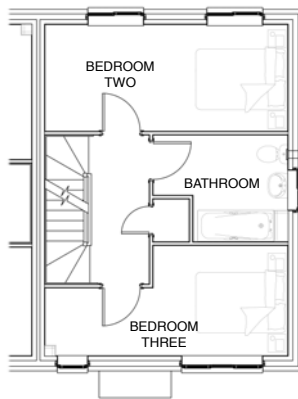


Russet House, 8 Orchard Court

A lovely family home, Russet House is a 3 bedroom semi-detached property built from yellow brick with accommodation over 3 floors. The ground floor has a lounge/dining room, kitchen/breakfast room and cloakroom. On the first floor there are 2 bedrooms and a family bathroom with shower bath. A further bedroom with en suite shower room can be found on the second floor. To the rear of the house is an enclosed garden. The property has a car barn plus additional parking space.



GROUND FLOOR
Kitchen/breakfast room
2.7 x 3.7m
Lounge/dining room
5.4 x 3.6m



FIRST FLOOR
Bed 2 - 5.4 x 2.4m
Bed 3 - 5.4 x 2.5m
Bathroom - 2.1 x 2.4m



SECOND FLOOR
Bed 1 (incl. en suite)
5.4 x 4.8m

- 🍏 Open plan lounge/dining room with French doors leading to garden
- 🍏 Kitchen/breakfast room
- 🍏 Cloakroom
- 🍏 3 bedrooms, master with en suite shower room
- 🍏 Car barn plus parking space



Orchard Court

Lynsted Lane
Lynsted
Sittingbourne
Kent
ME9 9BE

Location of Orchard Court

Lynsted is a village in the parish of Lynsted with Kingsdown and lies just south of the A2, mid-way between Faversham and Sittingbourne.

Travel connections from Lynsted are ideal for those who wish to live a quiet life but still be within easy reach of the hustle and bustle of town and city life. As well as the nearby A2 which runs up to London and down to Dover via Canterbury, the M2 runs south of the village with access either from Sittingbourne or Faversham. Ashford and Ebsfleet, with their international

stations, offer regular Eurostar trains to mainland Europe and are both within easy access by car.

Both Sittingbourne and Faversham have mainline train stations with direct High Speed links to London St Pancras in around an hour as well as direct access to London Victoria, Cannon Street and London Bridge. In addition Teynham offers a local railway station with connections to London. For international travellers, Gatwick, Stansted and Heathrow Airports are within easy reach.



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www.quealy.co.uk/OrchardCourt

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