



ORCHARD YARD  
W I N G H A M



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YARD  
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Welcome to Orchard Yard, an exclusive new community of homes perfectly designed for retirement living and equipped to adapt to your every need over time. Nine houses and six apartments, plus a whole host of communal areas are set within the original walled farmyard of Wingham Court, a Grade II listed manor house, on the edge of the charming Kent village of Wingham.



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# THE IDEAL SETTING





# A THRIVING COMMUNITY



The established setting of Orchard Yard sits close to Wingham village centre. You're just a short stroll away from the broad, tree lined high street, momentarily passing through the shadow of St Mary's spire. Oozing period charm, you'll find every local amenity waiting for you with nearby farm shops offering fresh, local produce. Wingham also prides itself on its diverse range of clubs and activities that always welcome new members.









# ALIVE WITH POSSIBILITIES



Nearby Canterbury boasts history and culture in abundance, centred around the World Heritage Site Canterbury Cathedral, the city itself has a lively and friendly atmosphere. You'll find high street favourites and big name restaurateurs rubbing shoulders with independent retailers and trendy bistros. Offering excellent travel routes from buses to the motorway network, enjoy trains between Canterbury and London taking less than an hour, giving you more time for the important things in life.





Venture a little further and you'll find wide open countryside and seaside towns in abundance. From bohemian Whitstable, famous for its Oyster Festival, to elegant Georgian Broadstairs or Margate with the renowned Turner Contemporary, there are plenty of places to explore at your leisure. Offering a warmer climate in the summer months and with easy access to Dover for ferries to Europe, Orchard Yard is the ideal location for a lock up and leave.

# COAST & COUNTRYSIDE











# THE DEVELOPMENT

Computer Generated Illustration



Every home at Orchard Yard has a unique vantage point, taking in impeccable views of the manicured communal grounds and established surrounding trees. Parking is thoughtfully laid out, allowing front gardens to flourish. The fully planted rear gardens are designed as spaces for you to enjoy all year round with generous terraces, pathways and seating areas.



Managed by Cognatum Estates, every element has been considered to make life at Orchard Yard as easy as possible, so you can rest assured that you and your home are well cared for. Designed exclusively for the over 55's this gated community with CCTV delivers excellent security and carefree, independent living.

Cognatum provides a friendly on-site management service and general support to the residents. No question is too small so if you're looking for recommendations of places to visit, their impeccable local knowledge is second to none. As well as maintaining the communal areas and the exterior of the properties, including the extensive grounds to the highest of standards, Cognatum will also maintain your garden unless an owner chooses to opt out of this service, preferring to tend to their own garden. Extra care packages can also be arranged to suit individual needs.

PROUDLY  
MANAGED  
BY

Cognatum 





# RELAX WITH

Cognatum 

Cognatum Estates is an independent not-for profit company limited by guarantee and is a member of the Association of Retirement Housing Managers (ARHM). Every property ensures space and privacy, without the worry of building and garden upkeep and can easily be adapted to meet additional needs at a later date if required, while the estate setting means that good company is

right on your doorstep, if you desire.

Set apart from our competitors by our extensive prime locations, handsome buildings, beautifully landscaped grounds and the personal attention of our Estate Managers, our purpose is to enable downsizers to enjoy a stylish, secure and independent lifestyle throughout retirement.





Find yourself surrounded by serenity and quiet beauty within the communal gardens. Planted to encourage wildlife and biodiversity, the gardens offer a wildlife pond, newly established orchard and winter garden with plenty of spots to sit and enjoy the company of nature surrounded by mature trees. For the green fingered there are also individual vegetable gardens and a glasshouse available.

**NURTURE  
FOR MIND,  
BODY & SOUL**





# SOCIAL SURROUNDINGS

Computer Generated Illustration

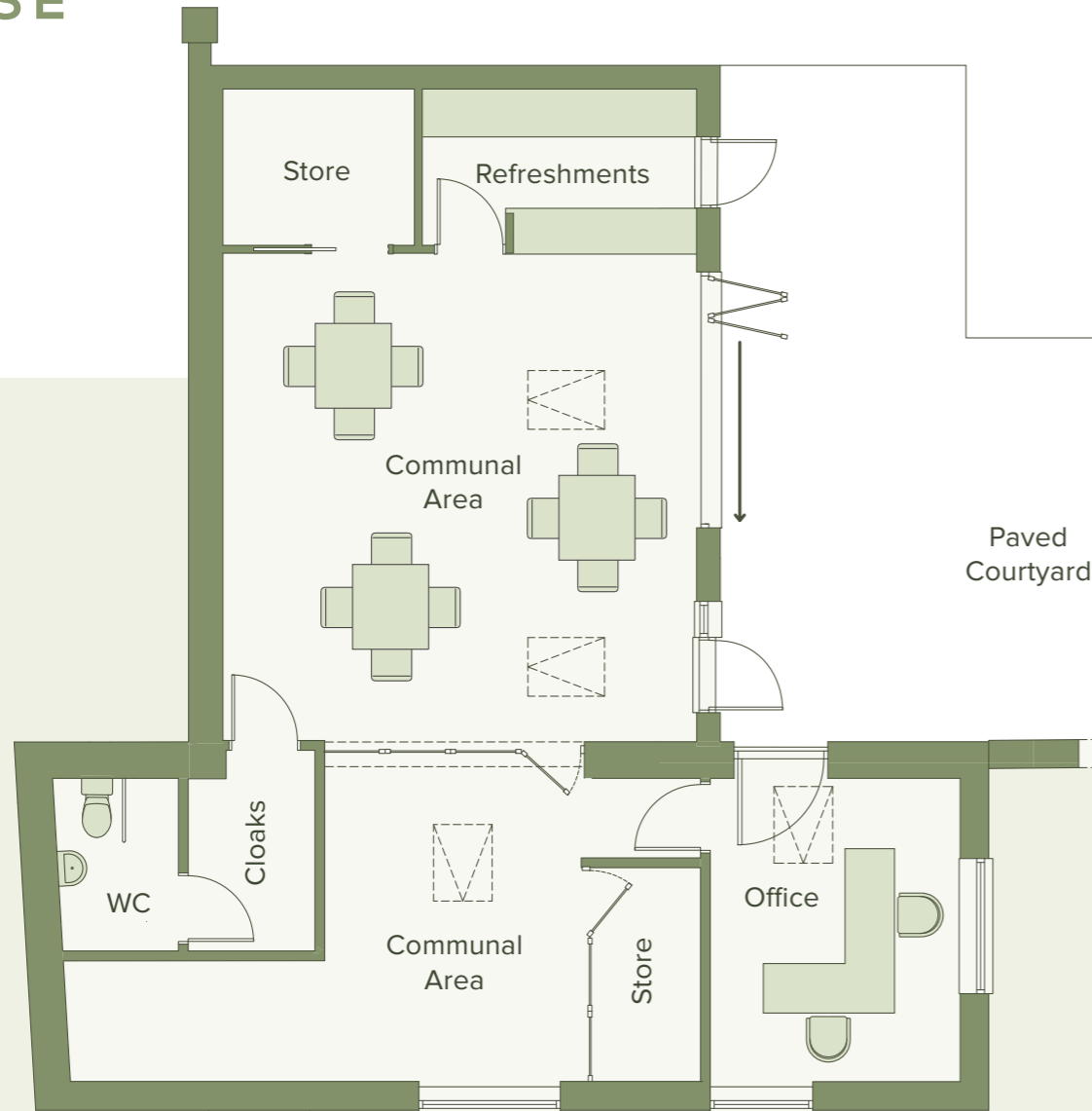


## CLUB HOUSE

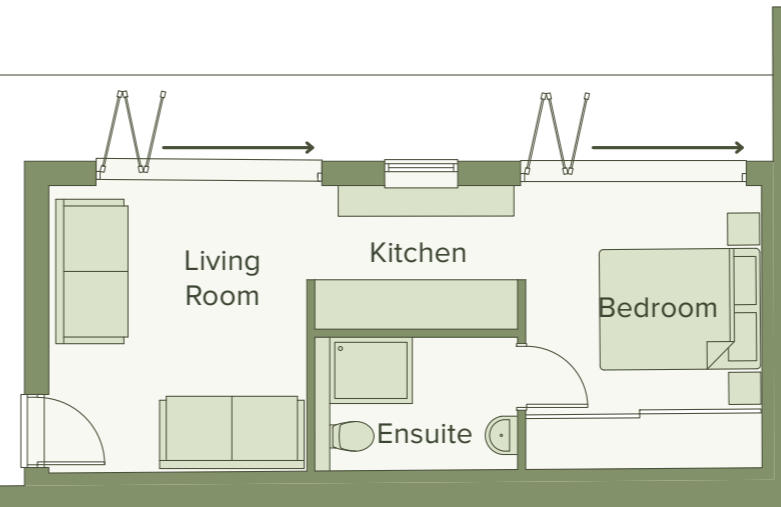
A home at Orchard Yard provides so much more, at the heart is the Clubhouse. A multifunctional, communal space exclusively for residents, the Clubhouse is the perfect venue for all your social needs, housing a stretch studio, gym and plenty of space for social gatherings. Out through the bifold doors is a large terrace complete with firepit and BBQ as well as access to the extensive communal grounds beyond where you'll find a rustic communal table to enjoy a meal surrounded by nature.



# CLUB HOUSE



# GUEST LODGE



## GUEST LODGE

Not only are your needs catered for at Orchard Yard, your family and friends are also high on the priority list. Every care has been taken when creating the Guest Lodge. Available for private hire by residents, your guests can relax in style and finally get to experience life at Orchard Yard as you do. Facing out onto the Hawarden Garden accessed through full height bi-fold doors, this sociable space comes equipped with a kitchenette and living room.









CANTERBURY ROAD (A257)

The Stables

The Dairy

MORISOT  
HOMES 3 TO 4

MORISOT  
HOMES 1 TO 2

CLUB HOUSE

GUEST LODGE

Glass House

Vegetable Garden

Shelter

MORET  
HOMES 5, 7 & 9

VIVIN  
HOMES 6, 8 & 10

Pond

SIGNAC  
HOME 11

SIGNAC  
HOME 12

SIGNAC  
HOME 13

SIGNAC  
HOME 14

SIGNAC  
HOME 15

→ Pedestrian Access to School Lane

Pedestrian Access

SCHOOL LANE

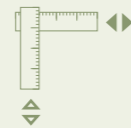




# MORISOT

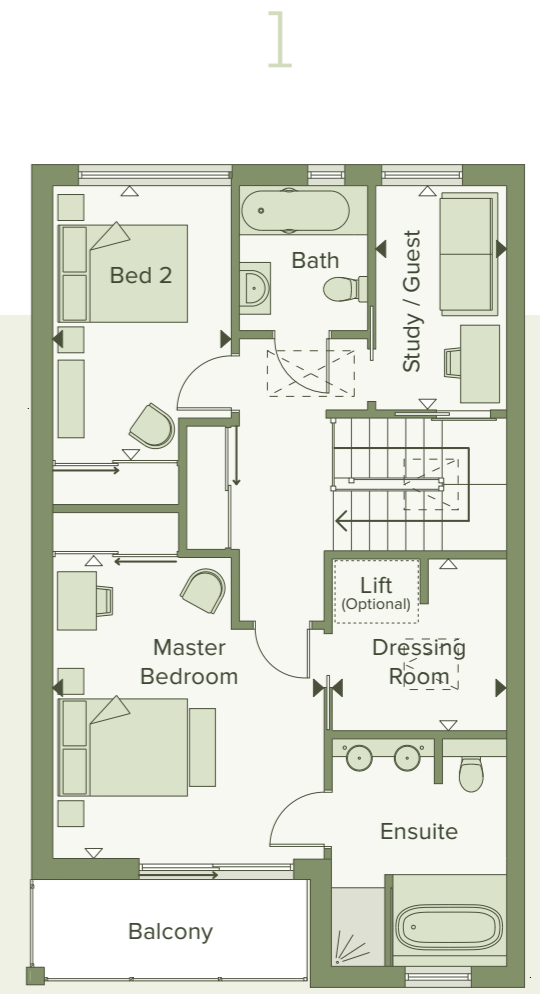
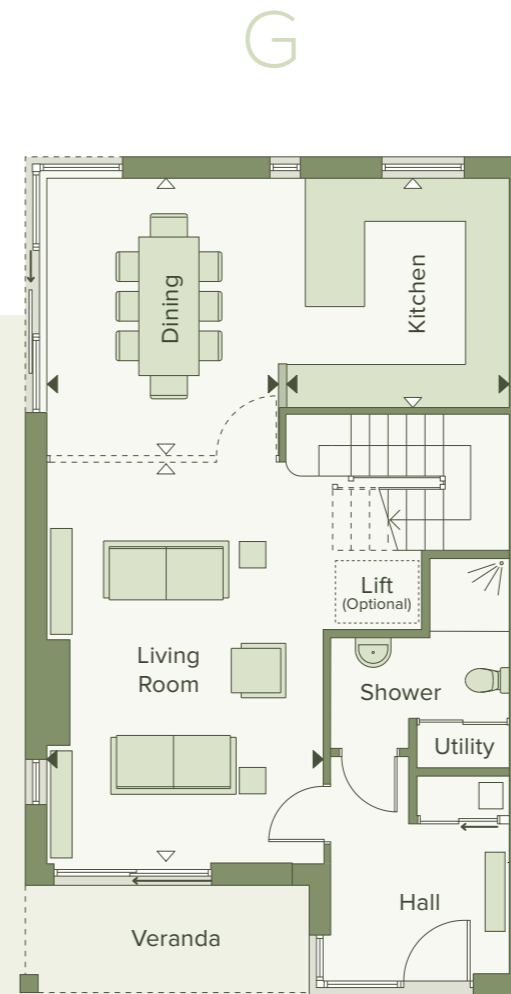
## 3 BED HOUSE | HOMES 1 TO 4

A striking selection of 3 bedroom homes featuring downstairs shower room, study or additional guest bedroom and the perfect open plan ground floor layout. The space is highly flexible with glazed bifold doors that can be closed to separate the living and dining areas when more intimate social spaces are required. The master bedroom has a private balcony, mirroring the veranda below, which is the ideal spot to catch the morning sun. The Morisot also allows for retro fitting of a two person lift.



	↔ x ↔	↕
Kitchen	3.48 x 3.37m 11'4 x 11'0	
Dining Area	3.52 x 4.19m 11'7 x 13'9	
Living Room	4.20 x 6.06m 13'9 x 19'11	
Master Bedroom	4.19 x 4.73m 13'9 x 15'6	✓
Bedroom 2	2.79 x 4.29m 9'2 x 14'1	
Study / Guest	2.02 x 3.48m 6'8 x 11'4	
Dressing Room	2.69 x 2.65m 8'10 x 8'8	
<b>Total Floor Space</b>	<b>1664 ft<sup>2</sup></b>	

↕ Ensuite



# HOMES 1 TO 4

MINOR VARIATIONS TO HOMES 2 & 3

↔ Homes 3 and 4 are handed

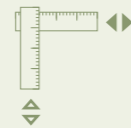




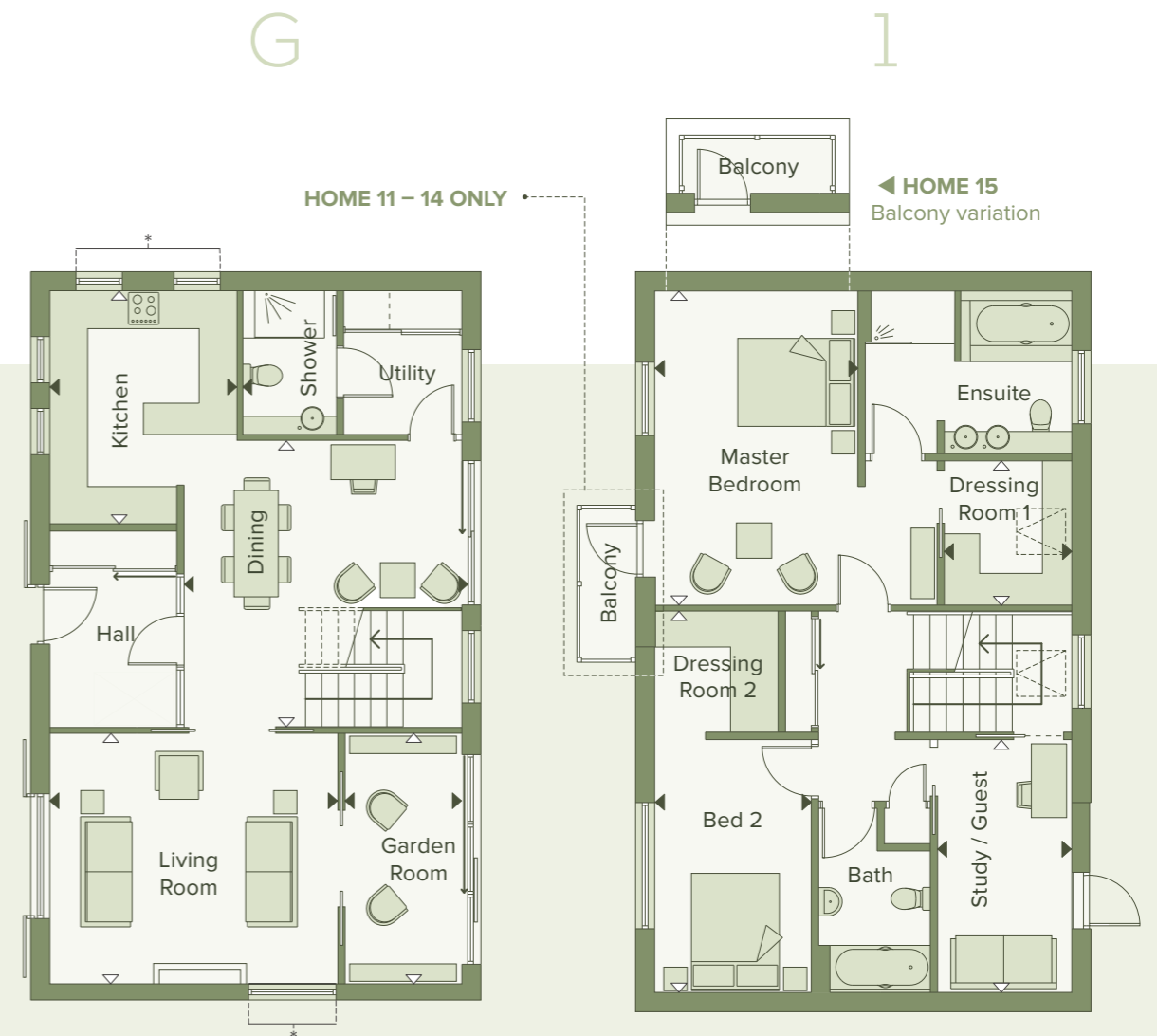
# SIGNAC

## 3 BED HOUSE | HOMES 11 TO 15

This attractive collection of 3 bedroom homes with adaptable study or guest bedroom, has been thoughtfully designed to incorporate a downstairs shower/utility room. The additional garden room has views over the landscaped garden to the rear and is the perfect spot for a quiet moment. Upstairs the large master bedroom benefits from a private balcony looking towards the church, as well as a dressing room. The Signac also allows for retro fitting of a two person lift.



		Ensuite
Kitchen	3.22 x 4.00m 10'7" x 13'1"	
Living Room	4.96 x 4.35m 16'3" x 14'3"	
Dining Area	4.90 x 4.94m 16'0" x 16'2"	
Garden Room	2.00 x 4.35m 6'7" x 14'3"	
Master Bedroom	3.46 x 5.34m 11'4" x 17'6"	✓
Bedroom 2	2.66 x 6.49m 8'8" x 21'4"	
Study / Guest	2.28 x 4.30m 7'6" x 14'1"	
Dressing Room 1	2.17 x 2.45m 7'1" x 8'0"	
<b>Total Floor Space</b>	<b>1823 ft<sup>2</sup></b>	



## HOME 13

VARIATIONS TO HOMES 11, 12, 14 & 15 SHOWN

\* Windows to Home 15 only

▶▶ Homes 12 and 14 are handed



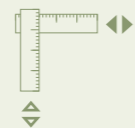


# MORET

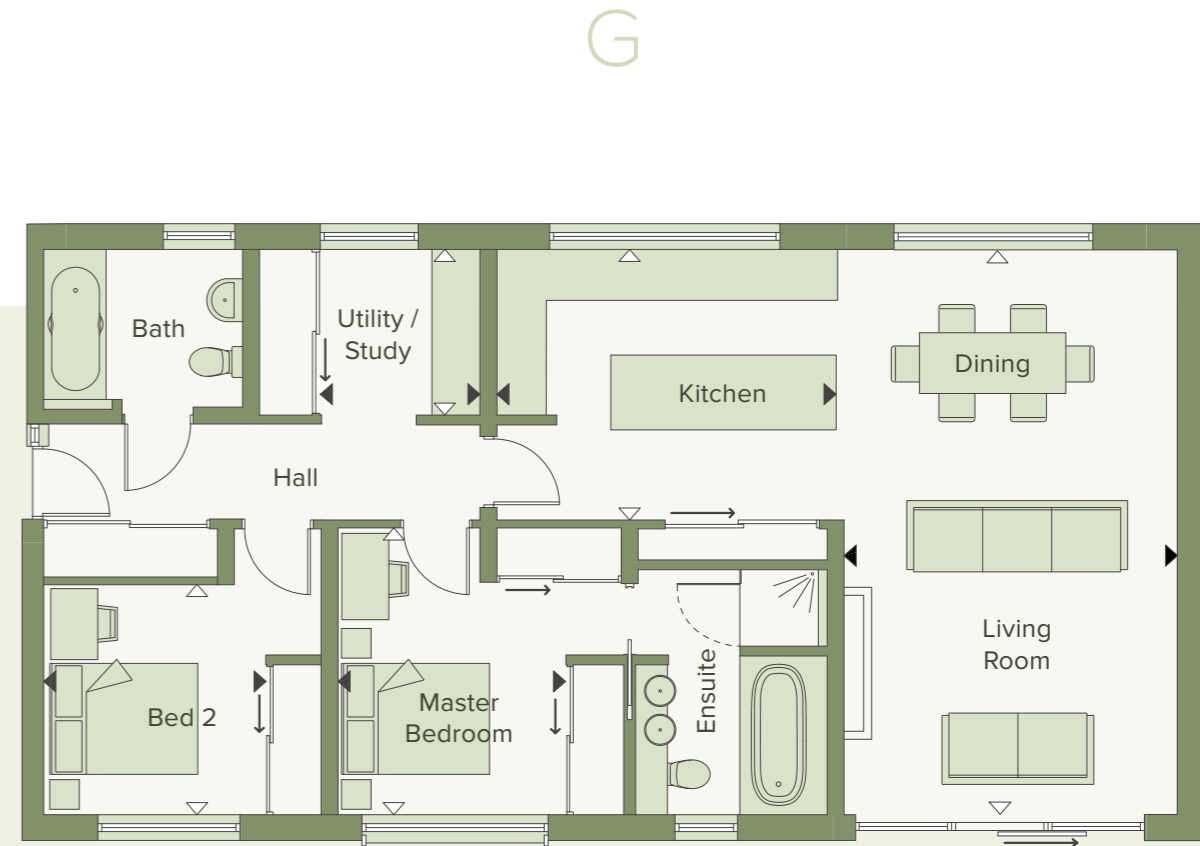
## 2 BED APARTMENT HOMES 5, 7 & 9

Accessed via a communal lobby with a lift, each of these south facing, 2 bedroom apartments offers exceptional open plan living and private terrace or balcony, that are ideal spaces for entertaining. Every home has a generous en suite to the master bedroom with walk-in shower and separate bath, as well as a family bathroom.

**Note: Plots 7 & 9 have a larger hallway.**



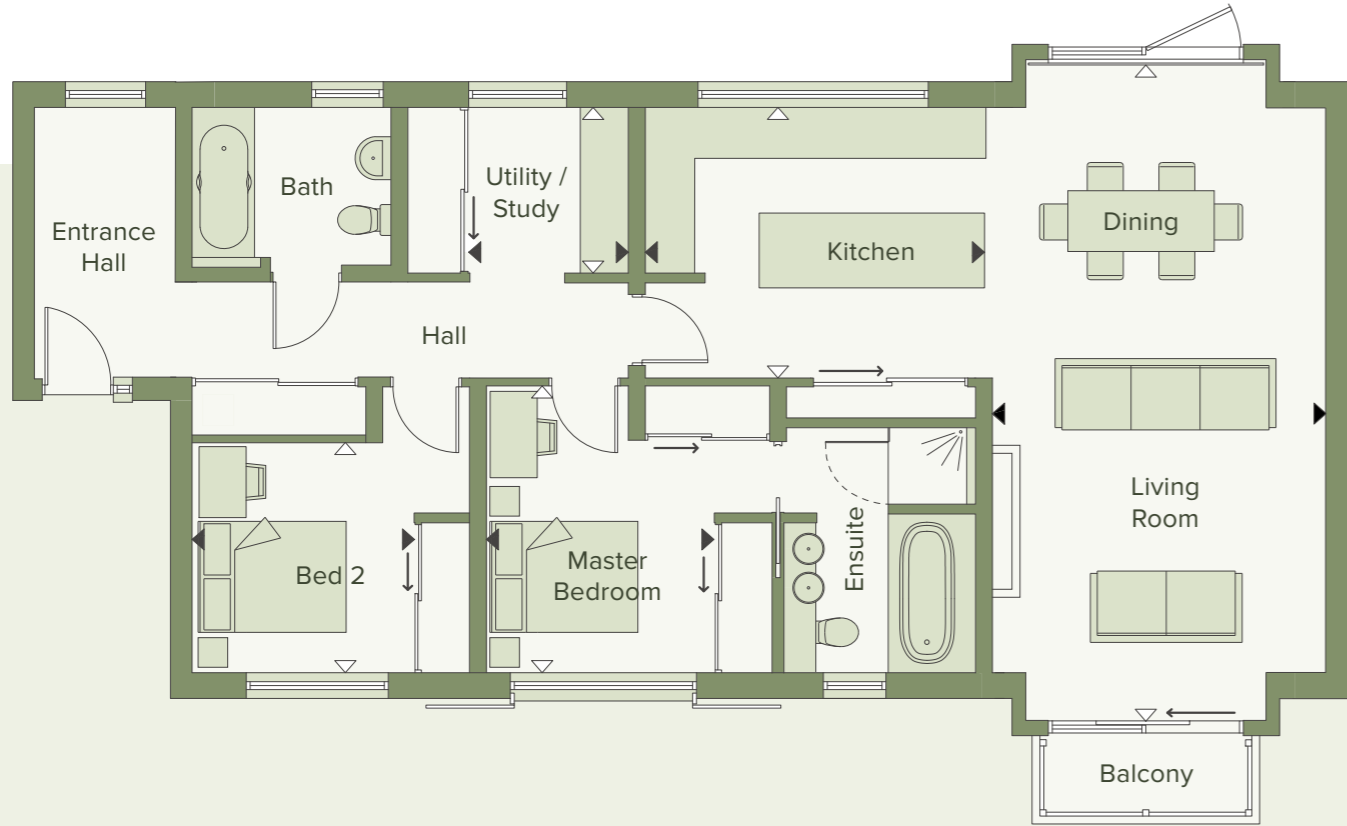
	4.25 x 7.2m	4.25 x 8.35m	4.25 x 8.42m	
<b>Home 5</b>	4.25 x 7.2m	4.25 x 8.35m	4.25 x 8.42m	
Living / Dining	13'11 x 23'7	13'11 x 27'5	13'11 x 27'7	
<b>Home 7</b>	4.25 x 8.35m	4.25 x 8.35m	4.25 x 8.42m	
Living / Dining	13'11 x 27'5	13'11 x 27'5	13'11 x 27'7	
<b>Home 9</b>	4.25 x 8.42m	4.25 x 8.35m	4.25 x 8.42m	
Living / Dining	13'11 x 27'7	13'11 x 27'5	13'11 x 27'7	
Kitchen	4.32 x 3.45m	4.32 x 3.45m	4.32 x 3.45m	
	14'2 x 11'4	14'2 x 11'4	14'2 x 11'4	
Utility / Study	2.04 x 2.12m	2.04 x 2.12m	2.04 x 2.12m	
	6'8 x 6'11	6'8 x 6'11	6'8 x 6'11	
Master Bedroom	2.90 x 3.65m	2.90 x 3.65m	2.90 x 3.65m	✓
	6'8 x 6'11	6'8 x 6'11	6'8 x 6'11	
Bedroom 2	2.83 x 2.94m	2.83 x 2.94m	2.83 x 2.94m	
	9'3 x 9'8	9'3 x 9'8	9'3 x 9'8	
<b>Total Floor Space</b>	<b>Home 5: 1144 ft<sup>2</sup></b>	<b>Home 7 / 9: 1258 ft<sup>2</sup></b>		



## MORET HOME 5 GROUND FLOOR

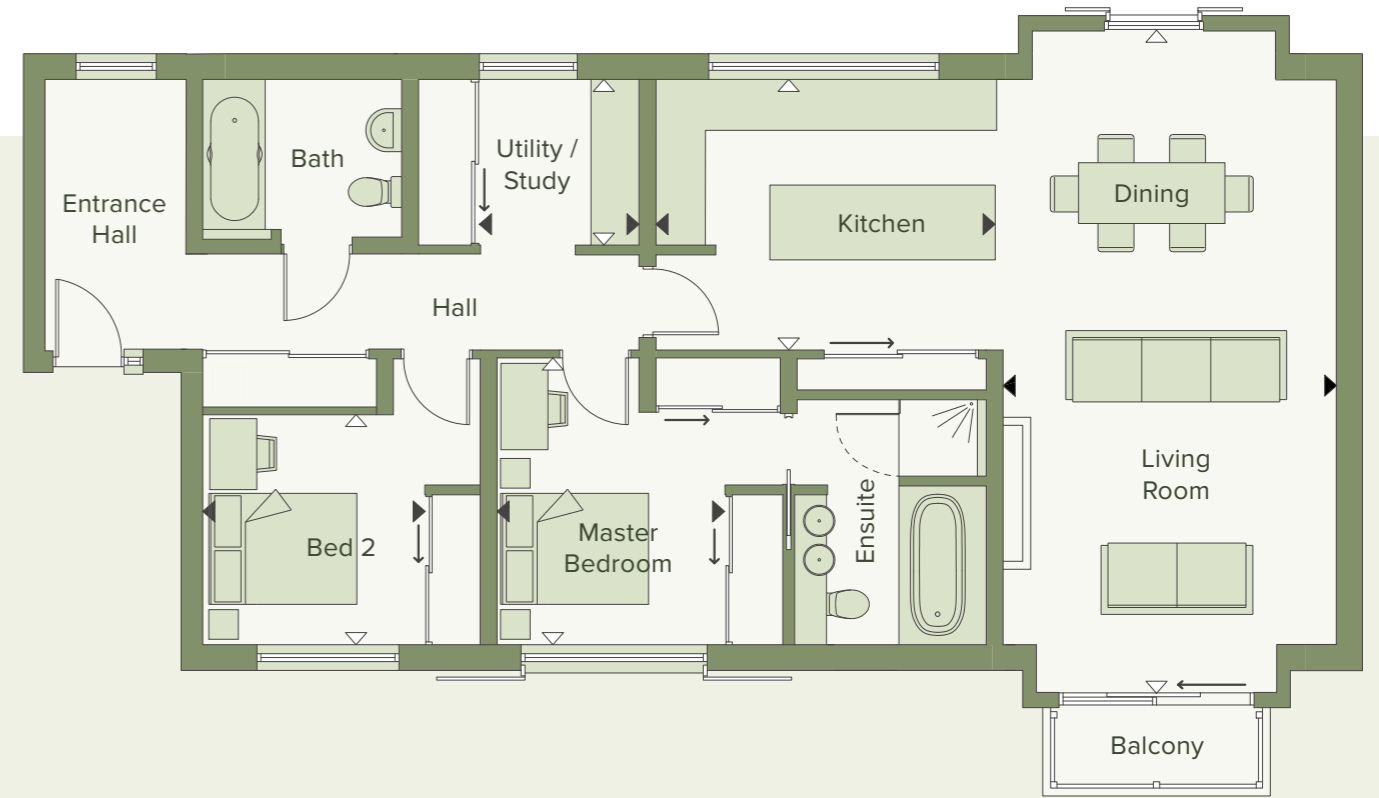


1



**MORET  
HOME 7**  
FIRST FLOOR

2



**MORET  
HOME 9**  
SECOND FLOOR



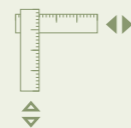


# VIVIN

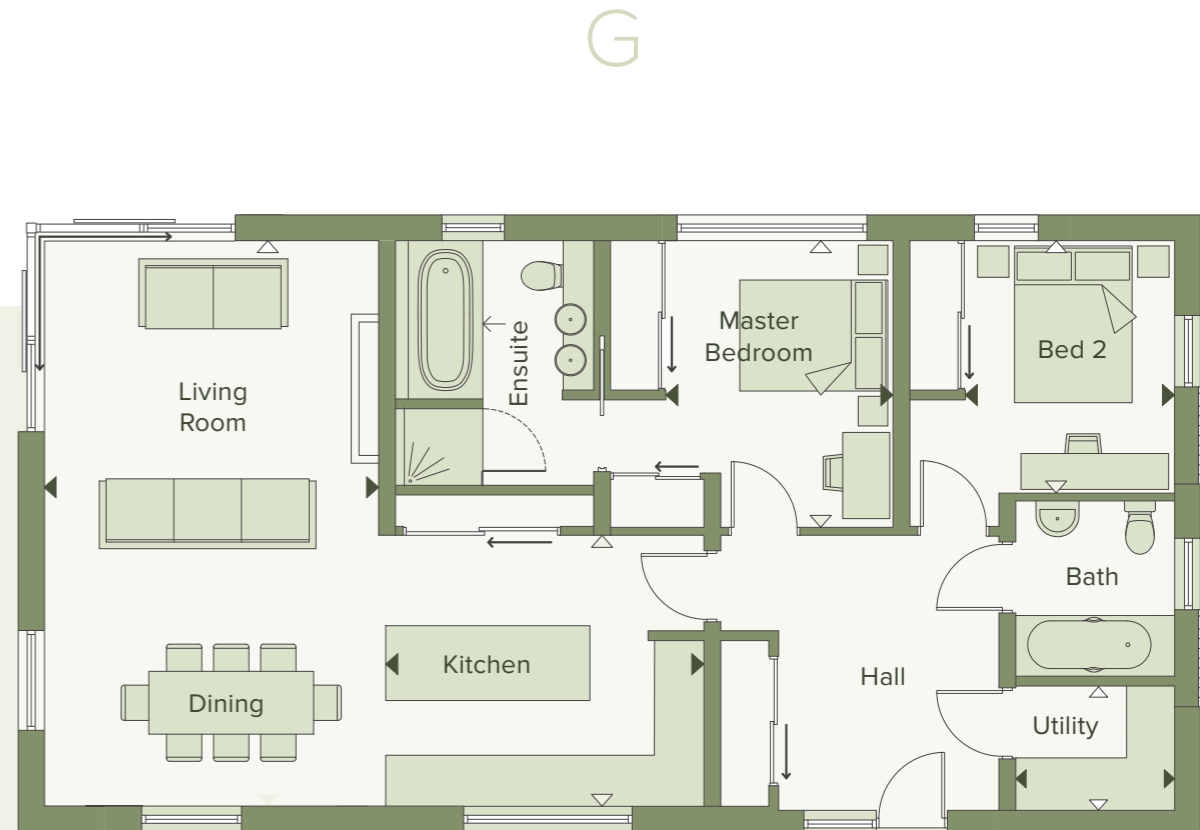
## 2 BED APARTMENT HOMES 6, 8 & 10

A deck or balcony leads from the sitting room with views of the wildlife pond. The upper apartments benefit from country views to the south. The Vivin has a separate utility room rather than the utility cupboard of the Moret. The penthouse has a dramatic cathedral ceiling to the living area and all kitchens incorporate a breakfast bar.

**Note: Home 10 includes a hall extension.**



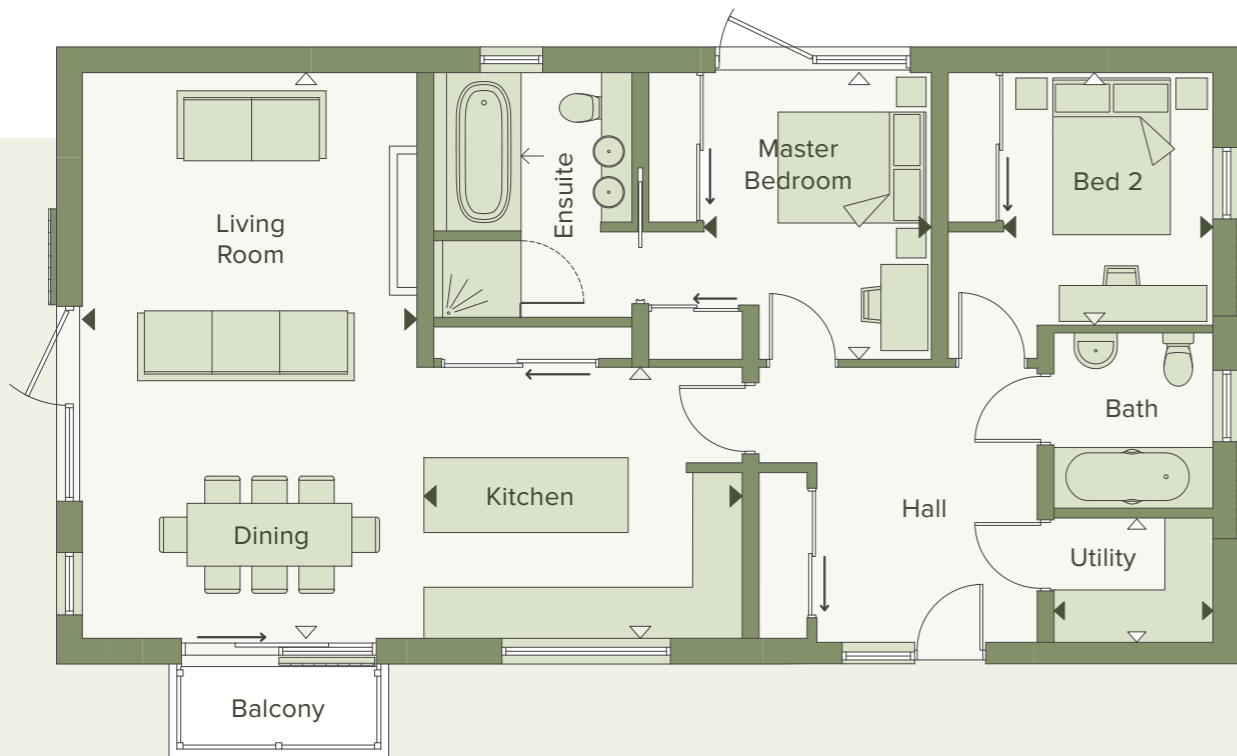
	4.25 x 7.2m 13'11 x 23'7	Ensuite
Living / Dining	4.07 x 3.45m 13'4 x 11'4	
Kitchen	2.01 x 1.56m 6'7 x 5'1	
Utility	2.90 x 3.65m 9'6 x 11'2	✓
Master Bedroom	2.67 x 3.22m 8'9 x 10'7	
Bedroom 2	<b>Home 6/8: 1144 ft<sup>2</sup></b> <b>Home 10: 1235 ft<sup>2</sup></b>	
<b>Total Floor Space</b>		



## VIVIN HOME 6 GROUND FLOOR

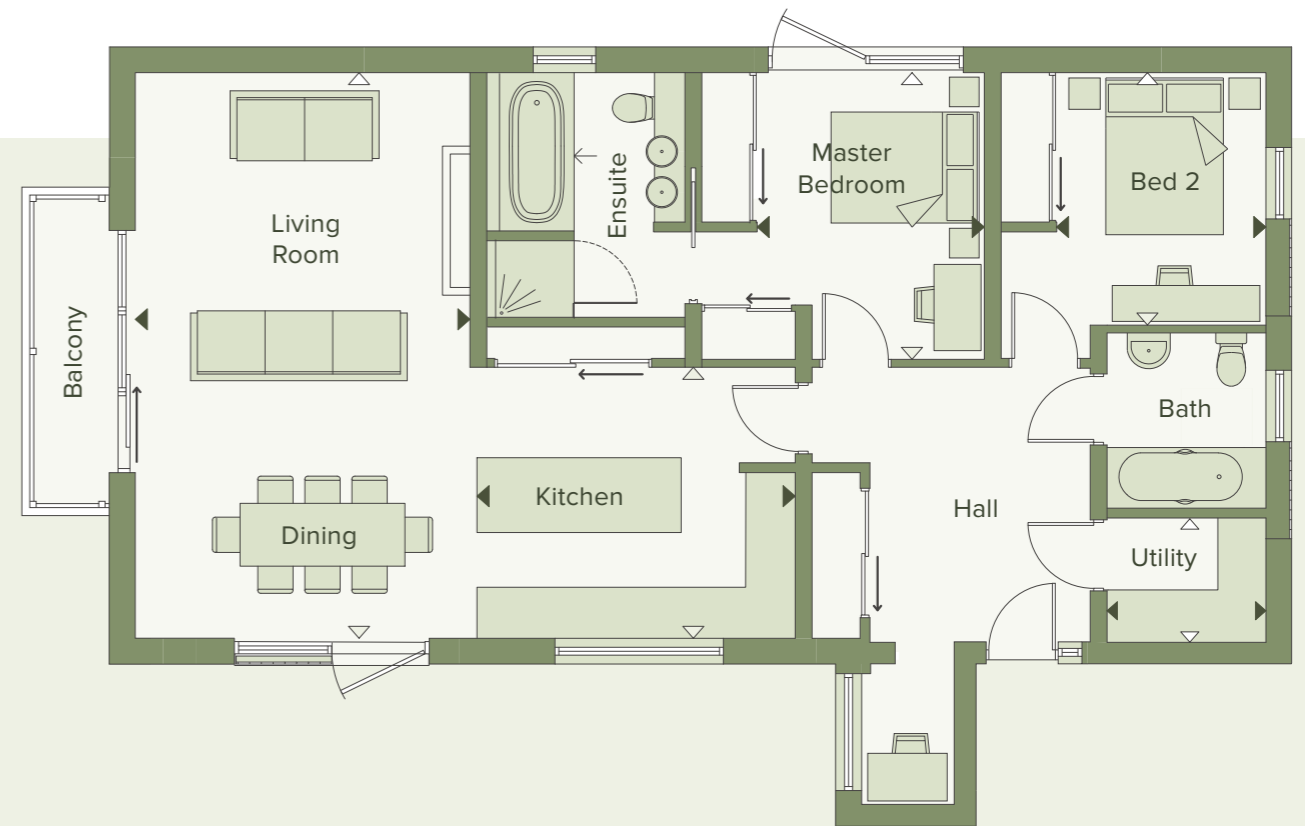


1



VIVIN  
HOME 8  
FIRST FLOOR

2



VIVIN  
HOME 10  
SECOND FLOOR



# SPEC

Quality, luxury and exceptional attention to detail that will exceed your expectations. Turn-key, ready to move in.

## INTERNAL FINISHES

- White Shaker style doors with polished chrome handles and radius hinges
- Most pocket doors are full height
- Feature glazed internal bifold or sliding doors to Morisot and Signac
- Generous integral front door mat
- Amtico wood and stone effect flooring to apartments, ground floor and bathrooms to Morisot and Signac
- Luxury carpet to bedrooms, landing and stairs to Morisot and Signac
- Feature wood cladding to some walls
- Large ceramic Porcelanosa wall tiles to bathrooms
- Dressing room/walk-in wardrobes to Morisot and Signac
- Ceiling height built-in wardrobes
- Coats cupboard to hall
- Storage/Service cupboards
- Feature staircases to Morisot and Signac with rooflight over
- Cathedral ceilings to Penthouses
- Mantelpiece and hearth with flame effect electric fire
- Loft ladder to Morisot and Signac with an area of boarding for storage
- Brilliant white emulsion to all walls and ceilings
- Brilliant white satinwood joinery
- Lift to apartment buildings
- Space and structure designed for easy installation of retrofit lift to houses

## KITCHENS

- Häcker contemporary style units
- Soft close feature
- Worktop finishes vary
- Worktop which flows into windowsill
- Glass splashback to hob
- Neff oven with fully retracting door plus combination oven set at waist height
- Neff induction hob
- Neff integrated dishwasher
- Neff integrated full height larder fridge and undercounter freezer
- Pull out integrated waste recycling system
- Electric opening windows to certain units
- Stainless steel undermounted double sink
- LED lighting to underside of wall units
- Breakfast bar with pendant lights
- Wine rack, bookshelf and tea towel space
- Breakfast cupboard with sockets for toaster, coffee machine, kettle etc
- Integrated extractor
- Bora hob with integrated extractor to Penthouses

## BATHROOMS

- Sanitaryware by Duravit
- Mirrored bathroom wall cabinet with integral shaver point and light
- Double/single basins
- Ladder towel warmers

- Steel baths with handset shower
- Walk-in showers with glazed screen and tiled recess
- Rainfall shower head and handset shower
- Vado chrome taps and showers
- Localized contemporary wall tiling by Porcelanosa
- Mirror, chrome towel holders, grab rails, toilet roll holder, door hook
- Amtico wood effect flooring with underfloor heating

## UTILITY ROOMS/CUPBOARDS

- Shaker style doors to enclose plumbing for purchaser installation of washer/dryer (units 1 to 10 only)
- Amtico floor tiling

## ELECTRICAL & LIGHTING

- Low energy LED downlights
- Feature pendant lights to stairs
- Pendant lights to breakfast bar
- LED lights to stair stringer to illuminate treads
- Automatic lighting to loft
- Polished chrome switches and sockets throughout
- Illuminated switch plates to bedroom and bathroom
- Integrated floor sockets under sofa positions

- Some sockets include USB port
- Communal television and satellite point (satellite subject to owner subscription)
- Television points to living, dining, kitchen and bedrooms
- Wireless access points and cable connection to main ADSL router
- Audio intercom system
- Zoned alarm system with panic button by bed

## HEATING & HOT WATER

- Efficient gas boiler
- Underfloor heating to apartments and ground floor to houses
- Radiators to bedrooms with electric underfloor heating to upstairs bathrooms in houses
- Polished chrome digital thermostats
- Feature electric fire set into fireplace
- Mechanical heat recovery system
- Unvented hot water pressurised cylinder to deliver hot water at mains pressure

## SECURITY

- Mains wired smoke and carbon monoxide detector
- Alarm system with panic button adjacent to bed
- Alarm with Easy Fob use
- Intercom entry system
- Care system monitor/alarm
- Gated development and carport area
- Exterior lights on sensors
- CCTV to communal areas

## EXTERNAL FINISHES

- Siberian larch, black stained cladding and brick to elevations
- Slate or clay tile roofs
- Powder coated aluminium clad timber double glazed windows with slim profile
- Velux rooflights
- Multi-point locking entrance and sliding doors

- Full height glazed sliding doors to garden or balcony
- Wood effect decking to balconies with superior slip resistance
- Exterior lighting to exterior doors on PIR
- Insulated letterbox with intercom
- Galvanized steel guttering and downpipes

## GARDENS & OUTDOORS

- Generous paved areas to enclosed private gardens
- Water butt, exterior double socket and tap.
- Gravel paths with seating areas amongst planting
- Front gardens with ornamental grasses
- Rear gardens with shrubs and perennials
- Secure fencing and hedging
- Maintained front, rear and communal gardens
- Balconies with wood effect decking with good slip resistance
- Communal gardens with orchard, woodland walk, vegetable gardens, glasshouse and perennial flower meadow
- Clubhouse with terrace, firepit and BBQ
- Guest Lodge

## CARPORTS & PARKING

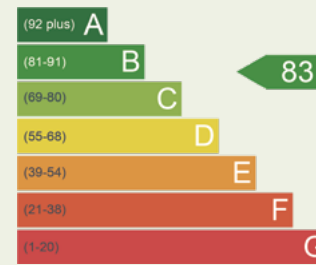
- Carport close to the property and second parking space around the perimeter of the estate. Other spaces are available under license
- Lighting on sensors
- Individual secure storage pod with electricity and light
- Wiring for car charger (actual charger installed by purchaser)

## 10 YEAR GUARANTEE

All homes are sold with a Checkmate Castle 10 New Home Warranty Policy which is valid for 10 years from the legal completion date of the property. This resolves any build issues for up to two years after completion, but also guarantees your property structurally for a further eight years.

## ENERGY EFFICIENCY RATING

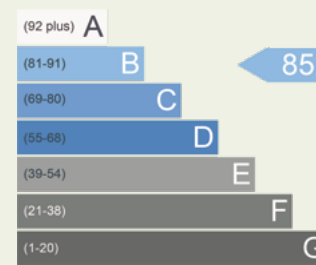
*Very energy efficient - lower running costs*



*Not energy efficient - higher running costs*

## ENVIRONMENTAL IMPACT (CO<sub>2</sub>) RATING

*Very environmentally friendly - lower CO<sub>2</sub> emissions*



*Not environmentally friendly - higher CO<sub>2</sub> emissions*

A full copy of the energy efficiency and environmental impact rating certificates are available upon request.

**Legal Disclaimer:** These particulars are provided as a general guide only and do not constitute any part of an offer or contract. While every effort will be made to ensure the specification is adhered to, this cannot be guaranteed. The developer reserves the right to make variations to the specification and layout during the course of construction and window positions in particular may vary in order to benefit from the individual setting of each plot. Any intending purchasers must satisfy themselves by inspection or otherwise at the time of reservation as to the correctness of any statement, plan, measurement or illustration contained within these particulars. The illustrations contained herein provide an indication of how the property might be expected to look after a reasonable length of time has elapsed for the planting to grow. Furniture is shown for guidance purposes and does not form part of the purchase. All marketing names contained herein are for promotional reference only and it may not be possible to adopt them as postal addresses. Please note that bathroom and kitchen layouts are indicative only and may change at the detailed design stage.

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Design and Orchard Yard Branding by **Rocket Base** (rocketbase.co.uk)

Project Managed by **Antler Agency** (antleragency.co.uk)





## LOCATION

Orchard Yard  
Canterbury Road  
Wingham, Kent  
CT3 1EW



Farm Shop



Channel Tunnel



Ferry



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