



THE ORCHARD

Kedington Village

A boutique development of **3 & 4 bedroom** homes
surrounded by picturesque countryside views

About The Orchard

Nestled in the heart of the picturesque Suffolk countryside, The Orchard is an exclusive new development of 40 thoughtfully designed homes in the charming village of Kedington. This beautifully curated collection blends timeless architectural character with modern living, offering a range of high-specification homes tailored to suit families, professionals, and downsizers alike.

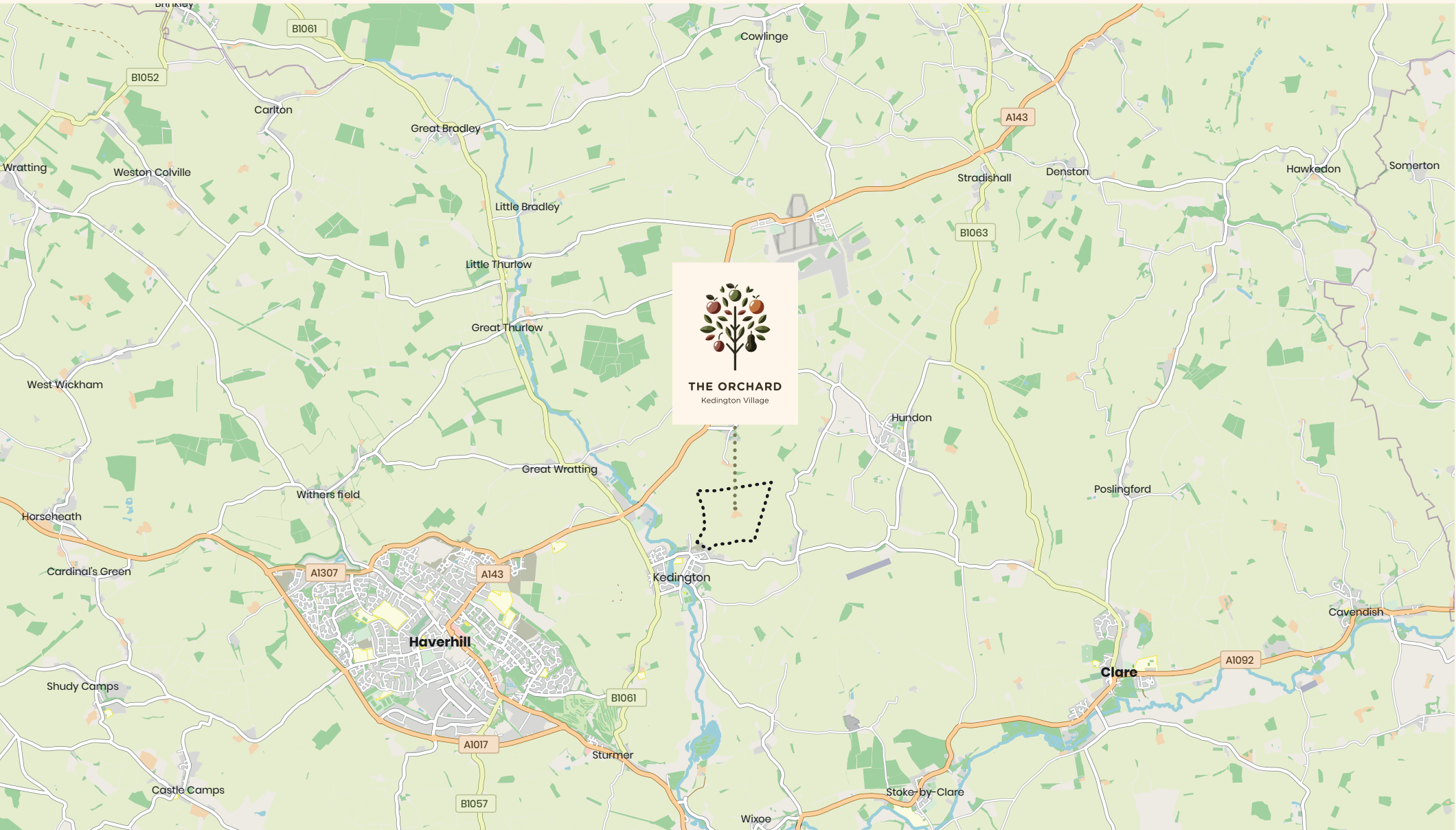
Surrounded by rolling fields and tranquil lanes, The Orchard promises a peaceful lifestyle with all the benefits of village living alongside a strong sense of community. The fantastic local transport links make nearby towns such as Haverhill and Bury St Edmunds easily accessible, whilst still being a stone's throw away from the local amenities such as convenience stores, doctor's surgery, schools & public houses which are walking distance from the development. Access to mainline rail stations such as Audley End (12 miles), Cambridge Railway Station (17.9 miles) or Braintree station (18.3 miles) and local roads that connect to the **A143**, **A1307**, and **A1017**, which in turn link to major routes like the **A11**, **A14**, and **M11** ensures you are well connected further afield, whilst enjoying the peaceful rural village lifestyle.

Each home at The Orchard has been crafted with care, combining quality materials, energy-efficient features, and stylish interiors to create spaces that are both functional and inviting. Offering a range of semi-detached & detached 3 & 4 bedroom homes, every property boasts generous gardens, 2x private parking spaces and a car port or garage, along with internal kitchen/worktop/flooring choices available for buyers, plot specific and build dependent.

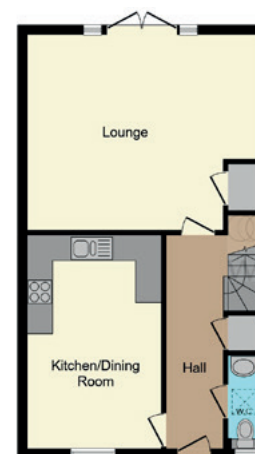
With its idyllic setting, exceptional build quality and seamless aftercare, *The Orchard is more than just a place to live - it's a place to thrive.*



Area Map



The Damson



Ground Floor



First Floor



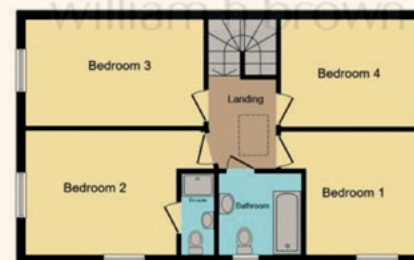
Ground Floor option 2

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

The Claygate



Ground Floor

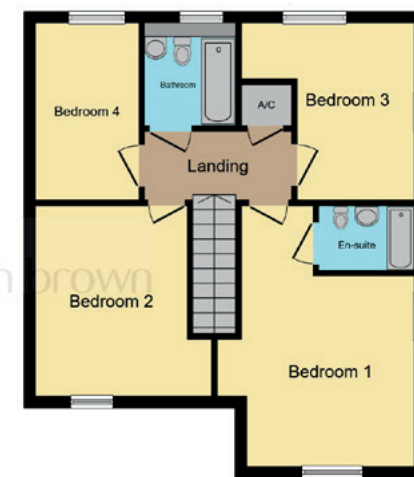


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Ground Floor



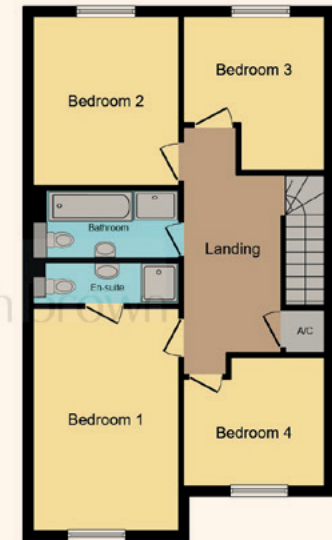
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

The Medlar



Ground Floor



First Floor

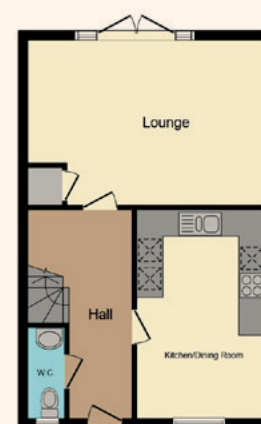
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

The Mulberry



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

The Quince



Ground Floor

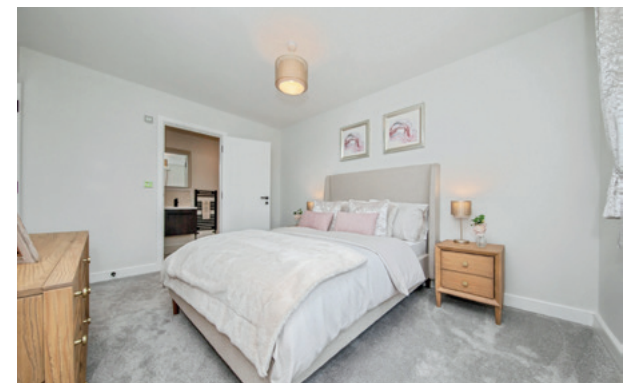


First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Specification

Kitchens

- Choice of kitchen cupboards and handles, various styles and colours
- 30mm quartz worktops and upstands as standard – including quartz splashback at hob
- Electric oven, ceramic hob, integrated dishwasher, integrated fridge freezer and washer/dryer combo included as standard

Electrical

- Mains wired smoke detectors and CO monitors to all homes
- TV and data points to living room, kitchen and master bedroom as a minimum
- Downlights to kitchens and bathroom/ensuite (and utility where applicable)
- Pendant lights above kitchen table and island (where applicable)
- Outside lighting to front and rear

Plumbing

- Modern white sanitaryware throughout, with a choice of chrome or modern matt black finish taps & handles
- Choice of colour of vanity units in WC/main bath & ensuite
- Energy efficient gas boiler providing instant heat and hot water
- Outside tap

Joinery

- Modern white skirting, architraves and solid core white doors
- uPVC double glazing throughout, with insulated composite front door
- Choice of chrome or modern matt black door handles and hinges

Floors & Tiling

- Choice of carpet to stairs, landing and bedrooms/studies
- Choice of either carpet or an engineered timber floor to main living room
- Choice of floor tiles to kitchen (utility), hallway and WC
- Choice of floor and wall tiles to main bathroom and ensuite

Other Items

- Loft light
- Front and rear gardens landscaped and turfed
- All internal walls painted in a light neutral finish
- 400x400 paving slabs forming patio area to rear garden
- Ultra-fast broadband as standard



William H Brown 30 High Street, Halstead, Essex CO9 2AF
Telephone: 01787 472 491
Email: halstead@williamhbrown.co.uk



william h brown

EHAGroup 

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. 6412/0626