MORELLA WOODS

Lenham

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes

MORELLA WOODS

Lenham

COUNTRYSIDE
Homes

countrysidehomes.com

MORELLA WOODS

This exciting new development is on the edge of the vibrant market village of Lenham in Kent, the 'Garden of England,' famous for its charming countryside and fascinating history.

Morella Woods is off Old Ham Lane, on the outskirts of the village and within easy reach of Maidstone, Junction 8 of the M20 and the south coast at Folkestone.

The village's chalk landmark the Lenham Cross is carved into the nearby North Downs hillside, also the route of The Pilgrims' Way and North Downs Way.

It's less than a mile from Morella Woods to Lenham quaint Village Square where you'll find a farm shop, bakery, convenience store, pub and an award-winning monthly Farmer's Market. This bustling community has a wealth of sports and social clubs as well as a library, medical practice and schools. St Mary's Church is Grade I listed, as is the stunning Tithe Barn, a popular local events venue and pretty Glebe Pond, is ideal for nature-lovers.

If it's shopping, leisure centres, theatre, cinema and retail parks you're after, both Maidstone and Ashford offer a great selection. Maidstone is less than 10 miles via the A20, Ashford is 11 miles and it's 26 to Folkestone along the M20. London is less than 50 miles and Lenham Railway Station runs services to central London taking just less than 90 minutes.

Our range of 1, 2, 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for an impressive new home in an historic Kent village within easy reach of the capital, your search ends here!

THE PERFECT POSITION

EDUCATION FOR EVERYONE

The village provides nursery, primary and secondary school facilities for children of local families. Lenham Nursery School, a non-profit charity, takes youngsters aged from 2 to 5, while Lenham Primary School caters for 5 to 11-year-olds.

For senior students The Lenham School, provides secondary education and has a sixth form, catering for pupils aged from 11 to 18.

Both Ashford and Maidstone have further and higher education colleges with a range of courses and qualifications for teenagers and adults.

Leeds Castle
4.5 miles | 10 min drive — 10 mins

The Lenham School, secondary
0.4 miles | 2 mins cycle — 2 mins

Designer Outlet Ashford
13.2 miles | 22 mins drive — 22 mins

Lenham Railway Station
0.5 miles | 12 mins walk — 12 mins

MORELLA WOODS

Lenham Primary School
0.5 miles | 11 mins walk — 11 mins

Maidstone Town Centre
10 miles | 20 mins drive — 20 mins

Maidstone Leisure Centre
9.5 miles | 20 mins drive — 20 mins

Folkestone Harbour and Seafront
26.3 miles | 36 mins drive — 36 mins

Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A COMMUNITY TO BE PROUD OF

Countryside Homes has invested more than £1.5 million towards community schemes

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over £1.5 million in local schemes to support the community surrounding your new home in Lenham.

> “Countryside Homes has contributed **£385,500** towards primary schools”

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.

PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

FIRST HOME

The First Home scheme is a government initiative designed to provide local homes for first-time buyers, by offering new builds with a discount of at least 30% compared to market prices.

HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED FORCES

TRiNITY

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

DEPOSIT UNLOCK

DEPOSIT UNLOCK

An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

SCAN ME FOR DIRECTIONS

MORELLA WOODS

Lenham, Kent, ME17 2LR

Cover photograph [information along here]. Not view from the development. The streetscene shown has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Kent region
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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Lenham

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MORELLA WOODS

Lenham

1 and 2 bedroom apartments

- Chaffinch House

2 bedroom home

- The Robin
- The Stonechat

3 bedroom home

- The Laurel
- The Elder
- The Skylark
- The Falcon

4 bedroom home

- The Turnstone
- The Goldcrest
- The Hummingbird

5 bedroom home

- The Peregrine

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

bcp	bin collection point
▤	car barn
leap	local equipped play area
ps	pumping station
v	visitor space

THE ROBIN

2 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE ROBIN

2 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	3.38 x 1.93	11' 1" x 6' 4"
Sitting / dining area	5.44 x 4.51	17' 10" x 14' 9"

FIRST FLOOR		
Bedroom 1	4.51 x 3.47	14' 9" x 11' 5"
Bedroom 2	4.51 x 3.08	14' 9" x 10' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Robin | HT2BAFF Lenham |

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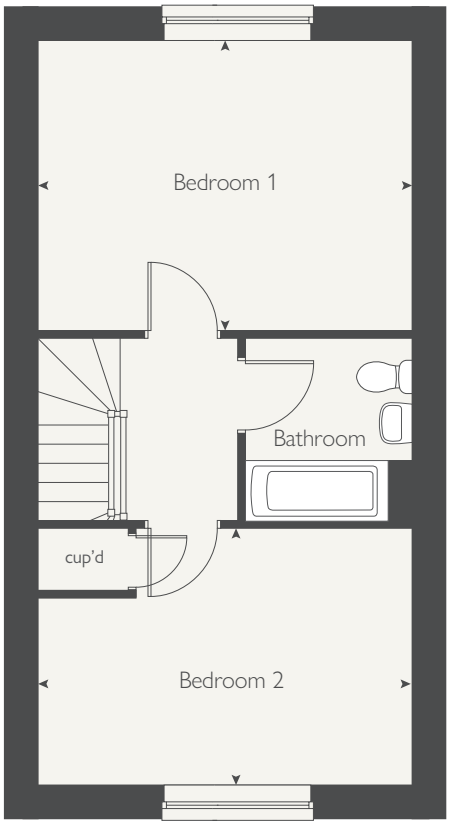
COUNTRYSIDE
Homes

FIRST FLOOR



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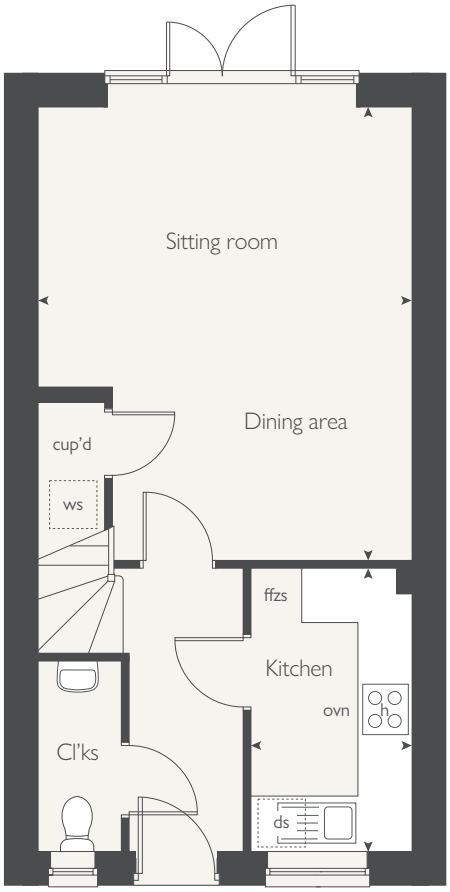

THE STONECHAT

2 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE STONECHAT

2 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	4.09 x 3.56	13' 5" x 11' 8"
Sitting / dining area	4.67 x 4.59	15' 4" x 15' 1"

FIRST FLOOR		
Bedroom 1	4.67 x 3.23	15' 4" x 10' 7"
Bedroom 2	4.67 x 3.07	15' 4" x 10' 1"

ovn	oven	fs	fridge space
h	hob	fzs	freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Stonechat | 202 Lenham |

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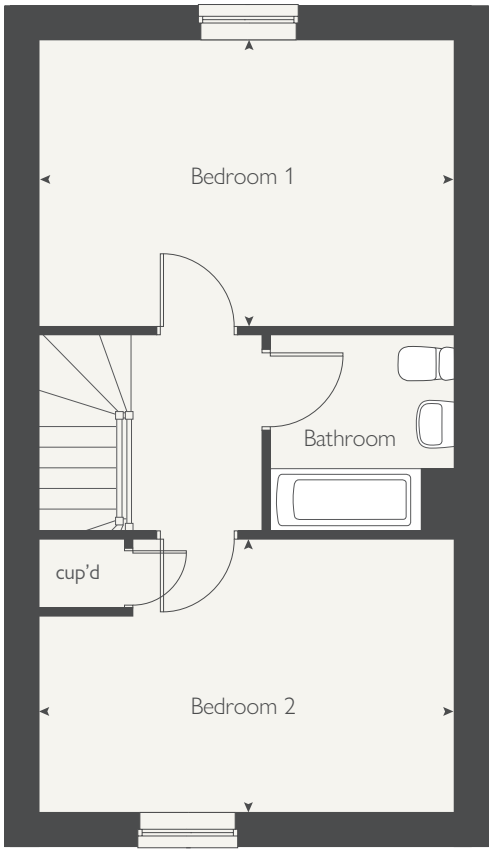
COUNTRYSIDE
Homes

FIRST FLOOR



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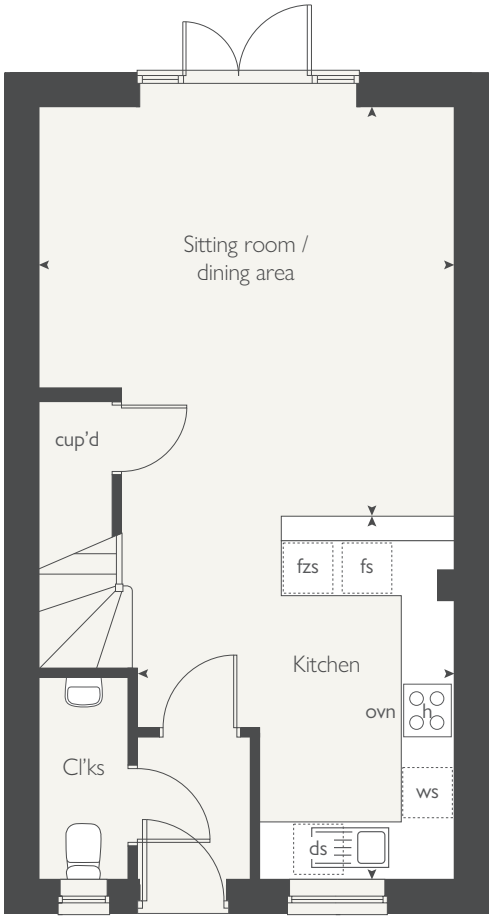

THE LAUREL

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE LAUREL

3 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	3.53 x 2.46	11' 7" x 8' 1"
Sitting / dining area	5.54 x 4.82	18' 2" x 15' 10"

FIRST FLOOR		
Bedroom 1	3.35 x 3.00	11' 0" x 9' 10"
Bedroom 2	3.40 x 2.29	11' 2" x 7' 6"
Bedroom 3	3.15 x 2.99	10' 4" x 9' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Laurel | 301 Lenham |

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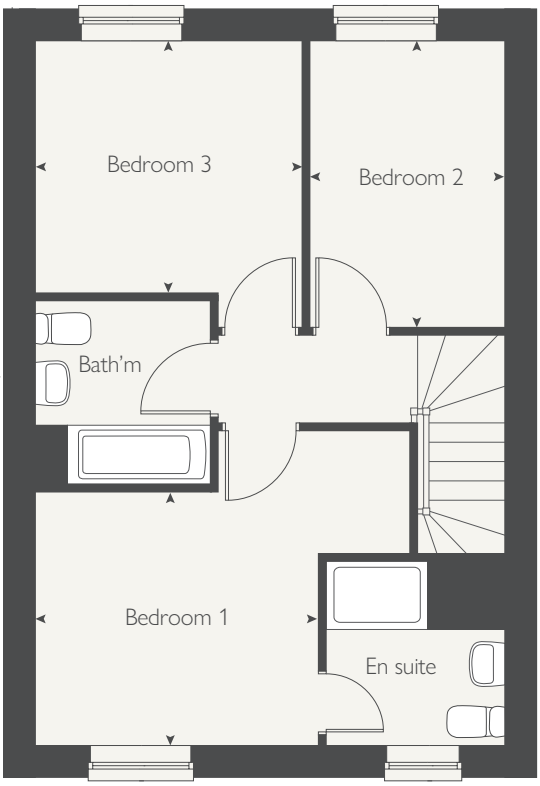
COUNTRYSIDE Homes

FIRST FLOOR



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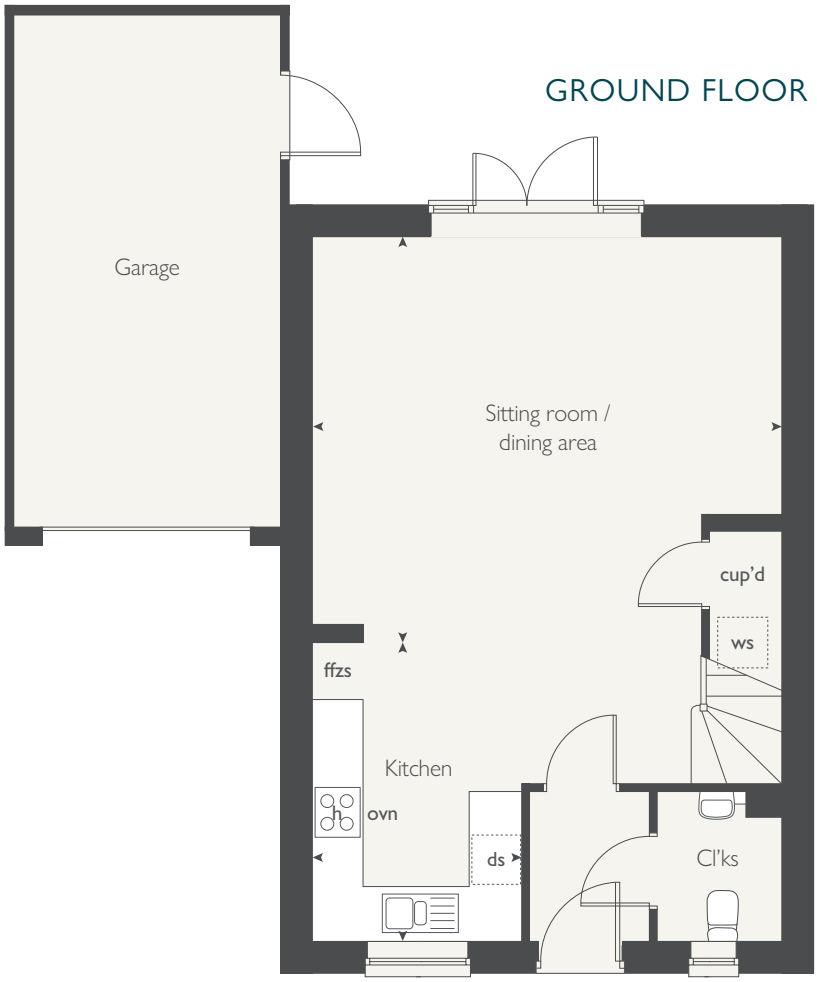

THE ELDER

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE ELDER

3 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	3.53 x 2.46	11' 7" x 8' 1"
Sitting / dining area	6.85 x 5.55	22' 6" x 18' 3"

FIRST FLOOR		
Bedroom 1	3.35 x 3.00	11' 0" x 9' 10"
Bedroom 2	3.40 x 2.32	11' 2" x 7' 7"
Bedroom 3	3.15 x 2.99	10' 4" x 9' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◂ ▸	measuring points
ws	washing machine space		

The Elder | 303 Lenham |

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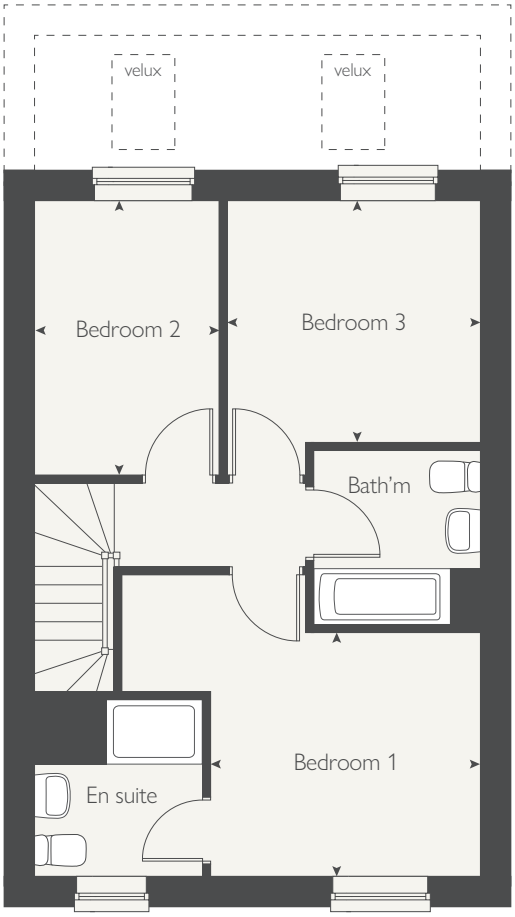
COUNTRYSIDE
Homes

FIRST FLOOR



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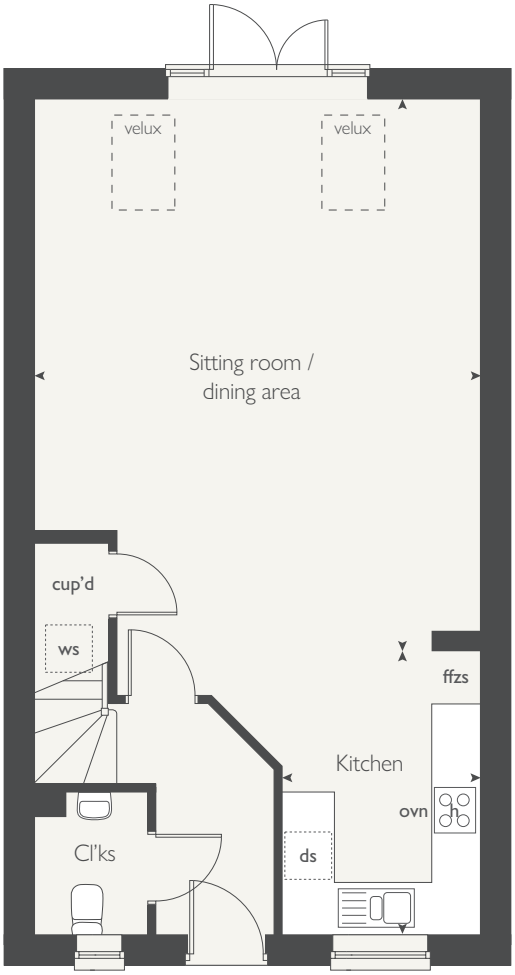

THE SKYLARK

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE SKYLARK

3 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.42 x 3.22	17' 9" x 10' 7"
Sitting room	5.42 x 3.20	17' 9" x 10' 6"

FIRST FLOOR		
Bedroom 1	3.61 x 3.28	11' 10" x 10' 9"
Bedroom 2	3.68 x 3.15	12' 1" x 10' 4"
Bedroom 3	3.69 x 2.18	12' 1" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Skylark | 305 Lenham |

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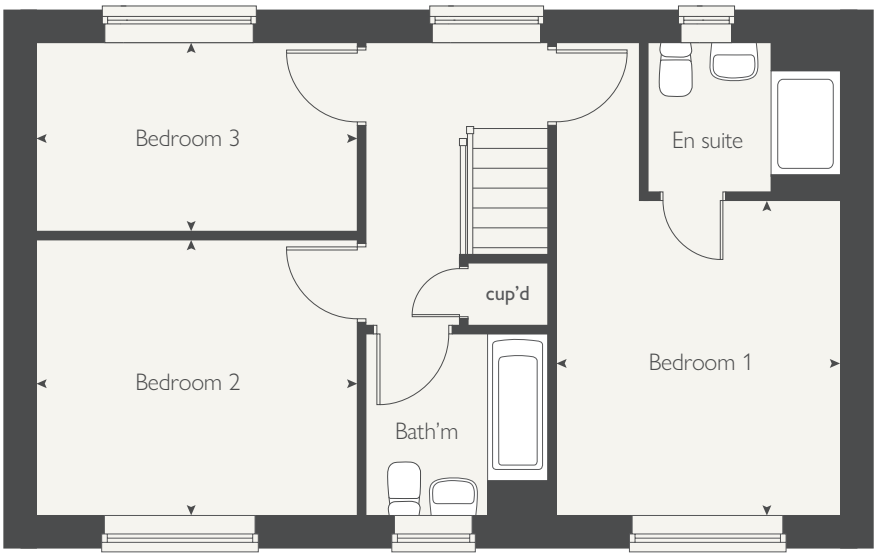
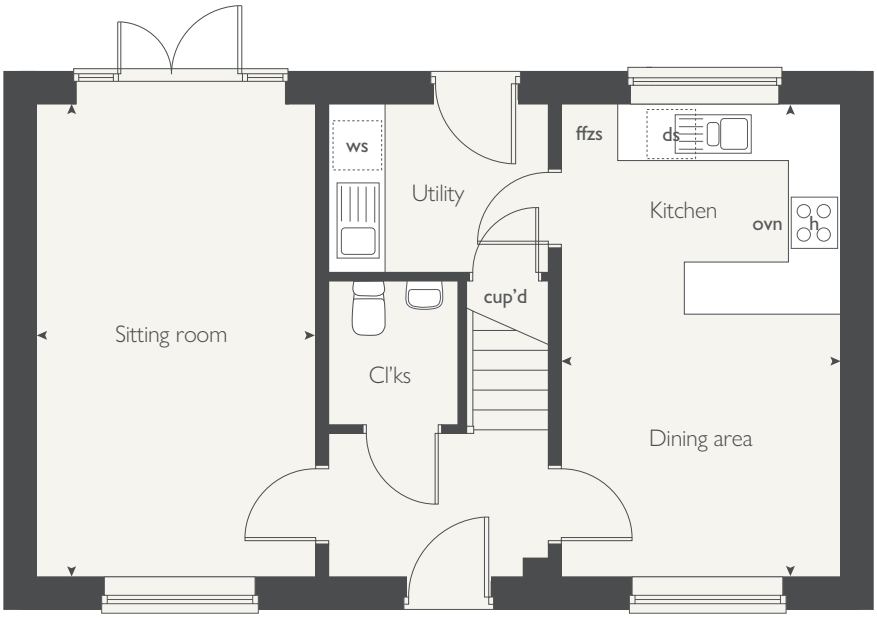
COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE FALCON

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE FALCON

3 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	3.80 x 3.35	12' 5" x 11' 0"
Dining area	3.59 x 3.29	11' 9" x 10' 9"
Sitting room	5.76 x 3.25	18' 11" x 10' 8"

FIRST FLOOR		
Bedroom 1	5.76 x 3.31	18' 11" x 10' 10"
Bedroom 2	3.47 x 3.34	11' 7" x 11' 4"
Bedroom 3	3.29 x 2.61	10' 9" x 8' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Falcon | 307 Lenham |

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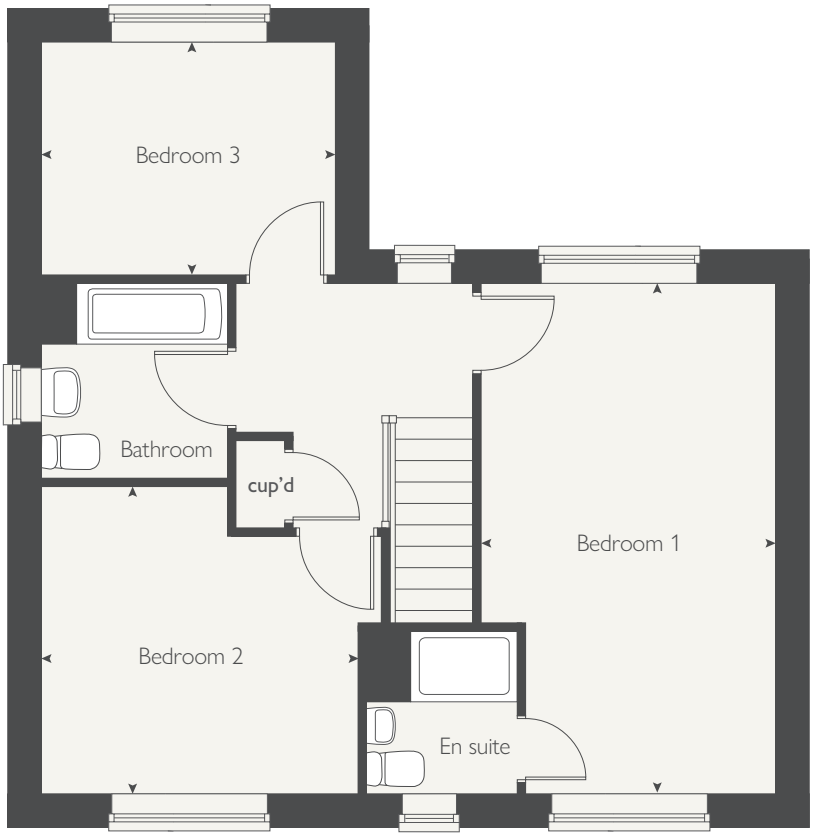
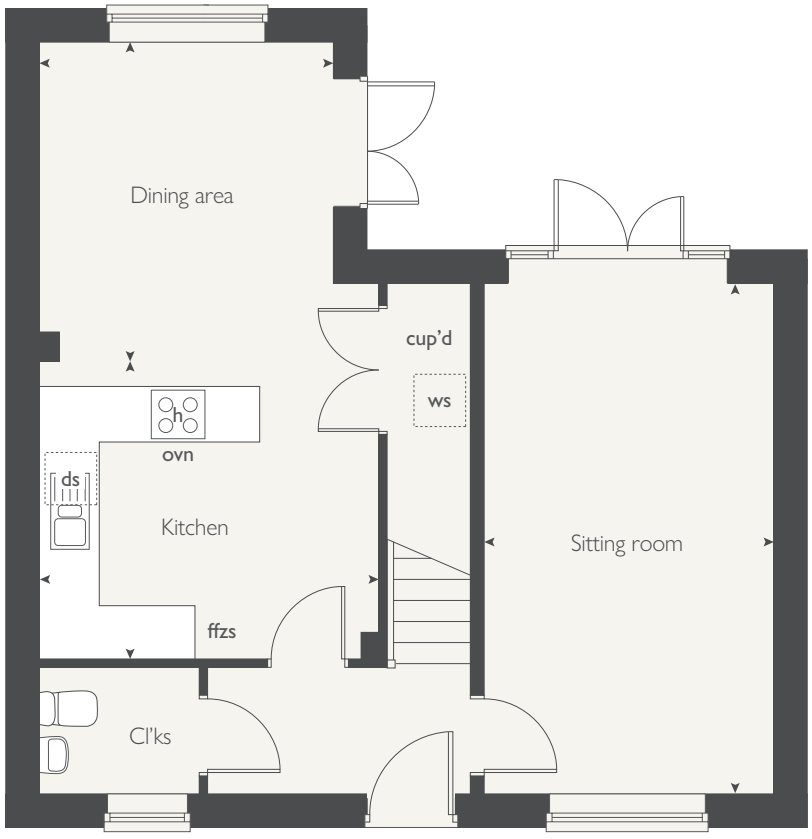
COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE TURNSTONE

4 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE TURNSTONE

4 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.66 x 3.95	21' 10" x 13' 0"
Sitting room	5.26 x 3.53	17' 3" x 11' 7"

FIRST FLOOR		
Bedroom 1	3.57 x 3.05	11' 9" x 10' 0"
Bedroom 2	3.69 x 2.78	12' 1" x 9' 1"
Bedroom 3	3.95 x 2.88	13' 0" x 9' 5"
Bedroom 4	2.99 x 2.10	9' 10" x 6' 11"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◄ ►	measuring points

The Turnstone | 404 Lenham |

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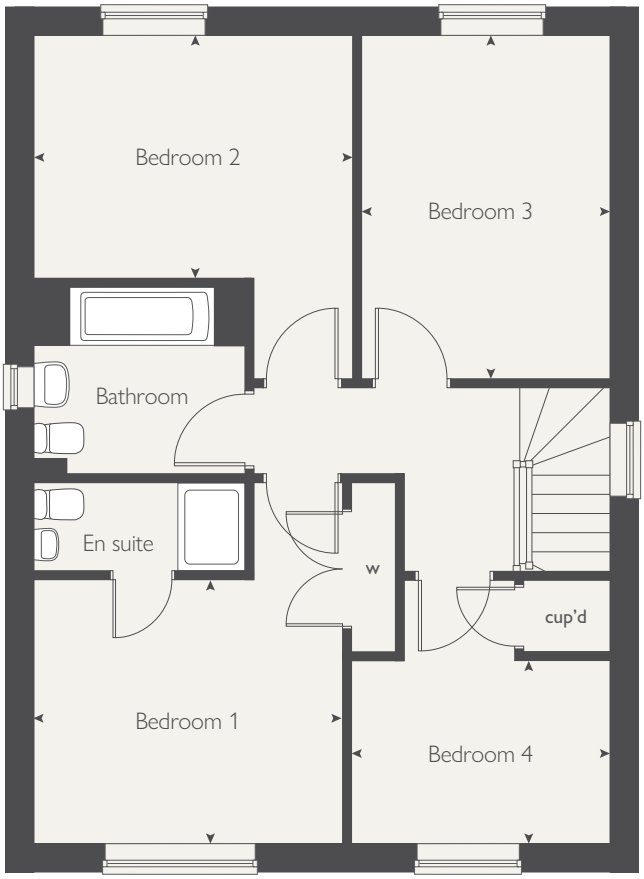
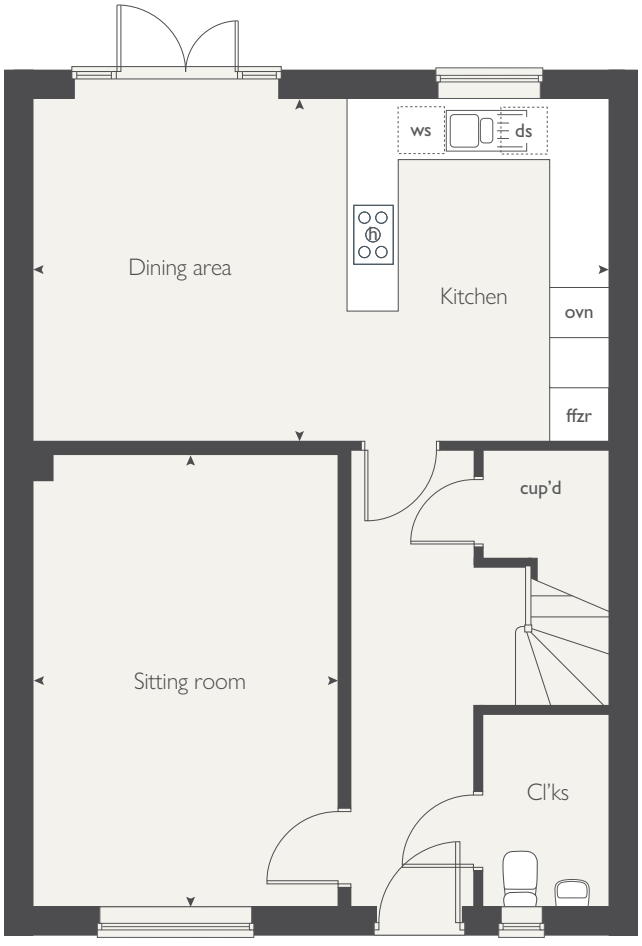
COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE GOLDCREST

4 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE GOLDCREST

4 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / dining area	7.00 x 3.25	22' 11" x 10' 8"
Sitting room	7.00 x 3.55	22' 11" x 11' 8"

FIRST FLOOR		
Bedroom 1	3.58 x 3.10	11' 9" x 10' 2"
Bedroom 2	3.60 x 3.58	11' 10" x 11' 9"
Bedroom 3	3.34 x 3.33	10' 11" x 10' 11"
Bedroom 4	3.33 x 2.51	10' 11" x 8' 3"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Goldcrest | 406 Lenham |

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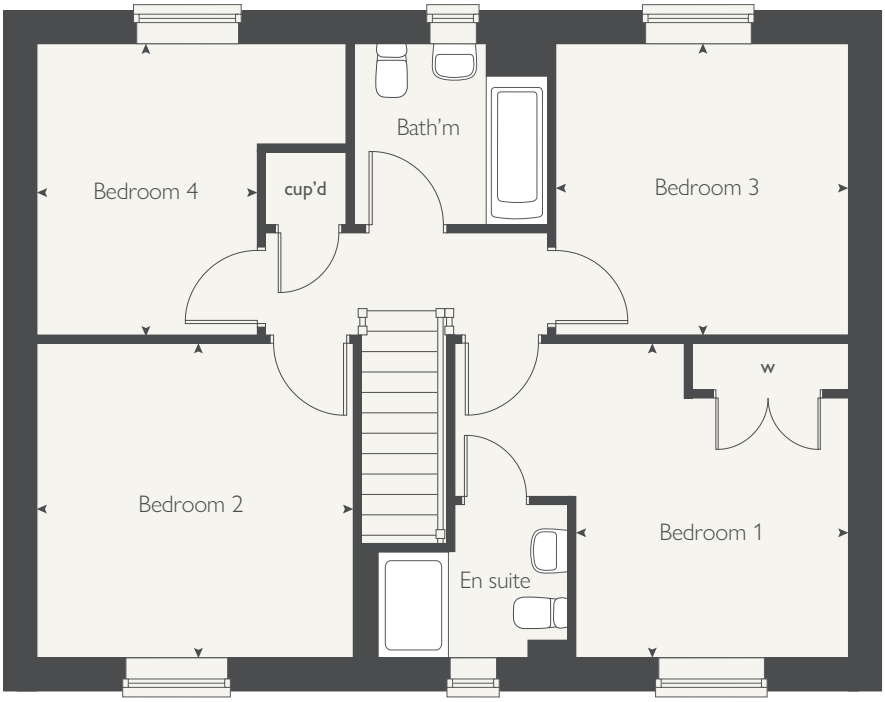
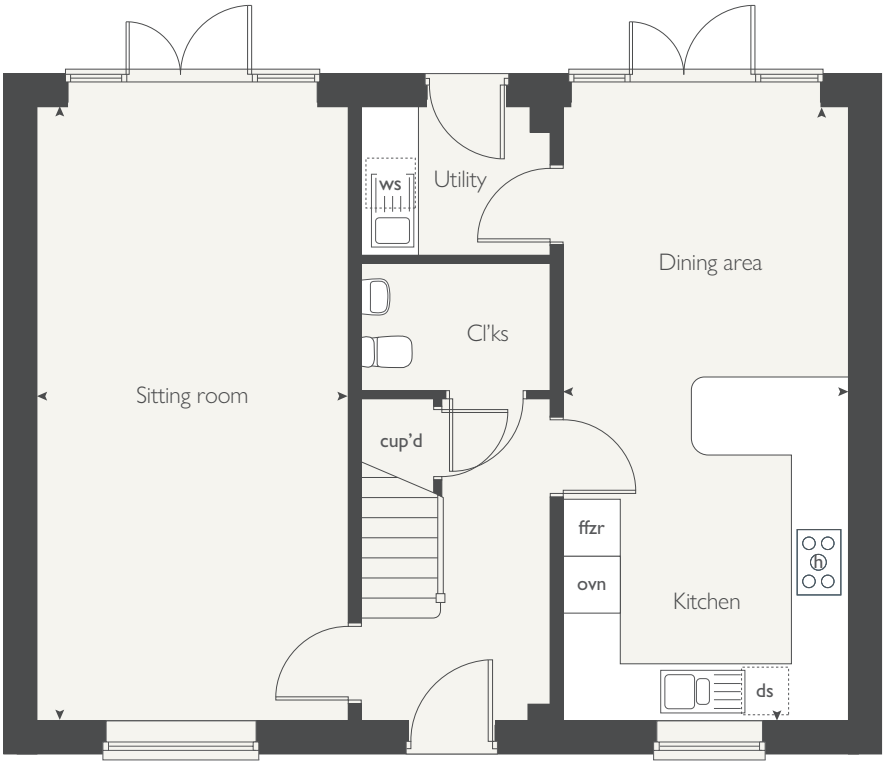
FIRST FLOOR



GROUND FLOOR



THE HUMMINGBIRD

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE HUMMINGBIRD

4 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	3.68 x 3.67	12' 1" x 12' 0"
Family area	3.44 x 3.08	11' 4" x 10' 1"
Sitting room	4.22 x 3.54	13' 10" x 11' 7"
Dining room	3.42 x 3.10	11' 3" x 10' 2"

FIRST FLOOR		
Bedroom 1	4.12 x 2.76	13' 6" x 9' 1"
Bedroom 2	3.27 x 2.82	10' 9" x 9' 3"
Bedroom 3	3.75 x 3.12	12' 3" x 10' 3"
Bedroom 4	3.25 x 2.90	10' 8" x 9' 6"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Hummingbird | 409 Lenham |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

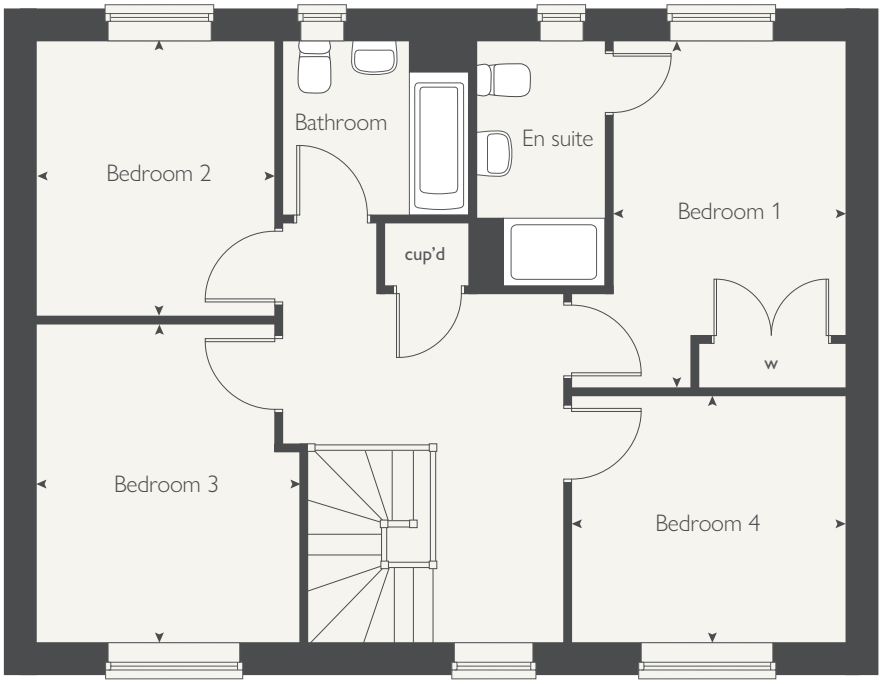
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

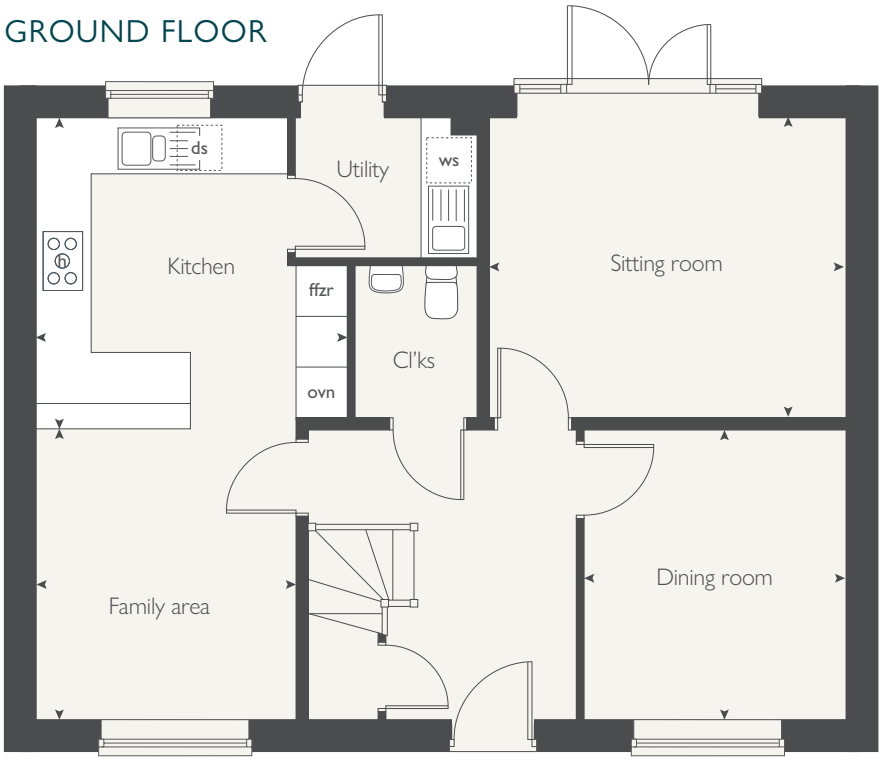
DS13831 / 08.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE PEREGRINE

5 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE PEREGRINE

5 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / family area	10.00 x 3.50	32' 11" x 11' 6"
Sitting room	6.30 x 3.85	20' 8" x 12' 7"
Dining room	3.81 x 2.98	12' 6" x 9' 9"

FIRST FLOOR		
Bedroom 1	4.55 x 3.85	14' 11" x 12' 7"
Bedroom 2	3.68 x 3.28	12' 1" x 10' 9"
Bedroom 3	3.76 x 3.41	12' 4" x 11' 2"
Bedroom 4	3.67 x 3.26	12' 1" x 10' 8"
Bedroom 5	3.32 x 2.59	10' 11" x 8' 6"

ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◄ ►	measuring points
ffzr	fridge freezer		

The Peregrine | 503 Lenham |

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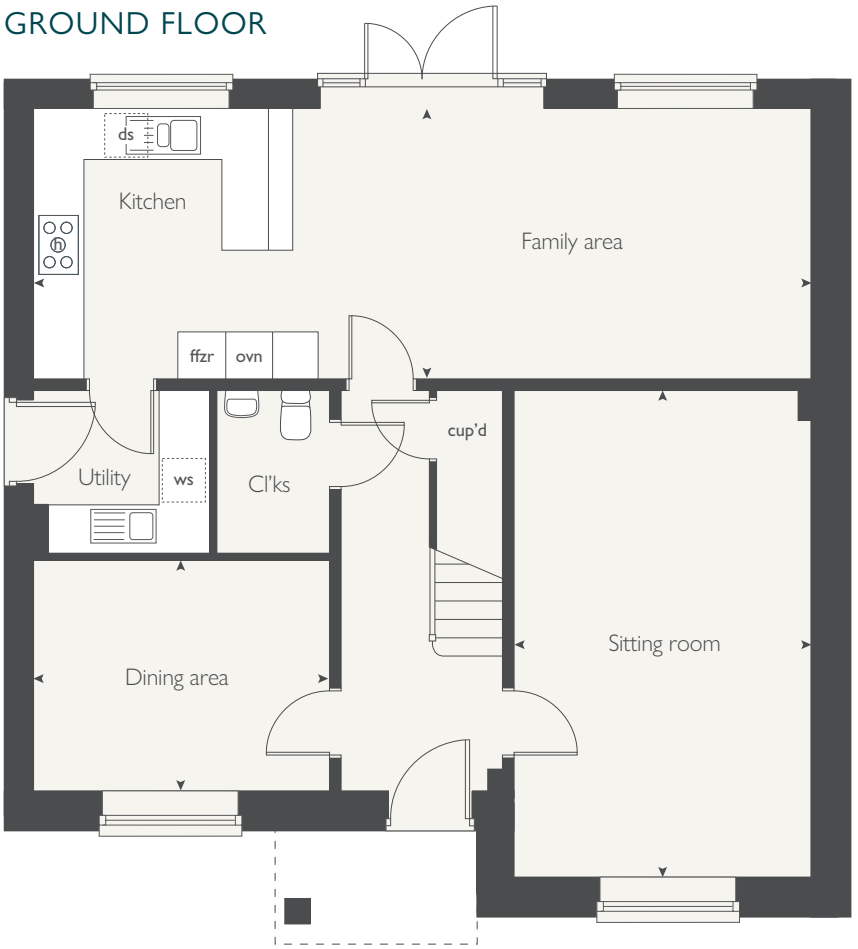
COUNTRYSIDE
Homes

FIRST FLOOR

GROUND FLOOR



MORELLA WOODS

Lenham

COUNTRYSIDE
Homes

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MORELLA WOODS

Lenham

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

	2 bedroom	Chaffinch House ^	The Robin ^	The Stonechat	3 bedroom	The Laurel	The Skylark	The Elder	The Falcon	4 bedroom	The Turnstone	The Goldcrest	The Hummingbird	5 bedroom	The Peregrine
KITCHEN															
Choice of Standard fitted kitchen (doors and worktops)		■	■	■		■	■	■	■		■	■	■		
Choice of Premium fitted kitchen (doors and worktops)															■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■	■											
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap						■	■	■	■		■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							■					■	■		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood		■	■	■		■	■	■	*						
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood											*	■	■		
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood															■
Pendant light fitting		■	■	■		■	■	■	■		■	■	■		■
Pre-wired for under-unit lighting option		■	■	■		■	■	■	■		■	■	■		
LED under-unit flexible strip lighting															■
Fridge / freezer space		■	■	■		■	■	■	■						
Integrated (Indesit) 50 / 50 fridge freezer											■	■	■		■
Space for integrated dishwasher with plumbing and electrics		■	■	■		■	■	■	■		■	■	■		
Indesit integrated dishwasher															■
Space for washing machine with plumbing and electrics in kitchen / understairs cupboard		■	■	■		■		■	■		■				
Space for washing machine with plumbing and electrics in utility							■					■	■		■
BEDROOMS															
Built in builders wardrobe to Bedroom 1											■	■	■		■
BATHROOMS AND EN SUITE(S)															
Ideal Standard contemporary white Concept Air sanitaryware		■	■	■		■	■	■	■		■	■	■		■
Ideal Standard close coupled WC to cloakroom		■	■	■		■	■	■	■		■	■	■		■
Handheld hair wash attachment						■	■	■	■		■	■	■		■
Shower over the bath (full height tiling to length and side of bath)		■	■	■											
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite						■	■	■	■		■	■	■		■
Second shower en suite to selected bedrooms															■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*		■	■	■		■	■	■	■		■	■	■		
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*															■
Chrome bezel LED bulkhead to bathroom and en suite(s)		■	■	■		■	■	■	■		■	■	■		■
Chrome towel warmer in bathroom and en suite(s)											■	■	■		■
Waste water heat recovery system		■	■	■		■	■	■	■		■	■	■		■

	2 bedroom	Chaffinch House	The Robin	The Stonechat	3 bedroom	The Laurel	The Skylark	The Elder	The Falcon	4 bedroom	The Turnstone	The Goldcrest	The Hummingbird	5 bedroom	The Peregrine
DOORS AND WINDOWS															
Front door with multi-point security locking system and security chain		■	■	■		■	■	■	■		■	■	■		■
Chrome plated front door numerals		■	■	■		■	■	■	■		■	■	■		■
PVCu double glazing to windows		■	■	■		■	■	■	■		■	■	■		■
Double glazed PVCu French doors			■	■		■	■	■	■		■	■	■		■
Internal cottage style pre-primed doors with brass satin finish handles		■	■	■		■	■	■	■		■	■	■		■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		■	■	■		■	■	■	■		■	■	■		■
GENERAL															
PV Solar panels		■	■	■		■	■	■	■		■	■	■		■
White painted walls and smooth white ceilings		■	■	■		■	■	■	■		■	■	■		■
Combined usb / double sockets in kitchen and bedroom 1		■	■	■		■	■	■	■		■	■	■		■
Multi-media point in living room		■	■	■		■	■	■	■		■	■	■		■
TV point to bedroom 1 and family room (where applicable)		■	■	■		■	■	■	■		■	■	■		■
Master telephone socket (plus to study where shown)		■	■	■		■	■	■	■		■	■	■		■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)		■	■	■		■	■	■	■		■	■	■		
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)															■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■	■	■		■	■	■	■		■	■	■		■
Fitted external tap		■	■	■		■	■	■	■		■	■	■		■
External light fitted to front porch and wiring for external light to rear door		■	■	■		■	■	■	■		■	■	■		■
Mains wired smoke detectors with battery back-up		■	■	■		■	■	■	■		■	■	■		■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■	■	■		■	■	■	■		■	■	■		■
Power and lighting to 'on plot' garage (where applicable)		■	■	■		■	■	■	■		■	■	■		■
Enclosed rear garden, and garden gate (where applicable)		■	■	■		■	■	■	■		■	■	■		■
Landscaped front gardens		■	■	■		■	■	■	■		■	■	■		■
Electric car charging point		■	■	■		■	■	■	■		■	■	■		■
NHBC Buildmark cover		■	■	■		■	■	■	■		■	■	■		■
First two years' customer service support from Countryside Homes		■	■	■		■	■	■	■		■	■	■		■

■ Fitted as standard - included in the property
* Subject to stage of construction

^ First home properties
* No splashback due to location of hob

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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