

# Orchard Park

Kirdford





# Orchard Park

Kirdford

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)





# Welcome to Orchard Park

This exciting new development is in the pretty West Sussex village of Kirdford, close to the South Downs National Park and within easy reach of the south coast

You'll find essentials and much more at the award-winning Kirdford Village Stores complete with café and there are two local pubs, a village hall and Recreation Ground.

The vibrant market town of Petworth is just six miles away and boasts a wide range of independent shops and local services, while Horsham with its regular markets and events, is just ten miles.

Explore the stunning South Downs, 5-miles away, or take in some sea air at the popular seaside resort of Bognor Regis, 23 miles away.

For commuters, or city-lovers, trains from Billingshurst Railway Station, 6.1 miles away, take 90-minutes to London Victoria and for international travel, Heathrow Airport is about an hour's drive. Our range of 2, 3 and 4 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 a new home in the beautiful West Sussex countryside, your search ends here!



# The perfect position

## Education for everyone

Plaistow Preschool takes little ones aged from 2 to 5 years and is 2.4 miles away, as is Plaistow and Kirdford Primary School, that caters for children aged from 4 to 11.

For senior students Weald Community School and Sixth Form is in Billingshurst, 7 miles away, and takes students aged from 11 to 19.

Haslemere has a number of independents including The Royal School, for day and boarding pupils from nursery age to sixth form and St Edmund's School, for children aged from 2 to 16 years

**Billingshurst Leisure Centre**  
6.1 miles | 13 mins drive




**Billingshurst Railway Station**  
6.1 miles | 13 mins drive




**Kirdford Village Stores**  
0.2 mile | 4 mins walk




**Kirdford Village Hall**  
0.4 miles | 1 mins drive




**The Weald Community School**  
6.1 miles | 13 mins drive




**The Foresters Arms**  
0.3 miles | 7 mins walk




**Plaistow and Kirdford Primary School**  
3.1 miles | 7 mins drive




**Mackrel's Common**  
0.7 miles | 11 mins drive




Orchard Park



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance 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!

## 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 Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## 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 Bovis 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', you avoid estate agents fees, and there are no price renegotiations late in the day!

## Armed Forces

**TRINITY**

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

Scan me  
for directions



# Orchard Park

Plaistow Road, Kirdford  
West Sussex RH14 0JR  
01403 582125

## From Billingshurst

- Starting from the A272, take Kirdford Road to Plaistow Road
- At the roundabout take the 2nd exit
- Turn right onto Durbans Road
- Turn left onto Kirdford Road
- Turn right onto Village Road
- Turn right onto Plaistow Road and you will find Orchard Park on your right hand side.

When you have finished with this leaflet please recycle it.

Cover photograph of local area in Kirdford. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

**Vistry South East region**

Linden House, Guards Avenue, Caterham, Surrey CR3 5XL. Telephone: 01883 334 400

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DS03523 / 03.24



# Orchard Park

Kirdford

## 1 bedroom homes



## 2 bedroom homes



## 3 bedroom homes



## 4 bedroom home



## Pre-sold homes



 Sage Homes  
built by Bovis Homes

v visitor space

ss substation

gf gas farm

bcp bin collection point

pos public open space

leap local equipped area of play



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Hedgerow

2 bedroom home

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Homes** 

# The Hedgerow

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.60 x 2.13	22' 10" x 7' 0"
Sitting / dining area	4.50 x 3.84	14' 9" x 12' 7"

### First floor

Bedroom 1	4.50 x 2.82	14' 9" x 9' 3"
Bedroom 2	4.50 x 2.30	14' 9" x 7' 7"

### The Hedgerow | Type B L4830 |

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\* Windows apply to selected plots only. Please see sales consultant for further details.

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

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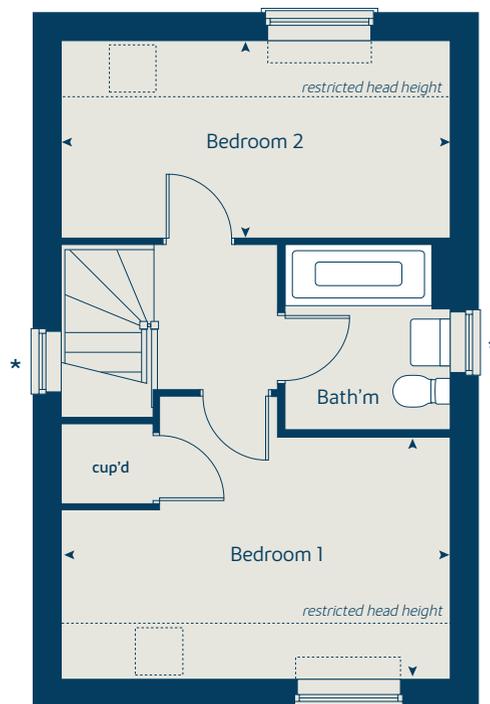
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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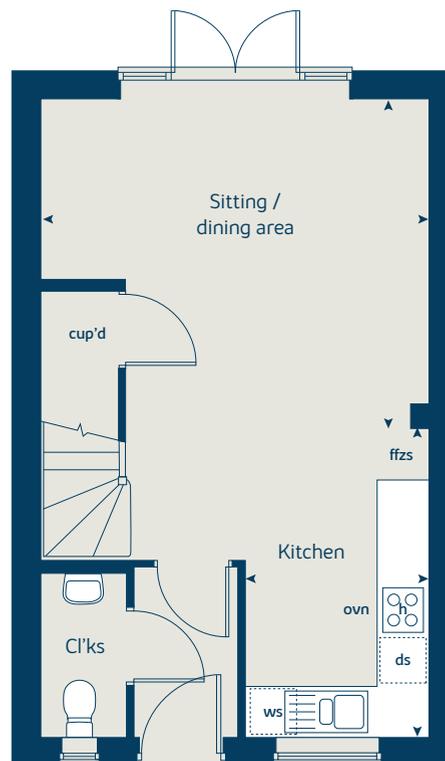
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### First floor



### Ground floor





# The Brook

2 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)



# The Brook

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.60 x 2.13	11' 10" x 7' 0"
Sitting / dining room	4.50 x 3.76	14' 9" x 12' 4"

## First floor

Bedroom 1	4.50 x 2.82	14' 9" x 9' 3"
Bedroom 2	4.50 x 2.30	14' 9" x 7' 7"

## The Brook | Type B2 L4830 |

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

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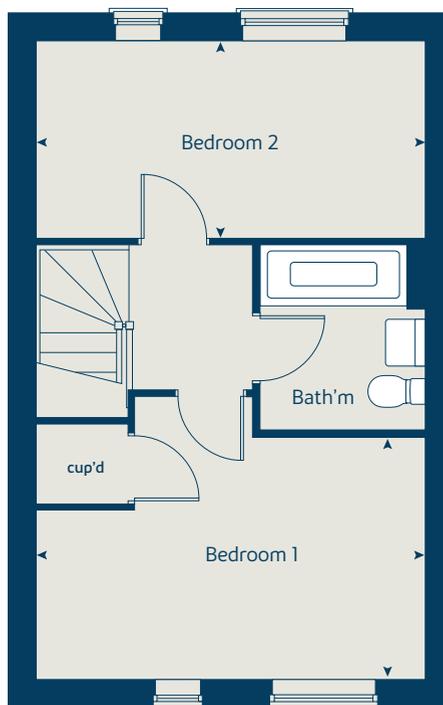
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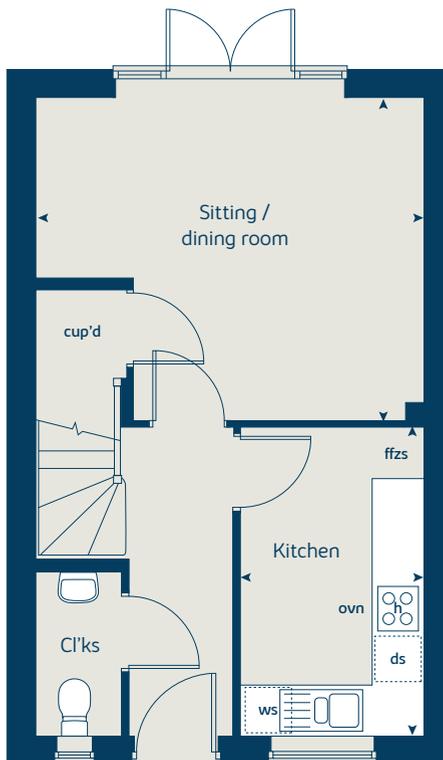
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## First floor



## Ground floor





# The Seedling

3 bedroom home

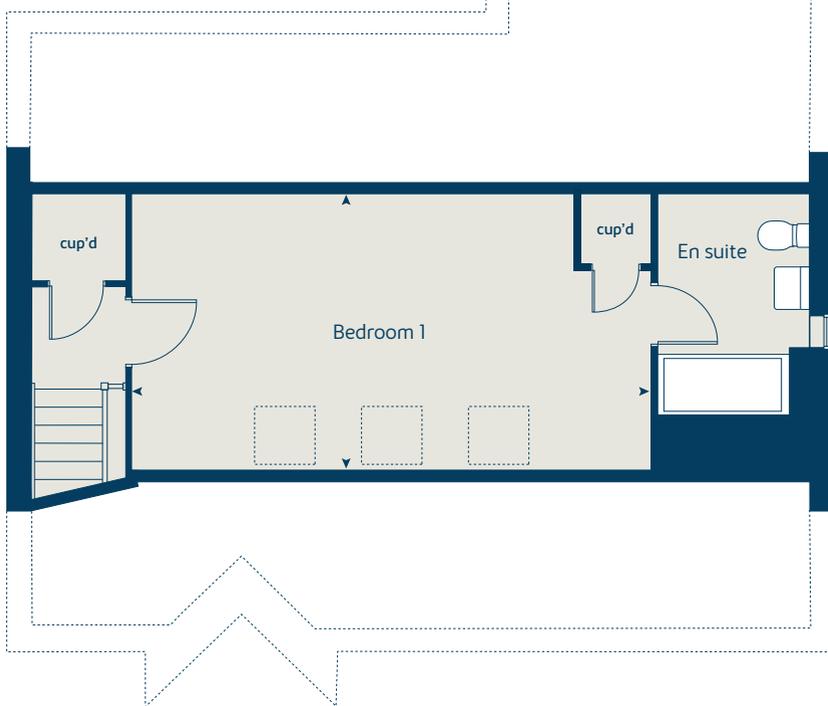
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# The Seedling

## 3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / sitting room	9.24 x 3.84	30' 4" x 12' 7"
Bedroom 1	6.71 x 3.67	22' 0" x 12' 0"
Bedroom 2	4.20 x 3.31	13' 9" x 10' 10"
Bedroom 3	4.44 x 2.65	14' 7" x 8' 8"

### The Seedling | Type C L4830 |

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

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Ground floor





# The Royal

3 bedroom home

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# The Royal

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.51 x 3.02	18' 1" x 9' 11"
Sitting room	4.72 x 3.08	15' 6" x 10' 1"

### First floor

Bedroom 1	4.33 x 2.63	14' 2" x 8' 8"
Bedroom 2	3.15 x 3.02	10' 4" x 9' 11"
Bedroom 3	3.19 x 2.29	10' 6" x 7' 5"

### The Royal | Type D L4830 |

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

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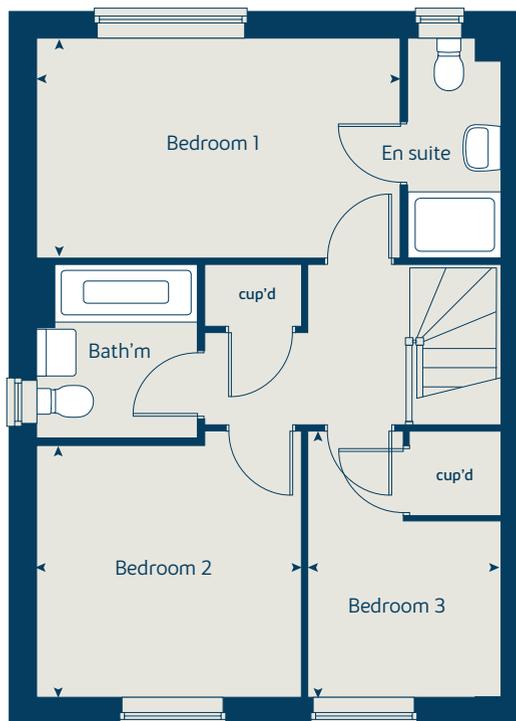
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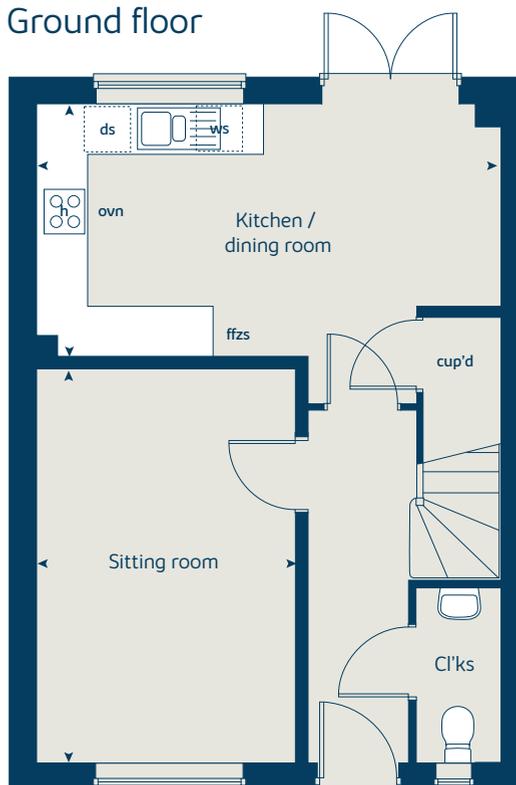
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### First floor



### Ground floor





# The Spring

3 bedroom home

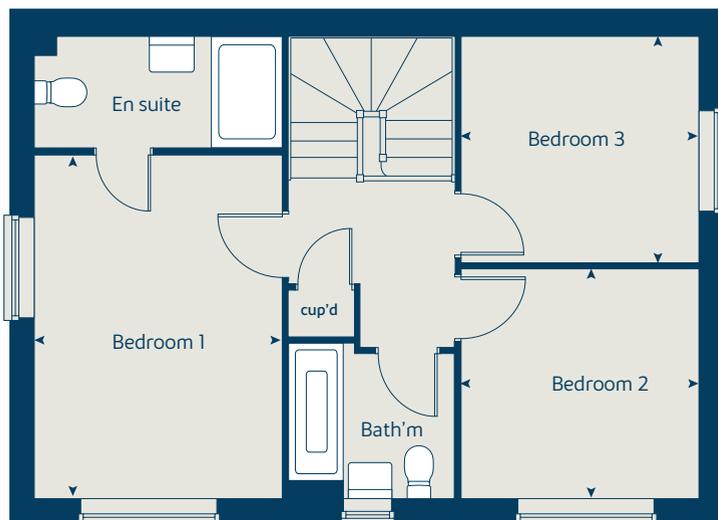
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# The Spring

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.75 x 3.00	18' 10" x 9' 10"
Sitting room	5.75 x 3.10	18' 10" x 10' 2"

### First floor

Bedroom 1	4.26 x 3.18	14' 0" x 10' 5"
Bedroom 2	3.08 x 2.85	10' 1" x 9' 4"
Bedroom 3	3.08 x 2.83	10' 1" x 9' 3"

### The Spring | Type D2 L4830 |

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

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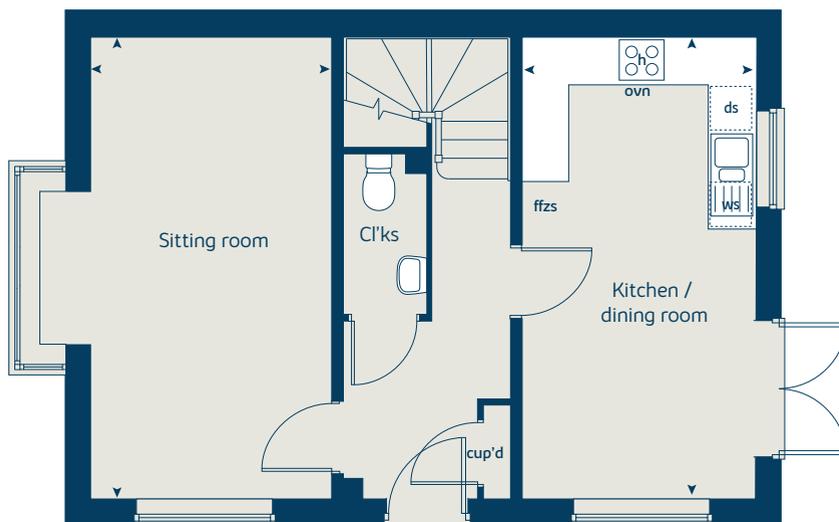
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## Ground floor



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# The Spinney

3 bedroom home

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# The Spinney

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.20 x 2.94	13' 9" x 9' 8"
Sitting / dining room	5.19 x 4.51	17' 0" x 14' 9"

## First floor

Bedroom 1	3.35 x 3.12	11' 0" x 10' 3"
Bedroom 2	3.16 x 3.06	10' 5" x 10' 0"
Bedroom 3	3.56 x 2.06	11' 8" x 6' 9"

### The Spinney | Type G L4830 |

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

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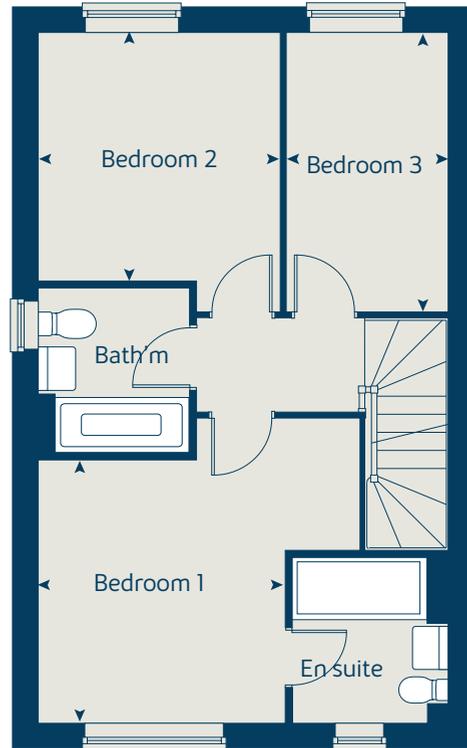
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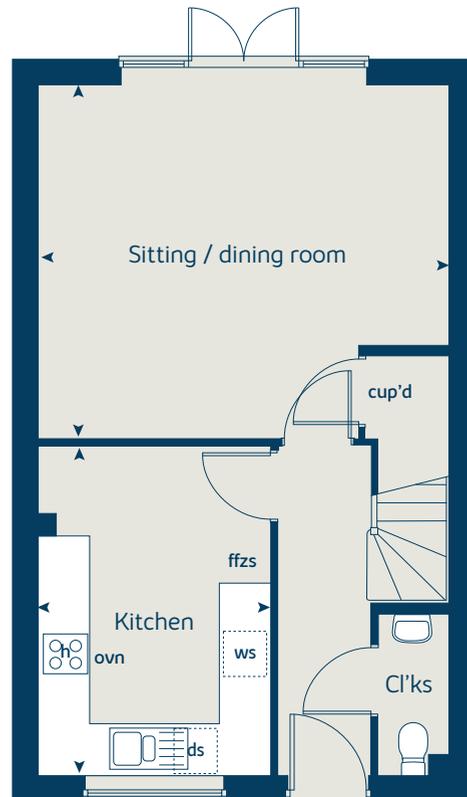
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## First floor



## Ground floor





# The Grove

4 bedroom home

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# The Grove

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.21 x 3.43	20' 4" x 11' 3"
Sitting room	5.55 x 3.73	18' 2" x 12' 3"
Study	2.81 x 2.56	9' 2" x 8' 3"

## First floor

Bedroom 1	4.26 x 3.73	14' 0" x 12' 3"
Bedroom 2	3.59 x 3.01	11' 9" x 9' 11"
Bedroom 3	3.68 x 3.13	12' 1" x 10' 3"
Bedroom 4	2.81 x 2.56	9' 3" x 8' 5"

## The Grove | Type F L4830 |

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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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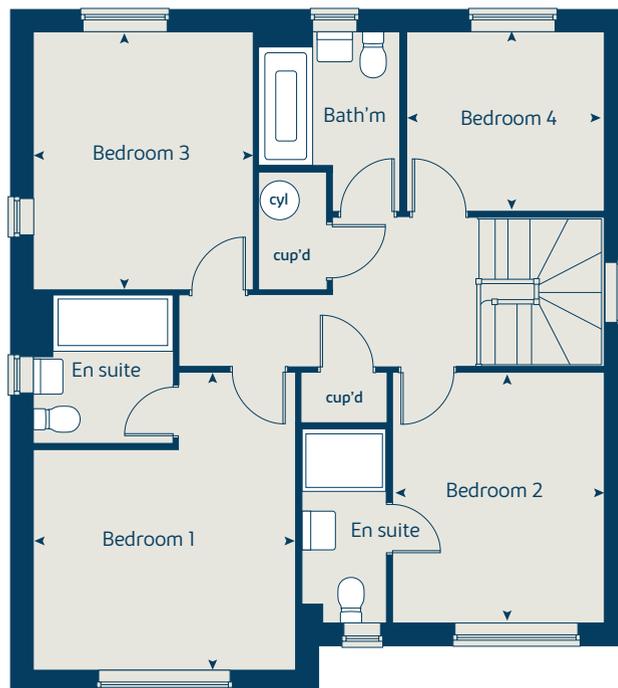
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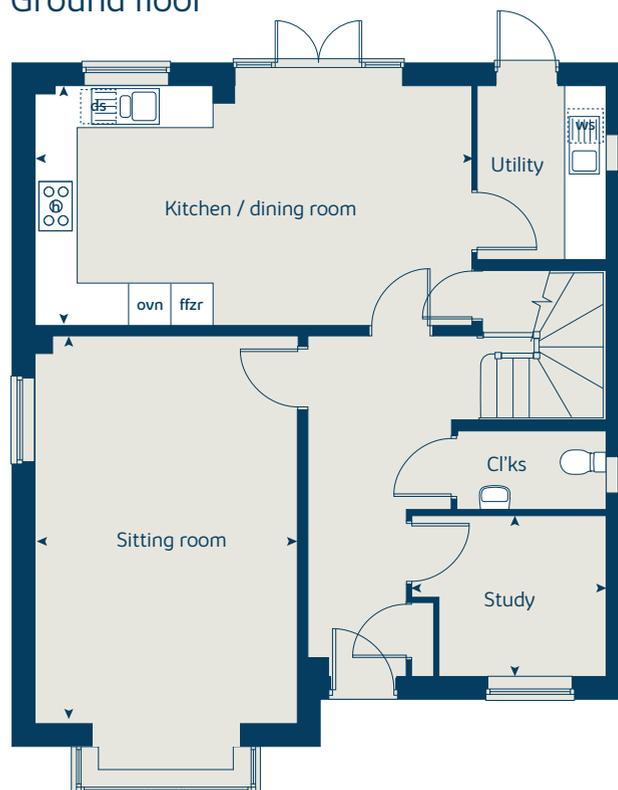
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## First floor



## Ground floor





# The Paddock

4 bedroom home

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# The Paddock

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.65 x 2.93	21' 10" x 9' 7"
Sitting room	6.65 x 4.08	21' 10" x 13' 5"

### First floor

Bedroom 1	4.14 x 3.52	13' 7" x 11' 7"
Bedroom 2	3.06 x 3.05	10' 0" x 10' 0"
Bedroom 3	3.52 x 3.00	11' 7" x 9' 10"
Bedroom 4	3.06 x 3.01	10' 0" x 9' 10"

### The Paddock | Type E L4830 |

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\* Window applies to selected plots only. Please see sales consultant for further details.

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

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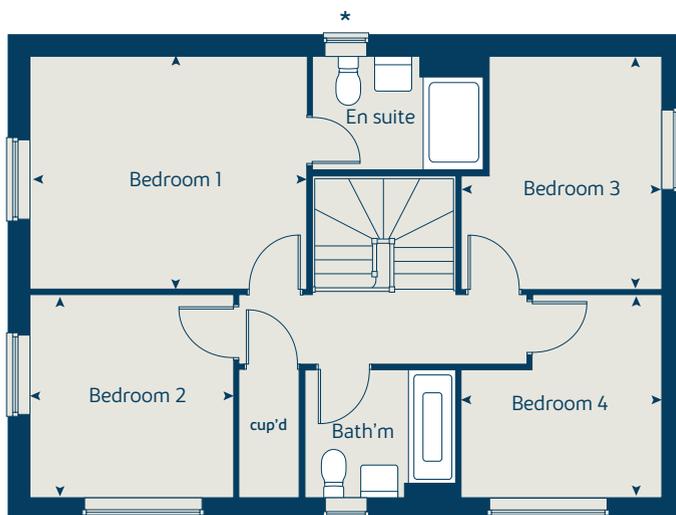
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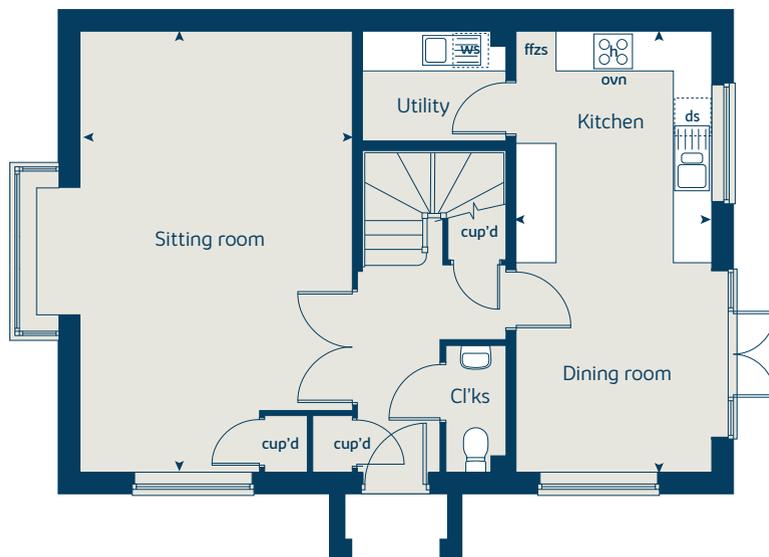
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### First floor



### Ground floor





# The Summer

4 bedroom home

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**Bovis  
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# The Summer

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.65 x 2.93	21' 10" x 9' 7"
Sitting room	6.65 x 4.08	21' 10" x 13' 5"

### First floor

Bedroom 1	4.14 x 3.52	13' 7" x 11' 7"
Bedroom 2	3.06 x 3.05	10' 0" x 10' 0"
Bedroom 3	3.52 x 2.59	11' 7" x 8' 6"
Bedroom 4	3.06 x 3.01	10' 0" x 9' 10"

### The Summer | Type E3 L4830 |

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

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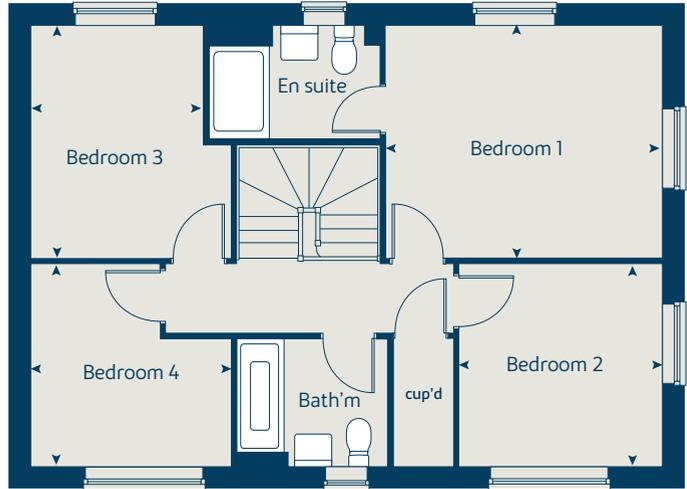
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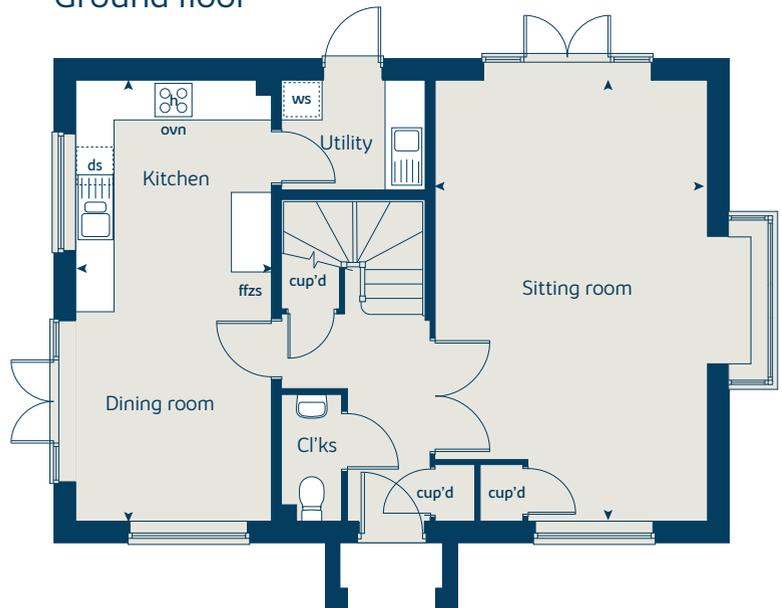
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### First floor



### Ground floor





# The Evergreen

4 bedroom home

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**Bovis  
Homes** 

# The Evergreen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.65 x 2.93	21' 10" x 9' 7"
Sitting room	6.65 x 4.08	21' 10" x 13' 5"

### First floor

Bedroom 1	4.14 x 3.52	13' 7" x 11' 7"
Bedroom 2	3.06 x 3.05	10' 0" x 10' 0"
Bedroom 3	3.52 x 2.59	11' 7" x 8' 6"
Bedroom 4	3.06 x 3.01	10' 0" x 9' 10"

### The Evergreen | Type E2 L4830 |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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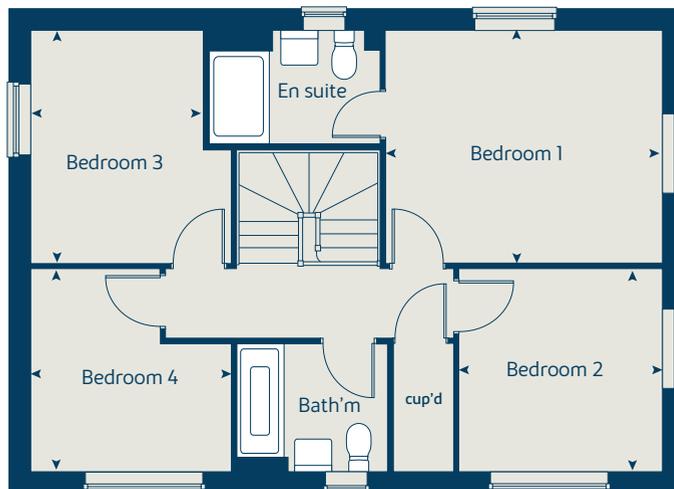
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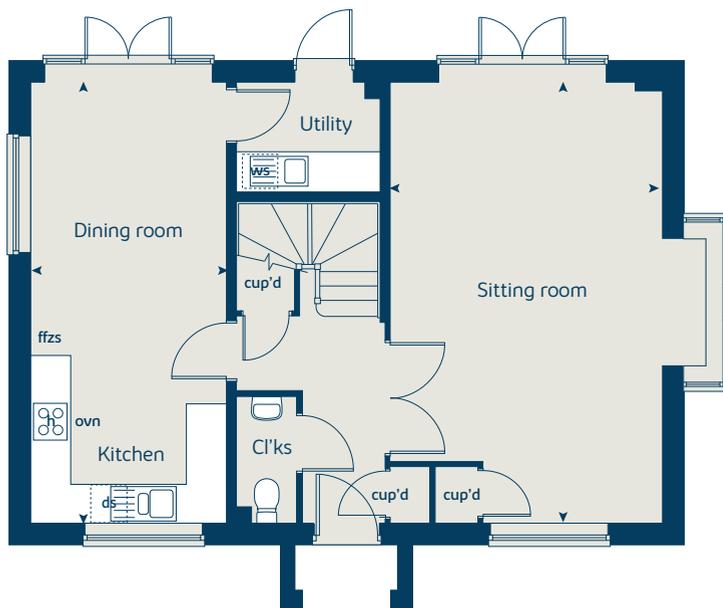
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### First floor



### Ground floor





# 1 bedroom Sage Home

Homes 45 & 47 - First floor only



built  
by



# 1 bedroom Sage Home

## Homes 45 & 47

	metres	feet / inches
Kitchen / dining / sitting room	7.66 x 3.75	25' 2" x 12' 3"
Bedroom 1	4.12 x 3.78	13' 6" x 12' 5"

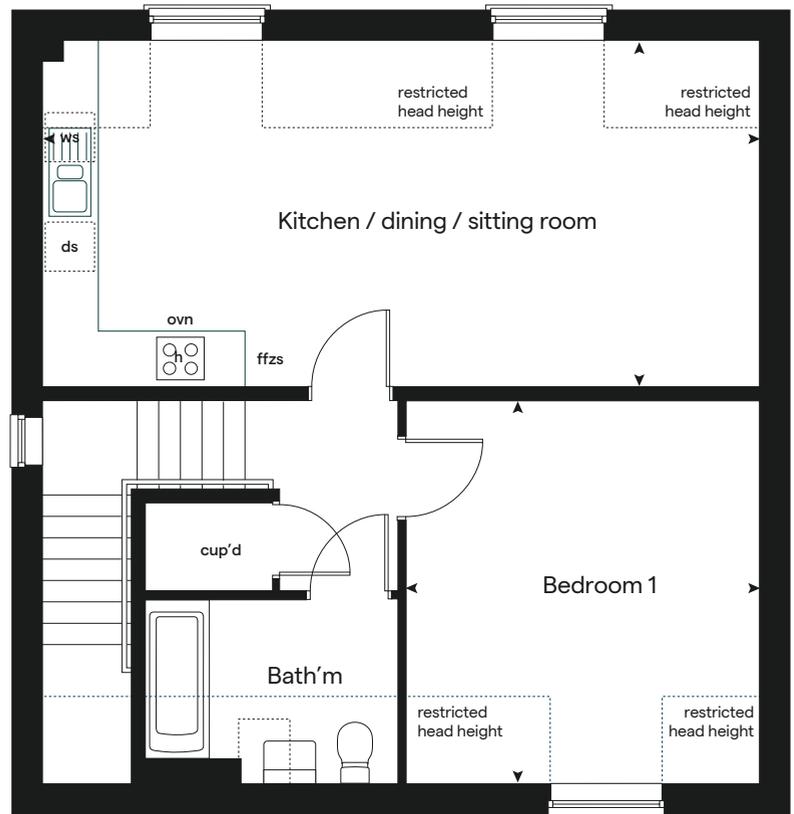
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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.

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## First floor



built by  
Bovis Homes





# 1 bedroom Sage Home

Homes 44 & 46 - Ground floor only



built  
by



# 1 bedroom Sage Home

## Homes 44 & 46

	metres	feet / inches
Kitchen / dining / sitting room	7.66 x 3.53	25' 2" x 11' 7"
Bedroom 1	4.21 x 2.76	13' 10" x 9' 1"

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

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.

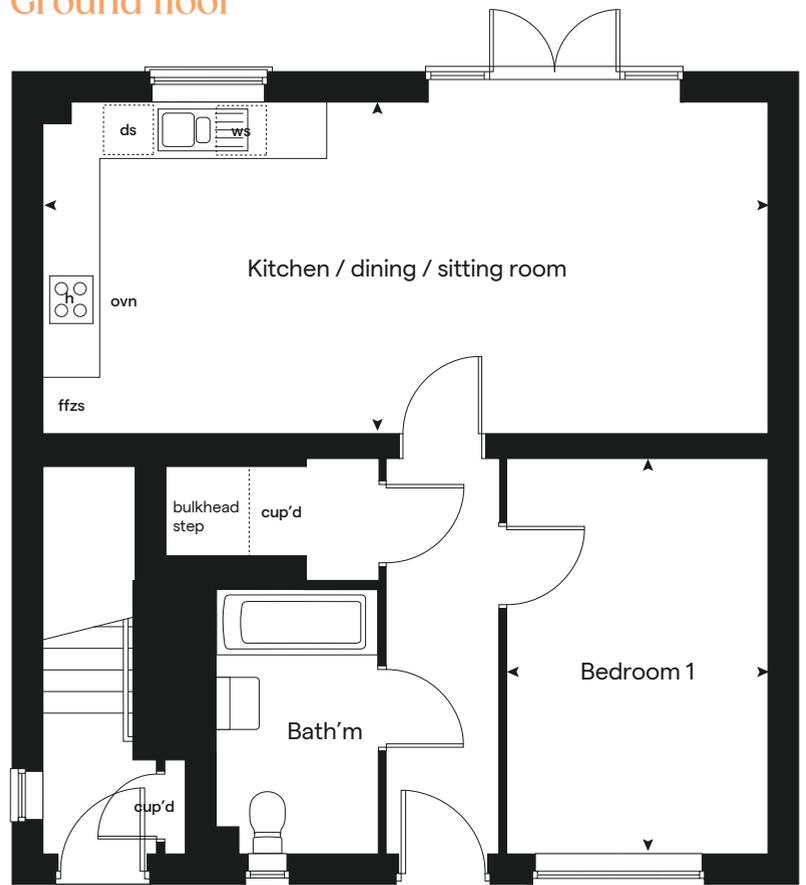
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## Ground floor



built by

Bovis Homes





# Orchard Park

Kirdford

Specification

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 





**2 bedroom**  
**The Hedgerow**  
**The Brook**  
**3 bedroom**  
**The Royal**  
**The Spring**  
**The Seedling**  
**The Spinney**  
**4 bedroom**  
**The Grove**  
**The Paddock**  
**The Evergreen**  
**The Summer**

PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■
Internal doors to be Cottage style pre-primed with Brass polished chrome finish handles	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

**General**

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined usb / double socket in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
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)								■	■
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 fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

## 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 Bovis Homes **Select** 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 master 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.



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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DS15988/ 03.26

**Bovis  
Homes** 



# Orchard Park

Kirdford

## Specification



built  
by



# Orchard Park

## Kirdford

Use this guide to see what features are included in your new home.



### Kitchen

1 bedroom  
Homes 44 & 46  
Homes 45 & 47

Choice of Standard fitted kitchen (doors and worktops)	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■
Fridge / freezer space	■	■
Space for dishwasher	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitary ware suite with Aquablade WC technology	■	■
Handheld hair wash attachment	■	■
Choice of standard Porcelanosa full height wall tiling*	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■

### Doors and Windows

Internal doors to be Cottage style pre-primed with Brass polished chrome finish handles	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	

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

1 bedroom  
Homes 44 & 46  
Homes 45 & 47

### General

White painted walls and smooth white ceilings	■	■
Combined usb / double socket in bedroom 1	■	■
Multi-media point in living room	■	■
Master telephone socket to lounge cupboard	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■
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	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■
Landscaped front gardens	■	■
NHBC Buildmark choice cover	■	■
First two years' customer service support from Bovis Homes	■	■

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