



ORCHARD AVENUE

SINGLEWELL • GRAVESEND • KENT • DA11 7NX

Nine executive 4 bedroom detached homes



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Orchard Avenue is an exclusive development of executive 4 bedroom homes. It offers a rare opportunity to purchase a new home in a private development situated in the distinguished area of Singlewell, Gravesend. All of our homes are finished to Esquire's high specification and standards, delivering excellent family homes in a sought after location.

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Smart Home

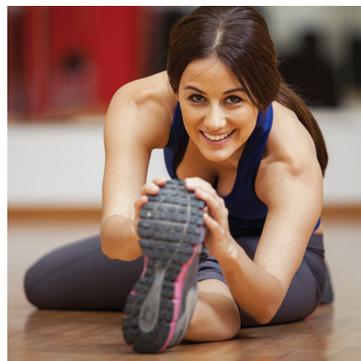
Your new home at Orchard Avenue will have three zones of integrated audio, controlled via iPad. At Esquire Developments we will be providing a smart home infrastructure that will allow you to tailor your property to suit your own lifestyle.

Close to the action

Orchard Avenue is within easy reach of all kinds of shopping, eating out and entertainment. Less than three miles away is the centre of Gravesend, a historic riverside market town which offers a wide range of amenities, including big-name high street brands, independent stores, cafes, restaurants and pubs. It's also home to one of the oldest surviving markets in the country, dating back to the late 13th century.

For the ultimate retail experience, it's only around six miles to the state-of-the-art Bluewater Shopping Centre – one of Europe's leading retail and leisure destinations. It features over 330 stores, as well as 60 bars, restaurants and cafes plus a 13-screen IMAX Cinema and a children's adventure park.





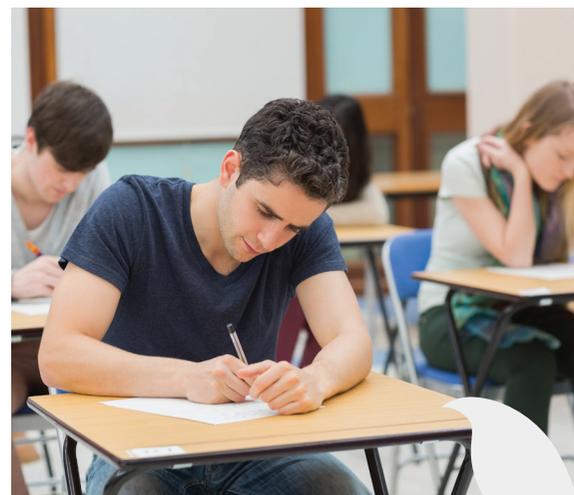
Everything to play for

At Orchard Avenue you'll also be very well placed to enjoy a wide range of sports and leisure activities, from swimming and squash to workouts and walking. The historic Mid Kent Golf Club and the world-renowned London Golf Club are just two of several first-class private and pay-and-play courses in the area. Gravesham Tennis Club is a recent winner of the LTA Club of the Year award and offers excellent facilities for players of all abilities.

Opportunities for learning

St Joseph's Prep school is less than a mile from Orchard Avenue, while the highly respected St George's Church of England secondary school is also close at hand. Slightly further afield there's a wide range of other comprehensive, grammar and independent schools to meet the educational needs of your young ones or teenagers.

Cobham Primary School, Longfield Academy, Gravesend Grammar School, Mayfield Grammar School, Gad's Hill and Cobham Hall are all noted in the local community for the quality of the education they provide to their pupils.



Energy Efficiency

- Gas fired central heating
- Traditional blockwork insulated cavity walls
- Dry lined internal walls
- Double glazing
- Insulated loft space

Bathroom, Ensuite and Cloakroom

- Contemporary white sanitary ware
- Chrome taps and fittings
- Luxurious bath with handheld shower
- Rain shower with stylish glass enclosure
- Heated chrome towel rail
- Shaver point to bathroom and ensuites

Kitchen

- Choice of bespoke units with solid oak worktop
- Rangemaster dual fuel oven
- American style fridge freezer
- Integrated dishwasher
- Belfast sink with polished chrome mixer tap
- Low energy under cupboard downlighters

Electrical

- 3 zones of integrated audio, controlled via ipad
- LED downlights to kitchen, bathroom, ensuites, hallway and landing. Pendants to living room, dining room and all bedrooms
- Generous supply of power outlets
- Telephone point in hallway, living room and master bedroom
- TV point in living room, and all bedrooms
- Mains operated door bell

Joinery

- All external windows and doors are bespoke made UPVC
- Bespoke staircase with oak handrail
- Attractive white painted skirtings and architraves provided throughout
- White painted internal doors with polished chrome ironmongery
- Built in wardrobes to master bedroom

Safety and Security

- Mains fed smoke/heat detectors with battery back up
- Multi point locking to all external windows and doors

Internal Finishes

- Choice of floor tiles to kitchen, utility, bathroom, ensuites and cloakroom
- Choice of wall tiles to bathroom and ensuites
- Walls and ceilings finished in white
- Attractive plaster coving to select rooms

External

- Single garage with additional driveway parking
- Water efficient outside tap
- Low energy PIR to front and rear
- Turf and area of patio to rear garden
- Landscaping to front garden area

After Care

- Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into the property
- 2 year emergency home cover
- All homes are provided with a 10 year insurance backed structural warranty

Choices & Additions

We try to offer each of our clients as much flexibility as we can regarding choices and additions. We understand that each client is different and we try to tailor our approach to each sale to take account of this.

Our experienced sales team are happy to spend time with you looking at your options and going through samples to ensure that you are happy with each decision you make regarding your property.

If you choose to purchase your new home with Esquire Developments early enough in our build programme we are happy to discuss selections for the following:

Kitchen units (including handles)

Kitchen worktop

A selection of kitchen upgrades

Floor finishes

Wall & floor tiling

Smart home technology



At Esquire Developments

We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.





Making Connections



Just under four miles from Orchard Avenue, Ebbsfleet International offers a high-speed rail gateway to London and Europe. Journey time to St Pancras International is just 18 minutes and Gare du Nord in Paris is only 2 hours 16 minutes away. The high-speed line from Ebbsfleet International has revolutionised the way local residents travel to London, the rest of the UK and Europe, making North Kent an extremely desirable place to live. Other railway stations in close proximity to Orchard Avenue include Gravesend, Northfleet, Longfield and Meopham, all offering reliable services in and out of London. The major road network in Kent makes for convenient commuting either coastbound or into the capital. The A2 connects Orchard Avenue to the M25, M2 and wider motorway network.




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