



Your place
to grow at
The Meadows, Staplehurst



Find your place to connect at The Meadows

The Meadows is an attractive selection of 2, 3 and 4 bedroom homes available to buy through the government's Shared Ownership scheme.

The pretty village of Staplehurst is perfectly positioned in the Weald of Kent and surrounded by lush countryside yet close to Maidstone so you can benefit from direct rail links to London.

Just a few minutes' walk away you'll find Staplehurst's leafy high street, lined with convenience stores, a butcher, optician, pharmacy, post office and bank. There is also a brand-new supermarket in the north of the village, so the all the essentials are easily taken care of.

The village's historic local pubs provide perfect venues for both sunny afternoons in a beer garden and cosy evenings in front of an open fire. Whereas for morning coffee, head over to Frankie's Farm Shop at nearby Staplehurst Nurseries for a great selection of treats.

Further afield, you'll find the charming town of Cranbrook, which plays home to countless independent shops, cafés and a farmer's market, all overlooked by its iconic windmill. For even more choice, Maidstone can be reached in less than 20 minutes by road. This bustling county town provides a fantastic choice of shopping, bars, restaurants and entertainment for all the family.

If you love the outdoors, nearby Wimpey Field is the perfect place for a stroll. Alternatively, the Big Cat Sanctuary in Smarden and the Buttercups Goat Sanctuary provide a wonderful day out. You can also take a tour of Hush Heath Estate Vineyard, which is minutes away, or explore the spectacular Leeds Castle and Sissinghurst Castle Garden.

There is also a great choice of schools nearby including Staplehurst School, The High Weald Academy and Cranbrook School.



All Saints' Church, Staplehurst



Fremlin Walk, Maidstone



Sissinghurst Castle Garden

Get Connected

The Meadows is situated in a prime position for access to the local area and beyond. Staplehurst Station is a few minutes away and operates regular direct services to London Charing Cross via Tonbridge. The nearby A229 provides an uninterrupted route north into Maidstone and beyond to connect with both the M20 and M2 motorways. This puts Dover and London within easy reach, along with the M25, which not only connects with Gatwick and Heathrow airports, but also the rest of the UK.



By car from The Meadows



By train from Staplehurst Station





Specification

Kitchen

- Laminate worktops and matching upstands
- Integrated stainless-steel oven, 4 burner gas hob and extractor hood
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Space and plumbing for a dishwasher
- Integrated fridge/freezer
- Integrated washing machine

Bathroom and cloakroom

- Contemporary white sanitaryware
- Bath with bath/shower mixer chrome tap
- Bath screen, hinged with a silver frame, clear glass to the family bathroom
- Shaver point in the family bathroom

Plumbing

- Combi boiler
- Thermostatically controlled radiators

Electrical

- TV point to living room
- BT Fibre to property (FTP) with data points to selected rooms
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- Fibre Integrated Reception System (FIRS)
- PIR light to front of property

Windows and Doors

- GRP multipoint locking front door with UPVC frames
- PVCu double glazed windows

Internal

- Fitted carpets to non wet rooms
- Vinyl flooring to the kitchen, bathroom and cloakroom

General

- Landscaping to front garden
- Turf and paved patio to rear gardens
- Fence to rear garden
- Shed to rear garden
- 12 Year NHBC Buildmark Choice warranty





Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at The Meadows we're proud to offer a mixture of Shared Ownership housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom Marsham-style home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

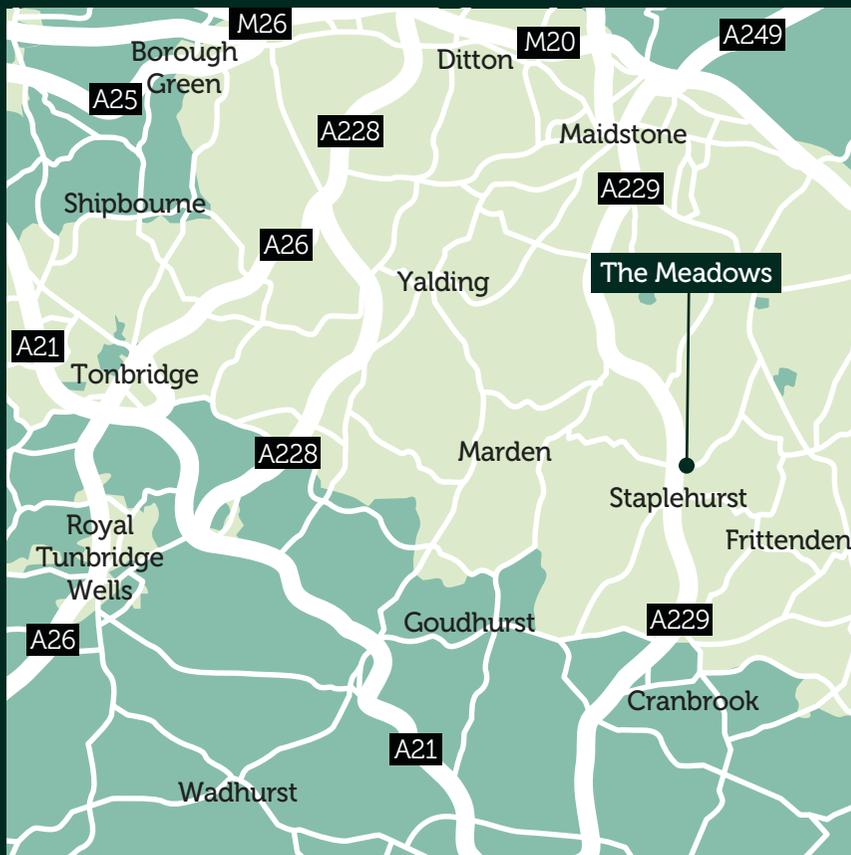
"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.

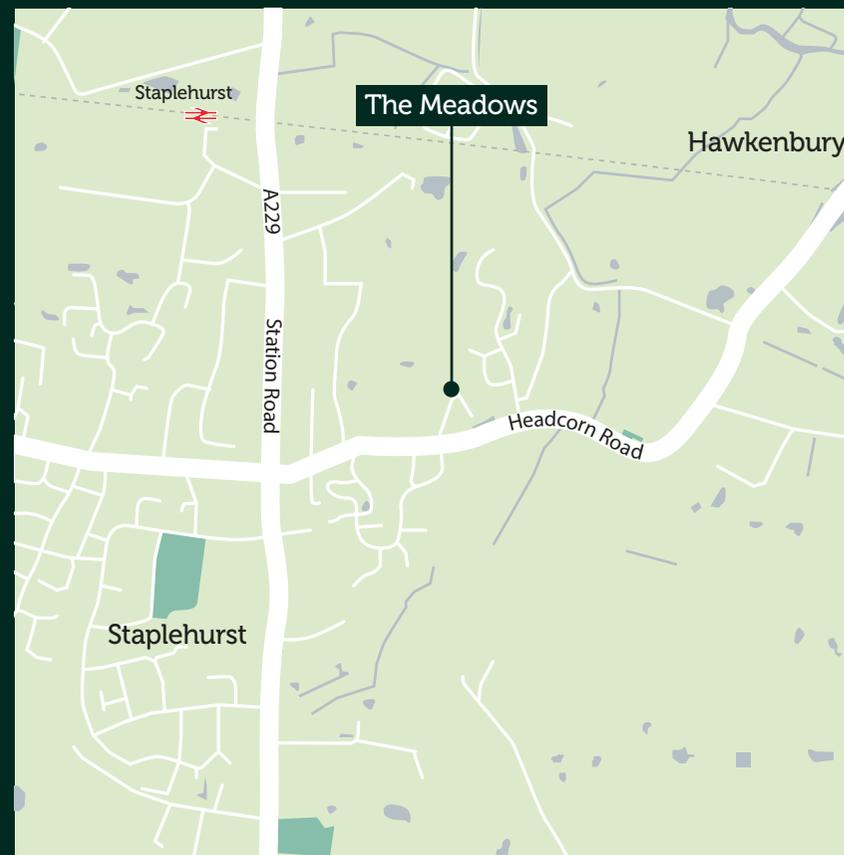


*Please check your lease for any exceptions to this.

The Meadows,
Headcorn Road,
Staplehurst, Kent
TN12 0BS



Wider Area



Local Area

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

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