



# BOARS HILL

NORTH ELMHAM

BY  
**ORCHARD**  
HOMES



# 25 beautifully appointed new homes designed by award winning architects

## Welcome to Boars Hill North Elmham —

A stunning collection of just 25 beautifully appointed new homes designed by award winning architects nestled in the Norfolk Countryside. The development offers 2-5 bedroom homes that have been designed to offer modern, light filled living spaces yet with Orchards meticulous quality and traditional feel fitting sympathetically within its surroundings which at Boars Hill includes a nature and wildlife area, beautiful open spaces and a footpath to the woodland beyond supporting the strong community feel of North Elmham.





# Previous Developments, Orchard Homes

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Visit [orchardhomeseast.co.uk](http://orchardhomeseast.co.uk) for more examples







# Orchard Homes, the highest quality developments

**Orchard was established in 1983 to develop individually designed luxury homes, built to the highest standards in prime locations across East Anglia. A family-run business with a wealth of knowledge in the house building sector, their experienced team prides themselves on their commitment to quality and personal service to provide their clients with something special. Orchard have built up an enviable reputation for the highest quality developments, from individual luxury homes to small and medium sized sites, each treated to the same standards of care and professionalism.**

## **Commitment to Quality**

Their aim is to deliver a home that compliments you, your style and your individuality. It will also add value to the surrounding area, creating inspirational and positive environments for people to live and work in. They also provide a meticulous 'turn-key' project management service, working closely with their valued clients to deliver 'bespoke' projects on time, on budget and to the highest possible specification.

## **Inspirational Homes**

Orchard's aim is to create unique homes with a team of expert tradesmen that continue to bring the vision to life thanks to their high level of skill care and attention which resonate in profound luxury and timeless interiors. Creativity, quality and beauty are designed into every one of their homes, embracing key environmental policies and developing environmentally friendly strategies.

## **Exteriors**

Carefully designed planting and lighting thus creating atmosphere and drama whilst ensuring the space is practical and user-friendly. They are committed to being environmentally conscious in each development and to improve and enhance the existing community.

## **Environmental impact**

From the initial design through to how you are going to live in an Orchard Homes, they consider the environmental impact of their design, materials and finishes. Orchard are committed to building homes that are both beautiful and ecologically sustainable. Through constant innovation and considered use of technology, they aim to exceed current standards, where possible, so that the homes will be energy efficient and continue to have a low impact on the environment.





## North Elmham

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Nestled in the heart of the Norfolk countryside is the picturesque village of North Elmham which offers **idyllic country living** and is steeped in history with its beautiful church that is home to the ruins of a **Saxon cathedral** that served as the first cathedral of East Anglia until 1071. As well as a great community feel North Elmham offers a fantastic variety of amenities including a **doctors surgery, two pubs, village shop, post office with tea rooms, car garage, fish and chips, sports facilities/clubs, an active village hall** and on the bus route to Dereham. The attractive village benefits from being within half an hour's drive of the **beautiful unspoilt North Norfolk Coast** including Blakeney Burnham Market and Holkham but is also within 20 miles of the cathedral city of **Norwich** which is renowned for its expansive shopping facilities, entertainment, university, several business parks and private schools. Norwich International Airport is within a 30-minute drive and caters for domestic and international flights plus Norwich railway station offers **regular trains to London Liverpool street and Cambridge.**

The nearby, well served market towns of **Dereham, Reepham** and **Fakenham** also offer an excellent range of shopping including a choice of supermarkets whilst the Georgian market town of **Holt** to the North provides a wide range of amenities, boutique shopping and is home to Greshams School.









# Site Plan

- House Type A  
Plots 19, 23, 24 & 25
- House Type B  
Plots 16 & 21
- House Type C  
Plots 7, 11, 13, 15 & 20
- House Type D  
Plots 8, 9 & 10
- House Type E  
Plots 6, 12, 14 & 17

- House Type F  
Plots 5, 18 & 22
- House Type G  
Plot 1
- House Type H  
Plots 2 & 3
- House Type K  
Plot 4

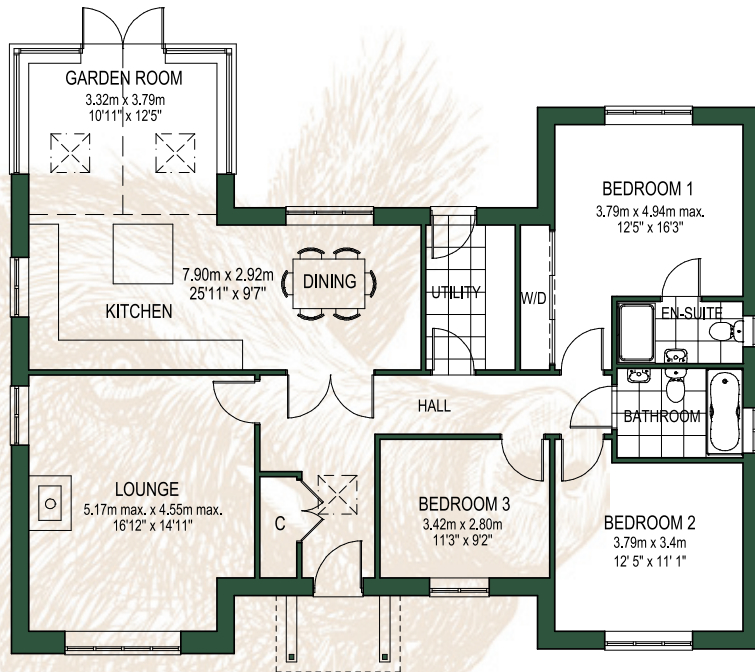






# House Type A Plot 19, 23, 24 & 25

## 3 Bedrooms – 1400 Sq ft



Please note: Plots 23 and 25 are a handed version of this floorplan.

A beautifully appointed, 3 bedroom detached home with flint brickwork and feature Oak porch gives a traditional look disguising the modern open plan interior and generous, well-appointed accommodation within. The open plan interior is designed to maximise natural light thanks to the impressive vaulted ceiling in the family area with dual aspect patio doors bringing the outside in.

The accommodation comprises a spacious reception hall with coat cupboard and plenty of natural light flooding from a velux above, open plan kitchen, diner and vaulted family area overlooking the garden, utility, double aspect lounge with feature fireplace and a luxury bathroom with stylish Porcelenosa\* tiles within.

Off the central hallway is a spacious master bedroom with generous amount of built in wardrobes and an en suite shower room and two further good sized bedrooms. Externally the bungalow benefits from a good size driveway, double garage with electric roller shutter doors and enclosed rear garden with generous patio laid.

- **3 bedrooms**
- **Ensuite to master bedroom**
- **Open plan kitchen, diner and garden room**
- **Vaulted ceiling in garden room**
- **Double garage**





# House Type B Plot 16 & 21

## 4 Bedrooms – 2550 Sq ft



An imposing bay fronted family home offers substantial open plan interior at its best with well appointed, flexible accommodation . Through the imposing open porch is a stunning reception hall that leads to a wonderful open plan kitchen, diner family room surrounded by natural light coming from the dual aspect bi fold doors and lantern above in the family area, utility off the kitchen, living room with feature fireplace, bay windowed study and cloakroom/wc.

Accessed via the statement oak and glass staircase is a large first floor galleried landing serving the master suite which offers a separate fitted out dressing room, large ensuite and a Juliette balcony overlooking the rear. There is a further guest bedroom with ensuite, 2 more bedrooms and a family bathroom.

Externally the house benefits from ample parking, double garage with electric roller shutter doors and enclosed rear garden with generous patio laid.

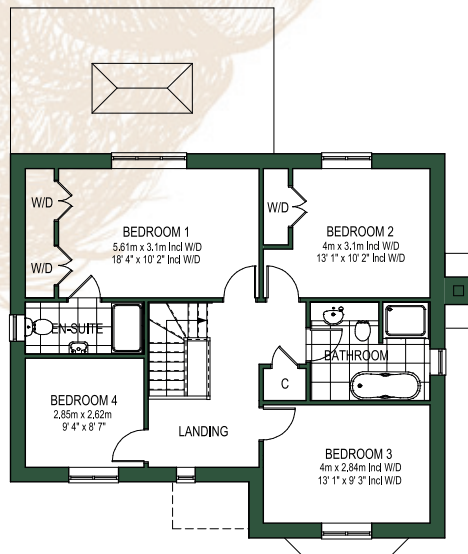
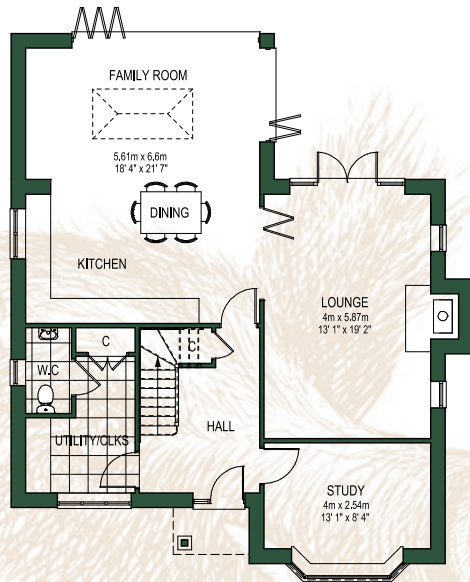
- **4 bedrooms**
- **Open plan living**
- **Master suite with juliette balcony, large dressing room & ensuite**
- **Guest bedroom with ensuite**
- **Double garage**





# House Type C Plot 7, 11, 13, 15 & 20

## 4 Bedrooms – 1872 Sq ft



Please note: Plots 11, 13, 15 and 20 are a handed version of this floorplan.

A beautifully appointed 4 bedroom detached family home offering modern open plan living yet externally giving a traditional look with the plain tile roof, detailed brickwork and Oak porchway.

The accommodation on the ground floor consists of a central hallway leading to a beautiful open plan kitchen diner family room with double aspect bifold doors on to the garden and a lantern skylight above. There is also a generous sized living room with feature fireplace, bay fronted window and patio doors to the rear. A large utility/cloakroom sits at the front of the house with a w/c and cupboard.

The master bedroom is accessed off the spacious galleried landing with ensuite shower room and built in wardrobes, three further bedrooms and a bathroom. Externally is a double garage with electric roller shutter doors, tar and shingle driveway with ample parking, enclosed rear garden with patio area all sitting on a generous plot.

- **4 Bedrooms**
- **Bifold doors and sky lantern to family area**
- **Feature fireplace to living room**
- **Double garage**

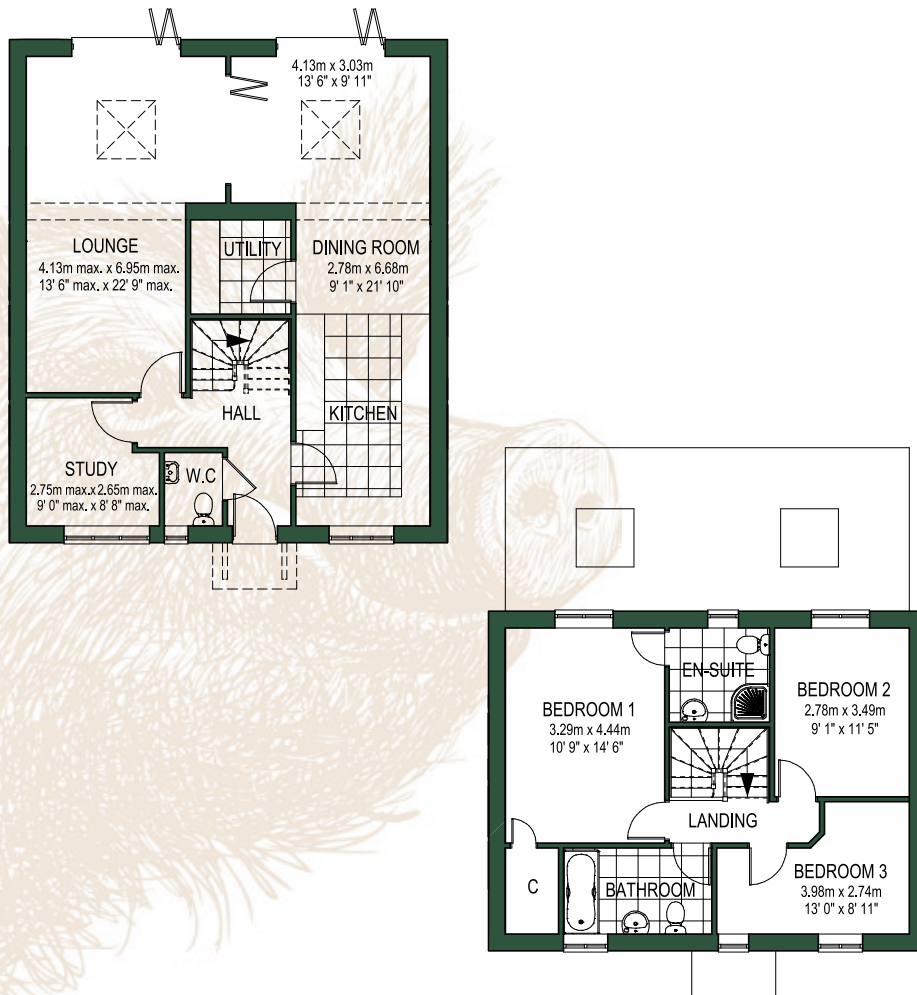






# House Type D2 Plot 9

## 3 Bedrooms – 1430 Sq ft



An individual 3 bedroom terrace home sympathetically designed to blend in with its surroundings including a feature porch to the front.

The accommodation comprises a welcoming entrance hall, wc, kitchen which leads to a light and airy dining room with bifold doors to the rear and a sky lantern above, utility off the kitchen, separate lounge and a spacious garden room which could also be used as a study, playroom or even a 4th bedroom. Just like the dining area, it benefits from bifold doors and a roof lantern.

Upstairs consists of the Master bedroom benefiting from an ensuite and storage cupboard, 2 further bedrooms and a family sized bathroom.

Externally the property benefits from a generous enclosed garden with patio area, plus a single garage with electric roller door.

- **3 bedrooms**
- **Master ensuite**
- **Sky lantern and bifold doors to garden room and dining area**
- **Single garage**









## Boars Hill

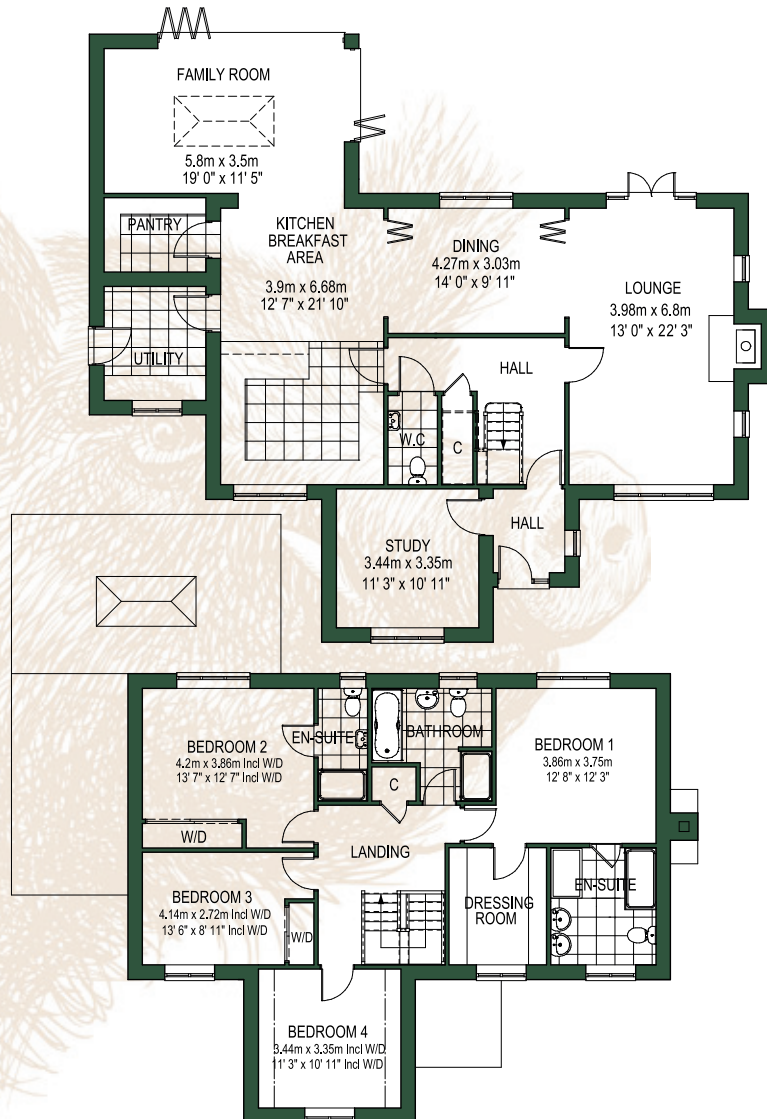






# House Type E Plot 6, 12, 14 & 17

## 4 Bedrooms – 2546 Sq ft



This handsome, well-proportioned family home offers open plan living at its finest but with the option of separating to create a cosy feel. This carefully laid out home includes an open plan kitchen, breakfast family room with the benefit of a sky lantern above and dual aspect bifold doors bringing the outside in, pantry and utility. Leading off the breakfast room, with the ability to be included in the previously mention accommodation is a dining area with double doors to the garden and two sets of internal bifold doors that leads to the kitchen or the spacious living room which offers plenty of light with a feature fireplace. The substantial ground floor also offers a study, cloakroom and w/c.

Upstairs the property benefits from a large landing serving the master suite with dressing room and luxury ensuite bathroom , a second bedroom with ensuite, 2 further good sized bedrooms and a stunning family bathroom with stylish Porcelanosa tiles.

Externally is a large double garage with generous parking and enclosed rear garden.

- **Executive family home**
- **Open plan living**
- **Light and airy rooms**
- **Master suite with dressing room and luxury ensuite bathroom**
- **Guest bedroom with ensuite**
- **Double garage**

Please note: Plots 6, 12, 14 and 17 are a handed version of this floorplan. Plot 6 front elevation window has been removed from bedroom 4 with replacement dormer to right hand aspect.







# House Type F Plot 5, 18 & 22

## 5 Bedrooms – 2690 Sq ft



A superior 5 bedroom detached home designed with exceptionally well-planned accommodation within. The oak framed porch leads into an expansive hallway with storage and w/c. The flexible ground floor space offers a large open plan kitchen dining, family area with bifold and double doors out into the garden, utility, formal living room with feature fireplace and doors out to rear and another dual aspect reception room to the front of the property that would be an ideal study, family, or playroom.

A galleried first floor landing serves a beautiful master suite that includes a luxury ensuite and dressing room, a guest suite with ensuite and dressing room plus three further bedrooms and family sized bathroom.

Sitting on a generous plot, externally the property offers a large double garage with electric, lighting, and electric roller doors, ample parking, patio area to the rear and a secure back garden.

- **5 bedrooms**
- **Open plan living**
- **3 reception areas**
- **2 bedroom suites with ensuite and dressing rooms**
- **Double garage**

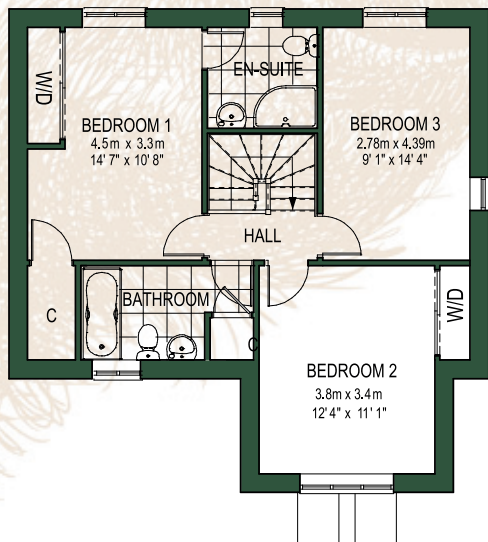
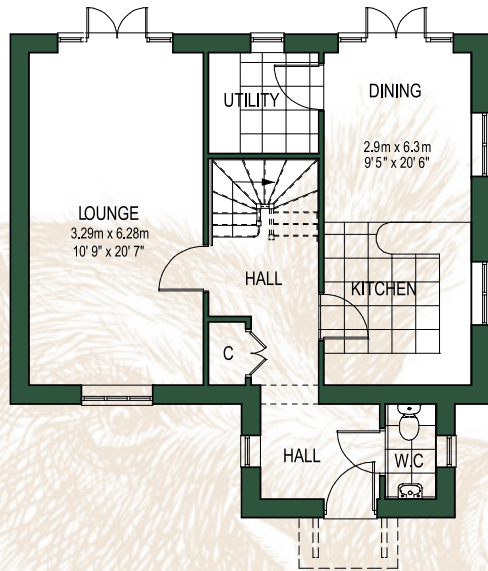
Please note: Plots 5 and 22 are a handed version of this floorplan. Plot 5 family room differs from this floorplan - please consult your sales representative.





# House Type G Plot 1

## 3 Bedrooms – 1324 Sq ft



An individual, delightful 3 bedroom detached house built with the same care and attention as its larger neighbours reflecting all the features synonymous of an Orchard Home.

The ground floor accommodation comprises a vestibule with downstairs w/c leading into the inner hallway with storage cupboard and access to the modern open plan kitchen dining room and utility with double doors out on to the rear garden and a generous living room also benefiting from double doors out into the garden.

Upstairs offers a comfortable master bedroom with ensuite and cupboard, 2 further generous bedrooms and Bathroom.

Outside the property unusual benefits from a double car port and potential workshop, ample parking, secure rear garden with patio area.

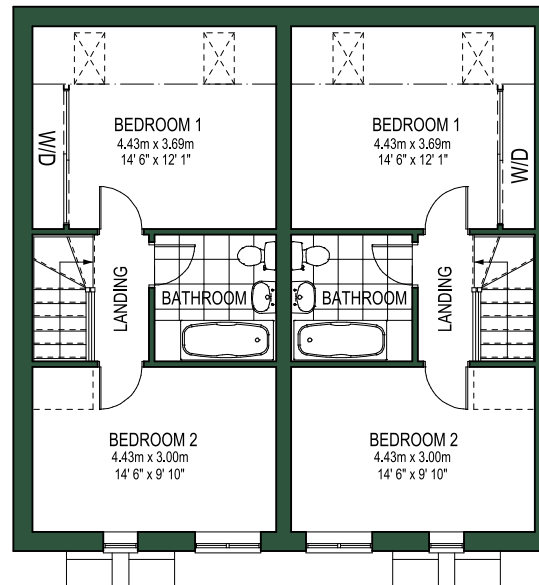
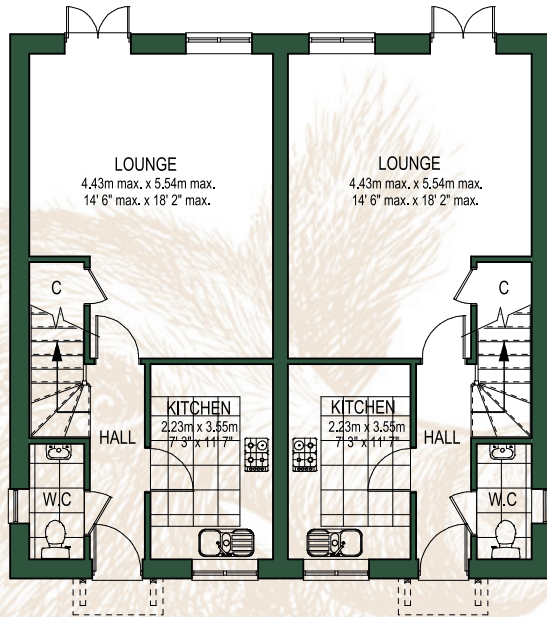
- **3 bedrooms**
- **Open plan Kitchen/Dinner**
- **Master bedroom with Ensuite**
- **Double carport and potential workshop**





# House Type H Plot 2 & 3

## 2 Bedrooms – 888 Sq ft



A welcoming two bedroom semi-detached home with a spacious living/ dining area with doors out on to the rear garden, a well equipped kitchen and downstairs w/c and cupboard. Upstairs there are two bedrooms and bathroom.

Externally is a single garage, ample parking and an enclosed rear garden with patio area.

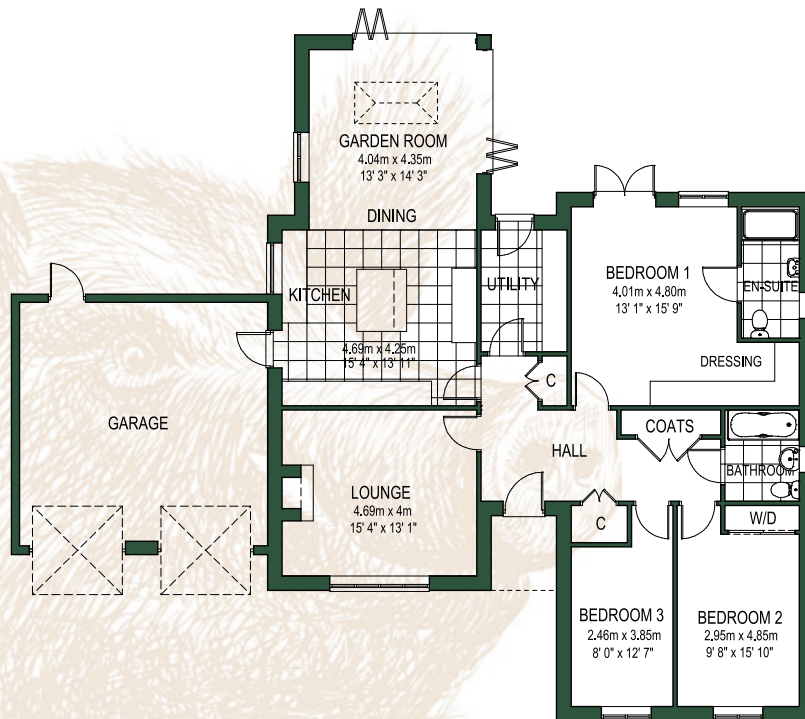
- **2 Bedrooms**
- **Living/Dining area with doubles doors to the rear garden**
- **Secure gardens**
- **Single garage**





# House Type K Plot 4

## 3 Bedrooms – 1553 Sq ft



An inviting 3 bedroom detached single storey home offering modern living at its finest. A welcoming entrance hall with cloak cupboard serves an imposing open plan kitchen, dining garden room with sky lantern and double aspect bifold doors that lead onto a generous patio area perfect for al fresco dining. A separate utility that also provides access to the rear, formal living room, master bedroom with plentiful built in wardrobes, ensuite and double doors out to the rear, 2 further bedrooms and a bathroom.

Externally the property sits on a substantial plot and benefits from a double garage, large driveway and a secure rear garden with patio area.

- **3 bedrooms**
- **Open plan kitchen, diner garden room with bifold doors and sky lantern**
- **Master bedroom with ensuite and built-in wardrobes**
- **Double garage**
- **Generous plot**



# Specification

The high quality specification that Orchard Developments includes is as follows:

## Internal

High security five lever locks with triple locking front and rear doors

Oak veneered doors and some oak and glazed doors

Satin chrome internal door handles

Slake lime (colour) to interior walls, skirting and architraves

Wardrobes to rooms as illustrated on Housetype floorplans

High speed fibre

Oak staircase with glass (excluded on plots 2 & 3)

High levels of insulation

## Kitchen

Choice of high gloss or shaker kitchens (depending on stage of construction.)

Under unit lighting

Choice of quartz worktops- Housetype A,B,C,D,E,F,G,K

Choice of laminate worktop- Housetype H

Built in appliances: Double oven, hob, extractor, dishwasher and fridge/freezer

Wine cooler- Housetypes B,E&F

Integrated bins

Rangemaster Atlantic Classic 1.5 bowl sink with Aquavogue tap (or similar)

Space for washer dryer- Housetype H only

## Utility

Units to match kitchen

Choice of Laminate worktop- upgrade available\*

Sink

Space for washer dryer-Housetype A,D,K and G

Space for washing machine and tumble dryer- Housetype B,C,E,F

Some housetypes provide space for a further free standing fridge/freezer

## Bathrooms and ensuites

Duravit sanitary ware and Roper Rhodes vanity units (subject to availability)

Hansgroche bathroom taps

Porcelanosa wall and floor tiles

Half tiling to bathroom

Underfloor electric heating to master ensuite



### Flooring

Porcelanosa ceramic floor tiles to all utility, bathrooms & ensuites

Housetypes A,B,C,D,G and K- Porcelanosa ceramic floor tiles to kitchen dining area only

Housetypes E and F- Porcelanosa ceramic floor tiles to kitchen breakfast area only

Housetype H- Porcelanosa ceramic floor tiles to kitchen only

### Heating, lighting and electrical

Air source heat pump

Individual thermostats to each room

Underfloor heating to ground floor

Spotlights in the kitchen, bathroom and ensuites

Generous electrical specification

Cat 6 cabling

Alarm with keypad by the front and back doors-Housetypes A,B,C,D,E,F,G,K

Alarm keypad in the main bedrooms to housetypes with alarms

### External

Large patio with natural stone slabs to the rear and block weave paths to the front

Turfed front gardens

Seeded rear garden

Tar and shingle driveway

Outside tap

External lights to front

Electric roller shutter garage doors- Housetypes- A,B,C,D,E,F,H,K

High quality bricks

Cladding (where applicable)

Power and lighting to garages

uPVC windows

### Services

Air source heat pump, mains water, electricity, mains drains and fibre optic

### Warranty Provider

One Guarantee -10 year structural warranty

### Maintenance Fees

We have been advised that the main development road is adopted by the local authority. Any private driveway maintenance will be split equally between the properties that have use of that driveway.





# ORCHARD HOMES

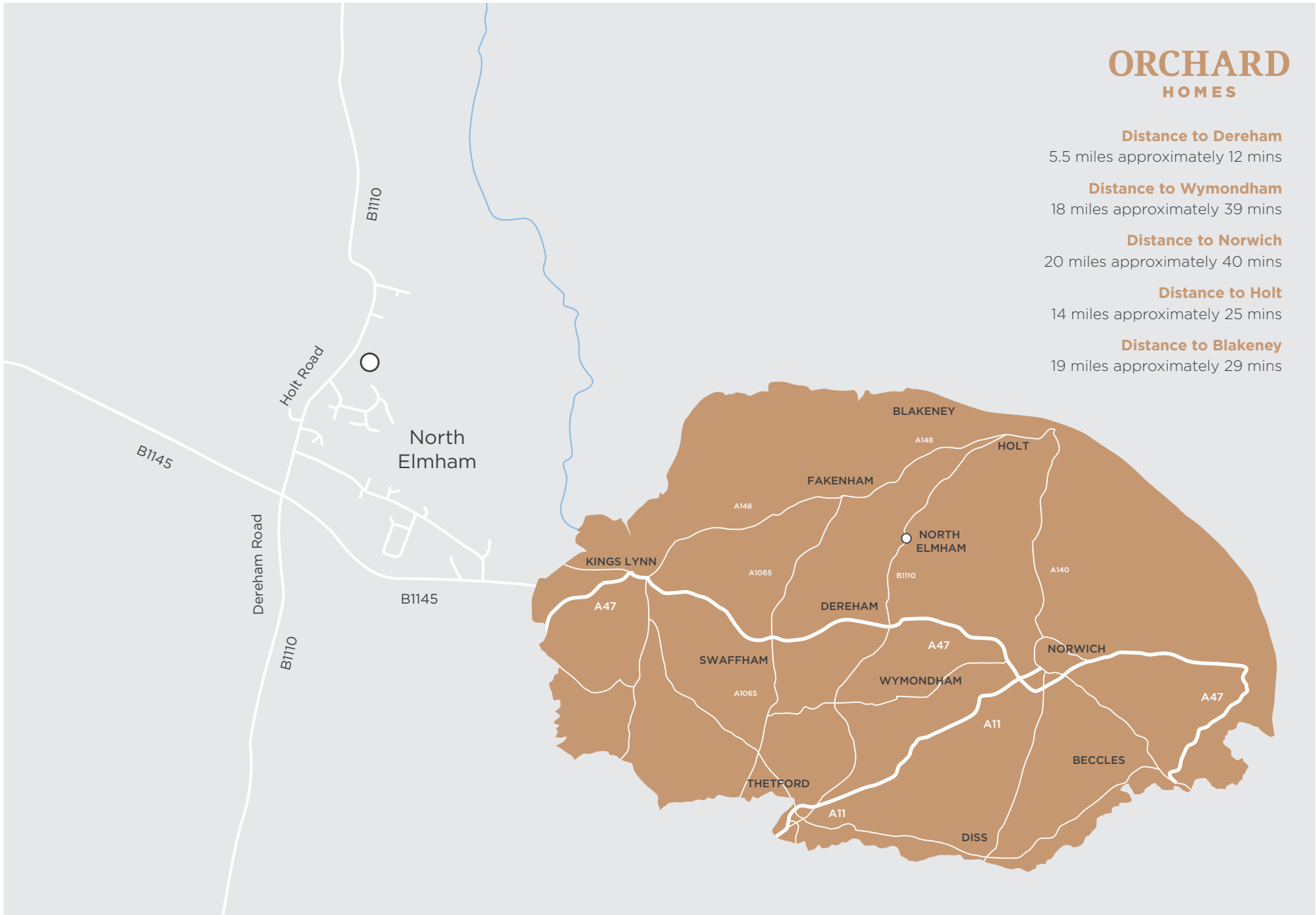
**Distance to Dereham**  
5.5 miles approximately 12 mins

**Distance to Wymondham**  
18 miles approximately 39 mins

**Distance to Norwich**  
20 miles approximately 40 mins

**Distance to Holt**  
14 miles approximately 25 mins

**Distance to Blakeney**  
19 miles approximately 29 mins





# For further details



**Please contact sole agents for Boars Hill,  
North Elmham:**

Warners Estate Agents  
3 Market Street  
Wymondham  
Norfolk NR18 0AJ

Tel: 01953 604431

Email: [sales@warnersprop.com](mailto:sales@warnersprop.com)

Web: [www.warnersprop.com](http://www.warnersprop.com)

**Agents notes:**

- Completion will be on notice and anticipated dates given cannot be relied upon.
- £1,000 reservation fee- 10 week period to exchange.
- Specification listed is for guidance only and is subject to change during the construction process at the developer's discretion.
- Kitchen and Bathroom layouts on the floorplans are for illustrative purposes only. Kitchen plans are available via Warners New Homes
- Whilst every attempt has been made to ensure the accuracy of the CGI images and floorplans, these are for illustrative purposes only and should be used as such and not relied upon by any prospective purchaser.
- Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this development is a relative or associate of an employee of Warners Estate Agents.

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