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ESTATE AGENT
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The Dunley 2 Millstone Meadow Ashford Road, Charing, Ashford, Kent. TN27 0EQ.

£650,000 Freehold

Property Summary

"We love it when we get the chance to sell a brand new property. Ready to move straight into with quality fittings and waiting for the purchaser to put their own mark on their new home". - Philip Jarvis, Director.

A brand new four bedroom detached house built by Jakob James Designer Homes in Charing. Millstone Meadow is a small select development of just four houses found on the fringes of the village.

The specification includes natural oak carpentry, high quality flooring throughout and underfloor heating to the ground floor. Each property features a Roma kitchen with Neff appliances from the firm based in Ashford.

The accommodation is arranged downstairs to include a living room with French doors onto the garden. There is a well proportioned kitchen/dining room with quality appliances and bifolds onto the garden. There is a third reception room that would make an ideal family room or study. There is also a useful utility room and shower room.

Upstairs there are four double bedrooms with the master bedroom having an ensuite shower room plus a family bathroom.

Sitting on a generous sized plot there is an enclosed garden with large patio and laid to lawn measuring to a maximum approximately 90ft in length. To the front there is a brick block parking area and a driveway leading to the carport.

In our opinion, the development is finished to a high standard and benefits from a ten year Advantage warranty.

Well positioned, Millstone Meadow is found between the county town of Maidstone and market town of Ashford. There is also goods access to Canterbury and London. Charing has a railway station with access to London via London Victoria. Pluckley, a short drive provides rail access to London Bridge. Ashford international station offers a high speed service to London St Pancras. The M20 motorway is accessed at Leeds Castle approximately ten miles away.

An internal viewing comes most recommend to fully appreciate everything this new home has to offer.

Features

- Brand New Four Bedroom Detached House
- Open Plan Kitchen/Diner
- Utility & Downstairs Shower Room
- Ensuite Shower Room To Master Bedroom
- Sunny Aspect 90ft Garden
- EPC Rating: B
- Quality High Specification Finish
- Living Room Overlooking Garden
- Four Double Bedrooms
- Underfloor Heating To Ground Floor
- Brick Block Parking & Carport
- Council Tax Band TBC

Ground Floor

Hall

Stairs to first floor. Oak detailing to staircase. Lighting to staircase. Understairs space. LVT flooring.

Living Room

19' 4" x 13' 10" (5.89m x 4.22m) Double glazed doors to rear garden. Downlighting. Underfloor heating. LVT flooring. Pocket doors to

Kitchen/Dining Room

19' 4" x 13' 2" (5.89m x 4.01m) Double glazed bifolds to garden. Roma kitchen with a range of base and wall units. Grey one and a half bowl sink unit with Kettle boiling tap. Neff double electric oven. Neff combination oven/microwave. Neff five ring gas hob with extractor over. Neff integrated fridge/freezer. Neff integrated dishwasher. Breakfast bar area. Downlighting. Underfloor heating. LVT flooring.

Family Room/Study

12' 10" x 10' 2" (3.91m x 3.10m) Double glazed window to front. Underfloor heating. Fitted carpet. Downlighting.

Utility Room

Door to side of house. Range of units. Stainless steel sink and wall boiler. Space for washing machine. Underfloor heating. Downlighting. LVT flooring.

Shower Room

Double glazed frosted window to front. White suite of low level WC, wall hung hand basin with large fully tiled shower cubicle with rainfall shower. Local tiling. Tiled floor. Underfloor heating. Downlighting. Extractor.

First Floor

Landing

Double glazed window to front. Access to loft. Airing cupboard. Downlighting. Fitted carpet.

Master Bedroom

13' 5" x 12' 6" plus (4.09m x 3.81m) Two double glazed windows to front. Double mirrored doored wardrobe cupboard,. Radiator. Fitted carpet.

Ensuite Shower Room

Double glazed frosted window to side. White suite of low level WC, wall hung hand basin and fully tiled shower cubicle with rainfall shower. Chrome towel rail. Local tiling. Tiled floor. Downlighting. Extractor.

Bedroom Two

16' 10" x 11' 2" (5.13m x 3.40m) Double glazed window to rear. Radiator. Fitted carpet.

Bedroom Three

13' 0" x 10' 4" (3.96m x 3.15m) Double glazed window to front. Radiator. Fitted carpet.

Bedroom Four

11' 0" x 10' 6" (3.35m x 3.20m) Double glazed window to rear. Radiator. Fitted carpet.

Bathroom

Double glazed frosted window to side. White suite of low level WC, wall hung vanity hand basin. Panelled bath with separate shower unit with rainfall shower and hand held attachment. Local tiling. Tiled floor. Downlighting. Extractor.

Exterior

Front Garden

Area to lawn with fence and hedging to the front. Brick block driveway with additional parking and turning area to one side. Driveway leads to the carport area to one side of the property. There is also attractive lighting to the front of the property.

Parking

Brick block area to front and driveway to the side of the house.

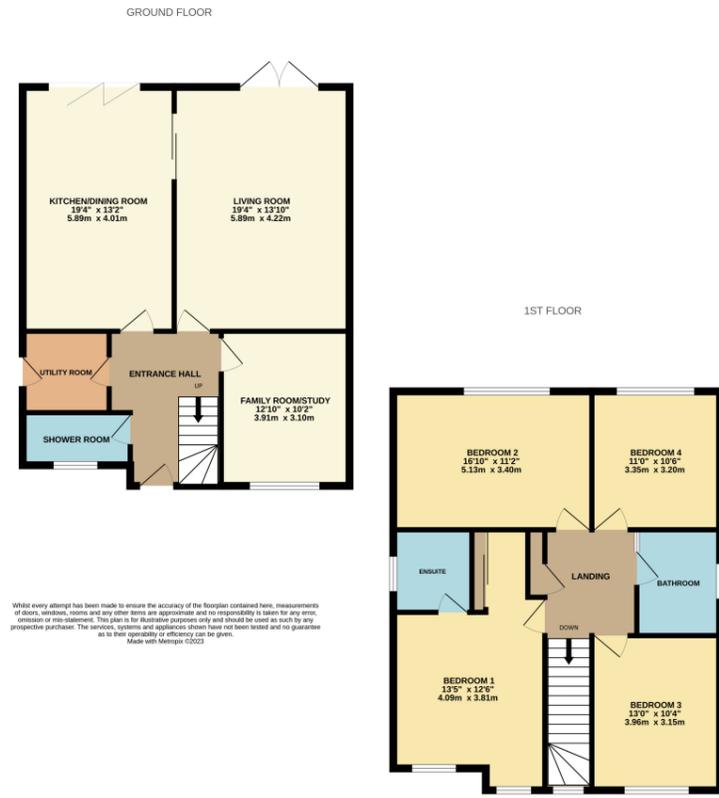
Rear Garden

Approximately 90ft in length. Sunny aspect overlooking countryside. Large patio area with three steps up to the main body of garden laid to lawn. Hedging to the end of the garden and two silver birch trees. Useful storage area to one side. Pedestrian access to the other side of the house.

Agents Note

1. It is planned for a car port to be erected to the side of the property.

2. The internal photos and garden shown are for 3 Millstone Meadow (The Detling). It is the same house but handed the opposite way.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



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