



# Terence Painter

ESTATE AGENTS

- New Home
- Detached Executive Home
- Gated Development
- Four Bedrooms
- Master Bedroom With En-Suite Shower Room
- Lounge
- Currently Under Construction
- Open Plan Kitchen/Diner/Family Room
- Utility Room
- Cloak Room/W.C
- High Specification Fitted Kitchen with Integrated Appliances
- 10 Year Build Zone Warranty
- Well Appointed Family Bathroom
- Choice of Finishes (subject to build stage)
- Option to Purchase Adjoining Nature Reserve
- Landscaped Garden
- Reserve Now!

**3 Windmill View Ramsgate Road, Sarre, Birchington, Kent. CT7 0LF.**

**Freehold £625,000**

AVAILABLE TO RESERVE NOW! BRAND NEW FOUR BEDROOM EXECUTIVE FAMILY HOME LOCATED IN A GATED DEVELOPMENT IN THE PICTURESQUE VILLAGE OF SARRE!

This is an exciting opportunity to acquire this attractive newly built generous size four bedroom detached executive family home which is located at Windmill View, an exclusive gated development of five new homes in the picturesque village of Sarre.

This property is currently under construction and will offer generous size living accommodation arranged over two floors which will be finished to an impressive standard with a high specification throughout.

On the ground floor there is a generous size entrance hall, formal lounge, cloakroom/w.c, utility room and an open plan kitchen/dining/family room which will feature a well appointed modern kitchen with a wide range of integrated appliances and bi-folding doors to the garden.

On the first floor the spacious theme continues with a stunning family bathroom and four double bedrooms including a master bedroom which boasts an en-suite shower room.

Externally this home will feature a landscaped garden and a double driveway. The developers are offering buyers the choice of finishes but please note this will be subject to the stage of the build.

This home is scheduled to be available for occupation February/March 2022 so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing and to find out how you can reserve your new home today!

## Location

### Sarre

Sarre is small village ideally located within easy reach of the historic city of Canterbury (approx. 9 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina with its good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station (currently under construction) will connect with the High Speed rail services to Ashford International and London St Pancras, and is located within 6 miles.

## Ground Floor

### Entrance Hall

5.10m x 3.39m (16' 9" x 11' 1") There will be wood-effect vinyl flooring, carpeted stairs to the first floor and doors leading off to the lounge, cloakroom/w.c and the kitchen/diner/family room.

### Cloakroom/W.C

2.07m x 1.31m (6' 9" x 4' 4") There is a frosted double glazed window to the side of the property, tiled flooring, concealed cistern with designer pan, heated towel rail, stylish vanity unit with hand wash basin inset and tiled flooring.

### Lounge

5.08m x 3.47m (16' 8" x 11' 5") There are double glazed windows to the front of the property and wood-effect vinyl flooring.

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### **Open Plan Kitchen/Dining/Family Room**

8.22m narrowing to 4.33m x 6.90m narrowing to 4.26m (27' 0" narrowing to 14'2" x 22' 8" narrowing to 13'9") There are two sets of bi-folding doors to the garden, double glazed window to the rear of the property and a door to the utility room. The kitchen will comprise of a range of high quality contemporary handleless gloss units with colour matched carcasses (colours can be chosen - subject to build stage), complementing island unit, range of integrated appliances including a Bora Pure Induction Cooktop with Integrated Cooktop extractor, Neff electric oven, dishwasher and microwave. There will be wood-effect vinyl flooring and quartz worktops.

### **Utility Room**

3.42m x 1.89m (11' 3" x 6' 2") There is a range of wall and base units with space and plumbing for a washing machine. Ceramic tiled flooring.

### **First Floor**

#### **Landing**

2.31m x 1.90m (7' 7" x 6' 3") There is a large frosted double glazed window to the side of the property, loft hatch, carpet flooring and doors leading off to the bedrooms and family bathroom.

#### **Bedroom One**

3.68m x 3.32m (12' 1" x 10' 11") There is a double glazed window to the rear, door to the en-suite shower room, television point and carpet flooring.

#### **En-Suite Shower Room**

2.32m x 1.05m (7' 7" x 3' 5") There is a frosted double glazed window to the side of the property, walk in shower cubicle, concealed cistern with designer pan, heated towel rail, stylish vanity unit with a wash basin inset, tiled walls and flooring.

#### **Bedroom Two**

4.33m x 3.50m (14' 2" x 11' 6") There is a double glazed window to the rear, television point and carpet flooring.

#### **Bedroom Three**

3.45m x 3.25m (11' 4" x 10' 8") There is a double glazed window to the front, television point and carpet flooring.

#### **Bedroom Four**

3.39m x 3.23m (11' 1" x 10' 7") There is a double glazed window to the front, television point and carpet flooring.

#### **Family Bathroom**

2.31m x 2.30m (7' 7" x 7' 7") There is a frosted double glazed window to the side of the property, fitted wall mounted 'floating' W.C., a free standing bath, heated towel rail, stylish vanity unit with a wash hand basin inset, fully tiled walls, tiled flooring and underfloor heating.

### **Exterior**

#### **Garden**

There will be a landscaped rear garden with modern close boarded dividing fence panels with gates and wooden posts, sandstone patio area with sleeper retainers and a turfed garden. There will be an outside tap and power points.

#### **Parking**

The development will feature a communal remote operated entrance gate. This property will benefit from two allocated parking spaces to the front of the property. There is also visitors parking located within the development.

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### **Additional Features**

The properties will feature an Air-Source Heat Pump boiler system supplying the hot water (with hot water storage tank) and the heating. There will be an underfloor hot-water heating system to the ground floor and radiators on the first floors. The property will benefit from intruder alarm systems, video gate entry system and door bells. Interior doors will be painted solid wood doors. The properties will also be fitted with mains operated fire and heat alarms.

### **Nature Reserve**

Located adjacent to the property is a designated nature reserve area. There is an opportunity to purchase this with the property, at an additional cost of £50,000. Please ask the agents for further details.

### **Agents Note**

Please note all measurements are approximate as they were taken at an early stage of build and may differ to those when the property is build complete. Images of the properties are CGI's and may differ when the property is build complete.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

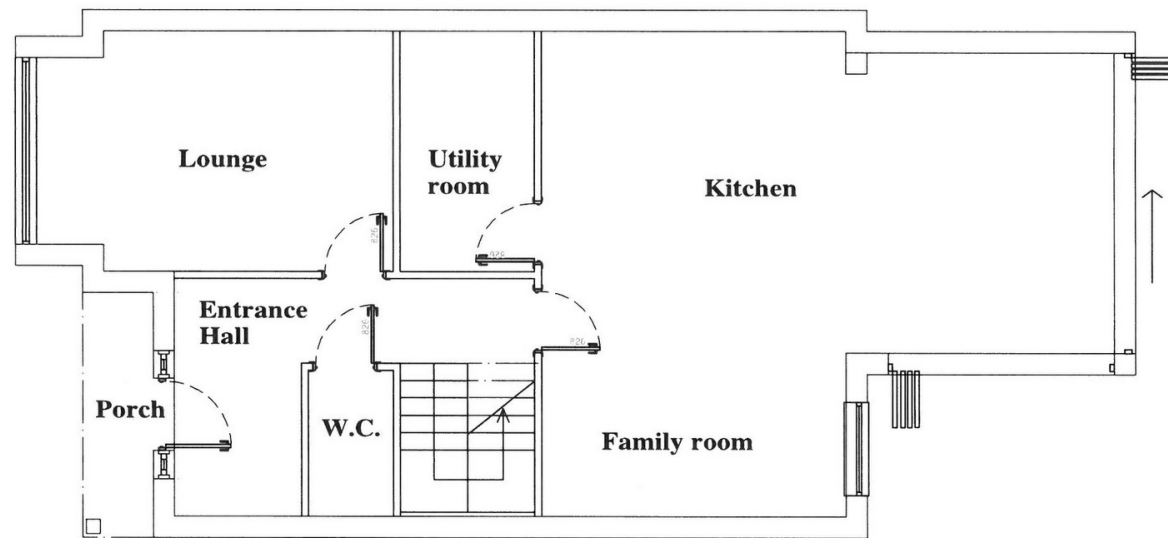


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

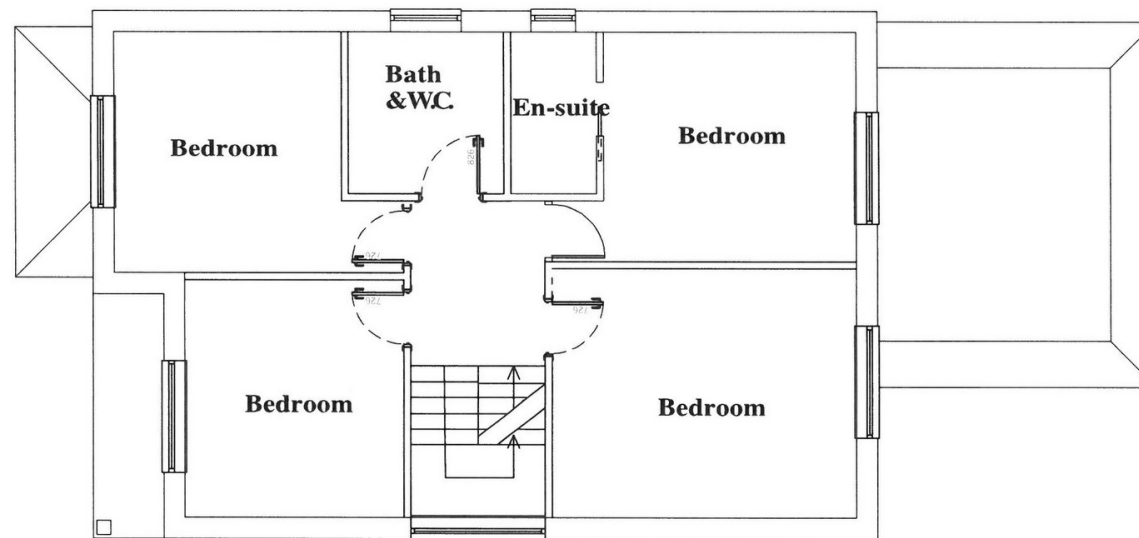
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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**Ground Floor Plan**

**Floor Plans**



**First Floor Plan**

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Bramble Cottage

Mill View

- New Tree Planting
- Original dwelling outline.
- Tree T12 Removed
- Approx line of existing sewer
- Tree T10 Removed

Rev C 22-05-19 Additional visitor park  
 Rev B 08-05-19 Plots 1-5 reduced in s  
 amended re plot 3 and layout adjusted  
 Rev A 08-04-19 Highway comments a

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