

Terence Painter

ESTATE AGENTS

- Last Plot Remaining
- New Home
- Detached Executive House
- Gated Development
- Four Bedrooms
- Master Bedroom & En-suite Shower Room
- Lounge
- Open Plan Kitchen/Diner/Family Room
- Utility Room
- High Specification Fitted Kitchen with Integrated Appliances
- 10 Year Build Zone Warranty
- Well Appointed Family Bathroom
- Landscaped Rear & Side Gardens
- Option to Purchase Adjoining Nature Reserve
- Reserve Now!
- Cloakroom W.C.



5 Windmill View, Ramsgate Road, Sarre, Birchington, Kent. CT70LF.

Freehold £625,000

LAST PLOT REMAINING!

BRAND NEW FOUR BEDROOM EXECUTIVE FAMILY HOME LOCATED WITHIN A GATED DEVELOPMENT IN THE PICTURESQUE VILLAGE OF SARRE!

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

This property offers generous size living accommodation arranged over two floors which has been finished to an impressive standard and to a high specification throughout.

On the ground floor there is a generous size L-shaped entrance hall, formal lounge, cloakroom/w.c, utility room and an impressive open plan kitchen/dining/family room which features a well appointed modern kitchen with a wide range of integrated appliances and bi-folding doors leading out onto the patio and landscaped 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 features landscaped side and rear gardens with a large Indian sandstone patio area and a double driveway with electric car charging point.

This home is available to view now so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing!

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

5.11m x 3.39m (16' 9" x 11' 1") Wood-effect vinyl flooring with underfloor heating, 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

2.06m x 1.22m (6' 9" x 4' 0") 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

5.18m x 3.40m (17' 0" x 11' 2") There are double glazed windows to the front of the property, television point and wood-effect vinyl flooring with underfloor heating.

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Open Plan Kitchen/Dining/Family Room

7.29m narrowing to 4.33m x 6.82m narrowing to 3.91m (23'11" narrowing to 14'2" x 22' 4" narrowing to 12'10") A truly impressive room offering a flexible layout with two sets of bi-folding doors leading out onto the patio and the garden, double glazed window to the rear of the property and a door to the utility room. The kitchen comprises a range of high quality contemporary handle-less hi-gloss units with colour matched carcasses, complementing island unit, quartz worktops and a range of integrated appliances including a Bora Pure Induction Cooktop with Integrated Cooktop extractor, Neff electric oven, dishwasher and microwave. There is wood effect vinyl flooring with underfloor heating.

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. Wood effect vinyl 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, radiator 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, radiator 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, radiator 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, radiator 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

To the rear and side of the property is a landscaped garden with modern close boarded dividing fence panels with gates and wooden posts, Indian sandstone patio area with sleeper retainers and a turfed garden. There is a garden shed, an outside tap, power points and lighting.

Parking

The development features a communal remote operated entrance gate. This property will benefit from two allocated parking spaces to the front of the property with an electric car charging point. There is also visitors parking located within the development.

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Additional Features

The property features an Air-Source Heat Pump boiler system supplying the hot water (with hot water storage tank) and the heating. There is an underfloor hot-water heating system to the ground floor and radiators on the first floors. The property will benefit from an intruder alarm system, video gate entry system and door bells. The property is also 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 please ask the agents for further details.



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

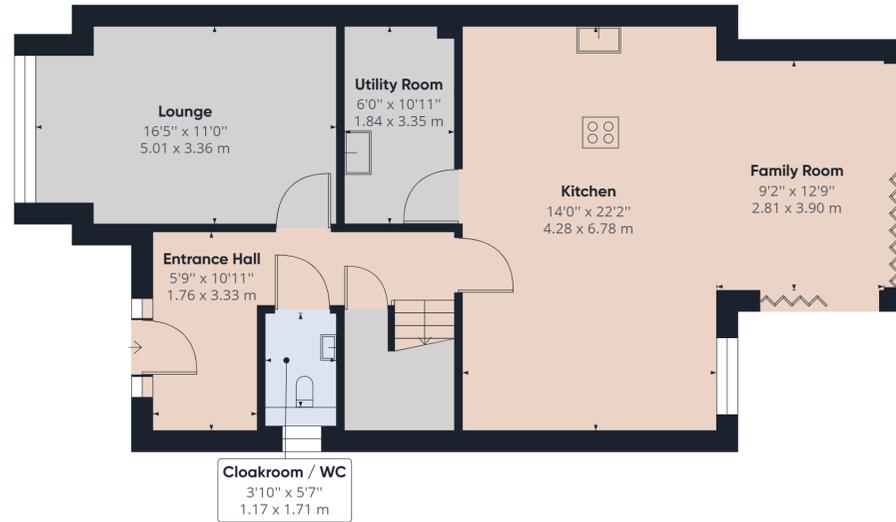


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

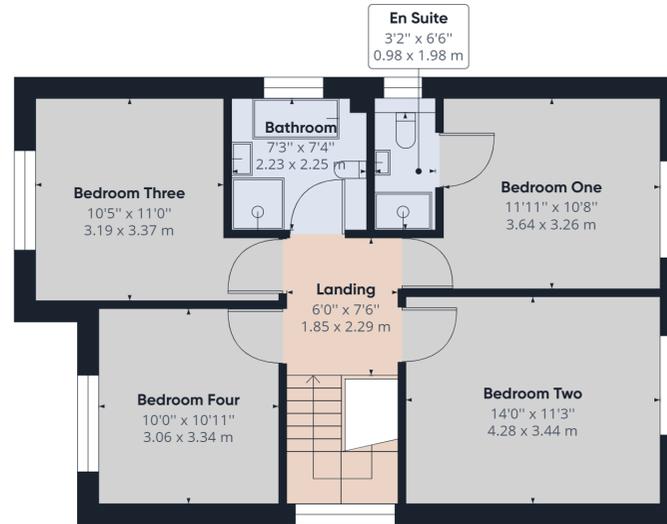
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1514.22 ft²

140.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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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