



philip INDEPENDENT
ESTATE
AGENT
Jarvis



6 Burgess Fields, Lenham Heath, Maidstone, Kent. ME17 2DZ.

£880,000 Freehold

Property Summary

"As I walked around this house, I couldn't help but feel like this was just a special property." - Matthew Gilbert, Branch Partner.

Available to the market is this truly inspiring four bedroom detached home found within a private gated community. The property is only five years old and was developed and built by TG Designer Homes. Not only has this property been well thought out and finished to a high standard but also benefits from underfloor heating powered by an air source heat pump, PV's and triple battery storage. This has been installed recently and has further improved the cost efficiency of this energy conscious home.

As you enter this unique home you are met with a grand entrance hall which leads through to the various rooms to include kitchen/breakfast room, utility room, dining room, formal lounge, TV lounge and WC. To the first floor there is a master bedroom with dressing room and large ensuite shower room, three further double bedrooms and a family bathroom.

Externally to the rear is quite an impressive secure landscaped garden with access to the double garage to one side with its driveway for two further vehicles.

Situated in the rural area of Lenham Heath this home is found within close proximity to the village of Lenham with its shops, restaurants and facilities which include schooling, doctors and library. There are also excellent commuter links with easy access to the M20 as well as a mainline railway to London Victoria, London Bridge and London St Pancras via Ashford International Station. Please book a viewing without delay.

Features

- Grand Four Bedroom Detached Home
- Master Bedroom With Dressing Room & Ensuite Shower Room
- Three Reception Rooms Plus Kitchen/Breakfast Room
- Energy Efficient Dwelling
- Utility Room
- Council Tax Band G
- Select Development Of Just Six Properties
- Built By Award Winning TG Designer Homes

Ground Floor

Entrance Door To

Hall

Stairs to first floor with cupboard underneath. Exposed brick feature wall. Seating area with space for coats. Moduleo flooring with underfloor hating. Small understairs cupboard. Recess lighting.

Cloakroom

Suite of wall mounted concealed low level WC. Feature wall mounted hand basin. Extractor. Moduleo flooring with underfloor heating. Extractor.

Formal Lounge

21' 3" x 17' 5" (6.48m x 5.31m) Sliding patio doors to side. Double glazed window to rear and side. Feature Stovax wood burning stove. Moduleo flooring with underfloor heating.

Kitchen/Breakfast Room

20' 9" x 19' 6" (6.32m x 5.94m) Sliding patio doors to rear. Range of contemporary kitchen units. Siemens integrated appliances to include fridge freezer, dishwasher, combination microwave oven, standard self cleaning oven, induction hob and pop up extractor. Blanco inset sink unit. Dekton worktops. Recess lighting. Moduleo flooring with underfloor heating.

TV Lounge

15' 6" x 14' 5" (4.72m x 4.39m) Double glazed window to front and rear. Moduleo flooring with underfloor heating.

Dining Room

12' 10" x 10' 10" (3.91m x 3.30m) Double glazed window to front. Modeuleo flooring with underfloor heating.

Utility Room

Range of contemporary units. Single bowl sink unit. Cupboard housing boiler and piping for underfloor heating. Extractor. Moduleo flooring with underfloor heating. Recess lighting. Space for washing machine and separate vented tumble drier.

First Floor

Landing

Moduleo flooring with underfloor heating. Recess lighting.

Master Bedroom

17' 3" x 10' 11" (5.26m x 3.33m) Double glazed windows to side. Underfloor heating. Leads through to Dressing Room area. Double glazed Velux window to side. Range of hanging rails and shelves. Underfloor heating.

Ensuite Shower Room

Double glazed Velux window to side. Contemporary white suite to include walk in shower, large wall hung hand basin and wall hung concealed low level WC. Two chrome towel rails. Localised wall tiling. Extractor. Recess lighting. Moduleo flooring with underfloor heating.

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m) Double glazed window to rear. Two double glazed Velux windows to rear. Underfloor heating. Eaves storage space.

Bedroom Three

19' 3" x 9' 3" (5.87m x 2.82m) Double glazed window to front. Underfloor heating.

Bedroom Four

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed Velux windows to side. Underfloor heating.

Bathroom

Double glazed Velux window to front. Contemporary white suite of wall hung concealed low level WC, wall hung hand basin and feature Sottini bath with shower attachment. Fully tiled shower cubicle. Chrome towel rail. Localised tiling. Underfloor heating. Recess lighting.

Exterior

Front Garden

Paved footpath to front door and side access. Area laid to lawn with hedging.

Rear Garden

Extensive paved patio with various seating areas. Small area laid to lawn with ball sculpture. Raised brick bed. Laurel hedging to the borders and various feature lighting. Outside electric points. Side access. Outside lighting.

Double Garage

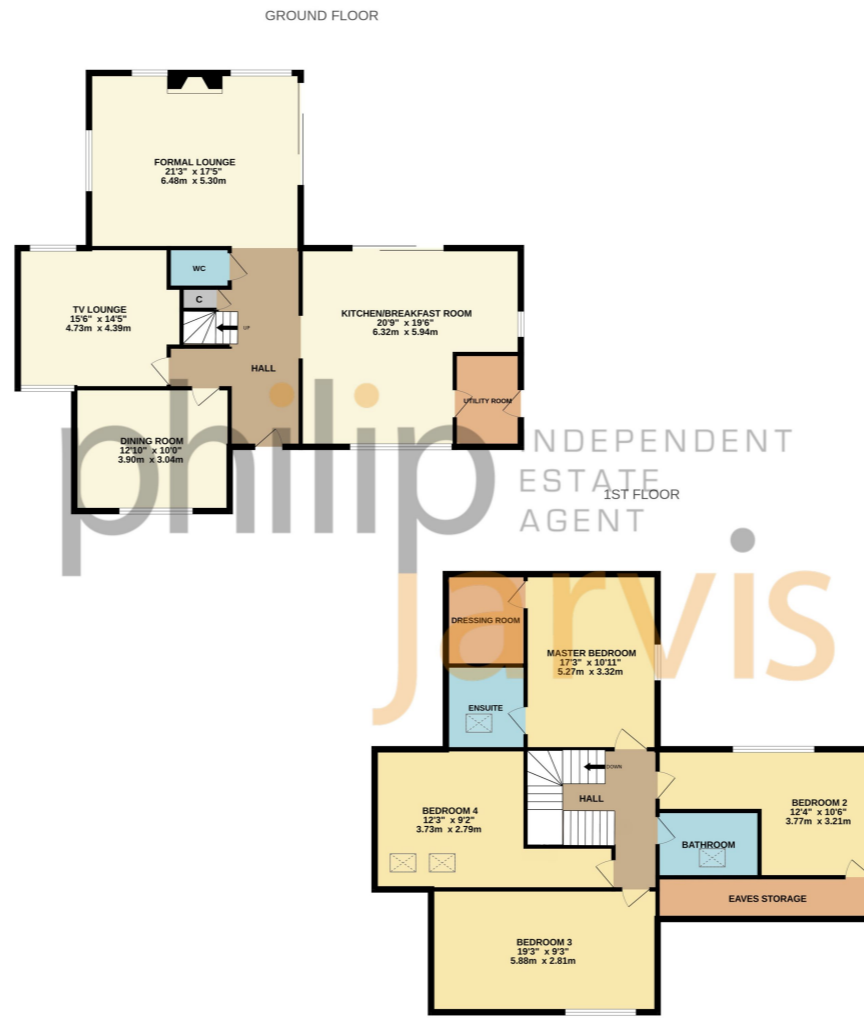
Electric up and over door. Power and light. Pedestrian side access door.

Driveway

Brick block driveway for two vehicles.

Agents Note

There is a service charge for the communal areas. The charge is £430.00 per annum,.



Whilst 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		99
(81-91) B		
(69-80) C		82
(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

Viewing Strictly By Appointment With

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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