Terence Painter
ESTATE AGENTS

- New Home
- Detached Executive Home
- Gated Development
- Four Bedrooms
- Currently Under Construction
- Lounge with Log Burner
- Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe
- Second Bedroom with En-Suite Shower Room
- Kitchen/Diner/Family Room
- Home Office/Play Room
- Utility Room & Cloakroom/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!

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

Freehold £685,000

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, double aspect lounge with a feature fireplace with a log burner inset, home office/play room, cloakroom/w.c, utility room and a kitchen/diner which will feature a well appointed modern kitchen with a wide range of integrated appliances.

On the first floor the spacious theme continues with a stunning family bathroom with a freestanding bath and four double bedrooms including a master bedroom suite which boasts an en-suite shower room and a walk-in wardrobe. The second bedroom also features an en-suite shower room.

Externally this home will feature a landscaped side and rear gardens with a feature woodland walk 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 a 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

5.75m x 3.11m (18' 10" x 10' 2") There will be wood-effect vinyl flooring, carpeted stairs to the first floor and doors leading off to the lounge, office/play room, cloakroom/w.c and the kitchen/diner.

Cloakroom/W.C

1.98m x 1.08m (6' 6" x 3' 7") There will be tiled flooring, concealed cistern with designer pan, heated towel rail, stylish vanity unit with hand wash basin inset and tiled flooring.

Lounge

5.63m x 3.98m (18' 6" x 13' 1") There is a double glazed window to the front of the property and bi-folding doors to the garden. This room will feature a log burner. Wood-effect vinyl flooring.

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Home Office/Play Room

3.22m x 3.22m (10' 7" x 10' 7") There is a double glazed window to the side of the property. Wood-effect vinyl flooring.

Kitchen/Diner

5.62m x 4.08m (18' 5" x 13' 5") There are two double glazed windows to the front of the property and double glazed windows to the side and rear of the property. Door to 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). There will be a 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

3.22m x 2.01m (10' 7" x 6' 7") There is a door to the garden, and a range of wall and base units with space and plumbing for a washing machine. Ceramic tiled flooring.

First Floor

Landing

3.32m x 3.09m (10' 11" x 10' 2") There is a loft hatch, carpet flooring and doors leading off to the bedrooms and family bathroom.

Master Bedroom

4.07m x 3.35m (13' 4" x 11' 0") There is a dormer window to the front of the property and doors leading off to the en-suite shower room and walk-in wardrobe. There will be carpet flooring and a television point.

En-suite Shower Room

2.23m x 1.89m (7' 4" x 6' 2") There is a dormer window to the rear 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.

Walk-In Wardrobe

2.22m x 2.12m (7' 3" x 6' 11")

Bedroom Two

5.35m x 3.06m (17' 7" x 10' 0") There is a dormer window to the side and a double glazed window to the rear. There is a door to the en-suite shower room, carpet flooring and a television point.

En-Suite Shower Room

2.32m x 1.05m (7' 7" x 3' 5") There is a walk in shower cubicle, concealed cistern with designer pan, heated towel rail, stylish vanity unit with hand wash basin inset, tiled walls and flooring.

Bedroom Three

3.99m x 2.87m (13' 1" x 9' 5")There is a dormer window to the rear and a double glazed window to the side of the property. There will be carpet flooring and a television point.

Bedroom Four

3.97m x 2.79m (13' 0" x 9' 2") There is a double glazed window to the side of the property and a dormer window to the front. There will be carpet flooring and a television point.

Bathroom

3.07m x 2.37m (10' 1" x 7' 9") There is a large frosted double glazed window to the front of the property. This room will be fitted with a 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 side and rear garden with a feature woodland walk, 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 with video intercom. This property will benefit from two allocated parking spaces to the front of the property with electric car charging points to be finished in resin with granite paving to the front door with level thresholds and landscaped planters. There is also visitors parking located within the development.

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. Please also note that the floorplan shown is of plot one and the layout of this property is handed. Images are CGI's and are indicative of the finish.

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Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

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

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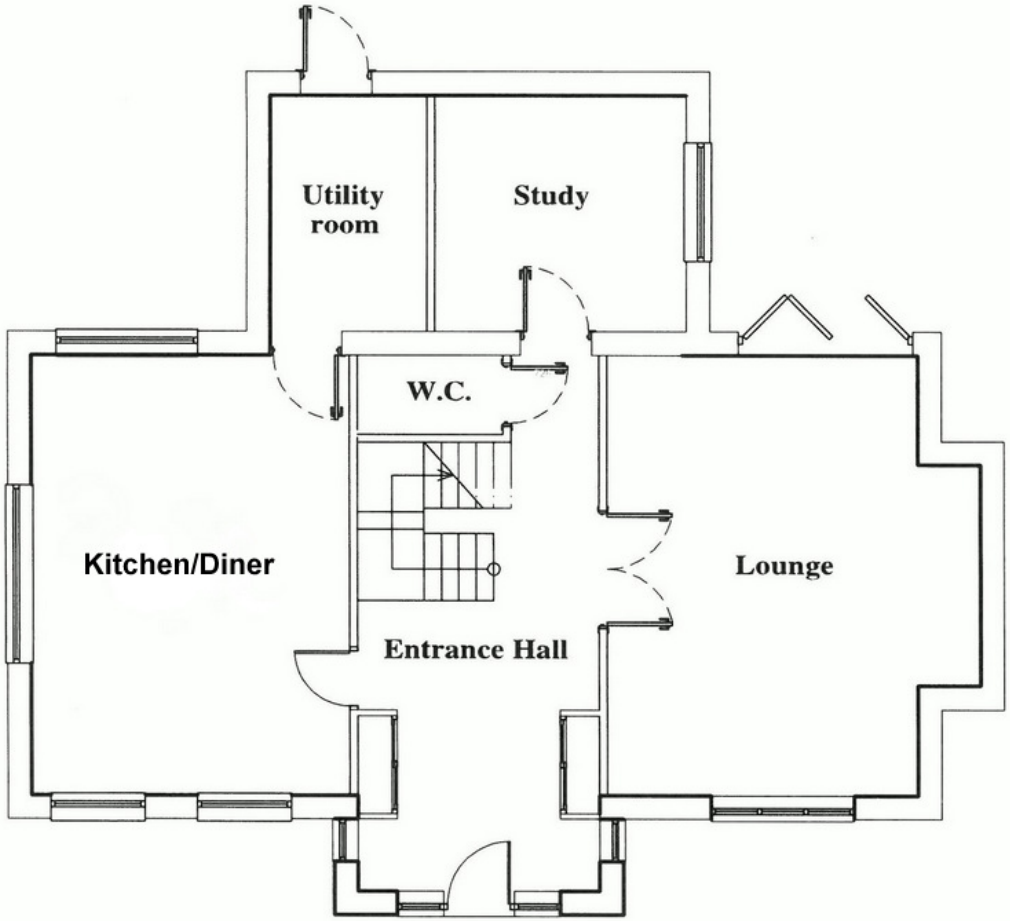
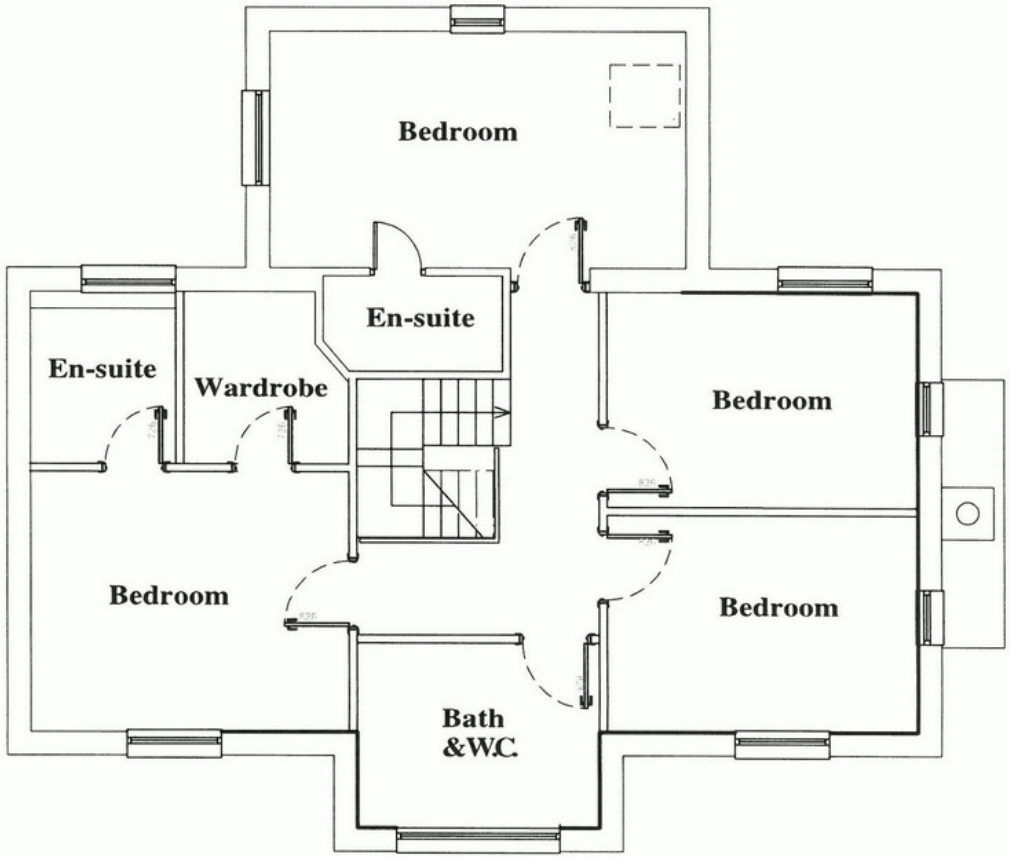


Ground Floor Plan



First Floor Plan

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