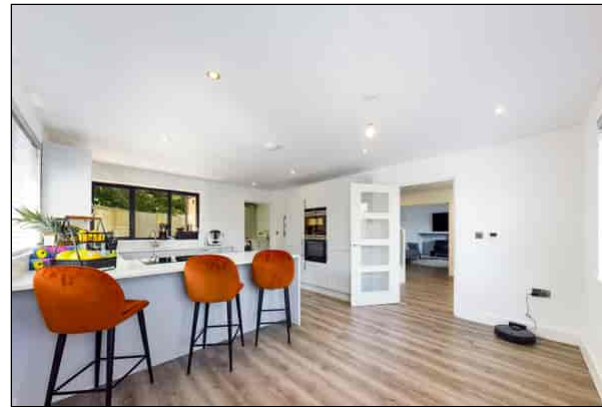


Terence Painter

ESTATE AGENTS



- Detached Executive Home
- Gated Development
- Four Bedrooms
- Lounge with Log Burner
- Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe
- 100' Landscaped Rear Garden
- Second Bedroom with En-Suite Shower Room
- Kitchen/Diner
- Home Office/Play Room
- Utility Room
- Cloakroom W.C.
- High Specification Fitted Kitchen with Integrated Appliances
- Remainder Of 10 Year Build Zone Warranty
- Well Appointed Family Bathroom

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

Freehold £690,000

NO FORWARD CHAIN - FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME WHICH IS LESS THAN A YEAR OLD LOCATED WITHIN A GATED DEVELOPMENT IN THE PICTURESQUE VILLAGE OF SARRE!

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

The property offers generous size living accommodation arranged over two floors which will have been finished to an impressive standard and 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 features 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 features a 100' landscaped garden with a large Indian sandstone patio area and a double driveway with electric car charging point.

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

5.75m x 3.11m (18' 10" x 10' 2") There is wood-effect vinyl flooring with underfloor heating, carpeted stairs to the first floor, storage cupboard, fitted storage unit 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 is 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 leading out onto a patio area and the rear garden. This room features a log burner inset to a recessed feature fireplace and wood-effect vinyl flooring with underfloor heating.

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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, fitted storage unit and wood-effect vinyl flooring with underfloor heating.

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. Door to utility room. The kitchen comprises a range of high quality contemporary shaker style units with colour matched carcasses. There is a range of integrated appliances including a Bora Pure Induction Cooktop with Integrated Cooktop extractor, Neff electric oven, dishwasher, microwave and and quartz worktops. There is wood-effect vinyl flooring with underfloor heating .

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. Wood effect vinyl 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 with farmland views and doors leading off to the en-suite shower room and walk-in wardrobe. There will be carpet flooring, radiator 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") There is bespoke fitted storage furniture.

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 , fitted storage furniture, radiator 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 is a range of bespoke fitted furniture with desk and feature lighting, carpet flooring, radiator 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 is a range of bespoke fitted furniture with desk and feature lighting, carpet flooring, radiator and a television point.

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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 with a remote activated roller blind. This room features 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

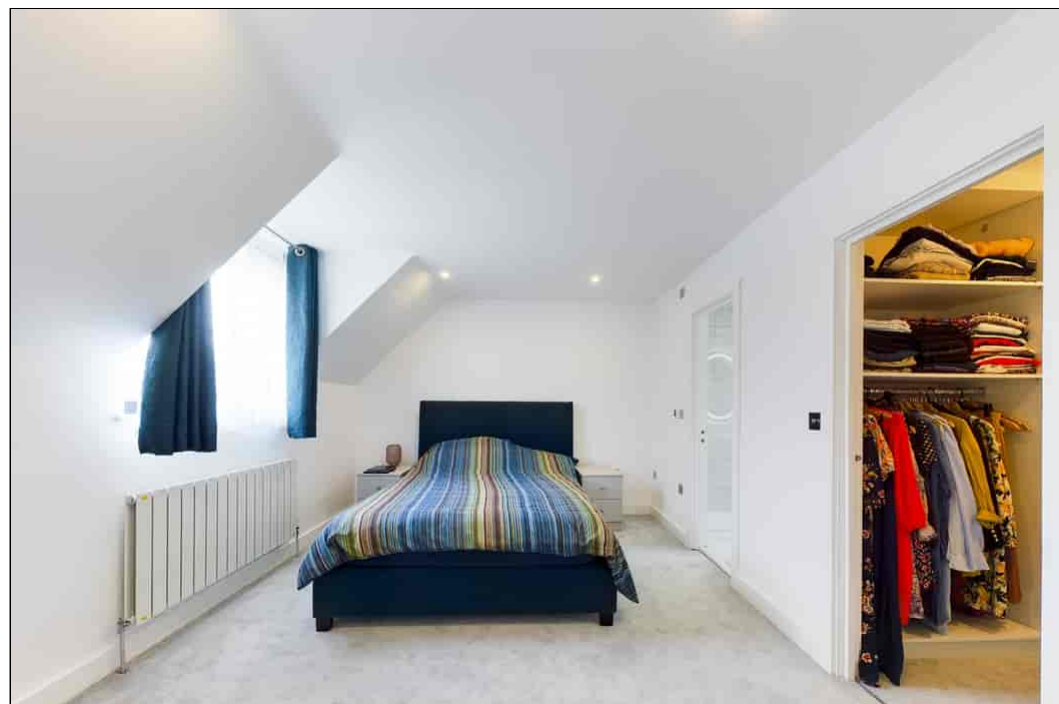
Measuring in excess of 100' this garden features a Indian sandstone patio area immediately to the property with steps leading up to a lawned garden. To the rear of the garden is a shingled area. There is outside lighting, tap and side access gate.

Parking

The development features a communal remote operated entrance gate with video intercom. This property benefits from two allocated parking spaces to the front of the property with an electric car charging point. The driveway is finished with a gravel resin and granite paving leading to the front door with level thresholds and landscaped planters. There is also visitors parking located within the development.

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 underfloor hot-water heating system to the ground floor and radiators on the first floor. The property also benefits from intruder alarm systems, video gate entry system and door bells. The property is also fitted with mains operated fire and heat alarms.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(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	

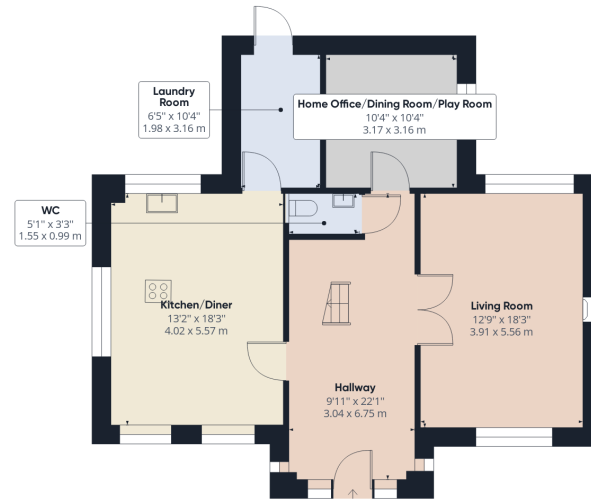


Viewing strictly by prior appointment with the Selling Agents
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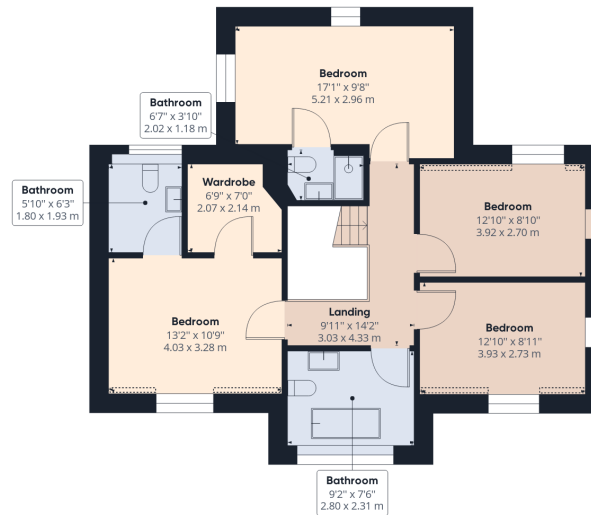
Email: sales@terencepainter.co.uk

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

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1691.56 ft²
157.15 m²

Reduced headroom

10.54 ft²
0.98 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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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