



philip INDEPENDENT
ESTATE AGENT
Jarvis

Sorrel
House



Sorrel House Old Ashford Road, Lenham, Kent. ME17 2PX.

£675,000 Freehold

Property Summary

"This really is a beautiful home, I love the generous living space and open plan layout". - Matthew Gilbert, Branch Manager.

This substantial home was built eight years ago by Rogate Homes which are known for a high specification with a quality finish.

Located in Lenham village this property warrants early consideration.

This property comprises of a large open plan space which is split with three areas along with a kitchen breakfast room, utility room, office and cloakroom.

Upstairs the master bedroom and second bedroom both benefit from an ensuite shower room, there are also two further bedrooms and a family bathroom.

Externally behind a five bar gate there is a large shingled driveway that leads to a detached double garage, whilst to the rear there is a smart low maintenance garden.

Found only a short walk away from the village centre, Lenham has a wide range of shops, pubs and amenities as well as a doctors' surgery, chemist and library. There are also well supported commuter links with access to the M20 and a mainline railway to London Victoria.

Please book a viewing as soon as you can to avoid disappointment.

Features

- Four Bedroom Double Fronted Detached Home
- Open Plan Living Area
- Ensuite To Bedroom One & Two
- Shingled Driveway & Double Garage
- Log Burner To Living Room
- EPC Rating: C
- Council Tax Band G

Ground Floor

Entrance Door To:

Lobby Area

Stairs to first floor. Double storage cupboard housing consumer unit.

Cloakroom

Contemporary suite of comprising of concealed low level WC, rectangular hand basin. Recess lighting. Extractor. Amtico flooring.

Living Room

22' 9" x 12' 7" (6.93m x 3.84m). Double glazed sash window to front with plantation shutters. Double glazed casement doors to rear with full height double glazed windows to both sides. Chesney wood burning stove with brick plinth. Amtico floor. Underfloor central heating. Recess lighting. TV & BT point.

Dining Area

14' 9" x 10' 2" (4.50m x 3.10m). Double glazed sash window to front with plantation shutters. Amtico flooring. Underfloor central heating. Recess lighting.

Office

9' 6" x 6' 10" (2.90m x 2.08m). Double glazed sash windows to front, side and rear. Amtico flooring. Underfloor heating. Recess lighting. Built in double desk with wall cabinets and side drawers.

Kitchen/Breakfast Room

18' x 13' 9" (5.49m x 4.19m). Double glazed sash window to side. Double glazed casement doors to rear with full length double glazed window to both sides. Extensive range of base and wall units with composite worktops. Central island with inset stainless steel sink and breakfast bar. Siemens double electric oven and induction hob with stainless steel double extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Amtico flooring. Underfloor heating. Recess lighting. Under-unit lighting.

Utility Room

Range of units. Stainless steel sink and drainer. Space for washing machine and separate tumble dryer. Wall mounted boiler. Extractor. Amtico flooring. Underfloor heating.

First Floor

Landing

Access to loft. Radiator. Recess lighting. Fitted carpet. Airing cupboard housing water tank.

Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m). Double glazed sash window to rear with plantation shutters. Radiator. Fitted carpet. Recess lighting. Built in triple wardrobe. TV point. Radiator. Door to

Ensuite Shower Room

Contemporary white suite comprising of wall hung concealed low level WC, wall hung pedestal hand basin. Fully tiled corner shower cubicle. Chrome towel rail. Recess lighting. Extractor. Localised tiling.

Bedroom Two

13' 2" max x 9' 10" max (4.01m x 3.00m). Double glazed window to front with plantation shutters. Radiator. Fitted carpet. Recess lighting. TV point.

Ensuite Shower Room

Double glazed obscured window to front. White contemporary suite comprising of wall hung concealed low level WC, wall hung pedestal hand basin and fully tiled shower cubicle. Recess lighting. Extractor. Chrome towel rail. Localised tiling.

Bedroom Three

11' 11" x 10' 6" (3.63m x 3.20m). Double glazed window to rear with plantation shutters. Radiator. Fitted carpet. TV point.

Bedroom Four

11' 2" x 7' 3" (3.40m x 2.21m). Double glazed sash window to front with planation shutters. Radiator. Fitted carpet.

Bathroom

White contemporary suite comprising of wall hung concealed low level WC, wall hung pedestal hand basin and panelled bath with shower attachment and glass screen. Part tiled walls. Chrome towel rail. Recess lighting. Extractor.

Exterior

Front

Hedge to front border. Bushes and shrubs to remaining borders. Outside light. Side access

Parking

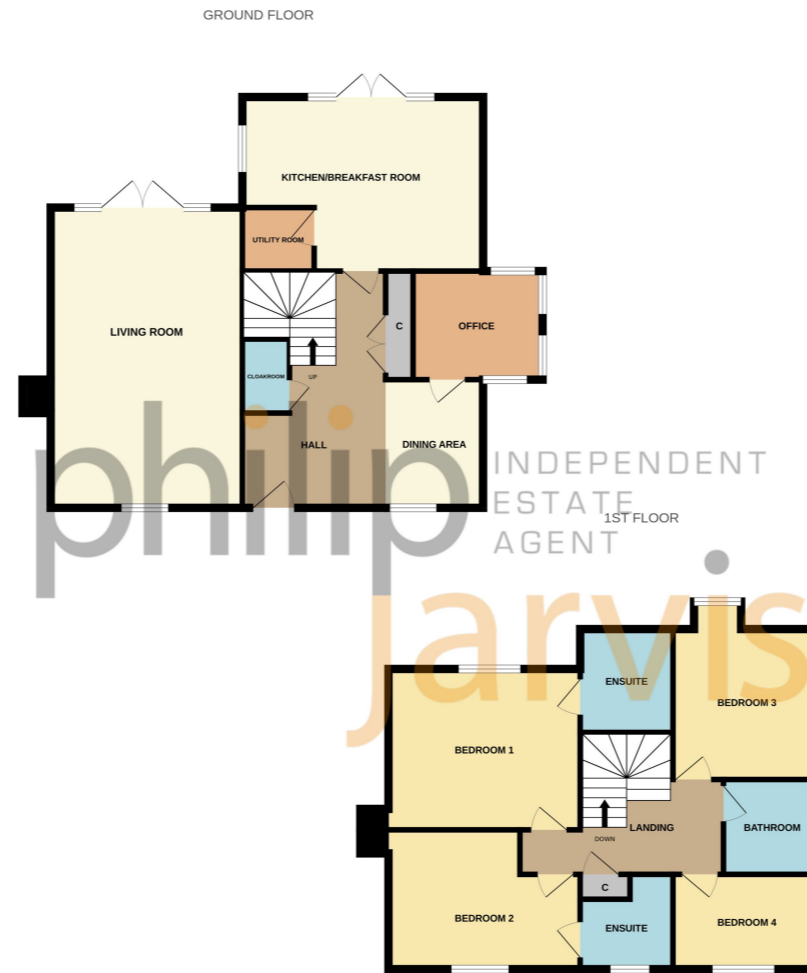
Five bar gate leading to shingled parking area for three/four vehicles.

Double Garage

Two up and over doors. Power and lighting.

Rear Garden

Extensive rear patio area. Large artificial lawn. Shrubs, plants and trees to borders. Outside lighting. Power points. Outside tap. Water butt. Side access. Brick wall to rear boundary.



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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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	87
(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

