



**philip** INDEPENDENT  
ESTATE  
AGENT  
**Jarvis**



## 2 Wildflower Grove, Hopes Meadow, High Halden, Kent. TN26 3FE.

£680,000 Freehold

### Property Summary

Hopes Meadow is an exclusive development found in ever popular High Halden, just a short drive from Tenterden and Ashford.

Built by the Murston Group to a high standard with quality fittings, an early viewing comes most recommended. The show home is open every Saturday from 10.00am until 4.00pm.

This Honeysuckle design (Plot 2) measuring a total floor area of 1670sqft arranged over two floors. Downstairs there are three separate reception rooms. The living room boasts a log burner and bifold doors onto the garden. The well equipped kitchen/breakfast room features Neff appliances, Quartz worktops and another set of bifold doors onto the garden.

There is also a useful utility room and cloakroom.

Upstairs there are four double bedrooms and an ensuite shower room off the master bedroom.

The shared driveway is shared with one other property leading to a private driveway and double car barn.

Currently tailored incentives are available.

Tenterden is a short driveaway and offers a wide range of facilities including a most attractive High Street. The market town of Ashford provides access to London via the high speed train in under 40 minutes and the M20 motorway.

### Features

- Brand New Four Bedroom Detached House
- Show Home Open 10am-4pm Every Saturday
- Kitchen/Breakfast Room & Utility Area
- Ensuite To Master Bedroom
- Development Of Eighteen Private Houses With Overall Scheme
- Council Tax Band F
- Tailored Incentives Available
- Three Reception Rooms
- Four Double Bedrooms
- Generous Plot & Car Barn
- EPC Rating: B

## Ground Floor

### Hall

### Living Room

16' 7" x 11' 3" (5.05m x 3.43m)

### Kitchen/Breakfast Room

20' 9" x 12' 1" max (6.32m x 3.68m)

### Dining Room

11' 3" x 11' 0" max (3.43m x 3.35m)

### Study

8' 4" x 8' 1" (2.54m x 2.46m)

### Utility Room

6' 4" x 6' 3" (1.93m x 1.91m)

### WC

## First Floor

### Landing

### Bedroom One

14' 9" x 11' 3" (4.50m x 3.43m)

### Ensuite

### Bedroom Two

13' 6" x 12' 1" max (4.11m x 3.68m)

### Bedroom Three

11' 3" x 11' 2" (3.43m x 3.40m)

### Bedroom Four

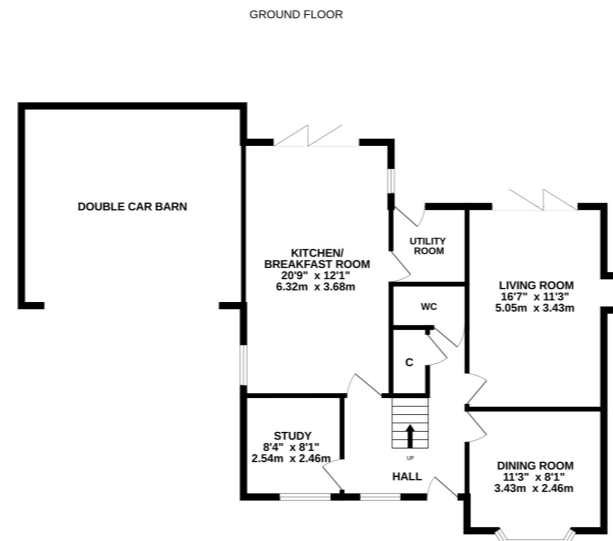
12' 2" x 11' 1" (3.71m x 3.38m)

### Bathroom

## Agents Note

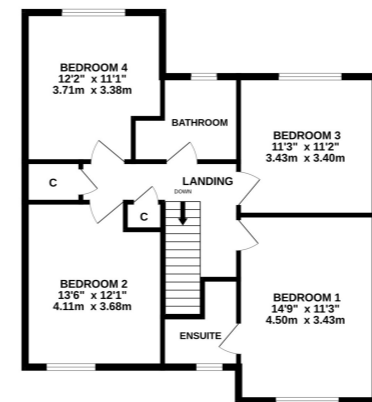
1. The internal photographs featured are of the show home and do not reflect the actual room of each individual plot. The available property brochure provides a comprehensive breakdown of each plot.

2. We have been informed that there will be a service charge on this development. The figure of this is yet to be confirmed.



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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>85</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>85</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.

