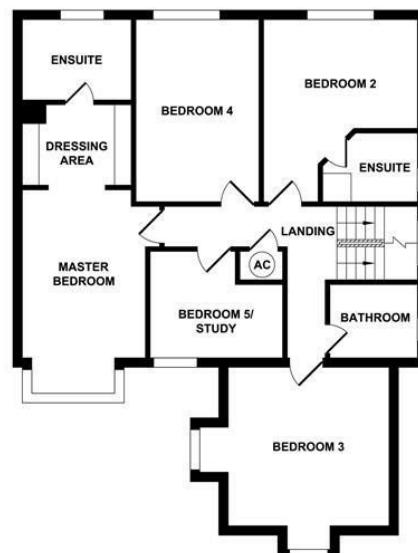
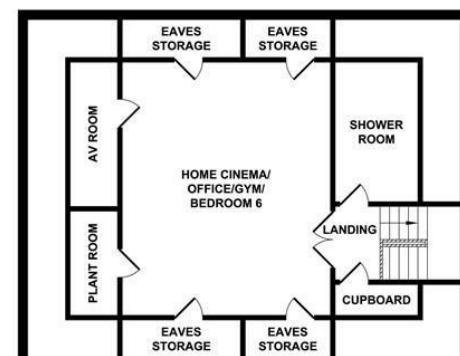


GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Plot 2**  
Ightham TN15 9DE  
Guide Price £1,650,000



RESERVE OFF PLAN TODAY - Substantial Executive Home at just under 4000sqft with integral double garage and driveway. HIGH SPECIFICATION finish. Purchaser can have input in colour choices if involved early enough. See specification for more details.

Internally the ground floor comprises entrance hall, sitting room, high specification kitchen/dining/garden room, study, utility room and cloakroom. The first floor offer a master bedroom with dressing room and en-suite, second bedroom with en-suite, three further bedrooms and family bathroom. The second floor offers a large space ideal as a home cinema/gym/games room.

Externally the property offers an integral double garage with electric door and driveway. Landscaped front and rear gardens. The rear garden backs into protected woodland and greenbelt land.

The development is being carried out by Hazelbrook Homes, a well respected and high specification developer. Works have commenced and the home is anticipated to be ready for occupation Autumn 2021 (subject to weather and build).



## SPECIFICATION

**Kitchen**  
 • Contemporary designed luxury kitchen by Danmar of West Malling with granite/stone worktops, breakfast bar and up stands\*

• Integrated appliances by AEG (subject to kitchen design and appliance availability) including induction hob (gas hob maybe considered), steam/double oven, microwave, extractor hood, larder fridge, larder freezer, wine cooler, waste disposal, hot tap and dishwasher

• Glass panel splash back\*

**Utility Room**  
 • Danmar of West Malling units. Plumbed for washing machine and space for tumble dryer. Granite work surfaces\*

**Bathrooms & Ensuites**  
 • Chrome heated towel rails  
 • White sanitary ware by Villeroy & Bosch or Bauhaus Chrome taps by Crosswater  
 • Low rise shower trays and wall hung wc's (where possible)  
 • Chrome plated taps and fittings by C P Hart  
 • Ceramic tiled walls and tiled floors to wet areas\*

**Bedrooms**  
 • Custom fitted wardrobes to Master Bedroom, Dressing Room, Bedrooms Two\* & Bedroom Three\* (\*subject to allowance)

**Electrics & Heating**  
 • Gas fired under floor heating to ground floor  
 • Thermostatic radiator valves to first floor  
 • A rated gas fired central heating boilers and separate hot water boiler (type and quantity of boiler/s TBC)  
 • Zoned central heating with remote control sensors  
 • A generous provision of chrome flat plates power points and lighting to all rooms  
 • HD ready throughout with data cabling in study, master bedroom, drawing room and kitchen  
 • Fully alarmed  
 • Wired throughout for audio/visual and CCTV  
 • PIA external lighting

**Garaging & Parking**  
 • Double garage with electrically operated doors, power and light  
 • Ample parking on bonded gravel driveway

**Finishes**  
 • Oak staircase  
 • Smooth finish oak veneer internal doors with chrome ironmongery  
 • Walls finished in matt Dulux emulsion  
 • Smooth finish to ceilings

**Flooring**  
 • Ceramic flooring to hall, kitchen, cloakroom, utility room and garden room areas  
 • Fitted carpets to living room, study, dining room, stairs, landing and bedrooms\*  
 • Ceramic tiling to all wet room areas

**Windows**  
 • PVC Double glazed windows black external with white interior

**Services**  
 • Gas, electricity, mains water and drainage

**Grounds**  
 With soft landscaping to the front and to the rear large patio area with turfed lawn. Close board fencing surrounding gardens. Outside tap, power points, and lighting surrounding the house

**Warranty – 10 Year Build Zone**

\*choices are available subject to allowance within a specified range, subject to timing within build program.

Please note this information is for guidance only.

## LOCAL INFORMATION FOR IGHTHAM

Ightham is a picturesque village in Kent, four miles east of Sevenoaks and six miles north of Tonbridge. The name is made famous by the nearby National Trust attraction 'Ightham Mote' which is a medieval moated manor house which dates back to the 14th century.

Comprehensive Shopping: Sevenoaks (5 miles), Tonbridge, Tunbridge Wells and Bluewater Shopping Centre.

Mainline Rail Services: Borough Green (2 miles) to London Victoria. Sevenoaks to London Bridge/Charing Cross/Cannon Street.

Primary Schools: Ightham, Plaxtol and Borough Green.

Grammar Schools: Knole Academy, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Wrotham School. A number in Tonbridge and Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge, Sackville and Walthamstow Hall Secondary Schools. Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge. The Schools at Somerhill. Hilden Grange and Hilden Oaks in Tonbridge.

Leisure Facilities: Footpaths in the local area. Wildernes and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with a private health/fitness centre in Hildenborough. Reynolds Country Club & Fitness Spa in Borough Green.

Communications: The M20/M26 can be accessed at the Wrotham interchange (about 3 miles) linking to other motorway networks, Gatwick and Heathrow Airports, the Channel Tunnel Terminus and the International Eurostar Station at Ashford.

## DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves. Please note some images are CGI.

## Assisted move available

Call to discuss, terms and conditions apply.