



Plot 12 The Otter | Swan Meadows | Newland Gardens | Amberley | BN18 9FF





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£950,000

The Otter at Swan Meadows is a four bedroom family home. The accommodation affords on the ground floor entrance hallway, cloakroom with Minoli tiling, separate family and living rooms, as well as an open-plan kitchen / family / dining room to the rear which opens out onto the garden. The first floor provides a family bathroom, complete with Vitra sanitaryware, Vado chromeware and Minoli wall and floor tiles. The master bedroom has an en-suite shower room and integrated oak finished solid door wardrobes, with the second and third bedrooms also benefiting from fitted wardrobes. Benefits include, fitted floor coverings throughout, carport and allocated parking with an EV charging point. Ready to occupy now with ***PART - EXCHANGE AVAILIABLE ***

- Brand New Detached Home
- Unique Development
- Highly regarded Amberley village
- Four Double Bedrooms
- Separate Living and Family Rooms
- Open Plan Living/Dining Room/Kitchen
- Siemens Integrated Appliances
- Ground Floor Cloakroom
- En-suite to Master Bedroom
- Family Bathroom
- Air Source Heat Pump
- Underfloor Heating to Ground floor
- Floor Coverings Provided Throughout
- Oak Finished Solid Doors
- Car Port, Parking and EV Charging Point
- Ready for Immediate Occupation

Located in the pleasing village of Amberley and set within the South Down National Park is the unique development of Swan Meadows, by Antler Homes. Amberley has its own train station with direct links to London Bridge and London Victoria. Local amenities can be found within the village which is walking distance to the post office, tea room, a selection of pubs, the village shop, Amberley Millennium Green, as well as Amberley School.

Plot 12, The Otter offers a high quality throughout with elegant designed interiors, creating a combination of contemporary style and soft tones for a relaxed and welcoming environment, as well as:

- **Bespoke shaker-style kitchen with integrated Siemens appliances and Silestone worktops**

- **Contemporary white Vitra sanitaryware and Vado chromeware**
- **Minoli wall and floor tiles**
- **Fitted wardrobes to the master, second and third bedroom**
- **Oak handrail, newel and spindles and oak finish solid core doors**
- **Air source heat pump**
- **Underfloor heating to ground floor and wet rooms with thermostatic controls**
- **Garden shed**
- **Landscaping to the front and turf to the rear**
- **EV charging point**
- **Car port and allocated parking**

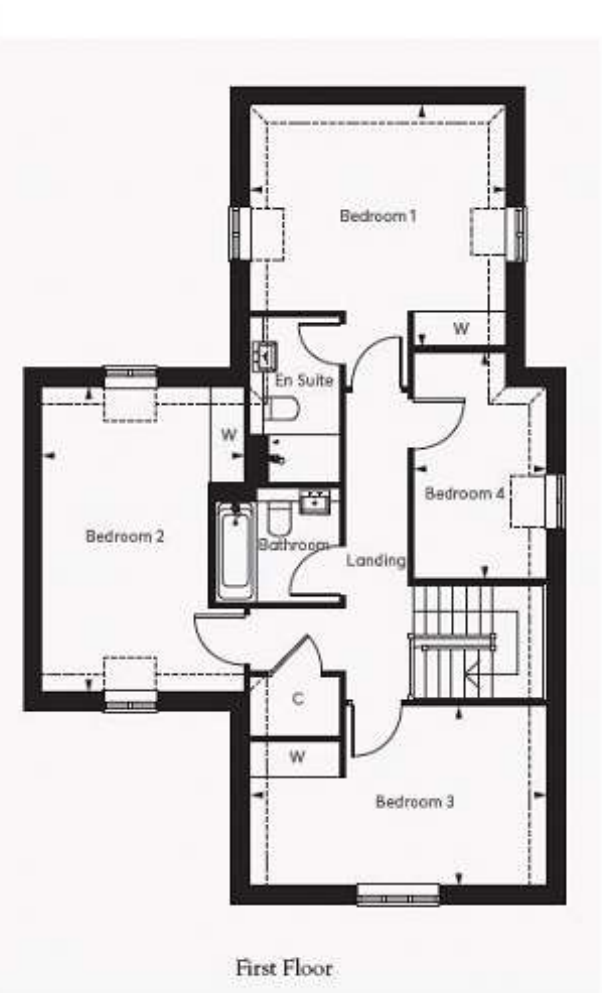
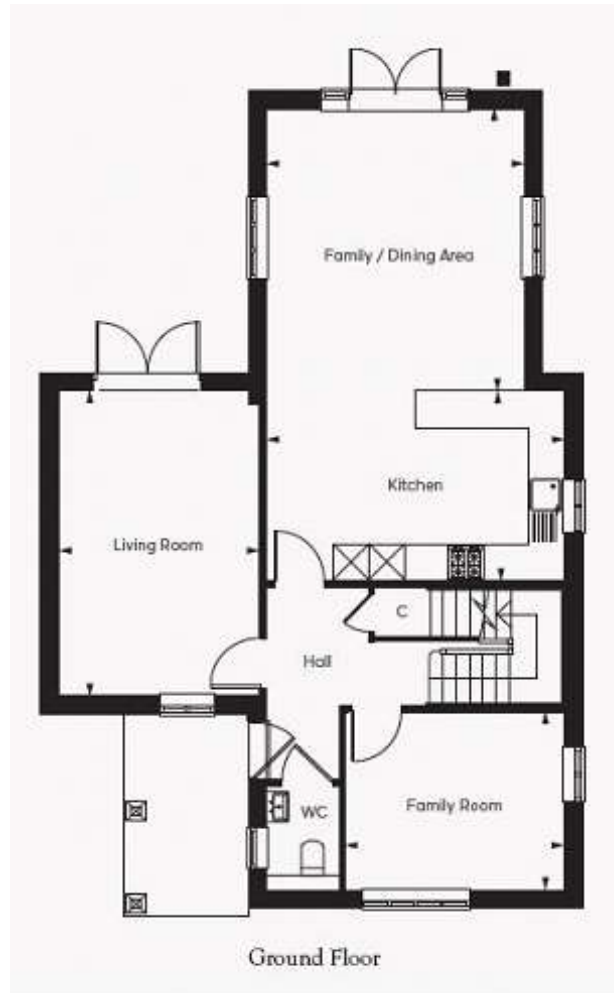
Window Treatments

*** PART-EXCHANGE AVAILABLE ***

MEASUREMENTS

- Kitchen**
4.97m x 3.15m - 16' 3" x 10' 4"
- Family/ Dining**
4.73m x 4.29m - 15' 6" x 14' 0"
- Living Room**
5.08m x 3.34m - 16' 7" x 10' 11"
- Family Room**
3.67m x 2.95m - 12' 0" x 9' 8"
- Bedroom 1**
4.29m x 4.03m - 14' 0" x 13' 2"
- Bedroom 2**
5.08m x 3.39m - 16' 7" x 11' 1"
- Bedroom 3**
4.97m x 2.95m - 16' 3" x 9' 10"
- Bedroom 4**
3.80m x 2.21m - 12' 5" x 7' 2"





"We'll make you feel at home..."



Managing Director:
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