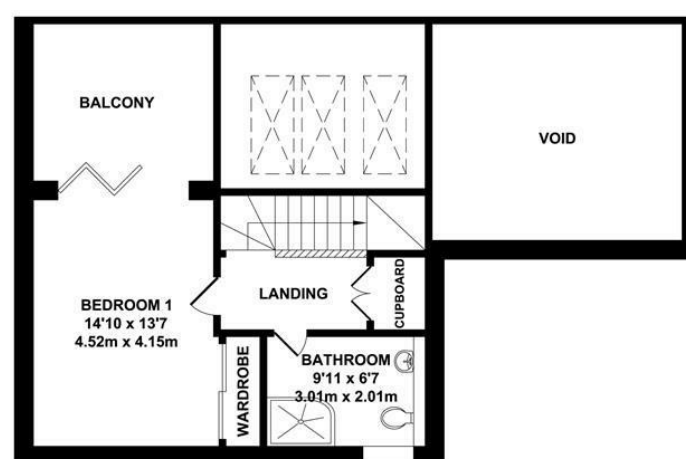


GROUND FLOOR
APPROX. FLOOR AREA
1224 SQ.FT.
(113.69 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
353 SQ.FT.
(32.75 SQ.M.)

TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.44 SQ.M.)

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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Blue House Farm

Marden TN12 9AN

Guide Price £750,000



The Lambing Shed is a unique development of 3 homes. Each detached but united via an impressive internal courtyard. Situated in an idyllic spot with far reaching views and extensive garden and grounds. These newly created dwellings come with the feel of a new build but all the character of a converted building. They have been individually designed to incorporate unique features of the building and will benefit from an a high quality specification and finish throughout.

Plot 3 is a 3 bedroom home with attached garage and allocated parking and benefits of grounds of approximately one acre.

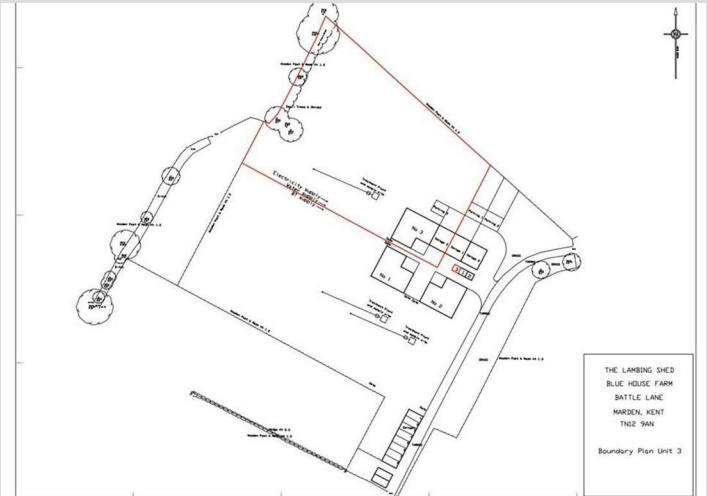
Internally the property comprises entrance hall with built in coat cupboard, utility room, cloakroom, fabulous open plan kitchen/diner/living space, bedroom 3/study, bedroom 2 and shower/bathroom. To the first floor is a master bedroom (with built in wardrobes), feature balcony show casing the fantastic views and a luxury bathroom.

Externally there is a garage directly attached to the property, allocated parking space and the generous grounds attached to the home (please refer to boundary plan to understand the plot).

Marden is a quiet Kentish village benefiting from a few shops and main line train station. A short drive away is the bustling village of Headcorn and town of Cranbrook which both offer extensive shops and amenities.

- BRAND NEW HOME
- RESERVE OFF PLAN TODAY
- Detached Home
- High Specification
- One Acre Plot (approx)
- Idyllic Country Setting with Far Reaching Views
- Stunning Internal Courtyard
- Garage & Parking
- Close Distance to Mainline Train Station & Village Shops
- Due for Completion May/June 2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



SPECIFICATION

GENERAL

- * Electric Air Source Heat Pump providing energy efficient central heating and hot water.
- * Underfloor heating to ground and first floor throughout.
- * Built in wardrobes to Bedrooms one and two.
- * Energy efficient downlighters throughout downstairs and to all bathrooms.
- * Tiled flooring to hall, cloakroom, utility and kitchen/dining areas. Carpet to bedrooms and stairs.
- * Contemporary skirting and architraves.
- * Powder coated double-glazed aluminium windows, bi-folds and French doors.
- * Balconies to all upstairs bedrooms.

KITCHEN

- * Professionally designed fully fitted contemporary kitchen.
- * Co-ordinated Quartz solid work surfaces and up-stands.
- * Under mounted stainless-steel sink with fluted drainer in Quartz work surface
- * Electric induction hob and double oven (Neff or equivalent)
- * Integrated fridge/freezer and dishwasher (Neff or equivalent)

BATHROOMS

- * Contemporary style white bathroom suites
- * Fully fitted shower enclosures with chrome brassware.
- * Heated ladder style chrome towel rail.
- * Co-ordinated ceramic floor
- * Mirrors over basins
- * Choice of colour for feature glass around shower, WHB and baths.

DECORATION

- * Ceiling in Matt white emulsion
- * Internal walls in white (or client's choice if involved earlier enough)
- * Woodwork in satin white.

SECURITY & HOME ENTERTAINMENT

- * Electrical provision made for future alarm installation by customer
- * BT points to living room and master bedrooms
- * TV points to living room and master bedroom
- * Smoke and heat detectors all to comply with latest regulations

ADDITIONAL INFORMATION/AGENT'S NOTES

WARRANTY - 10 year BUILDZONE Warranty

RESERVATION - A purchaser wishing to reserve off plan will be required to put down a £2,500 reservation deposit and work to a 6 week exchange of contract.

BESPOKING - This is a draft specification and may be subject to minor refinements. Purchaser's involved early enough will have a colour choice for their decoration, bathroom tiling, kitchen and floor coverings. These choices will be from the range offered by the developer's chosen provider.

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.