



2, Scocles Court, Minster On Sea, Sheerness, ME12 3UT



SCOCLES COURT

by

Vilasana Homes

Stunning Passive House Eco-home offering exceptional energy efficiency and an exemplary specification including smart app enabled technology. Set in an exclusive development of 15 homes offering large plots set within beautiful landscaped grounds incorporating a nature pond and outdoor gym.

- Brand New Passive House Style Eco-Home
- Five large double bedrooms
- Flagship Plot
- Smart app enabled heating
- EV charging points
- New 10 year build warranty
- Two en-suites and Family bathroom
- High specification kitchen with integrated appliances
- App based CCTV and intercom/security entry system
- Stunning landscaped communal areas and Gym





PROPERTY DESCRIPTION

No 2 Scocles Court is a striking and impressive five bedroom semi-detached home with distinguished architectural design by London practice Nicholas Bird in the Kentish barn style.

Located off Scocles Road in Minster On Sea the property is one of just 15 homes forming part of this exclusive, private development designed in the style of an organically evolved English hamlet. Surrounding the homes are stunning landscaped grounds with attractive mature planting and both natural and man made features, including a landscaped pond, outdoor mini gym, pergola, leisure and picnic areas.

The property has been designed and built in the Passive House style.

Current and future emerging technologies have been incorporated into the exemplary specification with every consideration having been given to create a 'home for life'. Finally, a brand new 'build zone' warranty is included on the property.

THE SETTING

Scocles Court is approached along a private tree lined drive off Scocles Road. No 2 is at the forefront of the development benefiting from far reaching views over surrounding countryside.

THE ACCOMMODATION

The property provides in excess of 2600 sq ft of spacious, modern living accommodation and has been designed to maximise the influx of natural light. On the ground floor is a large open plan kitchen / dining / snug that can be divided into two separate spaces via double pocket doors. The kitchen also features sliding glazed doors, opening out onto the paved area to the rear garden for alfresco dining.

The contemporary kitchen is finished in anthracite with striking marble worksurfaces and soft-closing doors and drawers with brushed satin handles and large pull-out larder. Integrated into the scheme are high quality fittings and AEG / BOSCH appliances including oven with steam function, extractor hood, five ring induction hob all by AEG, a dishwasher and fridge-freezer from BOSCH and a stainless steel sink by SMEG with Grohe brassware.

The hallway, living room, kitchen/diner and dining room feature engineered oak flooring and glazed sliding doors that open onto a paved area and generous enclosed rear garden laid to lawn.

Off the hall is also ground floor w.c and separate under-stairs cupboard.

On the first floor are three very generous double bedrooms, one of which features an en-suite. The family bathroom offers a low flush rimless w.c with bidet wash, bath and separate dual head shower. All bathrooms and en-suites within the home feature high quality modern white suites with contemporary brassware. Premium Metro wall tiling in classic white and non -slip porcelain floor tiles in anthracite complete the suite.

The landing comes equipped with a large storage wall including two storage cupboards and a large concealed laundry area complete with plumbing for a washer / dryer.

The top floor (second) provides two further large double bedrooms one with luxurious en-suite bathroom and both having large walk-in storage cupboards. Off the landing is also another useful storage cupboard.

The property benefits from a private lawned garden to the rear and front with attractive stocked borders framing the front pathway and driveway with ample parking for two vehicles and further visitor parking is provided in dedicated areas within the development .







FUTURE PROOF TECHNOLOGY

No 2 Scocles Court has been designed to enhance modern lifestyles and easily accommodate evolving technology.

Heating, hot water and lighting in the principal rooms can be controlled via an app on a smart phone or tablet. The property is protected by a state of the art Honeywell home security alarm and CCTV camera / intercom/camera entry system, both of which can be app based. Furthermore, for ease of access and as an additional security measure the entrance hall is fitted with motion sensor lighting.

Ample double power sockets, finished in brushed stainless steel, have been provided throughout the home, some with USB ports.

A Rolec EV (electric vehicle) charger is provided to the front of the home with wiring for an additional socket.

The property benefits from fibre broadband to site (subject to usual subscriptions) with Cat 5 cabling throughout and telephone/data/TV ports in principal rooms.

As with all of the homes at Scocles Court, No 2 is innately energy efficient being designed in the Passive House style.

The property is heated by an innovative mechanical ventilation and heat recovery system that removes warm stale air generated by body heat and common household appliances, such as ovens, refrigerators, televisions and computers, from the home. The heat is extracted from the stale air and used to warm incoming fresh air which is then circulated around the home.

To achieve Passive House standards, the home is constructed so as to be completely airtight and benefits from the highest levels of insulation. Triple glazed tailor made 'Velfac' aluminium windows and garden doors finished in anthracite are sealed with xenon/krypton gas to provide optimum thermal efficiency and maximum noise insulation.

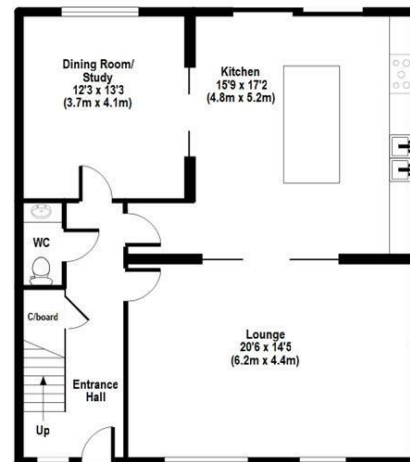
Agents Note: Photographs of show home used on multiple properties and may not reflect actual property



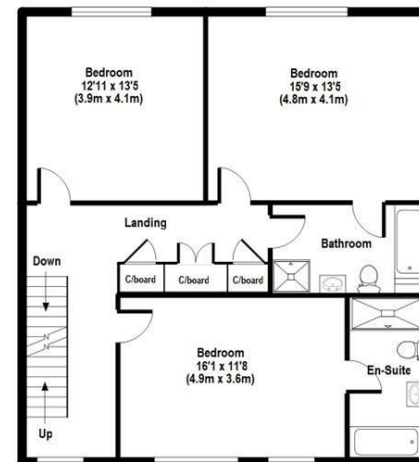




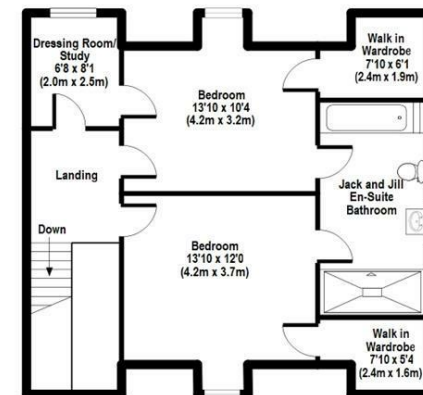




Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 2501 sq. ft / 232 sq. m

Scocles Court

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both The Floor Plan People and the Company or individual displaying this floor plan.

(c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	90

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

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

Viewing by appointment only
19-21 West Street, Sittingbourne, Kent, ME10 1AJ
T: 01795 293000
sittingbourne@lambornhill.com

