



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







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
- Four large double bedrooms
- Top floor master suite
- 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 14 Scocles Court is a striking and impressive four 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 14 enjoys a prominent position adjacent to the newly created nature pond and outside gym.

## THE ACCOMMODATION

The property provides in excess of 1340 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 / lounge area that can be divided into two separate spaces via double pocket doors. The lounge also features sliding glazed doors that open onto a paved area ideal for alfresco dining and generous enclosed rear garden laid to lawn.

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, kitchen/ diner, living room and study feature engineered oak flooring.

Off the hall is a study with views over the rear garden, 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 ) exclusively provides a large, highly impressive master suite with luxurious en-suite bathroom and large walk-in 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 14 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 14 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







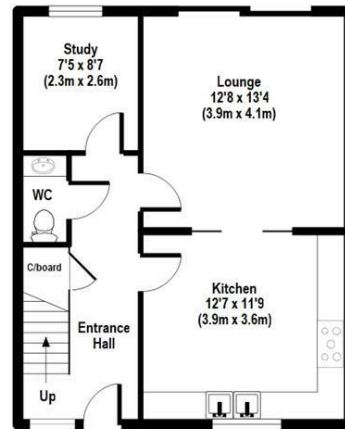




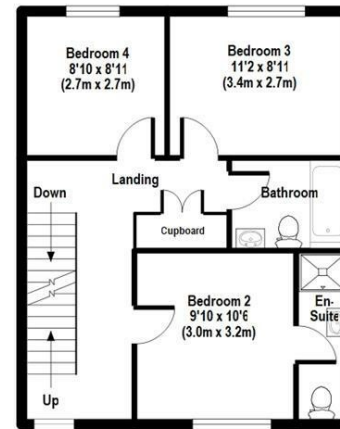




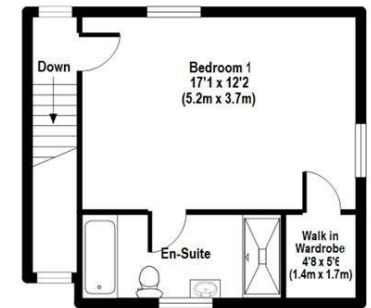




Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 1365 sq. ft / 127 sq. m

#### Scooles Court

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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



