

THE FARRIERS

HONEYPOT LANE, EDENBRIDGE TN8 6QH



CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

THE FARRIERS

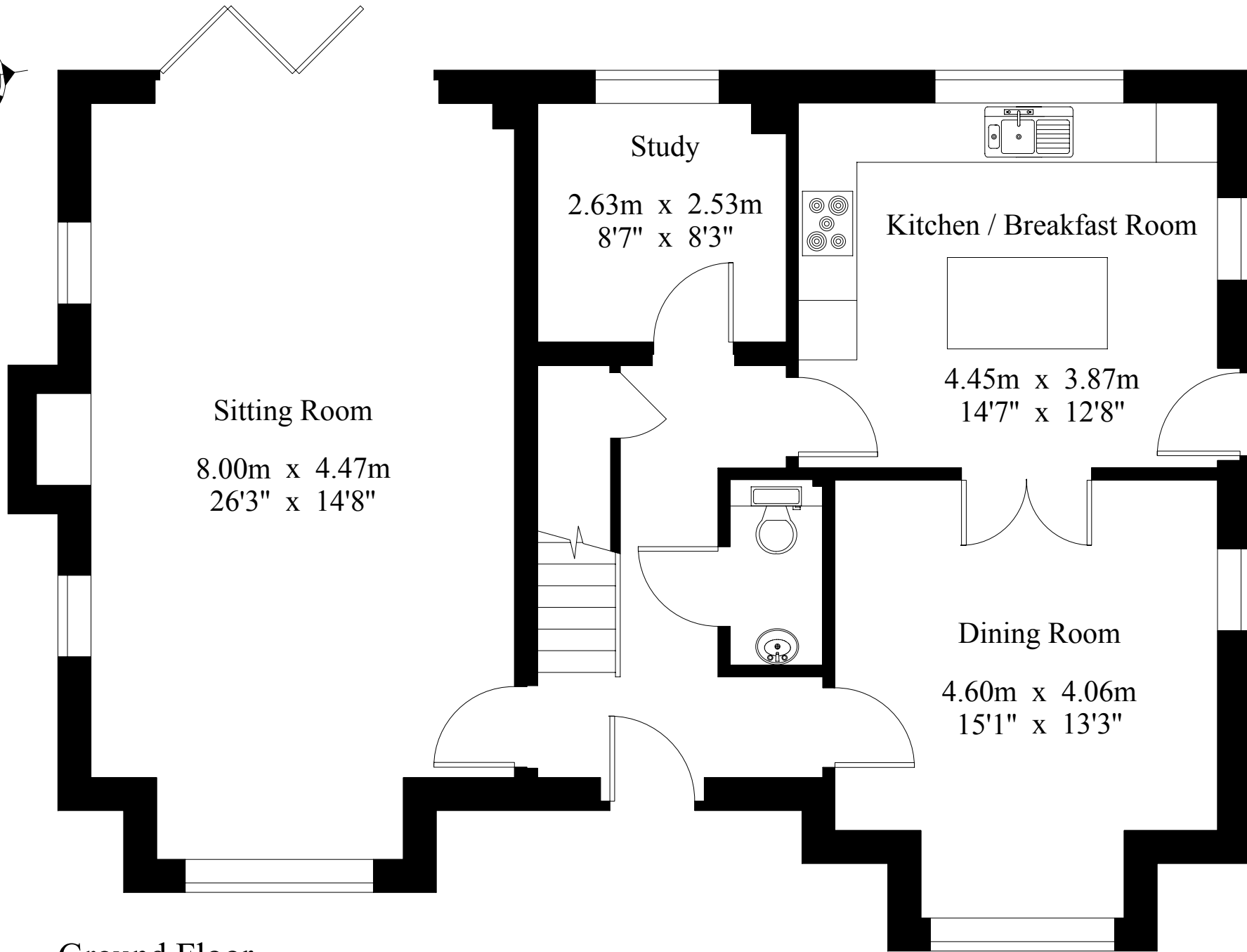
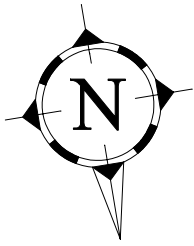
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A brand new development of an executive four bedroom light and bright family home from Chartwell Land & New Homes, surrounded by and backing vibrant countryside.

The property features a spacious ground floor with the ideal blend of both open plan and separate living spaces, such as the kitchen/breakfast room and the private study. The generous living room enjoys a built in wood burning stove for those cosy nights in and bi-fold doors leading out to the garden. On the top floor, the four spacious bedrooms each benefit from large windows that flood the room with light, giving The Farriers a fresh and bright ambience. Square footage 1957^{sq.ft.}







Sitting Room
8.00m x 4.47m
26'3" x 14'8"

Study
2.63m x 2.53m
8'7" x 8'3"

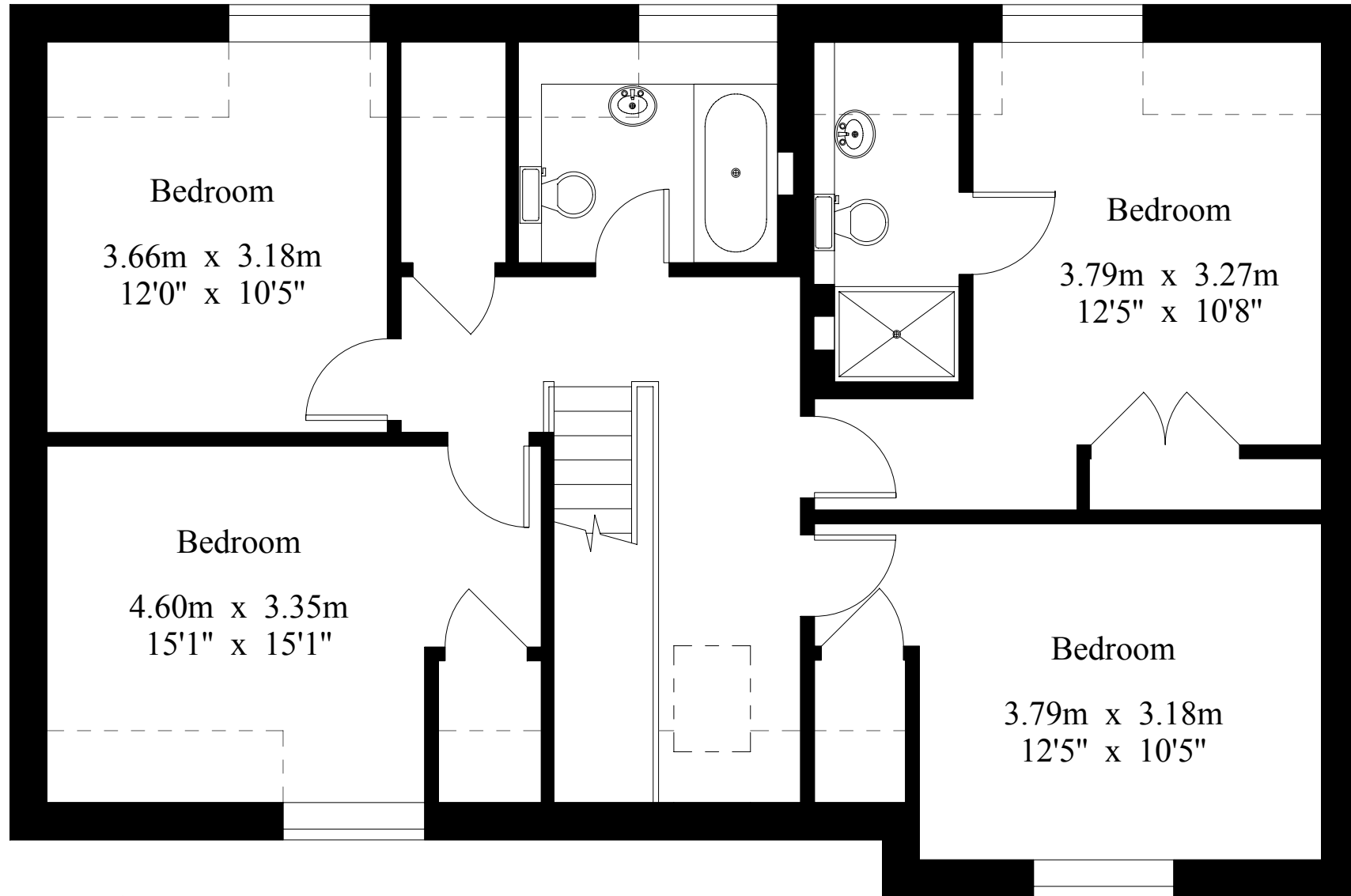
Kitchen / Breakfast Room
4.45m x 3.87m
14'7" x 12'8"

Dining Room
4.60m x 4.06m
15'1" x 13'3"

Ground Floor

Gross Internal Area : 181.9 sq.m (1957 sq.ft.)

----- Restricted Height



First Floor



ATTENTION TO DETAIL

KITCHENS

- Bespoke designed kitchen
- Induction hob
- Stainless steel built in extractor hood
- Combination oven
- Single oven
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel sink and mixer tap
- Quooker hot tap
- High-quality Neff appliances
- Quartz composite stone worktop with upstands
- Glass splashback

FAMILY BATHROOMS & EN-SUITES

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors
- Chrome brassware and thermostatic showers
- Ceramic floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

HEATING & ELECTRICAL

- Underfloor heating to ground floor
- Radiators to first floors
- PV electric solar panels
- Sealed/pressurised water cylinder
- Air source heating system
- LED recessed downlights to hallway, kitchens and bathrooms
- Pendant lighting to living rooms and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets
- BT and Freeview digital
- Wired data network
- Fitted burglar alarm system

INTERNAL FIXTURES & FITTINGS

- Contemporary painted doors
- Modern skirting and architraves
- Satin chrome door furniture
- Cornice to all ground floor rooms except bathroom/ en-suite / kitchen
- Fitted wardrobes to master bedroom, bedrooms 2 & 3

- PVCu double glazing featuring multipoint locking systems
- Hard flooring to hallway, kitchen, dining room, living areas and WC
- Carpet to bedrooms, stairs and landing

EXTERNAL FEATURES

- Multipoint locking system to front doors
- Large bi-folding patio doors
- Decorative porch and patio lights
- Block paving to driveway
- Manor Stone paving slabs to patios
- Landscaped front gardens
- Turfed rear gardens
- External tap to rear
- External power socket to rear

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings of similar quality. The Farriers comes with a 10 year CRL Warranty guarantee.



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