



Badgers Mount, Sevenoaks TN14
Prices from £1,350,000 to £1,550,000

jdm
ESTATE AGENTS

Description:

TWO NEW BUILD HOUSES FROM £1.35M to £1.55M ONE ALREADY SOLD!

The remaining house is Ringwood - a substantial NEW BUILD luxury family home of approximately 6,088 sq ft (inc garage) built by a well regarded local developer to exacting standards and a high specification. Offering superb, modern family living the property features an impressive kitchen/breakfast/dining room with bi-folding doors to the west facing terrace and garden. There are three further reception rooms, a separate utility room, cloakroom and a double garage. There are four bedrooms, all en-suite, with a dressing room to the master bedroom. To the second floor there is a fifth bedroom, bathroom and adaptable games room/cinema room and large store room.

The luxury kitchen is presented with an exceptional range of Bosch and Miele appliances and the bathrooms are fitted with Villeroy and Bosch sanitary ware and Travertine or porcelain tiling.

The exterior is almost entirely maintenance free and outstanding energy efficiency is provided by thermal insulation which exceeds the requirements of Building Regulations. The ground and first floors have solid masonry screeds with under floor heating. Cabling for CCTV and for full audio visual systems centred around a Sonos multi room system has been installed. There are TV points to all principal rooms and cabling for the second floor cinema (no hardware included). An alarm system has been installed.

This pretty, semi-rural location is served by Knockholt Station for trains to London Bridge from 27 minutes. There is easy access to the M25 at junction 4 providing road links to Heathrow and Gatwick Airports, Bluewater Shopping Centre and Ebbsfleet International for Eurostar to the Continent.

Directions: From our Locksbottom office turn left onto the A21. Continue straight across four roundabouts. At the fifth roundabout (Hewitts) take the fourth exit onto the A224. Turn left into Badgers Road and when you reach the T junction turn right into Highland Road. The property is on the right hand side.

Tenure: Freehold

Council Tax Band:

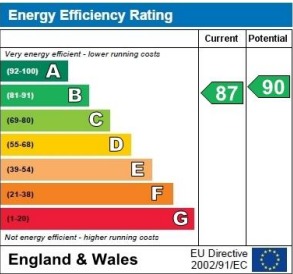
Local Authority: Sevenoaks District Council



Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge	22'3 x 17'7
Study	17'7 x 9'9
Dining/Family Room	17'6 x 13'5
Family/Dining Room	18'7 x 10'6
Kitchen/Breakfast Room	26'5 x 24'11
Utility Room	13' x 7'1
First Floor Landing	
Master Bedroom	18'11 x 18'3
Dressing Room	
His Ensuite Shower Room	
Her Ensuite Bathroom	
Bedroom 2	18'1 x 17'7
Ensuite shower Room	
Bedroom 3	18'1 x 17'4
Ensuite Shower Room	
Bedroom 4	17'7 x 13'6
Dressing Room	
Ensuite Shower Room	
Second Floor Landing	
Games Room/Cinema Room	30'8 x 15'9

Please refer to www.jdmestateagents.com to see our full Area Guides.

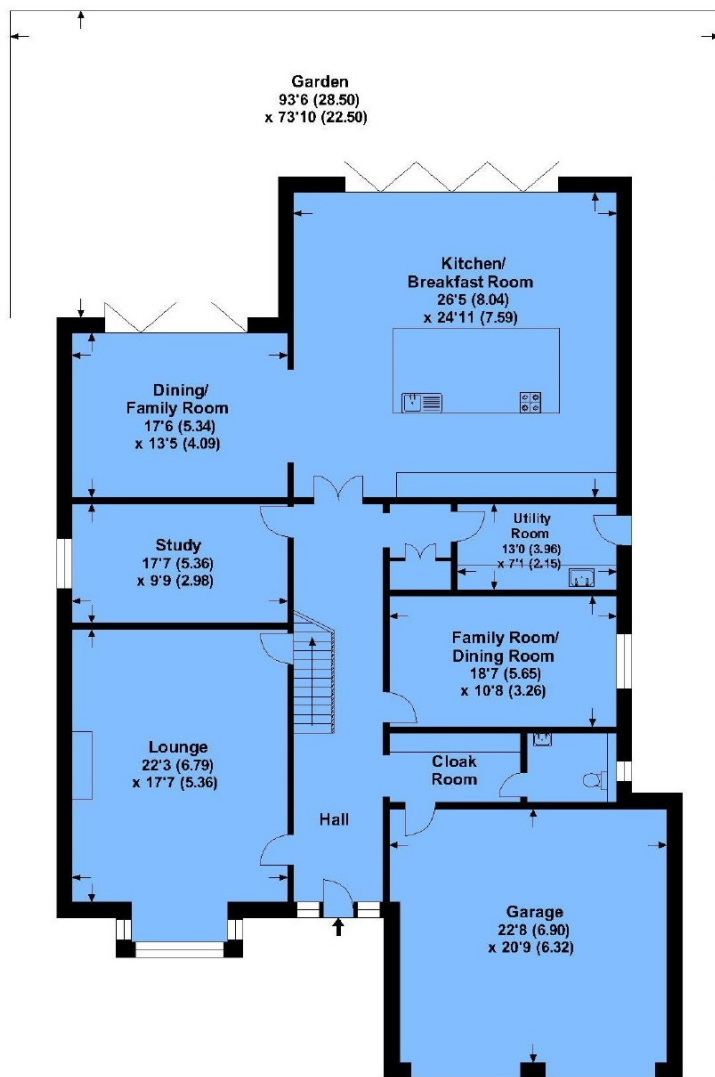


Please contact the branch for a complete copy of the EPC document

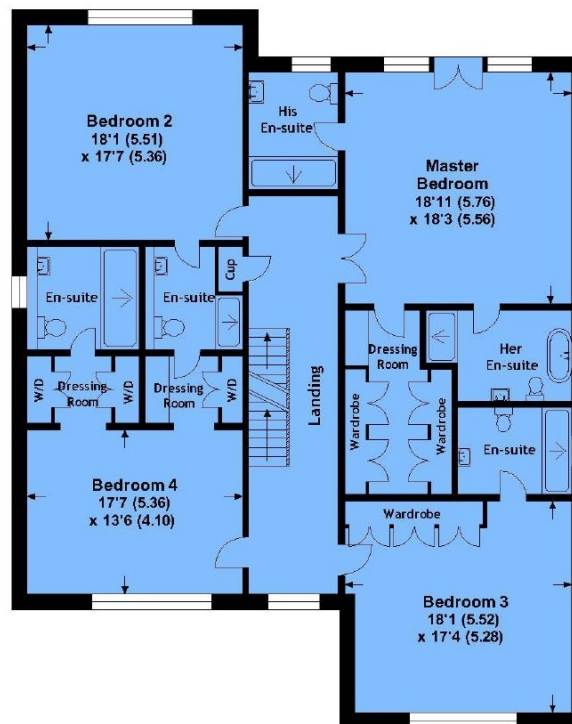


Ringwood

APPROX. GROSS INTERNAL FLOOR AREA 6088.28 SQ FT / 565.62 SQ M.INC GARAGE.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Locksbottom

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