



BENTLEY BARN

HOME 6

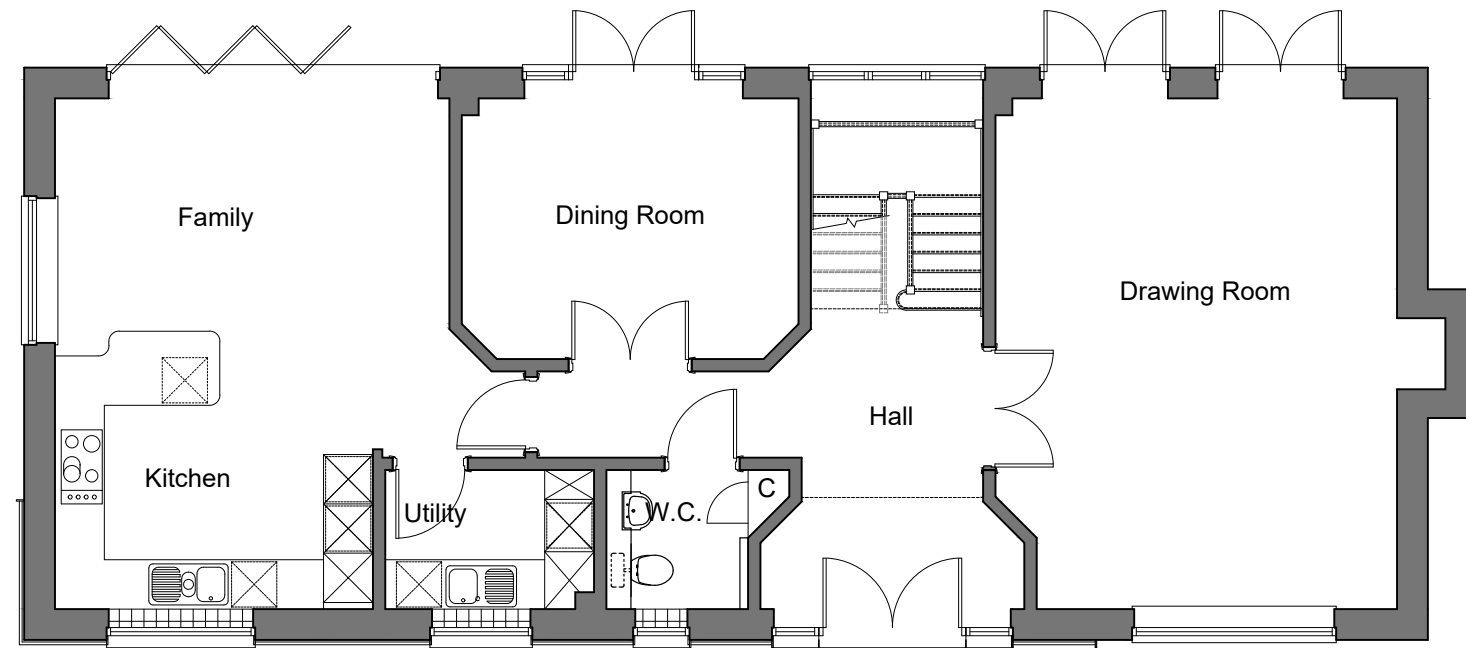


MARKET PLACE

GOUDHURST, KENT TN17 1HA

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BENTLEY BARN - HOME 6



GROUND FLOOR

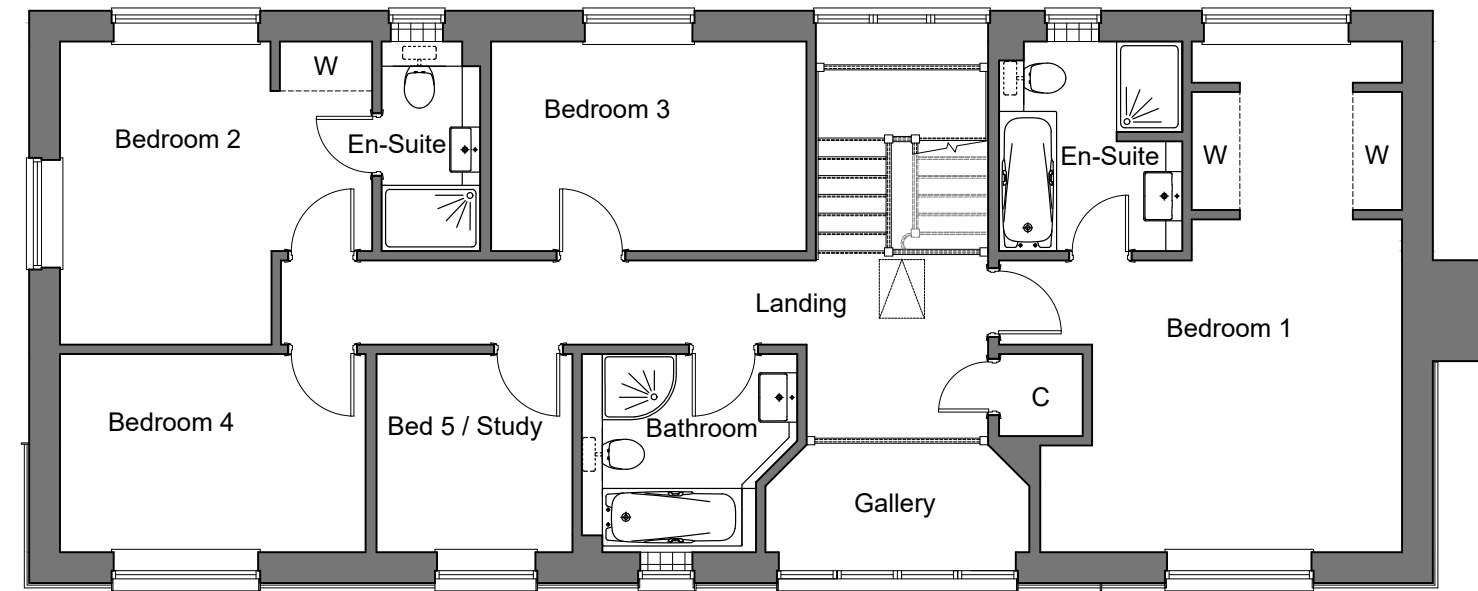
Drawing Room	4890mm x 6215mm	15'11" x 20'2"
Dining Room	4100mm x 3173mm	13'4" x 10'4"
Kitchen/Family	4802mm x 6215mm	15'7" x 20'2"

Total Floor Area (NIA)= 203.01 m² / 2186 ft²

Upon entry to Bentley Barn you are greeted by the incredible double-height gallery landing offering stunning views to the garden and meadow beyond. The luxury kitchen/diner/family room features bi-fold doors and benefits from Quartz stone worktops, integrated appliances and separate utility room. Also on the ground floor is a cloakroom, complete with a stunning double-aspect drawing room with two sets of French doors and bespoke fireplace with Victorian Limestone mantle.

Enjoy the picturesque views as you make your way up the grand staircase to the upper level of the gallery landing. Here there is a generous family bathroom and five ample bedrooms, two of which include en-suites.

This stunning home also includes a detached double garage with additional attic above.



FIRST FLOOR

Bedroom 1	3774mm x 6215mm	12'3" x 20'2"
Bedroom 2	2575mm x 3689mm	8'4" x 12'0"
Bedroom 3	3841mm x 2550mm	12'6" x 8'3"
Bedroom 4	3721mm x 2412mm	12'1" x 7'10"
Bedroom 5/Study	2385mm x 2412mm	7'9" x 7'10"

Includes 2,838m² of meadow land to the rear of the garden

KITCHEN & UTILITY

- Shaker-style fitted kitchen with Quartz stone worktops
- Bosch double oven
- Induction hob
- Integrated extractor hood
- Integrated dishwasher
- Wine cooler
- Washer/dryer
- Energy efficient downlighters

BATHROOMS/SHOWER ROOMS

- Avento Villeroy & Boch sanitaryware and vanity units
- Hansgrohe chrome fittings
- Hansgrohe chrome thermostatic mixer
- Chrome towel rails
- Ceramic tiling
- Shaver point
- Energy efficient down lighters

ELECTRICAL FITTINGS

- TV points to living room, dining room and bedrooms
- Combination of pendant and downlighters throughout
- Telephone points to hall, living room and bedrooms
- USB sockets fitted to kitchen, bedroom 1 and bedroom 2
- Brushed chrome sockets and switches at high level, white at low level

HEATING/WATER/INSULATION

- Underfloor heating to ground floor and wet rooms with individual thermostatic temperature controls
- Bespoke fireplace with Victorian limestone mantle
- Worcester Bosch energy efficient boiler with radiators throughout first floor
- Mains pressure sealed water system

INTERIOR FINISHES

- White matt emulsion smooth finish to walls and ceilings
- White painted shaker-style doors
- White satin painted skirtings and architraves
- Triple glazed timber-framed windows
- Polished chrome door handles throughout
- Fitted wardrobes to bedroom 1 and bedroom 2
- Karndean style flooring to wet rooms
- Hardwood handrail to staircase

GARDENS

- Landscaped front garden
- Turfed rear garden
- Indian sandstone patio to rear garden
- External tap
- Includes 2,838m² of meadow land to the rear of the garden

SECURITY

- Mains operated smoke alarms
- Internal security alarm
- Gated development

PEACE OF MIND

- 10-year NHBC build warranty

EXTERNAL & COMMUNAL AREAS

- Detached double garage with storage room above, remote doors and driveway
- The communal areas of the development will be maintained via a management company. Please speak to our sales advisor who will be able to provide full details and annual service charge fees. Once the development is completed ownership of the management company will be transferred to the home owners.



Photography of typical Fernham Homes

Fernham
— HOMES —

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