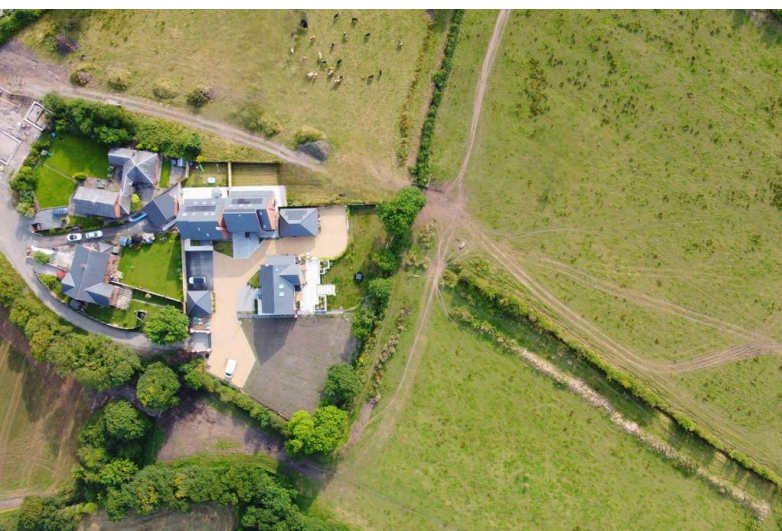




Farriers Fold
Walmer Bridge

- Available with No Chain
- Exclusive Development of just 3 Houses
- Semi Rural Location
- 6 Bedrooms

For Sale £759,500
EPC Rating 'TBC'





Property Description

- * 6 Bedroom Detached Family Home
- * Semi-Rural Location
- * Exclusive Development

Access Note

The property is approached via a shared private track which is awaiting its final finish following the completion of a single neighbouring self-build. Viewings are encouraged to fully appreciate the privacy, setting and quality beyond the gated entrance.

Ground Floor: The Martingales is an exceptional new-build property set over three floors, offering luxurious and spacious living throughout. The open-plan family dining kitchen is at the heart of the home, featuring high-spec integrated appliances, including a dishwasher, microwave, full-size fridge and freezer, 2 AEG ovens, and an induction hob. The Quooker hot water tap adds extra convenience for busy family life. The media wall in the family area enhances the space, creating a modern focal point. The ground floor





also includes a living room, utility room, and a downstairs WC.

First Floor: The impressive primary suite is a standout feature, offering a dressing area, built-in wardrobes, and a luxurious ensuite, seamlessly blending style and practicality. This floor also includes three additional bedrooms, one of which benefits from its own ensuite, along with a well-appointed three-piece bathroom.

Second Floor: This level comprises two generously sized bedrooms and a shared bathroom.

With six bedrooms in total-two featuring private ensembles-this home is perfect for large families, providing exceptional comfort with four bathrooms throughout the property.



Exterior: The property sits within an exclusive development of only 3 properties, offering privacy and tranquility while being close to the village amenities of Walmer Bridge. The gates are equipped with face recognition technology, while a camera in the hallway adds extra security. Driveway parking is available, along with a garage and 2 extra exclusive parking spaces. The electric car charger ensures convenience for modern living. The enclosed rear garden offers a lovely outlook, while the property benefits from solar panels, a MVHR system, and an air source heat pump, ensuring energy efficiency. Composite fencing adds to the contemporary feel of the exterior. Additionally, high-speed fiber Wi-Fi is available, offering speeds of up to 900 Mbps, ensuring seamless connectivity for work and entertainment.



What We Love About This Property: "This home offers the perfect balance of luxury and sustainability, with underfloor heating throughout the ground floor, high-spec finishes, and cutting-edge technology like solar panels and face recognition gates. It's the ideal home for a growing family looking for privacy, but still close to all the amenities of the village."

Tenure: Freehold

Council Tax Band: TBC

New Build - No Chain

LOCAL INFORMATION

ENTRANCE HALL

LIVING ROOM 14' 1" x 15' 7" (4.29m x 4.75m)





OPEN PLAN FAMILY DINING KITCHEN 18' 5" x 26' 5" (5.61m x 8.05m)

UTILITY ROOM 10' 4" x 7' 6" (3.15m x 2.29m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE 17' 6" x 10' 1" (5.33m x 3.07m)

ENSUITE BATHROOM 10' 6" x 7' 2" (3.2m x 2.18m)

BEDROOM TWO 17' 9" x 11' (5.41m x 3.35m)

BEDROOM THREE 17' 9" x 10' 7" (5.41m x 3.23m)

BATHROOM 5' x 10' 6" (1.52m x 3.2m)

BEDROOM FOUR 11' 1" x 10' 6" (3.38m x 3.2m)

ENSUITE 3' 11" x 10' 7" (1.19m x 3.23m)

BEDROOM FIVE 12' 9" x 9' (3.89m x 2.74m)

BEDROOM SIX 10' 7" x 7' 10" (3.23m x 2.39m)

BATHROOM 9' 4" x 6' 7" (2.84m x 2.01m)

GARAGE 18' 8" x 10' 5" (5.69m x 3.18m)

OUTSIDE

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



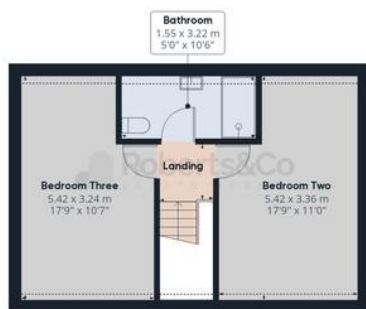




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

231.23 m²

2488.93 ft²

Reduced headroom

3.09 m²

33.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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