



Farriers Fold Walmer Bridge

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

For Sale £775,000

EPC Rating 'TBC'





Farriers Fold, Walmer Bridge



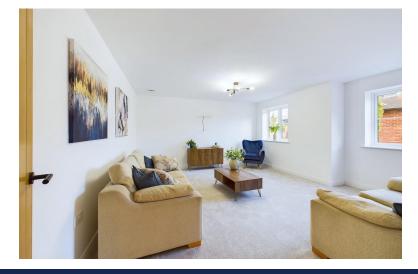
Property Description

6 Bedroom Detached Family Home

Semi-Rural Location | Exclusive Development

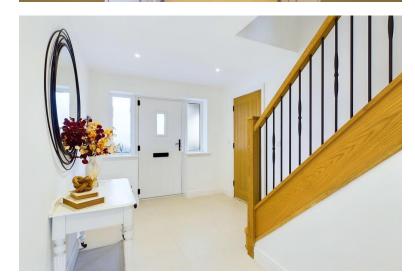
Ground Floor: The Martingales is an exceptional newbuild property set over three floors, offering luxurious and spacious living throughout. The open-plan family dining kitchen is at the heart of the home, featuring high-spec integrated appliances, including a dishwasher, microwave, full-size fridge and 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 ensuites-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) BEDROOM FOUR 11' 1" x 10' 6" (3.38m x 3.2m) BEDROOM FIVE 12' 9" x 9' (3.89m x 2.74m) **BEDROOM SIX** 10' 7" x 7' 10" (3.23m x 2.39m) **ENSUITE** 3' 11" x 10' 7" (1.19m x 3.23m) **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.







