

Kennedys'

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Tunbarr, Tot Hill Lane
Epsom
KT18 6PQ

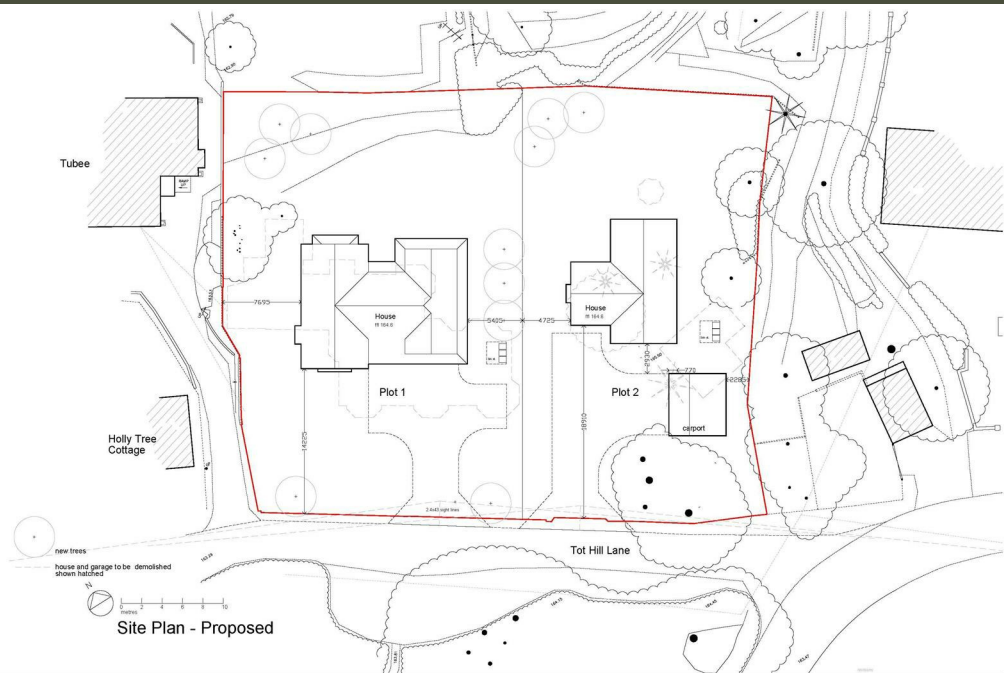
Coming Soon; Kennedys Land and New Homes are delighted to offer an early opportunity to see this brand new 5 bedroom detached home, the larger of two homes on this sizeable plot, measuring some 3404 sq ft, with it's own private drive and forecourt and integral double garage, all situated in the heart of Headley village. More details are to follow, but if you would like further information or are keen to have a private viewing of the property, please contact Peter Kennedy or a member of the sales team. Anticipated completion is due Summer 2024.

£1,750,000

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Site Plan - Proposed

all dimensions to be checked on site
 for more information contact the architect
 any changes must be approved by the client and architect
 HUNTER PRICE LLM

HUNTER PRICE LLM
 Chartered Architects
 12 Clifton Road
 Southsea PO5 2JX
 email: hprice@hpricearchitects.co.uk tel: 07708 720801
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Tisbury
 Tot Hill Lane
 Headley KT18 6PQ
 1826 003 1/250@A3 sgh 24.4.18



PROPERTY DESCRIPTION

Specification:-

Kitchen

Bespoke Shaker style kitchen with painted units complemented with composite stone worktops.

Integrated Siemens appliances to include electric oven, combination microwave oven, induction hob and extractor above, full height fridge, freezer, wine cooler, dishwasher and hot tap.

Utility room

Bespoke shaker style with painted units complemented with composite stone worktops. With space for a washing machine and tumble dryer as well as a stainless steel sink and drainer.

Bathrooms, cloakroom and en-suites.

Showers with trays and glass screens.

Free standing bath

Sanitary ware with chrome fittings.

Wall and floor tiles.

Flooring

Tiles laid to the kitchen, living/dining area, entrance hall, en-suite bathrooms, family bathrooms

PROPERTY DESCRIPTION

and utility room.

Carpets to all other areas.

Central Heating

Air source heat pumps, underfloor heating to the ground and first floor.
Chrome towel rails with summer circuits fitted to en-suite and bathrooms.

Internal

Oak doors with chrome fittings.
Oak stair cases with glass balastrades.
Flush casement Upvc windows.

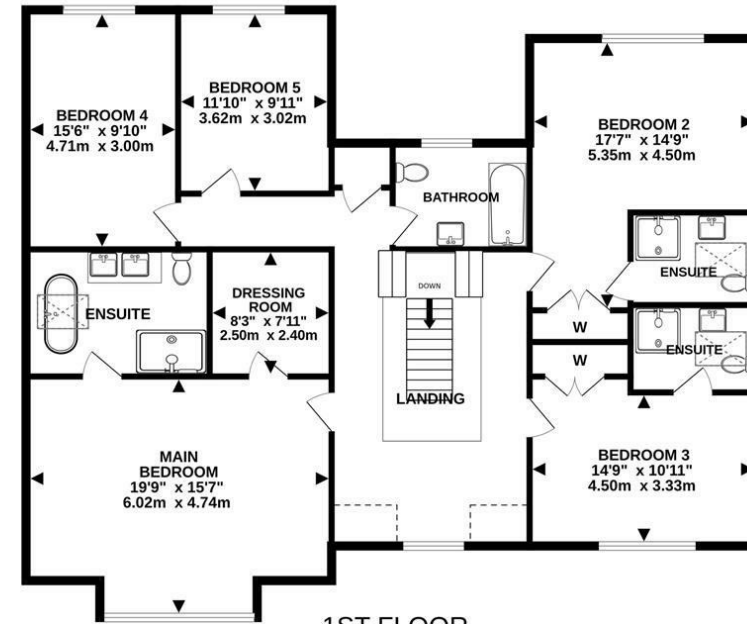
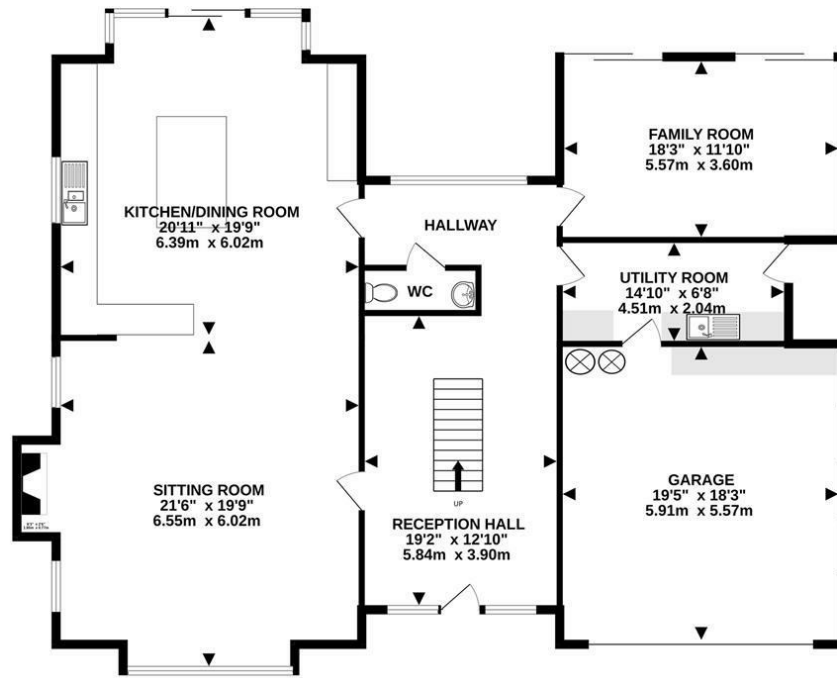
Electrical

Solar pannels with battery storage (plot 1)
Electric car Charging
Pre-wired for an entertainment system to primary ground floor rooms and bed land 2.

External

Footpaths and patio in Indian sand stone.
External lighting to the front and rear of the house.
Electric up and over doors to garage (plot 1)
Landscaped front and rear gardens with planting and turf laid.





Energy Efficiency Rating	
	Potential
174 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC

DRAWN PRIOR TO COMPLETION MEASUREMENTS AND LAYOUT MAY CHANGE

TOTAL FLOOR AREA : 3404 sq.ft. (316.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

Tunbarr, Tot Hill Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING:
 COUNCIL:
 TAX BAND: New Build

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