



JONATHAN HALL

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Tumblefield Road, Stansted, Kent, TN15 7PR

Price Range: £850,000 - £900,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with staircase to first floor; cloakroom with WC and washbasin; sitting room, study and a stunning open-plan kitchen/dining/family room with a contemporary fitted kitchen comprising wall and base units, white quartz worktops, inset sink, integrated fridge/freezer, integrated dishwasher, built-in double oven, inset induction hob with retracting extractor fan and bifold doors to the pleasant southerly facing garden; utility room with base cupboards, white quartz worktop, inset sink, integrated washing machine and integrated drier?.

First floor: landing, the principal bedroom has an ensuite shower room with shower cubicle, WC and washbasin; three further double bedrooms and a large family bathroom with a bath, shower cubicle, WC and washbasin.

Outside

The property is accessed shared drive leading to the front garden which is laid to lawn and a large driveway, and gate leading to the pleasant southerly facing rear garden with a paved patio, lawn and fenced boundaries.

Agents Note

The property is freehold, in council tax band G and benefits from mains water, mains drains, mains electric, triple glazing, air-source heat pump with underfloor heating throughout, electric rain-sensitive sky-light windows, Cat 6 cabling throughout and the remainder of a 10-year ICW new-build warranty.

A spacious and superbly presented four double bedroom contemporary new house, with a stunning kitchen/dining/family room with bifold doors to a southerly facing garden, a large driveway, beautiful countryside views, triple glazing, air-source heat pump and underfloor heating. Situated on an exclusive development, of three properties, in a delightful rural location in the sought-after village of Stansted with its pub, hotel and restaurant, church and park, close to the exclusive London Golf Club and three miles to Borough Green with its wide range of amenities including railway station with services to London from 37 minutes.

Summary

- Superbly Presented New Detached House
- Beautiful Countryside Views
- Sitting Room, Study, Utility Room, Cloakroom
- Stunning Kitchen/Family/Dining Room
- Four Double Bedrooms, Two Bathrooms
- Triple Glazing, Air Sourced Heating System
- Front Garden & Large Driveway
- Southerly Facing Rear Garden with Patio
- 10-year ICW New-Build Warranty
- Local Station (from 37 Minutes to London)





Location

Stansted is a pretty village, on the North Downs, and benefits from The Blackhorse Pub, The Hill Top Hotel and Restaurant, St Mary's Church, a village hall and a recreation ground with a children's playground. The exclusive London Golf Club and Brands Hatch Place Hotel and Spa are both a short drive away.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately a 3 mile walk/cycle away.



Trosley Country Park, with its beautiful woodland walks and stunning views, is within 3 miles.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 8.5 miles away.

Ebbsfleet railway station, with fast services to London St Pancras from 18 minutes, approximately 9 miles away.

Bluewater shopping centre is 10 miles away.

The M20 and M26 at Wrotham can both be accessed within 4 miles.



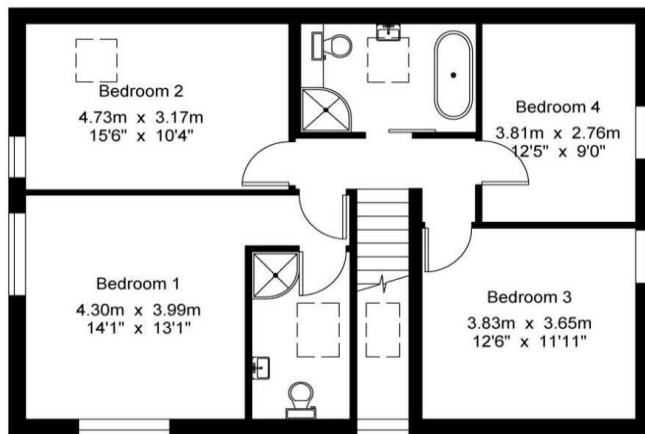
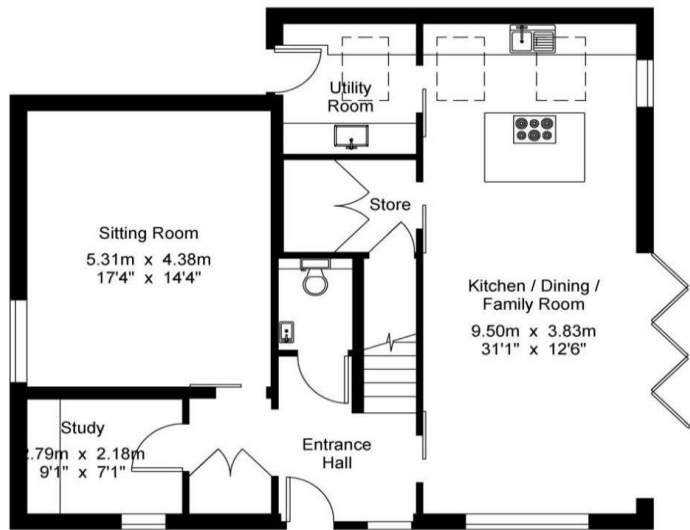
A spacious and superbly presented four double bedroom contemporary new house, situated on an exclusive development of just three properties, in a delightful rural location in the sought-after village of Stansted







Gross Internal Area : 179.1 sq.m (1927 sq ft)



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- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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If you need get in touch, please contact me on
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