



School Lane, West Kingsdown, TN15 6JH  
Guide price £750,000 Freehold



The Homes Group are proud to present to the market this detached home set within a 0.34 acre plot surrounded by woodlands on three sides. The home has been extended & offers five double bedrooms, a fantastic open plan living room & kitchen with island with tri-folding doors open to the large patio and wonderful garden.

The ground floor accommodation comprises of four bedrooms, one with an en-suite shower room, family bathroom and 28' open plan living room & kitchen. On the first floor is the master bedroom suite and separate shower room.

The front is accessed via an electronic gate with parking for multiple vehicles, including a wooden garage & carport.

**Entrance Porch**

**Entrance Hall**

22'7" x 4'9" (6.88m x 1.45m)

**Bedroom Two**

14'1" x 12'1" (4.29m x 3.68m)

**En-Suite**

10' x 6'2" (3.05m x 1.88m)

**Bedroom Three**

11'6" x 10'8" (3.51m x 3.25m)

**Bedroom Four**

10'7" x 10'2" (3.23m x 3.10m)

**Family Bathroom**

7'8" x 5'1" (2.34m x 1.55m)

**Bedroom Five**

12'1" x 7'9" (3.68m x 2.36m)

**Living Room/Kitchen**

28'5" x 16'7" (8.66m x 5.05m)

**Landing**

**Master Bedroom**

16'7" x 13'6" (5.05m x 4.11m)

**Shower Room**

**Garage**

17'4" x 9'2" (5.28m x 2.79m)

**Carport**

18'4" x 12'7" (5.59m x 3.84m)

**Driveway**

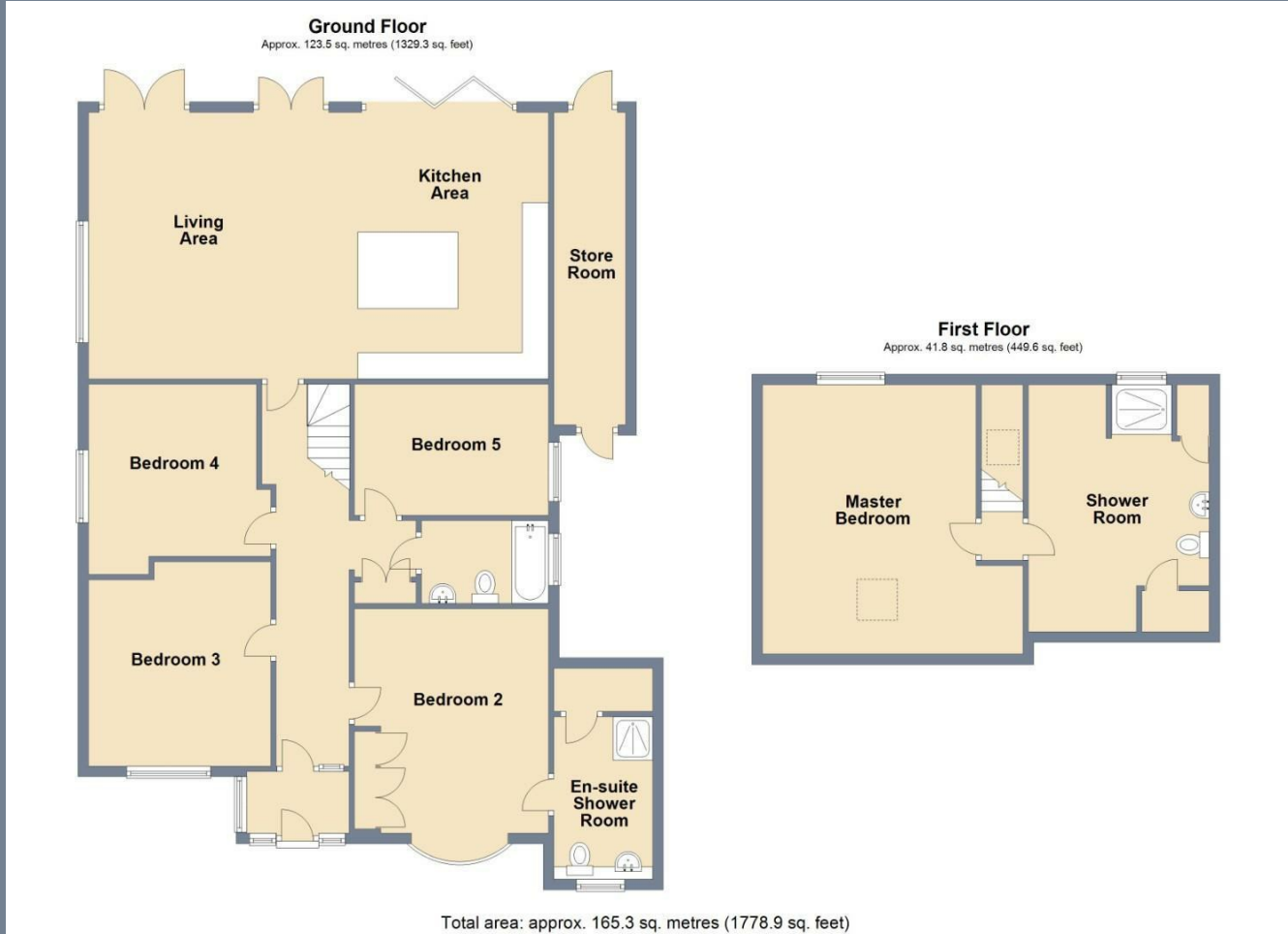
**Garden**

**Tenure - Freehold**

**Council Tax - Band F**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing**

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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