



Plot 1 Beacon Lane, Woodnesborough, Sandwich
£750,000

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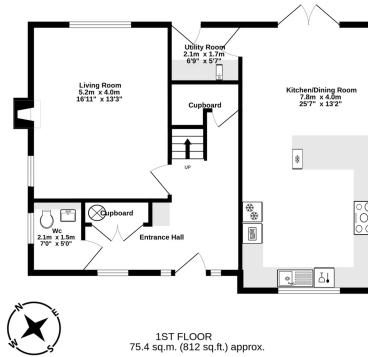
Beacon's Lane is an exclusive brand new development of just two luxury detached homes. As you enter the property, you'll find a generous size entrance hall with large, double door storage cupboard housing the air source heat pump and cloakroom. The lounge is to the left, with working fireplace and dual aspect windows flooding the room with plenty of natural light, overlooking the garden. The spacious kitchen / diner has been finished to a high quality standard, complete with composite, marble effect worktops, fully integrated AEG kitchen appliances, boiling water tap, wine cooler and utility room. Herringbone Karndean LVT flooring runs through the entire downstairs creating a stylish finish. To the second floor, there is a family bathroom and four good sized double bedrooms, one of which has its own private en suite shower room. A light grey thick quality carpet is fitted throughout all bedrooms, staircase and landings. Spread across the entire top floor, you'll find the main bedroom and further versatile spaces such as; a large landing area perfect for home office for additional storage space and a sixth bedroom/ dressing room with private en-suite bathroom. Built by a reputable local developer, we Miles & Barr Land & New Homes have collaborated with the seller on previous projects; Karllee Construction are a pleasure to work with and build a great home by offering the best of both worlds; contemporary modern living, with this site being located in the charming and sought after village of Woodnesborough, Sandwich. Each home comes with a Buildzone 10 year warranty,

- 5-6 Beds Exclusive Detached Homes
- Utility Room
- Three Storey
- Triple Car Port

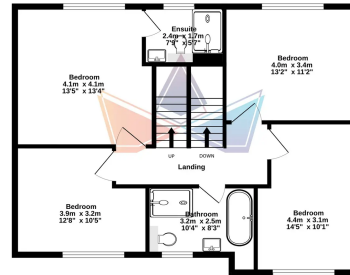




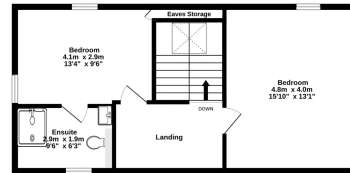
GROUND FLOOR
75.5 sq.m. (815 sq.ft.) approx.



1ST FLOOR
75.4 sq.m. (812 sq.ft.) approx.



2ND FLOOR
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 199.7 sq.m. (2149 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure