



## Highland Road | Badgers Mount | TN14

£1,250,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Impressive family residence
- Versatile 4 or 5 double bedrooms
- Highest quality kitchen & bathroom fittings
- Guest cloakroom & a utility room
- Private Road
- 3 excellent reception rooms
- 2 En-suites & a family bathroom
- Double garage, car port and ample parking



A TRULY STUNNING FAMILY RESIDENCE. Comprising just shy of 3000 sf of luxurious accommodation providing a spacious and versatile home for discerning house hunters. The attention to detail is evident throughout the house. The ground floor provides a very wide and welcoming entrance hall which leads to a bright, lounge, a formal dining room come drawing room, an open plan family room with a luxury fitted kitchen, a utility room as well as a guest cloakroom. The first floor is equally impressive with a spacious landing leading to a Master Suite comprising the main bedroom, an en-suite bathroom with adjacent shower room, with sliding doors opening onto the 5th bedroom which currently acts as a walk-in dressing room, three further double bedrooms with an additional en-suite to bedroom 2 and a luxury fitted family bath & shower room. The property also provides a double garage and a further car port as well as ample parking with electrically operated gates. The rear garden is completely secluded and very well designed and stocked to be enjoyed by a family. This home benefits from underfloor heating to the ground floor, integrated Bose surround audio, CCTV and so much more. Located in a private road within a very well-considered locality and within easy reach of both Knockholt Station, shopping and transport links and leisure facilities. Homes like this are very rare on the market and we therefore recommend your most urgent attention.



## Aston House, Highland Road, Badgers Mount, TN14



**Entrance** Covered porch with light and security camera, solid oak front door with side panel windows leading to;

**Entrance Hall** 14'5" x 11'7" (4.39m x 3.53m)  
Coved ceiling, staircase to first floor with storage cupboard underneath, engineered wood flooring, underfloor heating.

**Dining Room** 10'11" x 12'0" (3.34m x 3.67m)  
Double glazed multi-pane leaded light window to front, coved ceiling, inset spotlighting, engineered wood flooring, with underfloor heating.

**Lounge** 17'5" x 13'5" (5.31m x 4.10m)  
Double glazed French-style double glazed doors to conservatory, coved ceiling, inset spotlighting, feature fireplace, engineered wood flooring with underfloor heating.

**Kitchen/Family Room** 23'5" x 15'9" (7.15m x 4.81m) Double glazed multi-pane leaded light window to rear garden, French-style double glazed doors to conservatory, range of matching contemporary wall and base units and cupboards and drawers, display cabinets, butler-style double sink unit, granite working surfaces with splashback, central island with cupboards under, breakfasting bar, integrated dishwasher, space for Rangemaster, space for American-style fridge freezer, ceramic tiled flooring (underfloor heated).

**Utility** 6'9" x 5'8" (2.05m x 1.73m)  
Double glazed window to side, butler-style sink unit, granite working surfaces with splashback tiling, plumbing for washing machine, space for tumble dryer, chrome heated towel rail, ceramic tiled flooring.

**Conservatory** 23'10" x 9'10" (7.26m x 3.00m)  
Double glazed conservatory with doors and windows to rear garden, electric heating and Air-conditioning unit, electric underfloor heating, ceramic tiled flooring. 2 remotely controlled skylight windows. Remote controlled blinds.

**Cloakroom** 6'2" x 3'9" (1.88m x 1.14m)  
Double glazed frosted leaded light window to side, coved ceiling, extractor fan, low level W.C, wall-mounted wash hand basin, ceramic tiled flooring (underfloor heated).

**Landing** Galleried landing with; coved ceiling, access to insulated loft with drop-down ladder, built-in double wardrobe.

**Master Bedroom** 14'8" x 12'4" (4.46m x 3.77m)  
Double glazed multi-pane leaded light window to rear, radiator, air-conditioning unit, fitted carpet. Double glazed doors to;

**En-Suite** 8'10" x 5'9" (2.70m x 1.76m)  
Contemporary bath with mixer tap and shower extension, radiator, chrome heated towel rail, ceramic tiled flooring.  
Opening on to;

**En-Suite (Shower Area)** 5'8" x 5'5" (1.73m x 1.65m) Double glazed frosted leaded light window to side, extractor fan, walk-in steam shower cubicle with seating area, low level W.C, wall-mounted wash hand basin, shaving point, chrome heated towel rail, ceramic tiled flooring.

**Dressing Room/Bedroom 5** 14'7" x 12'4" (4.45m x 3.77m)  
Double glazed multi-pane leaded light window to rear, extensive fitted wardrobes and cupboards and drawers and dressing table, radiator, fitted carpet.

**Family Bathroom** 9'1" x 7'8" (2.78m x 2.34m)  
Double glazed frosted leaded light window to side, fully-tiled walls, contemporary bath, shower cubicle, wall-mounted wash hand basin, low level W.C, storage cupboard, chrome heated towel rail, ceramic tiled flooring.

**Bedroom 2** 11'7" x 10'12" (3.52m x 3.35m)  
Double glazed leaded light window to front, coved ceiling, inset spotlighting, built-in wardrobes, radiator, fitted carpet. Opening on to;

**En-Suite** Double glazed frosted window to side, coved ceiling, fully-tiled walls, inset spotlighting, extractor fan, walk-in shower cubicle, wall-mounted wash hand basin in vanity unit, low level W.C, chrome heated towel rail, ceramic tiled flooring.

**Bedroom 3** 11'3" x 13'6" (3.44m x 4.12m)  
Double glazed leaded light window to front, built-in wardrobes, radiator, fitted carpet.

**Bedroom 4** 12'4" x 9'7" (3.76m x 2.92m)  
Double glazed leaded light window to front, built-in wardrobes, radiator, fitted carpet.

**Rear Garden** Patio area, traditional lawn area, decking area, flowerbeds and borders, mature plants and shrubs, side access via gates, light, power.

**Double Garage** 17'10" x 18'4" (5.44m x 5.58m)  
Electrically-operated up-and-over door, double glazed door to side.

**Car Port** Ample additional parking.

