



£1,450,000

Plot 12, The Vita Gallica, Sissinghurst, Kent, TN17 2BH

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Stamp Duty Paid Incentive Part of the boutique Gallica development, The Vita is luxurious four bedroom detached home seamlessly incorporating architectural excellence and cutting edge technology.

Discover the Brookworth difference

Effortlessly blending a traditional Kentish aesthetic with contemporary features, The Vita is an elegant residence designed to impress.

At the heart of the home is the stunning open-plan Kitchen/Dining/Family area with Garden access which boasts modern smart features. An adjacent Utility room adds further functionality and leads into a large double garage with automated doors, a fully-tiled floor, 4 switched sockets, and further provisional wiring for power, data, and smart home features.

Designed around the luxurious Marble Hill fireplace, the Living room is a fabulous entertaining space with a generous bay window overlooking a landscaped, wildflower green space. A versatile large Study, with wood effect Minoli tiles, offers home working without compromise.

All four bedrooms have their own bespoke, fully fitted and carcassed wardrobes with shelves, hanging rails and lighting. Bedroom 1's en-suite has the wow factor, featuring a wet-room layout with shower screen and freestanding bath with boutique designer fittings and controls, and fully feature tiled for a spa-like finish.

The entire house is heated by an A+++ rated Air Source Heat Pump in perfect combination with underfloor heating and exceeding levels of insulation, facilitating a pleasant ambient temperature efficiently and effectively.

Smart Home technology is integrated in the form of Control4 and Lutron systems, with the control of the heating, lighting, blinds, media and security at your fingertips.

Photography

Images are of the advertised property.

Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales

details/adverts/on-line representations etc. Are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.