



**£1,125,000**

Plot 10, The Woolf Common Road, Sissinghurst, Kent, TN17 2BH



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The Woolf is a spectacular 4-bed detached family home in the exclusive Gallica development in Sissinghurst. READY FOR OCCUPATION!

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### Discover the Brookworth difference

The Woolf is an attractive 4-bed residence which effortlessly blends traditional and contemporary designs, resulting in a superb build quality and an exemplary specification.

At the heart of the home is the open-plan Kitchen/Dining area, which hosts a range of top-of-the-line appliances from Miele in a stylish German designed Kitchen suite. Level-threshold bi-fold doors grant easy access to an expansive rear garden, and the adjacent utility room is an ever practical addition and also leads to the garden.

Designed around the luxurious Marble Hill fireplace, the Living room is a fabulous entertaining space with level-threshold bi-fold doors to access the garden. Meanwhile, the separate Family room, with bay window, is the perfect place to enjoy quality family time.

All four bedrooms have their own bespoke, fully fitted and carcassed wardrobes with shelves, hanging rails and lighting. Bedroom 1 hosts its own en-suite with spa-like finishes and fittings, and the family bathroom features a double-ended bath for pure relaxation.

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.

The Woolf's double garage is another stand-out feature, having automated doors, a fully-tiled floor, 4 switched sockets, and further provisional wiring for power, data, and smart home features if you wish to add further purpose to already practical space.

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.