



## The Old Dairy High Street Kimpton, SG4 8QR

A brand new detached house being built by local and reputable builders, Jarvis Homes. The property offers excellent, stylish and spacious accommodation situated in this well regarded village location in the heart of Kimpton.

**£1,175,000**

# The Old Dairy High Street

Kimpton, SG4 8QR



4



2



3



- 10 Year NHBC build warranty
- Cat 6 data cabling
- Under floor heating
- Stylish accommodation
- Traditional Construction
- High Speed Fibre Broadband
- Air source heat pumps
- Contemporary Kitchen Designs
- Solar PV Panels
- Contemporary bathrooms

Hall

Cloakroom

Study

11'5" x 8'8" (3.48 x 2.66)

Living Room

15'1" x 12'5" (4.61 x 3.81)

Kitchen/Family/Dining

24'4" x 17'7" (7.44 x 5.36)

Utility Room

Utility Room

Bedroom One

12'9" x 12'4" (3.89 x 3.78)

En-suite Shower

Bedroom Two

13'9" x 12'4" (4.21 x 3.78)

Bedroom Three

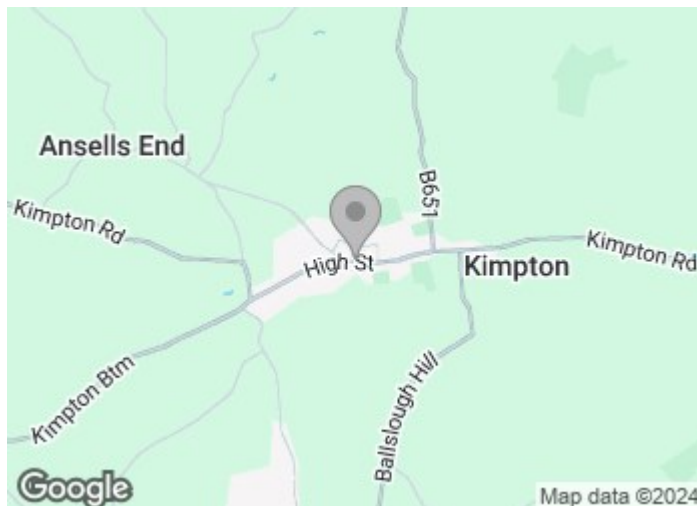
11'7" x 10'1" (3.54 x 3.08)

Bedroom Four

11'7" x 8'9" (3.54 x 2.69)

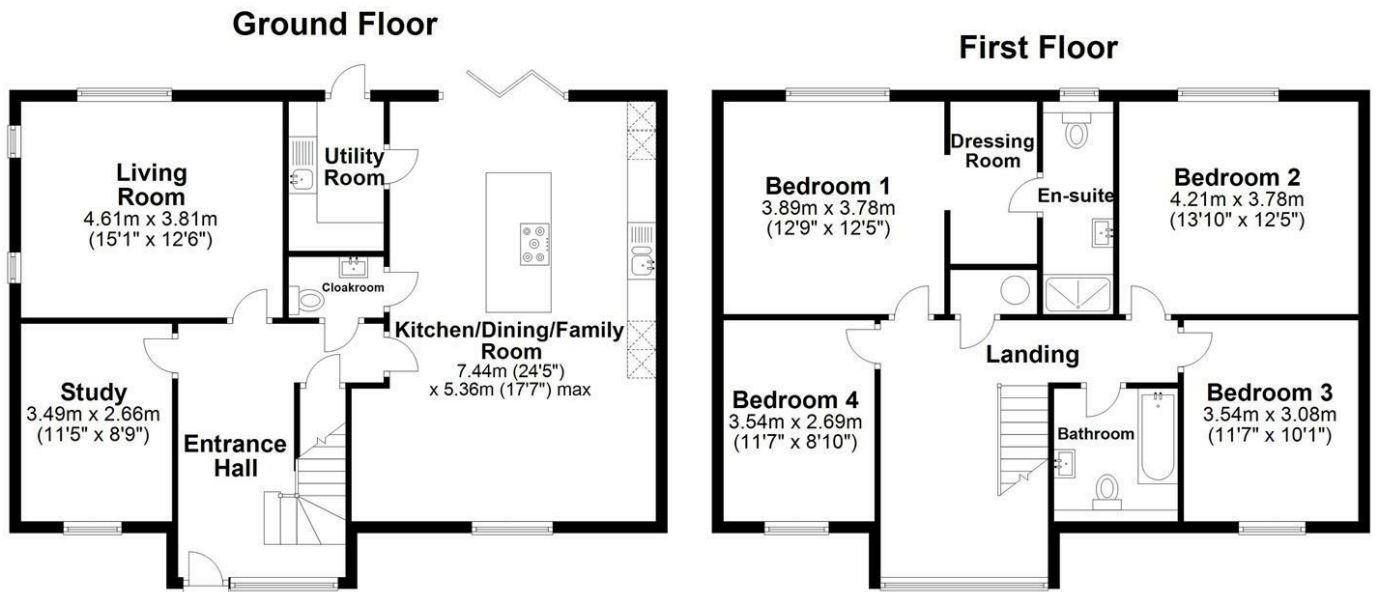
Family Bathroom

Garage & 3 parking spaces





# Floor Plan



Total Area: approx. 178 Sq.metres 1916 Sq.feet  
Plans, measurements and area supplied by Jarvis Homes

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	