



Freehold



Broadstone House, East Brook Park, Etchinghill CT18 8FA

- Attractive & Traditionally Styled Detached House
- Set Within An Exclusive Private Gated Road
- Built To An Exceptional Standard By Pentland Homes
- With A Host Of Eco-Friendly Energy Efficient Features
- Six Bedrooms - Three Bathrooms - Three Receptions
- Principal Bedroom With Dressing Room & En-Suite
- Spectacular Open Plan Kitchen/Dining/Family Room
- Prime Location Within Etchinghill Golf Club

SITUATION:

Set amid rolling countryside with uninterrupted views over Kent's Area of Outstanding Natural Beauty and Etchinghill Golf Course, East Brook Park's tranquil village location is complemented by superb transport links to Folkestone, Canterbury and Ashford via the M20 and M2. Ideal for those wanting to enjoy the best of country and coastal living, the beautiful landscape of the Elham Valley is on the doorstep, with country pubs just a few minutes from East Brook Park and an array of stunning beaches less than 10 minutes away. Golf players have the superb facilities of Etchinghill Golf Club just moments away and the Eurotunnel terminal at Folkestone is close by, offering crossings to France in under an hour. Just imagine having breakfast at your home in East Brook Park amidst the beautiful Kent countryside, followed by lunch in a stylish French bistro.

The villages of the Elham Valley cater for everyday needs with a local Post Office and Pharmacy plus schools rated Good and

Outstanding, whilst lovers of retail therapy will enjoy the boutiques, restaurants and cafes in both nearby Hythe and Folkestone, which are just minutes away. East Brook Park is situated off the main Canterbury Road, which links Folkestone to Canterbury, and is in an enviable location. It is easy to access from the A20 and M20, which means that it is a quick and convenient journey from London, Dover and Ashford. Just 2.9 miles away, Sandling station offers regular services to Ashford International, from where London St Pancras International and Canterbury can be easily accessed. There are also direct routes to London Charing Cross.

DESCRIPTION:

An attractive and traditionally styled brand new six bedroom detached house, set within a generous and mature plot, in a highly exclusive, gated private road, in a coveted position within Etchinghill Golf Club. Broadstone House enjoys a prime position within this prestigious collection of just six detached homes, built to an exceptionally



high standard by award-winning house builder, Pentland Homes. Quality of finish and attention to detail are hallmarks of a Pentland Home and Broadstone House is no exception.

The property combines a host of energy efficient features, such as zoned under floor heating throughout, LED low energy lighting and an energy efficient Mitsubishi ecodan air source heat pump, alongside modern creature comforts, such as a fibre optic broadband connection, a WIFI booster to the first floor, media points to the living room and USB double charger points throughout. The end result is a handsome and traditionally styled house, perfectly equipped for modern family living.



The property is entered via an anthracite grey high security front door, which opens into a spacious and welcoming entrance hall. High quality herringbone style Amtico flooring extends from the entrance hall throughout the rest of the ground floor. To the front of the property, there is a spectacular, triple aspect, open plan kitchen/

dining/family room which forms the heart of the home. The kitchen area has been fitted with a bespoke, British made luxury kitchen, with an extensive range of Shaker style units, set around low profile stone work surfaces and a range of integrated Siemens appliances, including a wine cooler, dish washer, induction hob, two ovens and two fridge/freezers.

The kitchen is complemented by a useful and well-equipped utility/boot room, which enjoys access to the rear garden. There are two further reception rooms, including a large family room and a splendid sitting room with double glazed French doors which open onto the rear garden.

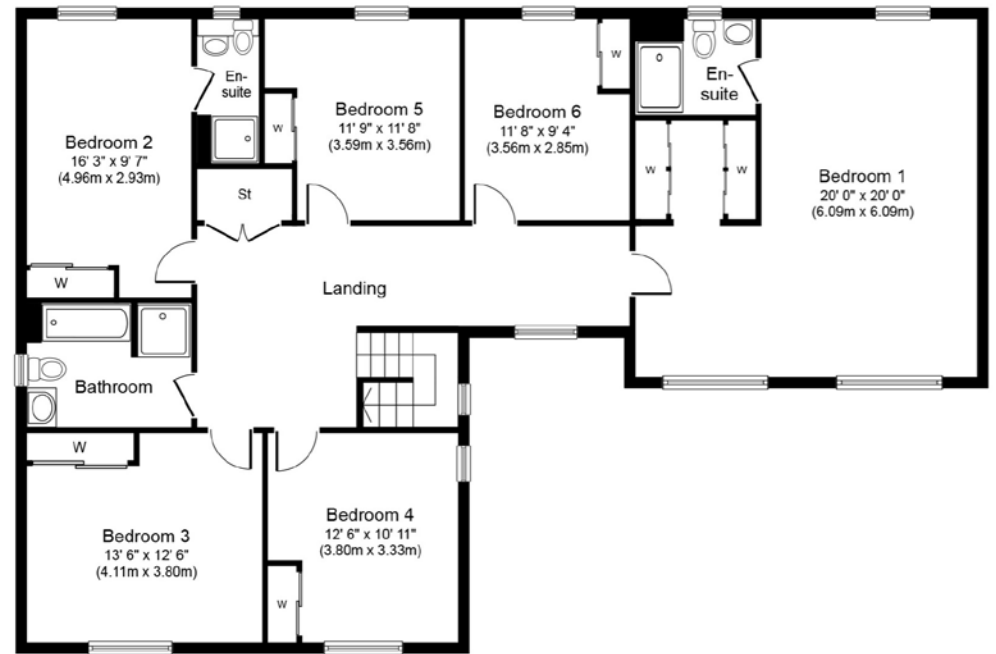
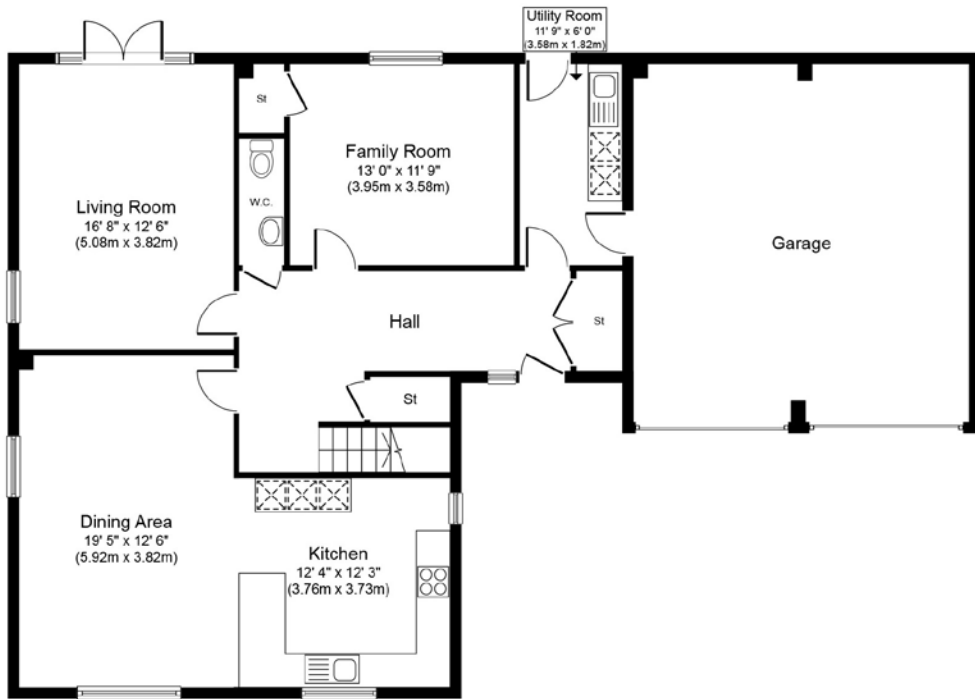
Upstairs, there are six bedrooms, all of which are generous double rooms. The principal bedroom is magnificent dual aspect room, which measures approx. 20 ft x 20 ft and enjoys a superb dressing room and a beautifully appointed en-suite shower room. There are two further bathrooms, each of which have been fitted with contemporary

white suites from Roca, with polished chrome Methven brassware, rainfall showers and stunning porcelain tiling.

OUTSIDE:

Broadstone House sits within a generous and highly secluded plot and is approached via an attractive block paved driveway. This provides parking for several vehicles and leads to an integral double garage with twin electrically operated doors and a 74 kw electric charger point with built-in WIFI communication.

The rear garden is mainly laid to lawn, with a striking, full width sandstone patio across the rear of the house. A selection of beautiful mature trees provide welcome shade and gentle screening, creating a sense of natural privacy rarely found within the gardens of a brand new home. Post and rail fencing adds to the rustic feel, whilst the front garden has been planted with a selection of pretty flowers, adding a dash of colour to the gardens.



TOTAL FLOOR AREA:
2622 sq. ft (243.6 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
The property comes with a ten year NHBC Build Warranty

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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