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Galloway House, Barnsole Road, Staple CT3 1LE

6 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS

Freehold



Galloway House, Barnsole Road, Staple CT3 1LE

- Magnificent Detached Family Residence
- Newly Built To A Particularly High Specification
- Attractive Traditionally Styled Exterior
- Luxuriously Finished Interior
- Approx. 3600 Sq Ft Of Accommodation Over Three Floors
- Many Eco-Friendly & Energy Efficient Features
- Approx. One Third Of An Acre Plot
- Gated Driveway & Double Cart-Barn Garage

SITUATION:

Galloway House is situated on a quiet country lane on the outskirts of the lovely village of Staple and is surrounded by beautiful farmland and countryside. The village has an active community with various local organisations including a preschool, Staple RBL and Staple Woodland Trust which all hold regular meetings at the village hall, whilst every year the village holds its popular Country Fayre at the recreation ground. The village is served by The Black Pig, a 15th century public house and restaurant which has also more recently opened a farm shop selling locally produced essentials. There is a lovely Saxon church dedicated to St James The Great.

The nearby village of Wingham (2 miles) offers a wide range of local services, along with the historic cinque port town of Sandwich is just 4.5 miles away. There are good primary schools at Wingham, Goodnestone and Ash (state and private)

whilst both Sandwich and Canterbury both offer an excellent selection of Grammar and private secondary schools. The nearby cathedral city of Canterbury (approximately 9 miles) is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre. Canterbury has three universities, two hospitals and two mainline stations offering a regular service to London, whilst Canterbury West station offers a high-speed service which reaches London St Pancras in just under one hour.

DESCRIPTION:

Galloway House is a spectacular, brand new detached luxury residence, built by renowned house builder Woodchurch Properties Ltd to an exacting standard and a meticulous quality of finish.



The property has been carefully designed to balance an attractive traditionally styled exterior with the very latest eco-friendly technologies, such as under floor heating and an above ground heat exchanger. The end result is a handsome, classically styled house which offers tremendous energy efficiency, alongside modern convenience. Other features include LED lighting, oak internal doors, brushed chrome switches, white uPVC sash style windows, luxury bathrooms and a high specification kitchen from Roma.



The generous accommodation is spread over three floors, creating a real sense of versatility and flexibility, ideal for modern family living. The property is entered via a handsome oak front door. This opens into a spacious entrance hall, with a cloakroom, coats cupboard and a staircase rising to the first floor. There are two generously proportioned reception rooms to the front of the house, each with bay windows and one with a fireplace ideal for a wood burning stove.

To the rear of the ground floor, there is a

magnificent open plan kitchen/dining/family room with bi-folding doors opening onto an impressive sun terrace to the rear of the house. The kitchen has been fitted with an array of high quality wall and floor units, set around striking white quartz work surfaces, a range of integrated appliances including fridge/freezer, double oven, dish washer and wine cooler. A quartz topped island and breakfast bar provides additional storage, whilst also housing an induction hob with inset extractor. Double glazed French doors lead from the kitchen area, whilst vast, bi-folding doors lead from the dining and family area to the rear sun terrace. Completing the extensive ground floor accommodation, there is a useful utility room and a home office/study.

On the first floor, there are four double bedrooms and a beautifully appointed family bathroom. The principal bedroom is a huge double room, with fine views over the garden, a fully fitted dressing room and a luxury en-suite bathroom. This has been fitted with a stylish and contemporary white suite

including a bath and walk-in double shower enclosure. There are a further two, equally well appointed en-suites on this floor.

A staircase rises to the second floor, which comprises another double bedroom, a shower room and a spacious office/bedroom. This floor naturally lends itself to use as a 'self-contained apartment' style accommodation for an au pair or teenager.

OUTSIDE:

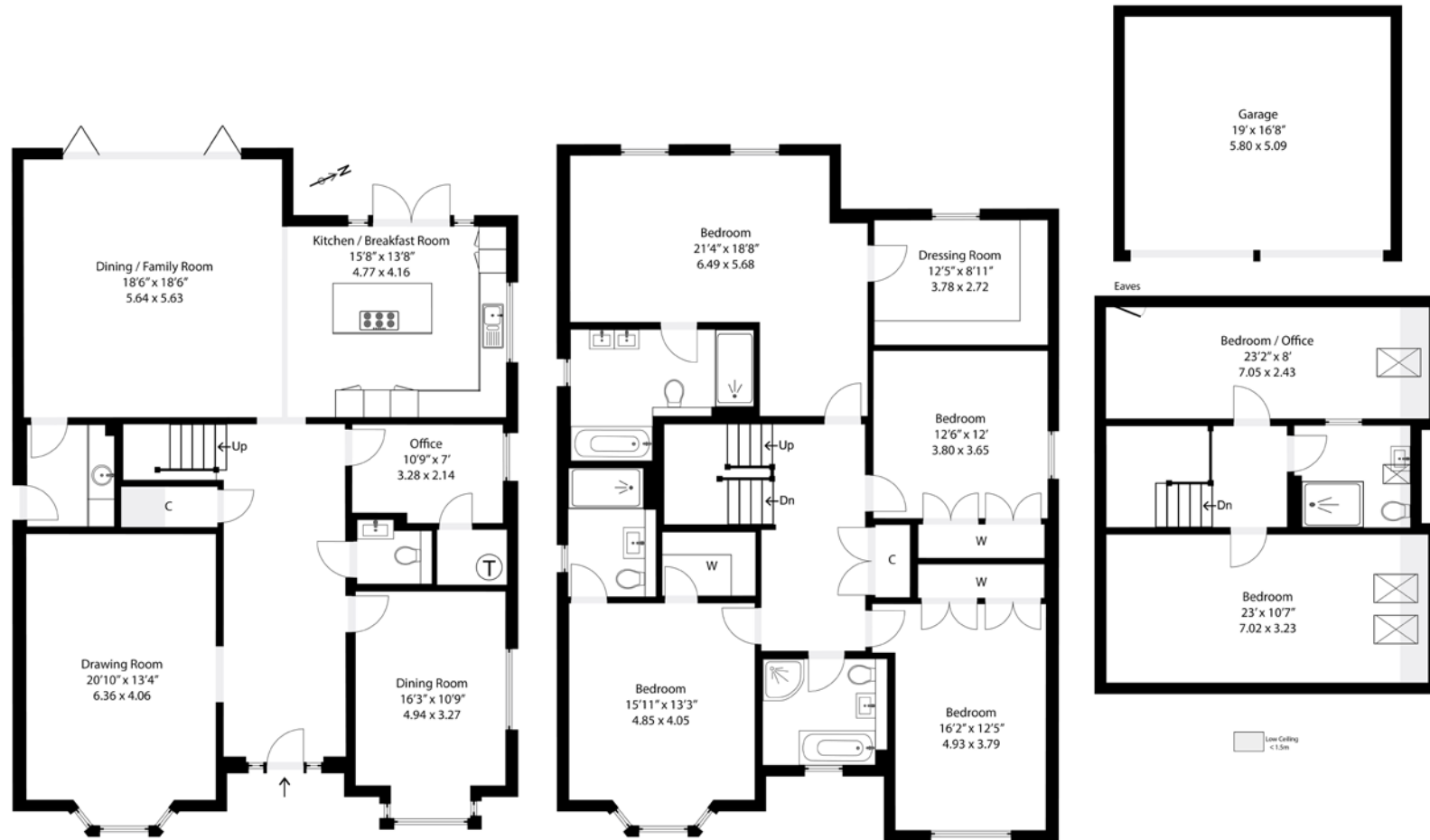
Galloway House is set within a generous plot of approximately a third of an acre and is accessed via electric gates which open onto a block paved driveway which provides ample parking for numerous vehicles. This leads to a detached, cart-barn style double garage to the rear of the house. This has power connected to it and is equipped with an EV charger point. To the rear of the property, there is a huge raised terrace, ideal for outdoor entertaining. From here, steps lead down to a large rear garden which has been laid to lawn.











TOTAL FLOOR AREA: 3916 sq. ft (364 sq. m)
 HOUSE: 3598 sq. ft (334 sq. m)
 GARAGE: 318 sq. ft (30 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 TBC



GENERAL INFORMATION
 The property is served by an air source heat pump and mains drainage.

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

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