

SKYLARKS, DUX FARM

PLAXTOL, SEVENOAKS - £1,650,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Skylarks, Dux Farm, Plaxtol, Sevenoaks, TN15 0RB

A unique opportunity to purchase one of four stunning new private houses by Cubed Home with prices ranging from £975,000 - £1,650,000, located within the sought-after village of Plaxtol. Each Cubed property is built with close attention to detail, comes with an array of features and is backed with a 10 Year Warranty by Build Zone.

An exclusive development of three elegant two storey houses and one beautifully designed single-storey dwelling, this development combines exceptional architecture with generous gardens, meadow space and far-reaching countryside views. Set along the picturesque Dux Farm Lane in Plaxtol, Sevenoaks, this development sits in the heart of the Kent countryside, an Area of Outstanding Natural Beauty, celebrated for its rolling landscapes, orchards and woodland walks. Just 5 miles from both Tonbridge and Sevenoaks.

Kitchens:
The Kitchen is equipped with a range of Gardiner Kitchen, wall and floor cabinets with solid quartz worktops and upstands. Carron stainless steel under mounted sink with Franke chrome tap. High quality fully integrated appliances to include electric induction hob, oven, microwave, integrated fridge/ freezer, integrated dishwasher and Caple wine cooler. Utility room provided with range of Gardiner cabinets, solid quartz worktops and upstands, stainless steel sink, and space for washing machine and tumble dryer. Amtico floor tiles to the Kitchen / Breakfast Room, Utility Room and Entrance Hall.

Bathrooms:
Luxurious white bathroom suites by Villeroy and Boch with contemporary chrome fittings. Matching cabinetry to the Cloakroom, Bathroom and En-suites. Heated chrome towel rails provided to the Bathroom and En-suites. Mirror and shaver socket to the Bathroom and En-suites. Porcelain wall tiles to the Bathroom and En-suites, with Amtico flooring to Bathrooms and En-suites.









Electrical & multimedia:
LED down lighters provided to the Hall, Kitchen / Breakfast Room, Utility and all Bathrooms and En-suites. Pendant light provided to all other rooms.
TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to a central point, provided in the Kitchen / Breakfast Room and all bedrooms.

Heating & hot water:
Underfloor heating to the ground floor with radiators to the first floor, powered by an air source heat pump to provide whole house controllable heating when you need it. Hot water will be provided by a pressurised cylinder associated with the air source heat pump designed to provide mains pressure hot water.

Peace of mind:
All windows and glazed external doors with multi point locking system. External lighting provided to external doors. Mains smoke alarm fitted to the Hall and Landing. Mains heat detector provided to the Kitchen / Breakfast Room.

Finishing touches:
Composite front door and quality double glazed windows and sliding doors. Solid internal doors. Bespoke staircase with oak handrail and glass infill panels where applicable.

External features:
Block paved / gravelled driveway with timber fencing to boundaries. Patio areas in stone paving. Individual array of high-quality external materials including natural slate tile roofing, cladding and face brickwork to walls. Gardens turfed and landscaped. Connection for an electric charger.

Tenure & services:
Freehold.
Property connected to electricity, water, mains foul drainage, surface water drainage to below ground rainwater harvesting tank.

VIEWING:

By appointment with Wood & Pilcher 01892 511211



ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity, Mains foul drainage and Surface water drainage to soak away.
Heating - Air Source Heat Pump & Solar Panels

AGENTS NOTE:

All areas and sizes to be verified by purchaser.
Specification subject to change without notice.

AGENTS NOTE 2:

Some of these photographs include virtual staging to help illustrate potential furniture placement and décor. No freestanding furniture or accessories shown in the virtually staged photos are present. Buyers should rely on their own inspection of the property and not the virtual imagery for condition or included items.

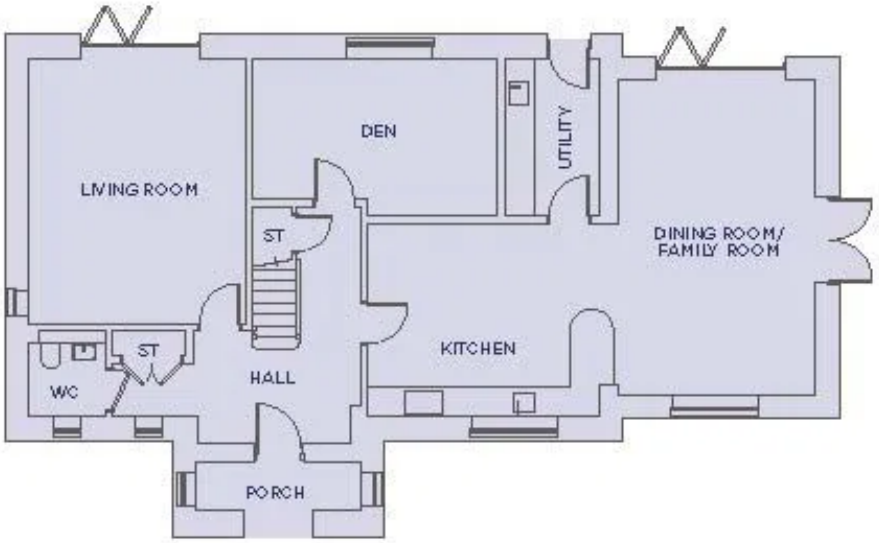
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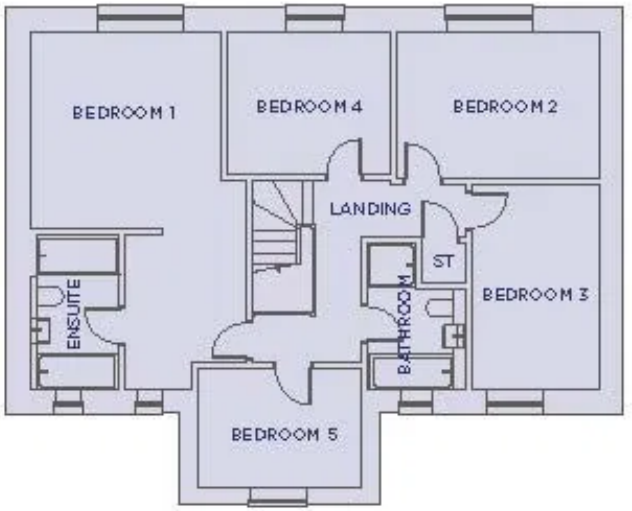




GROUND FLOOR



FIRST FLOOR



SKYLARKS

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA - 9.31m x 6.56m (30'7" x 21'6")

UTILITY - 3.30m x 1.97m (10'10" x 6'6")

DEN - 5.11m x 3.30m (16'9" x 10'10")

LIVING ROOM - 5.53m x 4.51m (18'2" x 14'10")

FIRST FLOOR

BEDROOM 1 - 7.47m x 4.52m (24'6" x 14'10")

BEDROOM 2 - 4.23m x 3.07m (13'11" x 10'1")

BEDROOM 3 - 4.26m x 2.67m (13'12" x 8'9")

BEDROOM 4 - 3.41m x 2.98m (11'2" x 9'9")

BEDROOM 5 - 3.41m x 2.46m (11'2" x 8'1")

TOTAL FLOOR AREA - 216.96m² (2335ft²)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email: tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

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