



MAYFAIR
HOUSE

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IGHTHAM, TN15



NEW BUILD DETACHED HOME BUILT TO A HIGH SPECIFICATION

An exceptional new build five bedroom home in the sought-after village of Ightham, combining energy efficiency, luxurious interiors and beautifully landscaped grounds in a peaceful semi-rural setting.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: TBC

Tenure: Freehold

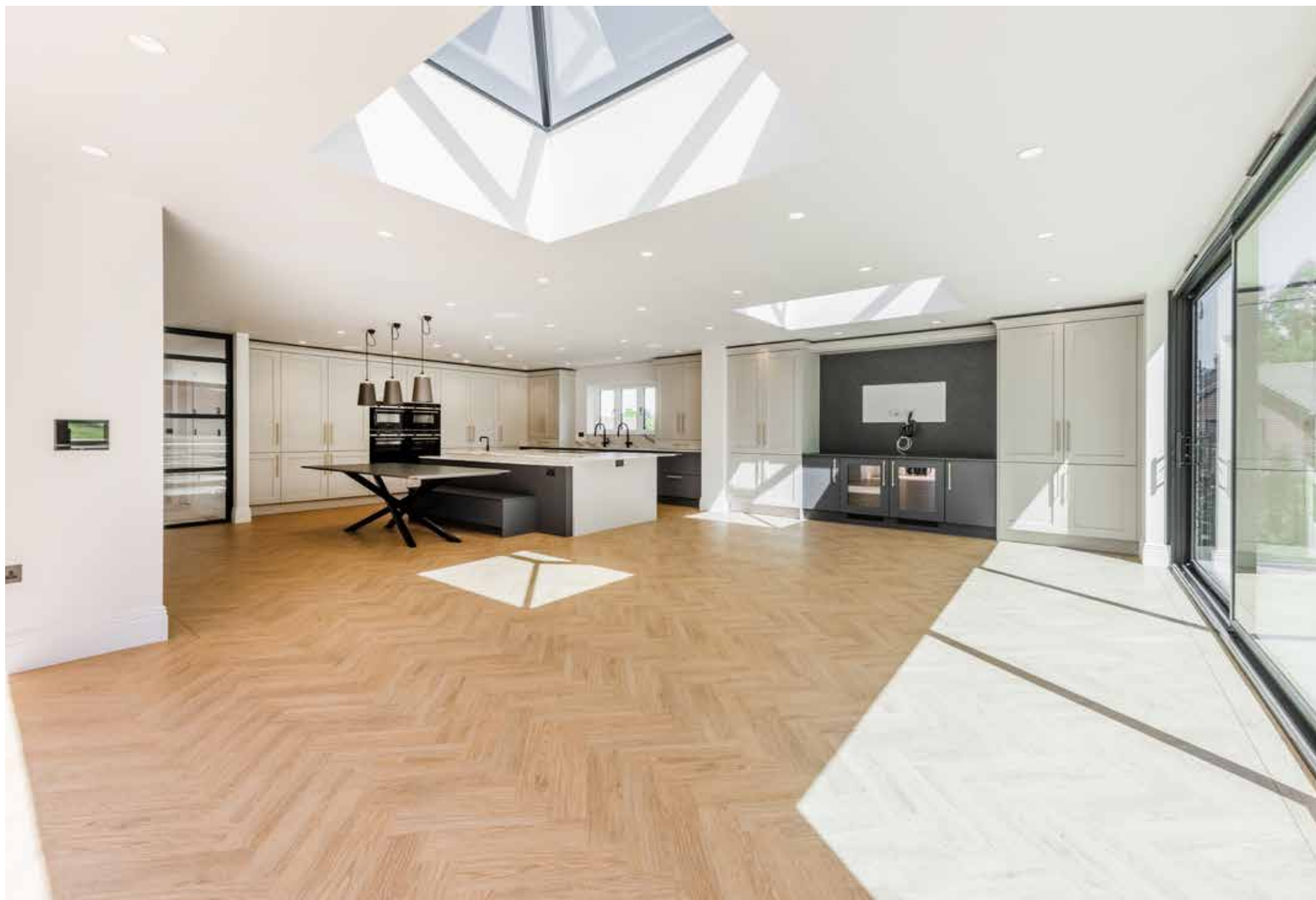


THE PROPERTY

This impressive home features solar panels with a stackable battery storage system, an EV charging point, programmable lighting scenes, Sonos audio, alarm, wiring for CCTV and stylish exterior lighting. Triple-glazed mirrored windows enhance privacy and thermal efficiency, while underfloor heating extends throughout the house. The luxurious bathrooms have been finished to a high standard and feature large walk-in showers, stylish tiling, and high-quality sanitaryware.

The ground floor has a welcoming reception hall complemented by a stunning open-tread timber staircase with glass balustrading. The ground floor includes two generous double bedrooms, both with en-suite facilities. A cinema room and a substantial games room provide further flexibility alongside a well-appointed utility room with fitted cabinetry and stacking Tumble Dryer and Washing Machine.











Occupying the first floor is the magnificent open-plan kitchen and dining room, by Danmar Kitchens with an extensive range of bespoke cabinetry. Premium appliances by Siemens and Liebherr include twin ovens, twin microwaves, twin dishwashers, two wine fridges, refrigerator and freezer as well as a Bora induction hob, Quooker boiling water tap and elegant quartz work surfaces. A bespoke quartz-topped dining table with matching bench seating is also included. Large-scale sliding doors alongside a set of bifold doors create a seamless connection to the terrace and garden beyond. The beautifully appointed sitting room features bespoke fitted furniture, panelled detailing and integrated LED lighting.



The principal suite provides a luxurious retreat, complete with fitted furniture, a dedicated dressing room and en-suite bathroom. There is also a guest bedroom with an en-suite shower room and fitted wardrobes, a further bedroom with fitted wardrobes, and a stylish family bathroom featuring a contemporary freestanding bath. Throughout the property, quality and attention including Buster + Punch fittings add a distinctive designer finish. The double garage features a resin floor, electric roller door, EV charging point and useful loft storage space above.

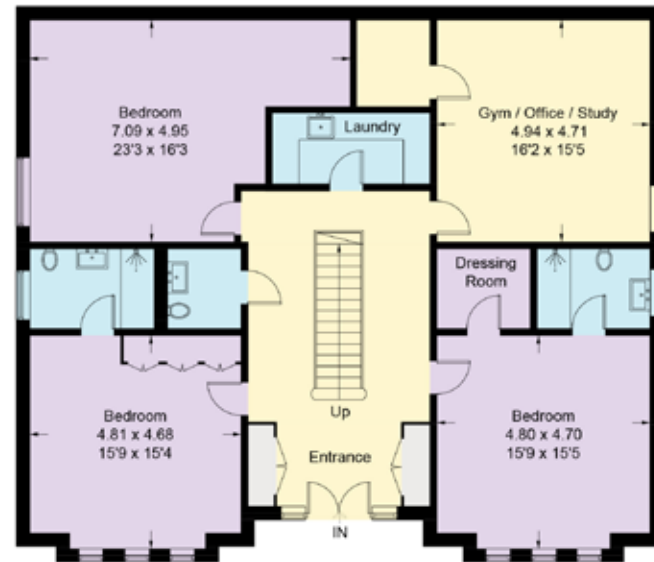


Mayfair House

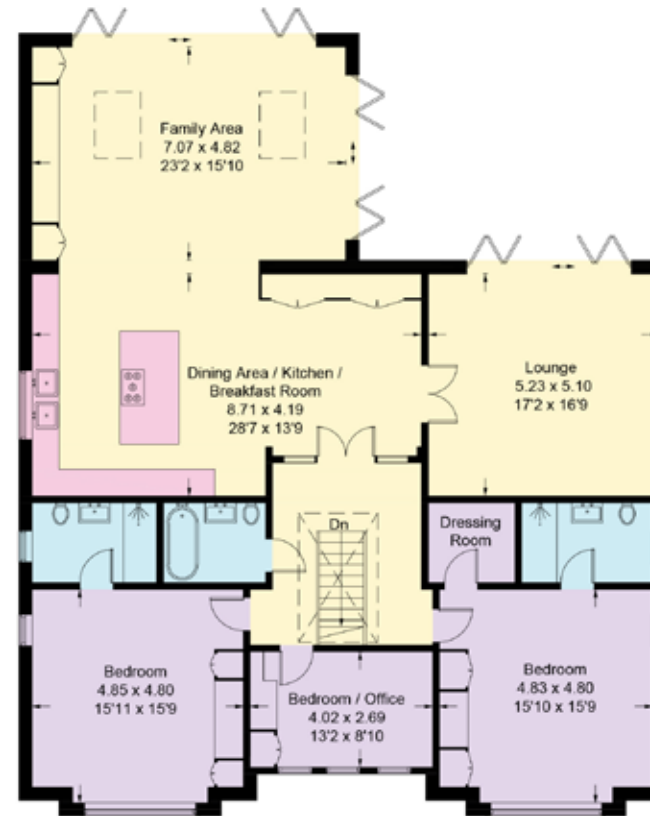
Approximate Gross Internal Area = 360.7 sq m / 3882 sq ft

Garage = 33.3 sq m / 358 sq ft

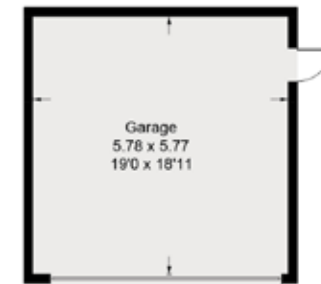
Total = 394.0 sq m / 4240 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326886)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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