



Hawthornden Grove
Yalding ME18 6FG
Guide Price £979,950



COUNTRY HOMES

Yalding ME18 6FG

Nestled in the charming village of Yalding, is this exclusive, highly coveted selection of Millwood Homes. Presenting an exceptional opportunity to acquire this impressive modern detached home, boasting a generous living space of 2,883 square feet, making it ideal for families seeking both comfort and style on a small development. The property is situated in an enviable position offering privacy and beautiful views over the nature pond.

As you can see from the photos, the impressive entrance hall sets the tone for the rest of the house, with a stylish, bright and airy feel welcoming you inside. The ground floor comprises a dining room, a study, cloakroom and beautifully proportioned living room with feature fireplace. Being triple aspect, there is an abundance of light which flows into this room and the convenience of having double doors which lead out onto the rear patio area.

One of the most exciting features of this property is the generous size kitchen/diner/family room. As would be expected with a property of this calibre, it benefits from a large island with induction hob, quartz work surfaces, integrated wine cooler, high end integrated appliances and ample floor and wall units. In our opinion, the layout is thoughtfully designed to cater to both intimate family gatherings, larger social events and modern family living. There is also a separate utility room just off the kitchen and a set of bi-fold doors leading to the large, wrap around rear garden.

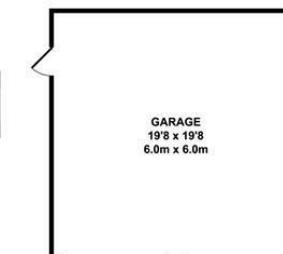
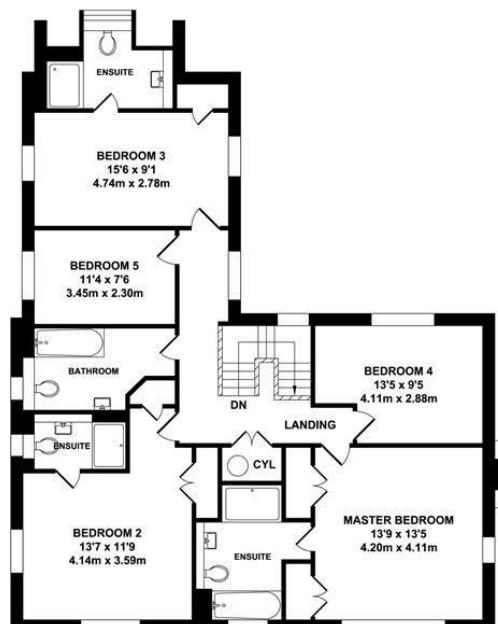
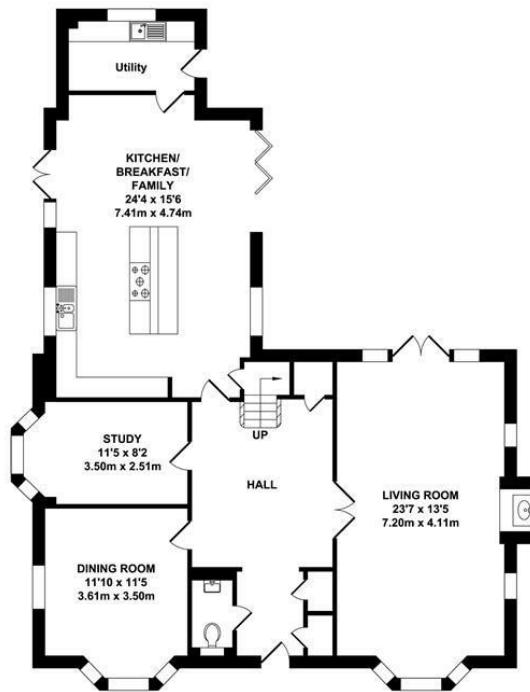
Upstairs, the property features five contemporary bedrooms, three of which boast en-suite facilities, in addition to the family bathroom. Each bathroom is designed with modern fixtures and finishes, enhancing the overall appeal of the home.

Outside, the property offers a large driveway, double garage with electric doors and an electric car charging point.

A truly desirable home, which we're sure will prove popular with those looking to take the next step on the property ladder. Call now to view!

- Stunning 5 bed detached home
- Exclusive sought-after development
- 3 Reception rooms
- Generous size kitchen
- 3 En-suites plus family bathroom
- Inviting living room with feature fireplace
- Large wrap around garden
- Driveway with double garage & electric charging point
- High specification throughout
- Energy efficiency rating B





TOTAL APPROX. FLOOR AREA 2883 SQ.FT. (267.85 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





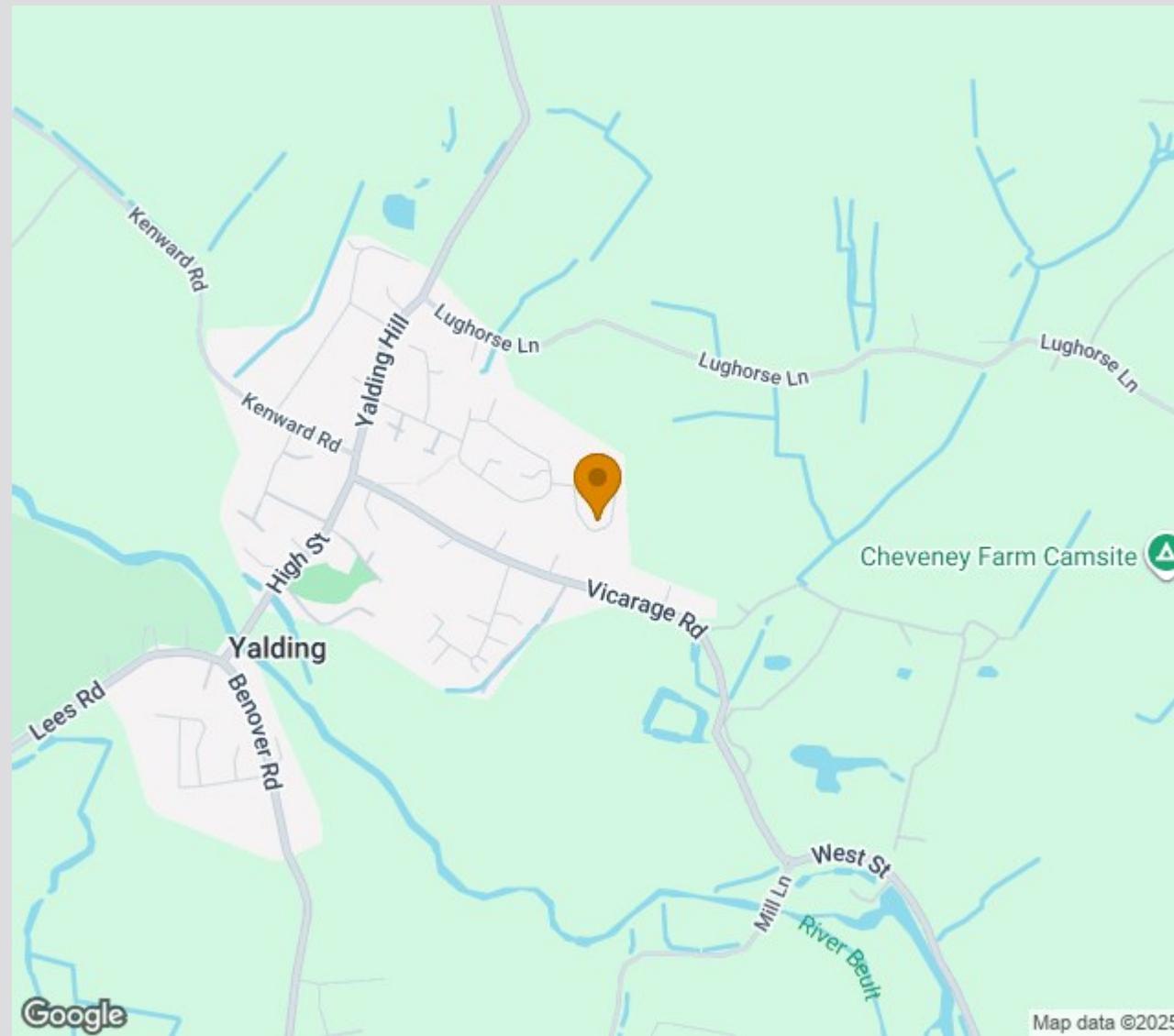
Location Map

Tenure: Freehold

Council tax band: G

Yalding is a quintessential Kent village, at the heart of which is a beautiful 11th century church. There is a primary school, two traditional pubs, a teashop, a shop, an award winning post office, a library and doctor's surgery. The village has a real sense of community with local events, cricket and football clubs. Yalding lies just North of the larger town of Paddock Wood which offers a variety of shops, Waitrose supermarket and a mainline station with trains into central London.

Charges PW
Estate management £2800pa



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