



GABLES PARK

Wrotham



DETACHED FAMILY HOME IN GATED DEVELOPMENT

Ravenwood is a most impressive property, built to a high specification in 2016 by Clarendon Homes, and set within an exclusive development of just five residences on the edge of Wrotham.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold



ACCOMMODATION

The property offers superbly-presented, spacious and versatile accommodation arranged across four floors. Set within landscaped gardens of just over 0.5 acres, Ravenwood enjoys countryside views towards the North Downs.

The striking double height entrance hall leads to the superb open plan sitting room and dining room. The sitting room benefits from a feature fireplace and both rooms have access to the rear balcony enjoying the delightful views to the south. The impressive dual aspect kitchen/breakfast room is fitted with a contemporary range of units and matching island, Corian work surfaces, waste disposal unit, several integrated appliances and a wine cooler. There is also a study with square bay window and fitted desk furniture and a playroom, also with fitted storage and double doors leading out to the balcony. A stylish cloakroom completes the ground floor.











Arranged over the lower ground floor is an impressive family room with built-in bar area, a games room and a superb cinema room. There is also a utility room providing additional storage, and a boot room which is well proportioned and offers versatility for a number of uses. The family room, games room and boot room all benefit from doors opening to the terrace. A boiler/comms room and a cloakroom complete the lower ground floor.

The first floor features a galleried landing and comprises a spacious principal bedroom which benefits from built-in wardrobes, a balcony enjoying wonderful views to the North Downs and a well-appointed en-suite shower room with separate bath. Three further bedrooms, one with an en-suite and a stylish family bathroom are arranged over the remainder of this floor.

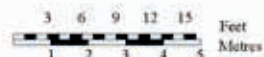
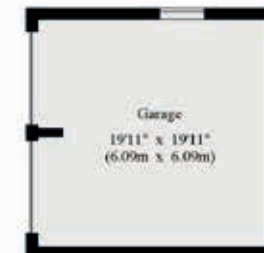
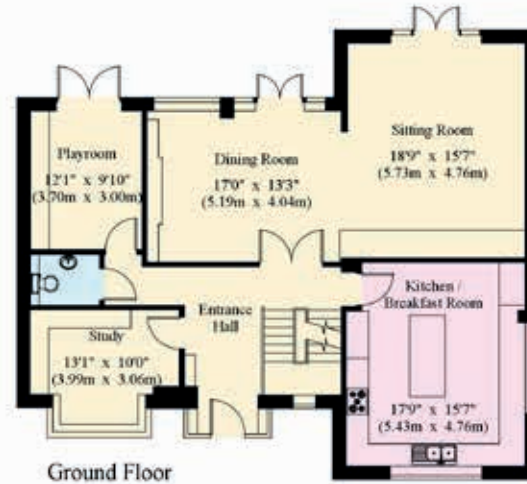
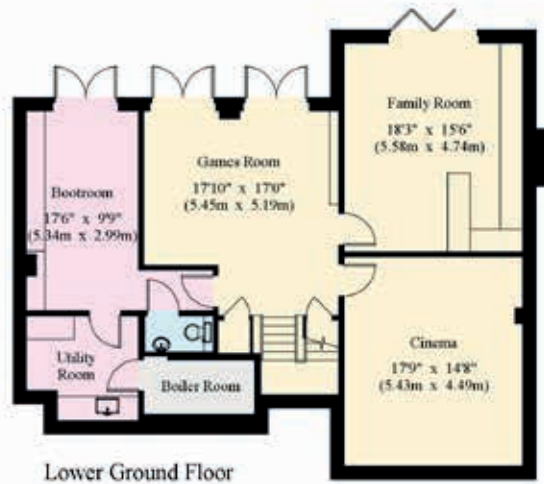
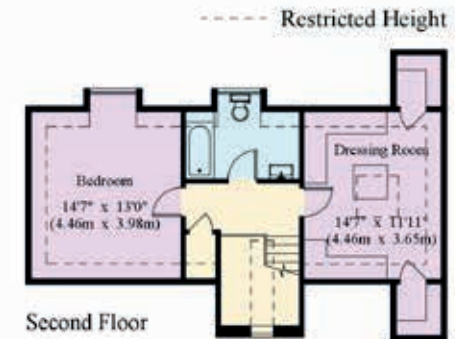
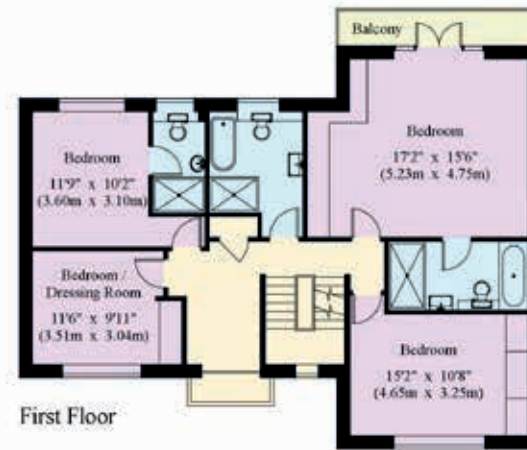


The second floor comprises a part-vaulted bedroom and a well-fitted dressing room, benefitting from a roof lantern and eaves storage. A modern bathroom completes the accommodation.



Ravenwood

Gross Internal Area : 473.9 sq.m (5100 sq.ft.)
(Including Garage)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 473.9 sq m / 5100 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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