



FOR SALE

Beechwood Avenue, Chatham

Exceptional New Built 5-bedroom detached home with views over the Darland Banks. Arranged over three floors with a superb top-floor master bedroom with En-suite, luxury kitchen, integral garage and outstanding specification throughout.

10-year Protek warranty.

£650,000



An exceptional new built five-bedroom detached home occupying an enviable elevated position at the top of Darland Banks, combining outstanding views with striking contemporary design and a superb specification throughout.

Phoenix Property Services are delighted to offer this individually designed five-bedroom detached family home in sought-after Beechwood Avenue, enjoying a wonderful elevated position overlooking the beautiful Darland Banks.

Built to a very high standard, the property has been thoughtfully designed with particular attention paid to the quality of materials, contemporary styling and finer details throughout.

Arranged over three floors, the property provides generous and beautifully presented accommodation ideally suited to modern family living.

The heart of the home is the impressive open-plan kitchen, dining and sitting room, creating a fantastic space for both everyday family life and entertaining. Large tri-folding doors open directly onto the garden and porcelain patio, connecting the indoor and outdoor living areas and allowing an abundance of natural light into the room.

The beautifully appointed kitchen is finished with striking Calacatta quartz worktops with an Ogee profile and a range of integrated appliances. Amtico herringbone flooring, designer feature walls and carefully considered lighting further enhance the contemporary feel of the ground floor.



A stylish glazed staircase provides an impressive focal point, while a convenient ground-floor cloakroom and internal access to the integral garage add to the practicality of the accommodation. The garage itself benefits from an automated roller shutter door.

Four bedrooms are situated on the first floor. Bedroom two benefits from its own en-suite, while Bedrooms 2 and 4 both feature frameless glass balconies overlooking Darland Banks, providing fantastic views across the surrounding landscape.

The impressive master bedroom is situated on the second floor and features dual-aspect windows, creating a wonderfully light and spacious principal bedroom. The suite is completed by a stunning en-suite bathroom incorporating both a bath and separate shower, finished to the same exceptional standard as the rest of the home.

Modern energy efficiency has also been incorporated into the design, with an air source heat pump and electric vehicle charging point.

Externally, the contemporary architecture is complemented by silicone-rendered elevations with attractive York stone detailing. To the rear, the porcelain patio creates an excellent entertaining area immediately outside the bi-folding doors and provides a stylish transition between the house and garden.

For additional peace of mind, this brand-new home comes with a 10-year structural warranty provided by Protek.

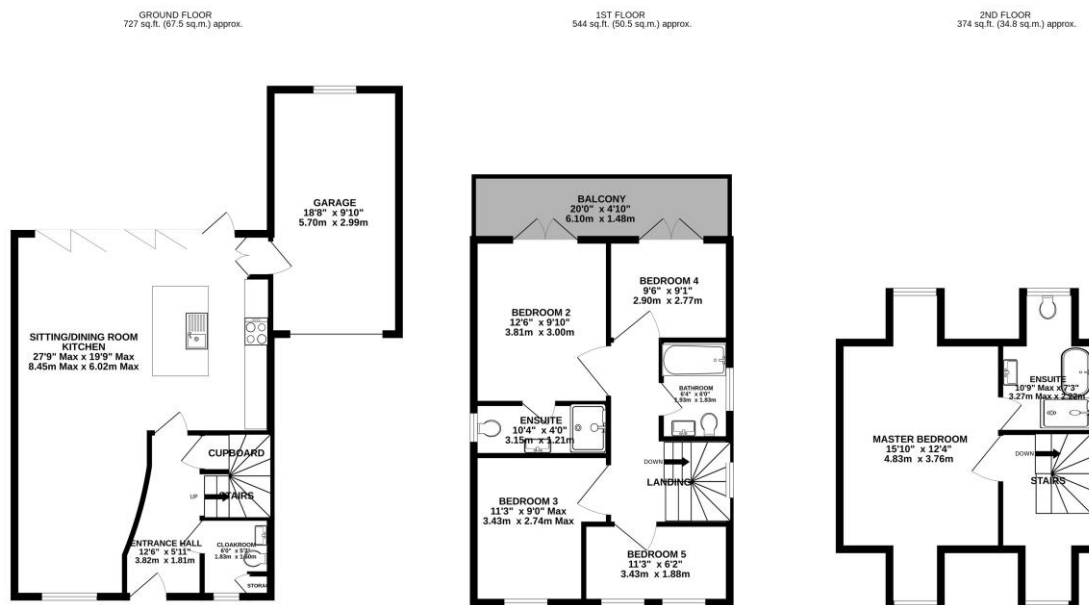
Situated in a superb position at the top of Darland Banks, this is a rare opportunity to acquire a substantial, individually designed new home combining five-bedroom accommodation, outstanding contemporary finishes and wonderful views.

Early viewing is highly recommended to fully appreciate the quality, setting and specification of this exceptional home.





Floor Plan



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All services connected but none tested - Measurement by sonic tape and may have some variation
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham
ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time
including weekends

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