



**CHERRY TREE HOUSE, MAIDSTONE ROAD, BOROUGH GREEN,
KENT, TN15 8BD**

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 **Hillier**
Reynolds

£749,995

FREEHOLD

Stunning, unique new build 4 bedroom detached house.

2 En-suite shower rooms and downstairs Cloakroom.

South facing rear garden plus garage and driveway for multiple cars.





Cherry Tree House is a unique 4 bedroom detached home found in a convenient position near to the centre of Borough Green village.

Set over 2 floors, the buyer will enjoy all the benefits of a brand new property including a first class specification, an immaculate finish, low running costs, eco-efficiency, the very latest fixtures, fittings and appliances and a 10 year warranty.

The ground floor features an open plan Kitchen/Living/Dining room spanning the entire width of the home. The centrepiece will be an individually-designed kitchen with quartz work tops and integrated appliances. The layout takes the form of a breakfast bar, a double aspect dining area and bi-fold doors leading on to a patio area. A cloakroom and an internal door to the garage with utility area completes this floor.

The first floor is designated for rest and relaxation. There are 4 double bedrooms - 2 of which have en-suite shower rooms - fitted wardrobes to 3 bedrooms and a family bathroom. The second floor attic area has skylight windows and lends itself to a large games room or for the creation of 2 further bedrooms and bathroom if required.

Outside is a good sized, Southerly facing garden that is large enough for the whole family to enjoy. The raised patio will be lovely for dining al-fresco in the warmer months whilst watching the children play on the lawn area. To the front is a driveway for multiple cars leading to the garage.

This beautiful home is found in a convenient position near the centre of Borough Green. If you want everything on your doorstep you could not ask for a better location. For commuters the train station which offers a regular service to London is only a few minutes walk away. The school run will be so easy as Borough Green primary is only a hundred yards up the road. All the local shops are literally on the doorstep and if you want to get out in the open air there are many countryside walks found nearby.

The home is due for completion at the end of February 2021 and internal site visits can be arranged upon request.

ACCOMODATION



Entrance Hallway

Cloakroom

Lounge/Diner

25'6" (7.77m) x 16'3" (4.95m)

Kitchen

20'3" (6.17m) x 11'9" (3.58m)

First Floor

Landing

Master Bedroom

13'0" (3.96m) x 12'6" (3.81m)

En-suite

Bedroom 2

12'2" (3.71m) x 11'4" (3.45m)

En-suite

Bedroom 3

13'0" (3.96m) x 12'6" (3.81m)

Bedroom 4

13'6" (4.11m) x 12'2" (3.71m)

Family Bathroom

Outside

Southerly facing rear garden comprising of patio area, lawn area, trees and shrubs. Side access to:

Front comprising of driveway for multiple vehicles.

Garage - 19'8" (5.99m) x 11'4" (3.45m)

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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Route to View

From our office in Borough Green proceed East along the Maidstone Road towards St. Mary's Platt. The home can be found after a few hundred yards on the right hand side denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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