



Yew Tree Farm Development
Charing Heath, Ashford TN27 0AU



HUNTERS[®]
EXCLUSIVE

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Site Description

Situated in the beautiful 'Garden of England' Yew Tree Farm development is located in the countryside village of Charing Heath. This stunning pair of exclusive homes are masterfully built by Coldrum Homes to encapsulate Kentish character using their exacting standards with traditional materials and high quality specification.

These sophisticated homes provide generously sized rooms with no expense spared, to ensure every square foot offers residents the finest quality of living and premium specifications, perfect for modern family living including underfloor heating, landscaped front and rear gardens and allocated parking on a private driveway.



HUNTERS EXCLUSIVE HOMES are delighted to offer for sale ***Yew Tree Farm Development***

The Willows Plot 1 – 3,088 sq ft (286.9m sq)

The Willows is a spacious four-bedroom detached home set in the rural countryside of Charing Heath Village.

Downstairs, this magnificent luxury home boasts spacious and modern living throughout all rooms including a dining area, utility room and a separate study, with French doors leading onto the rear garden through the lounge. In addition, the property comes with flexible space for the playroom or media room. The large kitchen/family room is the heart of the home offering a spacious communal living area, bringing even the busiest of families together with easy access to the rear garden.

Upstairs, The Willows hosts four double bedrooms and a family bathroom. Three of the bedrooms have en-suite shower rooms with the master offering his & her sinks.

Beech House Plot 2 – 2,954 sq ft (274.5 sq m)

Beech House is an impressive four-bedroom detached home spreading flexible living over two floors. Offering everything a modern family could want and need in a home, this beautiful property has been designed to a high specification encompassing contemporary features with intuitive design.

The generous hallway offers access to each ground floor room, including the kitchen/breakfast room, playroom/ media room, dining room, living room & snug with a separate utility room. The living room boasts an abundance of space with elegant French doors leading out onto the rear garden.

Perfect for modern day living, the open-plan kitchen/ breakfast & garden room creates an inviting space that brings everyone together. Sliding doors leading to the rear patio area provide that indoor/outdoor to make the most of those summer evenings.

Upstairs hosts a generous master bedroom with luxurious ensuite shower room. French doors out on to the balcony which offers lovely countryside views. Three additional bedrooms, with an ensuite to bedroom 2 and a luxury family bathroom.



Specification:

Kitchen

- A contemporary kitchen with a comprehensive range of bespoke floor and wall cupboards, incorporating soft close doors and drawers together with feature lighting.
- The homes feature composite stone worktops with a matching upstand and splashback provided to the area behind the hob.
- Fitted appliances comprise of an induction hob, built-in single multifunction oven and separate combination microwave oven with a stainless steel extractor hood.
- Integrated appliances include a fridge/freezer and dishwasher.
- Stainless steel undermounted sink with a contemporary chrome mixer tap both by 'Franke'.
- Chrome finish light switches and sockets are provided to the kitchen area

Utility Room

- Contemporary units to match kitchen with spaces available for washing machine and tumble dryer

Decoration & Internal Finish

- Each home features a matt painted finish in white to all walls and ceilings.
- Contemporary white architraves and skirting boards are provided with a satinwood painted finish.
- All internal doors are finished in oak featuring contemporary chrome furniture, with a glazed door from the hall to the living room and the kitchen/family/dining room.
- A pre-finished front door with Secure by Design multi-point locking system and chrome furniture.
- Flooring - the kitchen, utility, bathrooms/ensuites and dining rooms are laid with a porcelain/ceramic tile. All other flooring is negotiable.

Bathroom, En-suite & Cloakroom

- The homes are equipped with contemporary 'Sottini' sanitaryware in white with stylish chrome fittings by 'Flova'.
- The en-suite features a 'Flova' thermostatic 'Slimline head' shower, low profile tray and a 'Merlyn' clear glass screen or door.
- Bathrooms without a separate shower enclosure feature a 'Flova' thermostatic 'Handset' shower to the bath.

The Willows

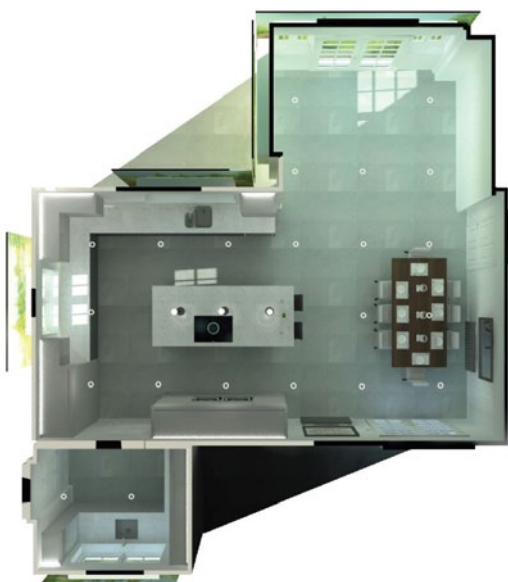


Beech House





The Willows Kitchen Family Room Layout CGI



Beech House Kitchen Family Room Layout CGI



Electrical Installation & Home Entertainment

- Each home benefits from a combination of white down lighters and pendant light fittings.
- Mains operated smoke detector with battery backup is fitted. Please ask our Sales Advisor for exact locations.
- A spur is included for a future wireless alarm system.
- TV points are provided in the living room, kitchen/dining/family room and all bedrooms.
- A mid height TV point with HDMI connection and Sky+ HD capability is supplied in the living room for an optional wall mounted flat screen television.
- BT points are provided in the living room and master bedroom. A dedicated space for a wireless router is provided in the under stairs cupboard.
- A dedicated car charging point is provided externally.

Energy Efficiency, Heating & Insulation

- Air source central heating system with underfloor heating to the ground floor and thermostatically controlled radiators.
- Mains pressure hot water system with electronic programmer.
- Patio doors opening to the garden, bringing the outside in.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.
- A smart meter for the electricity supply is fitted to each property

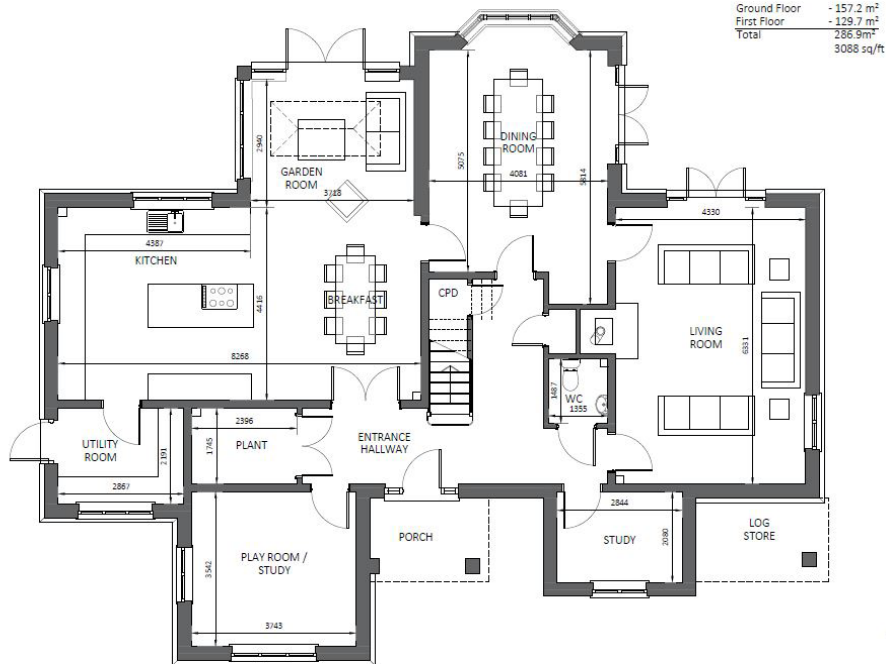
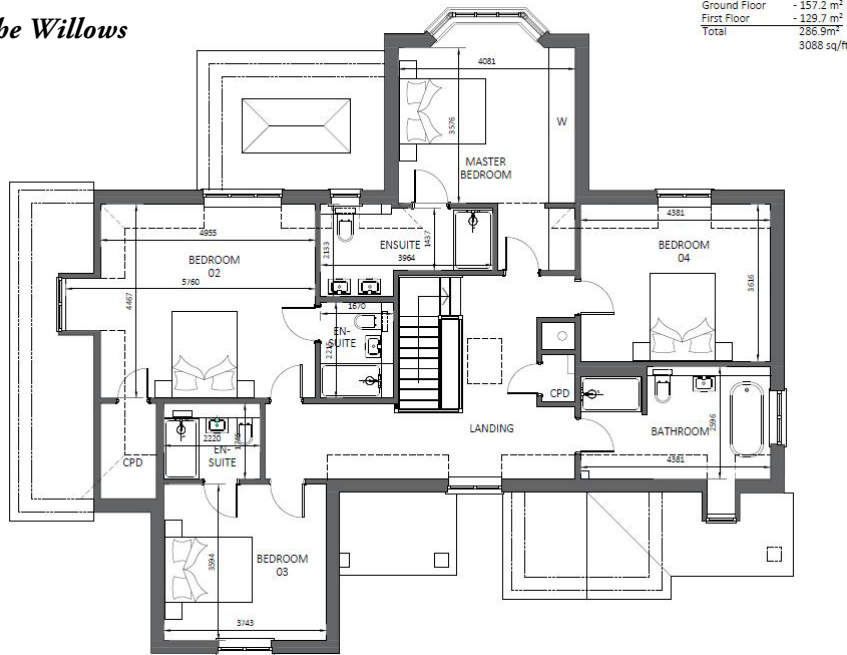
External Finishes

- An external tap is provided to all of the homes.
- The front and rear gardens of the homes are turfed and ready for use.
- Brushed steel contemporary (PIR) lighting is provided to the front and rear of each property.

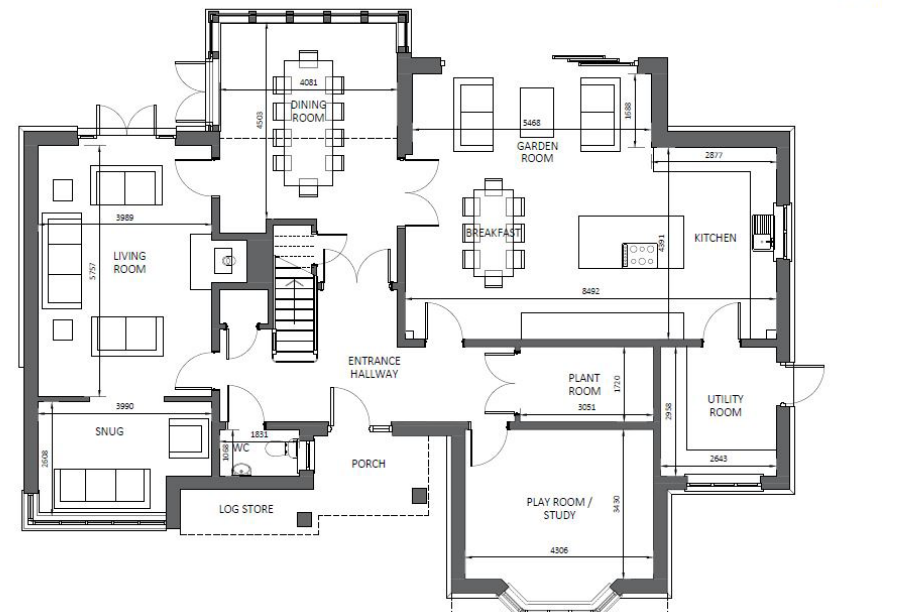
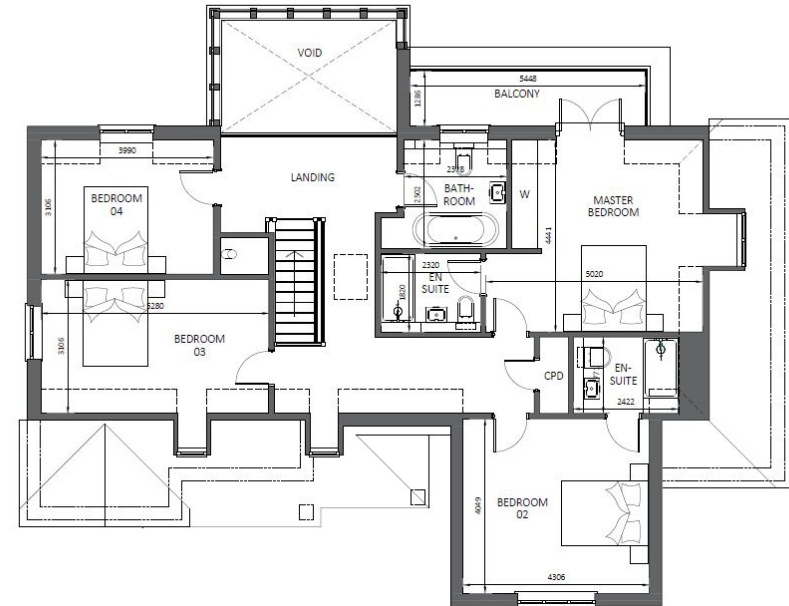
Warranty

- 10 Year Warranty Advantage Guarantee

The Willows



Beech House



Location

Yew Tree Farm Development is situated in Charing Heath, about 3 miles to the west of Charing, resting at the foot of the North Downs and on the edge of the Weald of Kent.

Charing is popular for its traditional village facilities and benefits from a broad variety of shops, pubs, restaurants, churches, primary school and a doctors' surgery. Nearby, Ashford, Maidstone and Canterbury have an excellent selection of shopping and leisure facilities, as well as a wide choice of schools.

Transport links are well supported, with the M20 (Junctions 8 and 9) being close by and Charing station providing access to London Victoria and Ashford International stations, the latter offering a 37-minute-High Speed service to London St Pancras as well as Eurostar services to the Continent.

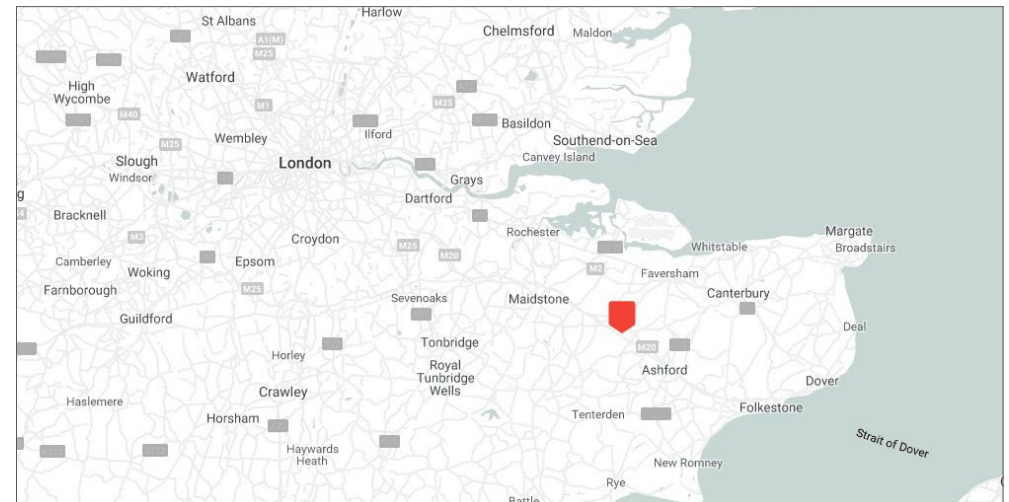
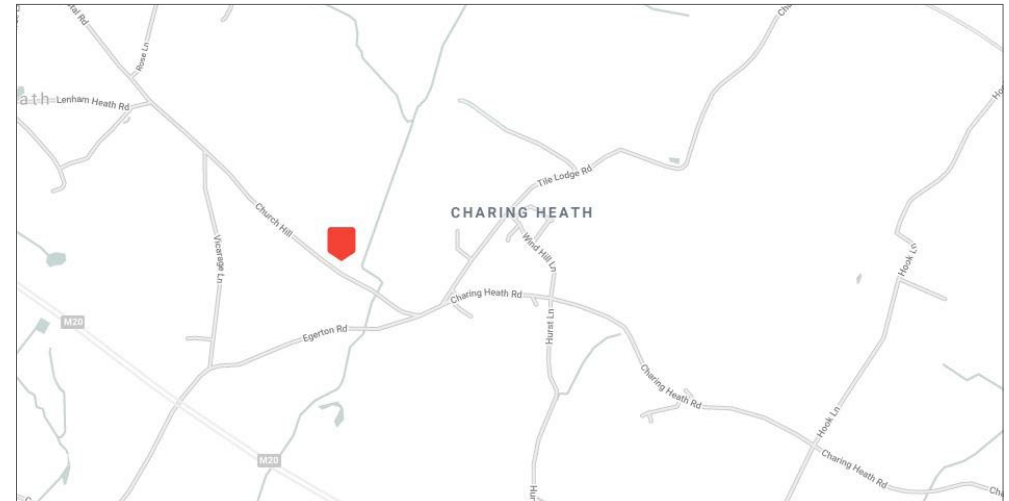
Site Address

Yew Tree Farm Development,
Church Hill
Charing Heath
Ashford
Kent
TN27 0AU

Introducing Coldrum Homes - Making your move

Coldrum Homes are a quality provider of outstanding homes and developments built to support and sustain the communities within which they have grown. Our clients enjoy the benefits of a personal service from our dedicated team of advisers and a supporting team of handpicked local suppliers and agents. Selected for their expertise, quality products and wide range of choice, our suppliers will provide you with beautiful fixtures and fittings to make your new home feel uniquely yours and special from the first day that you move in.

See more at:
www.coldrumhomes.co.uk Tel: 01732 651085. Email info@coldrumhomes.co.uk





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in partnership
with:



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.