



TOTAL APPROX. FLOOR AREA 4946 SQ.FT. (459.46 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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Gables Park, Gravesend Road
Sevenoaks TN15 7QD
Guide Price £2,499,000



Situated in the GATED CUL DE SAC 'Gables Park' is this exceptional HIGH SPECIFICATION detached home. Offering easy access to the M20 and the London Victoria trainline with the nearest station being Borough Green & Wrotham.

Upon entry to this EXECUTIVE family home you will be greeted by the spacious hallway which opens into the fantastic OPEN PLAN kitchen/dining area with bi folding doors, utility room, cloakroom W/C, study and double aspect lounge which also benefits from bi -folding doors that leads onto the unique entertaining garden terrace that runs the width of the house.

The lower ground floor accommodates an impressive amount of living space. Comprising family living area, CINEMA ROOM fully fitted with projector and surround sound system, gym, shower room and games room with fitted bar area and bi folding doors leading to the rear garden.

You will find the master suite located on the first floor which has an en suite bathroom and concealed access to the SUPERIOR DRESSING ROOM with it's very own 2nd en suite. Not to mention there is 2 further double bedrooms located on this floor with both having the luxury of en suite facilities. There is an additional 2 double bedrooms on the second floor along with a family bathroom which has an atrium skylight.

The private rear garden is an ideal place to entertain friends and family due to there being a heated swimming pool complete with an electric safety cover, patio area with speaker system installed and large terrace which is accessed off of the ground floor. Additionally there is a enclosed communal field which is shared by the five properties within the cul de sac.

- Almost 5,000sqft*
- High Specification Home
- 5 Double Bedrooms
- Superior Dressing Room
- Cinema Room
- 6 Reception Rooms
- Generous South Facing Garden
- Gated Cul De Sac
- Heated Swimming Pool
- 'Smart House'

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



ADDITIONAL INFORMATION

- Management Charge - £125pcm
- Built in 2017 by Clarendon Homes
- Viceroy and Bosch hot tub will be included within the sale
- Heated swimming pool complete with an electric safety cover
- Water softener installed
- External speakers, lighting and power points in the rear garden
- Solar panels installed
- Touch screen control panels control lighting (including external lighting in the rear garden), Novu sound system and heating.
- Control every aspect of your home environment with the integrated thermostats that allows you to regulate temperatures and lighting to suit your mood. Play your music wirelessly with your built-in touch screens or via your handheld smart phone or tablet.
- Underfloor heating to the ground floor provides excellent energy efficiency whilst affording great levels of comfort.
- Security system installed with cameras
- Trindade and Bird remote controlled blinds and curtains installed in certain rooms
- This property comes complete with a central vacuum system
- Resin bound driveway
- Suffolk Oak internal doors and aluminium bi-folding doors

Kitchen appliances;

- Siemens Double Oven
- Siemens Steam Oven
- Siemens Microwave Oven
- Siemens Induction Hob
- Siemens Dishwasher
- Quooker Hot Water Tap
- Wine Cooler
- Siemens Washing Machine
- Double Fridge/Freezer

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

