



## ABOUT THIS HOME.....

UNEXPECTEDLY AVAILABLE AND AVAILABLE TO OCCUPY THIS MONTH WITH JUST £1000 NEEDED TO RESERVE.

IF YOU ARE LOOKING FOR A NEW BUILD 4 BEDROOM FAMILY HOME THAT IS WALKING DISTANCE TO A MAINLINE TRAIN STATION AND HAS ACCESS TO SOME GREAT COUNTRYSIDE, THEN LOOK NO FURTHER. THIS SEMI-DETACHED HOME IS PERFECTLY DESIGNED WITH MODERN LIVING IN MIND. THE LARGE OPEN PLAN KITCHEN-DINING FAMILY ROOM WOULD MAKE A PERFECT ENTERTAINING SPACE WITH BI-FOLDING DOORS OPENING TO THE LONG REAR GARDEN. THERE IS A SEPARATE LIVING ROOM WHICH WOULD BE THE PERFECT SPACE TO RETREAT TO AND WATCH A FILM OR READ A BOOK AT THE END OF A BUSY DAY. THE PROPERTY HAS ALL THE PRACTICALITIES A GROWING FAMILY SHOULD NEED WITH A UTILITY ROOM, GROUND FLOOR CLOAKROOM AND FOUR DOUBLE BEDROOMS WITH AN EN-SUITE TO THE MAIN BEDROOM IN ADDITION TO THE FAMILY BATHROOM. THE REAR GARDEN IS EXTRAORDINARILY LONG WITH THE PLOT MEASURING AROUND 250FT MEANING THERE IS PLENTY OF SPACE TO HOST SUMMER BBQ'S, ALLOW THE CHILDREN TO PLAY OR EVEN BUILD A GARDEN OFFICE AND STILL HAVE PLENTY OF OUTDOOR SPACE TO ENJOY. THERE IS PARKING FOR 2 CARS PLUS SHARED VISITORS SPACES AS WELL AS POTENTIAL TO EXTEND TO THE SIDE OF BUILD A GARAGE (STP). THE TRAIN STATION IS LESS THAN 10 MINUTES AWAY ON FOOT SO THIS WOULD BE AN IDEAL HOME FOR THOSE WHO NEED TO COMMUTE TO LONDON. THE IMAGES ARE OF THE SHOW HOME, SO INTERNAL SPEC AND FINISH MAY VARY BETWEEN PLOTS.

## THE LOCATION.....

PENRYN IS AN EXCLUSIVE DEVELOPMENT OF 4 SEMI DETACHED 4 BEDROOM FAMILY HOMES JUST MINUTES AWAY FROM STAPLEHURST'S MAINLINE STATION (JUST OVER 1 HOUR TO CANNON STREET AND CHARING CROSS). A SHORT WALK AND YOU'RE IN STAPLEHURST HIGH STREET, WHICH HAS A CLUSTER OF SHOPS FOR YOUR EVERYDAY NEEDS, INCLUDING A SPAR SUPERMARKET, HAIRDRESSERS AND A TRADITIONAL FAMILY BUTCHER, AS WELL AS A NEW SAINSBURY SUPERMARKET. FOR EATING AND DRINKING LOCALLY, THE KINGS HEAD IS A FRIENDLY LOCAL SERVING UP GOOD-VALUE FOOD AND LIVE MUSIC OR YOU CAN ENJOY MORE EXOTIC FARE AT THE JUMEIRA INDIAN RESTAURANT. DOWN THE ROAD IN MARDEN THERE'S THE UNICORN, WHICH COMBINES A TRADITIONAL VILLAGE PUB WITH A TRENDY COFFEE SHOP AND BISTRO. THE LOCAL COUNTRYSIDE IS ALSO SCATTERED WITH PICTURESQUE INNS, PERFECT FOR BALMY SUMMER EVENINGS OR FIRESIDE RELAXATION ON A COLD WINTER'S NIGHT.













#### DEVELOPER NOTES:

10 YEAR NHBC WARRANTY

PV SOLAR PANELS

ELECTRIC VEHICLE CHARGING POINT

CHOICE OF HOWDENS KITCHENS (SUBJECT TO  
EARLY RESERVATION)

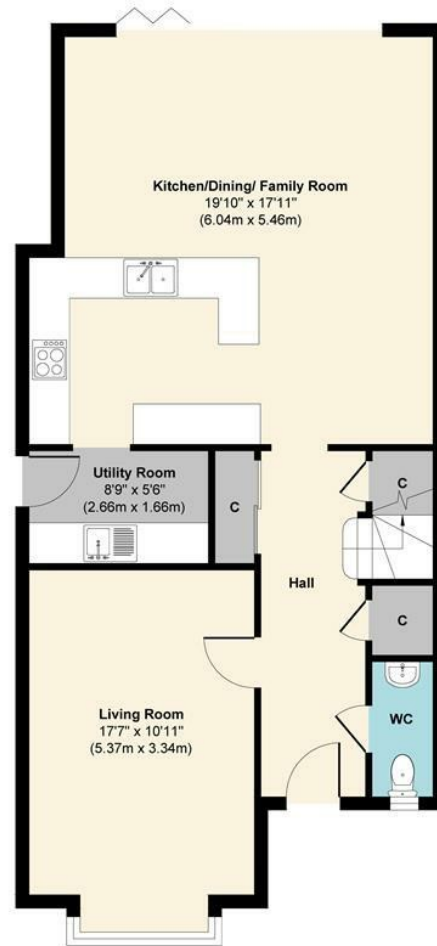
CHOICE OF WOODEN FLOORING TO  
KITCHEN/DINING/FAMILY ROOM, LIVING  
ROOM AND HALL (SUBJECT TO EARLY  
RESERVATION)

GREY BLEND INDIAN SANDSTONE PATIO AREA

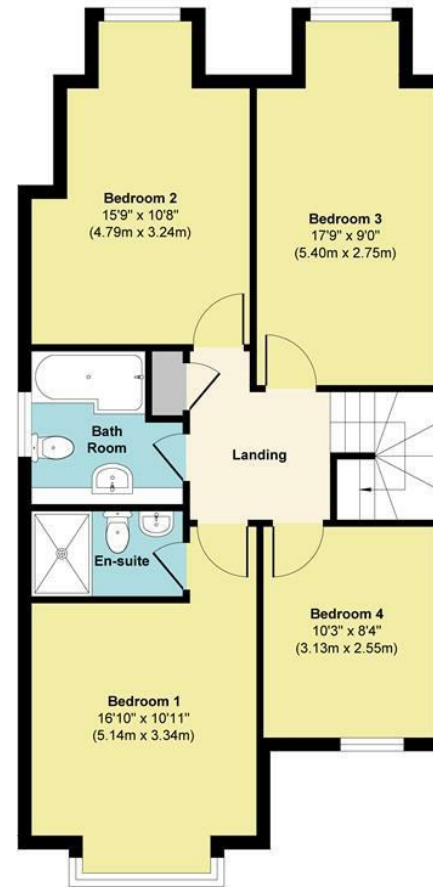
CHOICE OF COMPOSITE FRONT DOOR  
(SUBJECT TO EARLY RESERVATION)

MATURE REAR GARDEN

## New Builds at Station Road, Staplehurst



**Ground Floor**  
Approximate Floor Area  
771 sq. ft  
(71.66 sq. m)



**First Floor**  
Approximate Floor Area  
704 sq. ft  
(65.48 sq. m)

**Approx. Gross Internal Floor Area 1475 sq. ft / 137.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



