



Freehold



## 3 Lynwood Green, Sandwich Road, Whitfield CT16 3PZ

- Magnificent New Build Detached Residence
- Four Double Bedrooms & Two Luxury Bathrooms
- Stylish Kitchen With Breakfast Bar & Utility Room
- Open Plan Living Areas & Separate Home Office
- Fine Materials & High Specification Throughout
- Opportunity To Purchase Fully Furnished
- Attached Garage & Ample Parking
- Beautifully Landscaped West Facing Garden

### SITUATION:

Lynwood Green is a new Development in the village of Whitfield, surrounded by beautiful countryside, yet within easy reach of the A2 motorway which provides excellent access to Dover, Canterbury, and London. The village itself is situated some four miles north of Dover and has various amenities, including a primary school, a church, a hairdresser, a vets, a doctor's surgery, a nursery, a post office and a pub. There is also a village hall, which offers many clubs and social events.

The nearest large town is Dover, which has an excellent range of high street and independent shops, pubs, restaurants, leisure facilities including the famous English Heritage site 'Dover Castle' which has many outstanding events during the year. The area has a wide variety of primary and secondary education to choose from with grammar schools available in Dover and Sandwich in addition to private education.

Whitfield offers convenient access to the A2 road network and the railway station and port for cross channel ferries at Dover. The nearby Cinque Port of Sandwich also offers an extensive range of shops and facilities as well as the Royal St. Georges Golf Club and the Prince's Golf Club.

The town centre of Folkestone is situated only nine miles away with its arty vibe, thriving harbour and beautiful beaches, whilst Folkestone West offers a high speed rail service which reaches London St Pancras in approximately 52 minutes. The Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance from here.

The vibrant Cathedral City of Canterbury is approximately 15 miles away and has a wide variety of shops, restaurants and leisure facilities, along with three universities, and two mainline railway stations.



DESCRIPTION:

A magnificent four-bedroom detached residence, built to a meticulously high standard by Roma homes. The property sits within a generous plot, with a garage and ample parking, located within a highly exclusive new development in Whitfield just a few miles to the Kent coast.

The property has been sensitively designed to incorporate a handsome, yet traditionally styled exterior, alongside an energy efficient and highly contemporary interior. This will include features such as solid oak doors and flooring, extensive double glazing, a bespoke luxury kitchen and beautifully appointed bathrooms, all finished with a choice of fine quality materials.

The home has been fitted with high specification fixtures, fittings and beautiful, elegant furnishings and there is the opportunity to purchase these with this modern home. These would include Bang &

Olufsen technology, Bosch kitchen appliances, bespoke blinds, and Caligaris Italian furniture. The garden also has been fitted and furnished with designer Marino furniture, hydrotherapy hot tub, Nova firepits, sound system and Napoleon BBQ.

The spacious entrance hall leads to a stylish cloakroom, stairs to the first floor and access to the garage. Engineered oak flooring runs throughout the entire downstairs space, whilst to the right of the hallway there is an open plan family living room, with dining area that looks out to the garden through the French doors.

A breakfast bar overlooks the bespoke fitted kitchen which integrates all main Bosch appliances and has been finished with glass splash backs and quartz worktops, this is furthermore complemented by a utility room with heat pump tumble dryer, washing machine and an additional sink.

From the dining area there is an oak pocket door which opens into a dual aspect sitting room that also connects to the garden and has an elegant Bio Ethanol fireplace encompassed within exposed brick and stone mantle, an office is peacefully located off the sitting room, overlooking the garden.

The oak staircase ascends to the first floor where one will find a magnificent glass galleried landing which has contemporary pendant lights and a wonderful feeling of light and space. This leads to four generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom benefits from a luxury ensuite which is also fitted with an elegant stone basin.

Appliances and furnishings can be negotiated with the sale of this property and not included.



#### OUTSIDE:

The current owners have an eye for detail and have cleverly landscaped the garden to incorporate areas for eating and relaxing, no expense has been spared with the finish of this wonderful space.

White porcelain floor tiles complement the brick and weather board façade which is illuminated with the bespoke lighting, which enhances the ambience of this garden with its Nova firepits and water features.

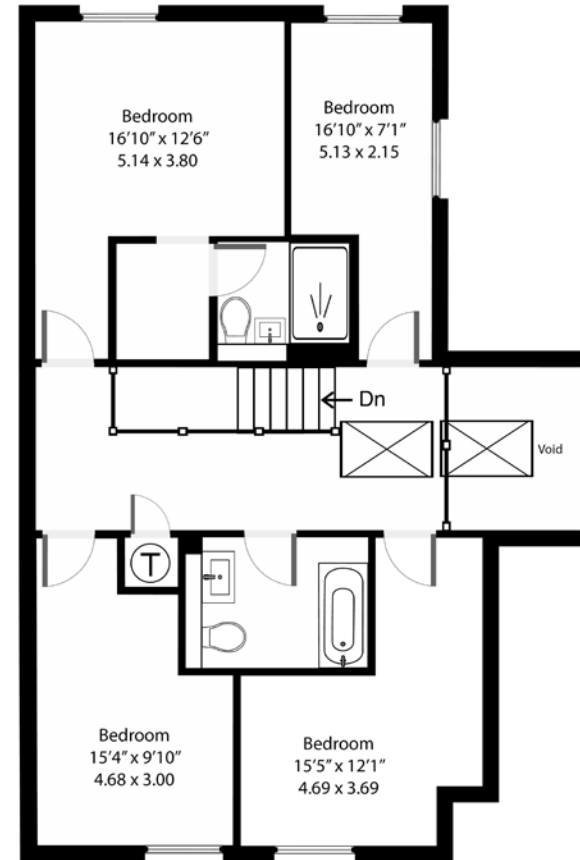
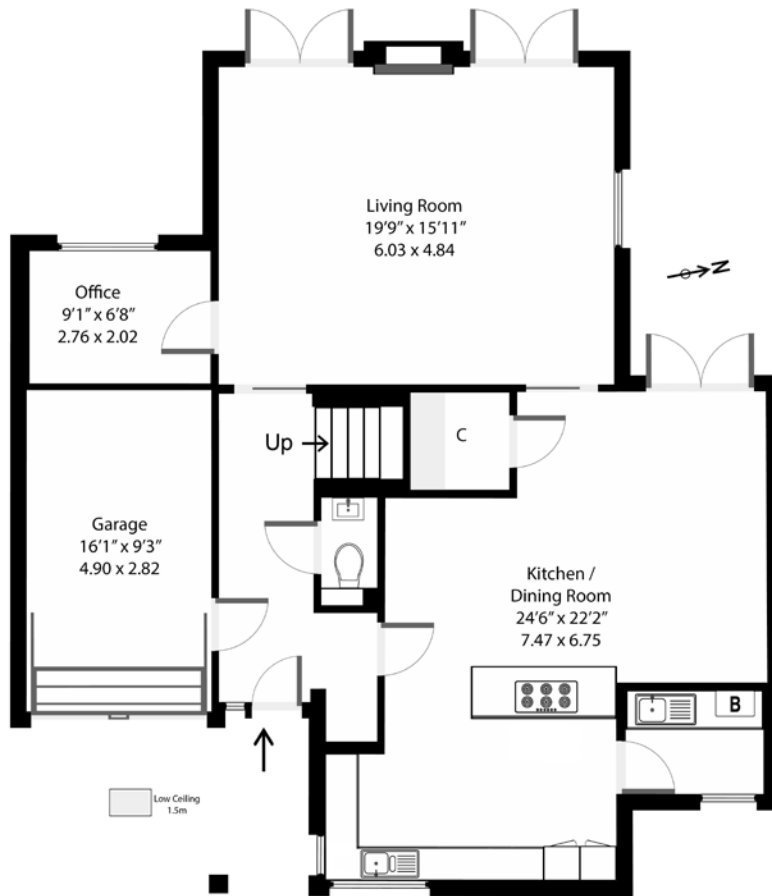
A hydrotherapy hot tub sits beneath a contemporary aluminium pergola, a Bang & Olufsen outside television has been installed as well as surround sound speakers, making this garden a wonderful sociable entertaining space.

Fixtures, fittings, designer furniture and furnishings can be negotiated with the sale of this property.









TOTAL FLOOR AREA: 1973 sq. ft (184 sq. m)  
 HOUSE: 1824 sq. ft (x sq. m)  
 GARAGE: 1824 sq. ft (170 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 All services are mains connected

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