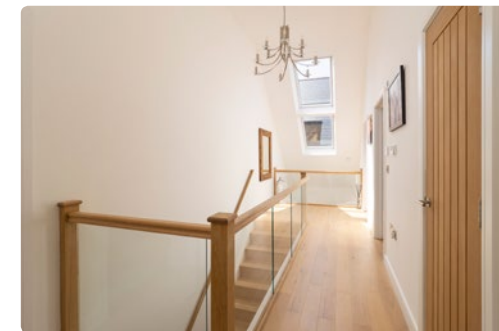
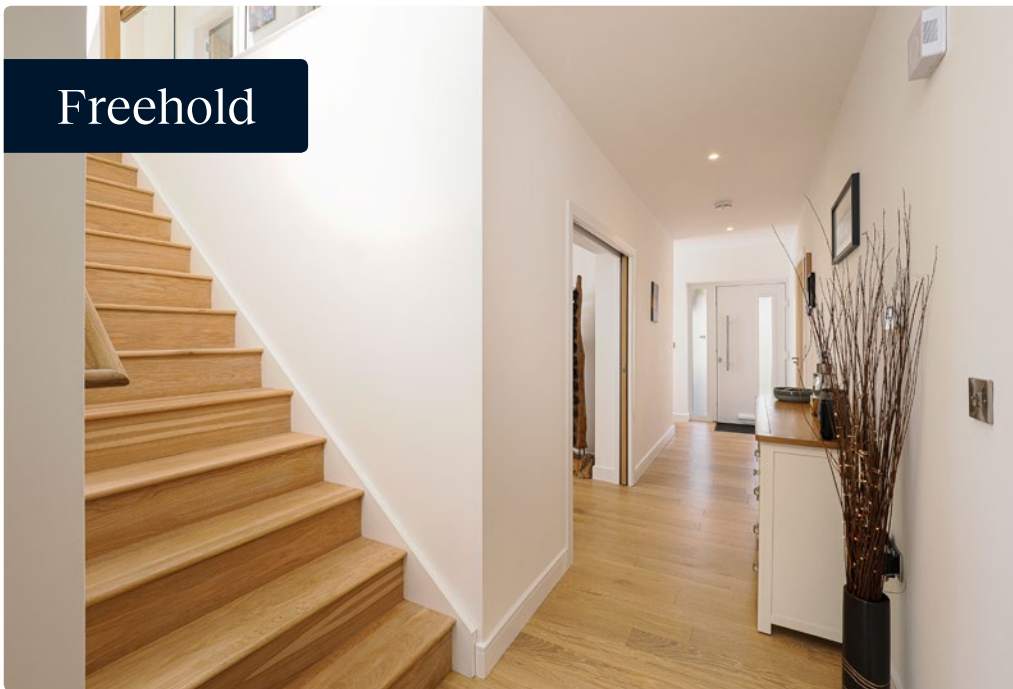




Freehold



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

- Substantial Detached Modern Property
- Over 2300 Sq.Ft Of Luxury Accommodation
- Four Double Bedrooms & Two Sleek Bathrooms
- Open Plan Kitchen Diner & Utility Room
- Charming Sitting Room & Bespoke Office
- Fine Materials & High Specification Finish
- South Facing Rear Garden Overlooking Countryside
- Driveway & Integral Garage – Potential To Covert STPC

### 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:

The largest in this exclusive development of just 14 properties, Lynwood Green was constructed in 2019 by Roma homes and designed by the award winning Claugue architect. This splendid four-bedroom detached residence offers over 2300 sq.ft of luxury accommodation with a generous south facing rear garden. The property has been sensitively designed to incorporate the finest materials and highest quality fixtures and fittings, alongside delivering an exceptionally energy efficient and highly contemporary interior.

Beautiful features flourish throughout and include solid oak doors, staircase and flooring, extensive double glazing, a bespoke luxury kitchen and beautifully appointed bathrooms, all finished with natural materials. The current owner has complemented the finish by vastly upgrading the electrics, to include sensor lighting in the garage and entrance hall, along with exterior uplighters and led strip lighting which stylishly illuminate the house.



The facade is a beautiful blend of vertical natural wood cladding, exposed brick, and dark framed windows and doors. The front door opens to reveal a light and airy hallway with cloak room and fitted coat closet to the right and entrance into the garage to the left. Oak pocket doors have been fitted in the large doorways allowing the space to feel open plan with the option to close off and use rooms individually.

The kitchen dining room is a vast area with a huge island and an array of pale grey units which have been finished with quartz work tops. All main appliances are integrated including a fridge freezer, Bosch oven and microwave and induction hob with a Nikola Tesla extractor fan. The space is further complemented by a utility room which has plenty of space for laundry appliances.

The dining room table has been placed next to the French doors and beneath the mezzanine landing. A pocket door opens into the dual aspect sitting room, with two sets of French doors leading directly onto

the garden patio. To the centre of the rooms there is a wood burning stove nestled within exposed brick and elegant limestone mantle. The downstairs space is enhanced by another reception room currently used as a home office with bespoke oak shelving.

To the first floor there is a galleried landing with glass balustrade, this leads to four large double bedrooms and a well-appointed family bathroom. The main bathroom has separate bath and walk-in shower, the sink has been set over a vanity unit beneath an illuminating mirror. The principal bedroom has views over the countryside and benefits from a separate dressing room which leads to an elegant ensuite.

#### OUTSIDE:

A sweeping driveway leads to a large integral garage and parking for several cars, whilst to the rear of the property there is a south facing patio that expands the full width of the house and spills out onto the lawn and overlooks mature trees and fields.











TOTAL FLOOR AREA: 2470 sq. ft (229 sq. m)  
 HOUSE: 2307 sq. ft (214 sq. m)  
 GARAGE: 163 sq. ft (15 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All main services are connected

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