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Camberley House, East Brook Park, Etchinghill CT18 8FA

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



Camberley House, East Brook Park, Etchinghill CT18 8FA

- A Handsome Newly Built Detached Residence
- In A Collection Of Just Six Prestigious Detached Homes
- Within An Exclusive Gated Private Road
- Built To An Exceptional Standard By Pentland Homes
- A Host Of Eco-Friendly Energy Efficient Features
- Principal Bedroom With Dressing Room & En-Suite
- Spectacular Open Plan Kitchen/Dining/Family Room
- Prime Location Within Etchinghill Golf Club

SITUATION:

Set amid rolling countryside with uninterrupted views over Kent's Area of Outstanding Natural Beauty and Etchinghill Golf Course, East Brook Park's tranquil village location is complemented by superb transport links to Folkestone, Canterbury and Ashford via the M20 and M2. Ideal for those wanting to enjoy the best of country and coastal living, the beautiful landscape of the Elham Valley is on the doorstep, with country pubs just a few minutes from East Brook Park and an array of stunning beaches less than 10 minutes away. Golf players have the superb facilities of Etchinghill Golf Club just moments away and the Eurotunnel terminal at Folkestone is close by, offering crossings to France in under an hour. Just imagine having breakfast at your home in East Brook Park amidst the beautiful Kent countryside, followed by lunch in a stylish French bistro.

The villages of the Elham Valley cater for everyday needs with a local Post Office and Pharmacy plus schools rated Good and

Outstanding, whilst lovers of retail therapy will enjoy the boutiques, restaurants and cafes in both nearby Hythe and Folkestone, which are just minutes away.

East Brook Park is situated off the main Canterbury Road, which links Folkestone to Canterbury, and is in an enviable location. It is easy to access from the A20 and M20, which means that it is a quick and convenient journey from London, Dover and Ashford. Just 2.9 miles away, Sandling station offers regular services to Ashford International, from where London St Pancras International and Canterbury can be easily accessed. There are also direct routes to London Charing Cross.

DESCRIPTION:

A handsome newly built five bedroom detached house with an attractive yet traditionally styled tile hung facade, situated on a generous corner plot within an exclusive collection of just five other detached residences, set within a private gated road within Etchinghill Golf Club.



Camberley House has been built to an exceptionally high standard by award-winning house builder, Pentland Homes. Quality of finish and attention to detail have always been hallmarks of a Pentland Home and Camberley House is no exception.

The property combines a host of energy efficient features, such as zoned under floor heating throughout, LED low energy lighting and an energy efficient Mitsubishi ecodan air source heat pump, alongside modern creature comforts, such as a fibre optic broadband connection, a WIFI booster to the first floor, media points to the living room and USB double charger points throughout.

The end result is a handsome and traditionally styled house, perfectly equipped for modern family living.

The property is entered via an anthracite grey high security front door, set beneath a handmade oak framed porch, which opens into a spacious and welcoming entrance hall. High quality herringbone style Amtico



flooring extends from the entrance hall throughout the rest of the ground floor.

To the front of the property, there are two, spacious reception rooms, an impressive dual aspect sitting room and a study. To the rear of the house, there is a spectacular open plan kitchen/dining/family room with double glazed French doors which connect to the rear garden and patio area.

The kitchen area has been fitted with a bespoke, British made luxury kitchen, with an extensive range of Shaker style units, set around low profile stone work surfaces and a range of integrated Siemens appliances, including a wine cooler, dish washer, induction hob, two ovens and two fridge/freezers.

The kitchen is complemented by a useful and well-equipped utility room and pantry, which also enjoys access to the rear garden.

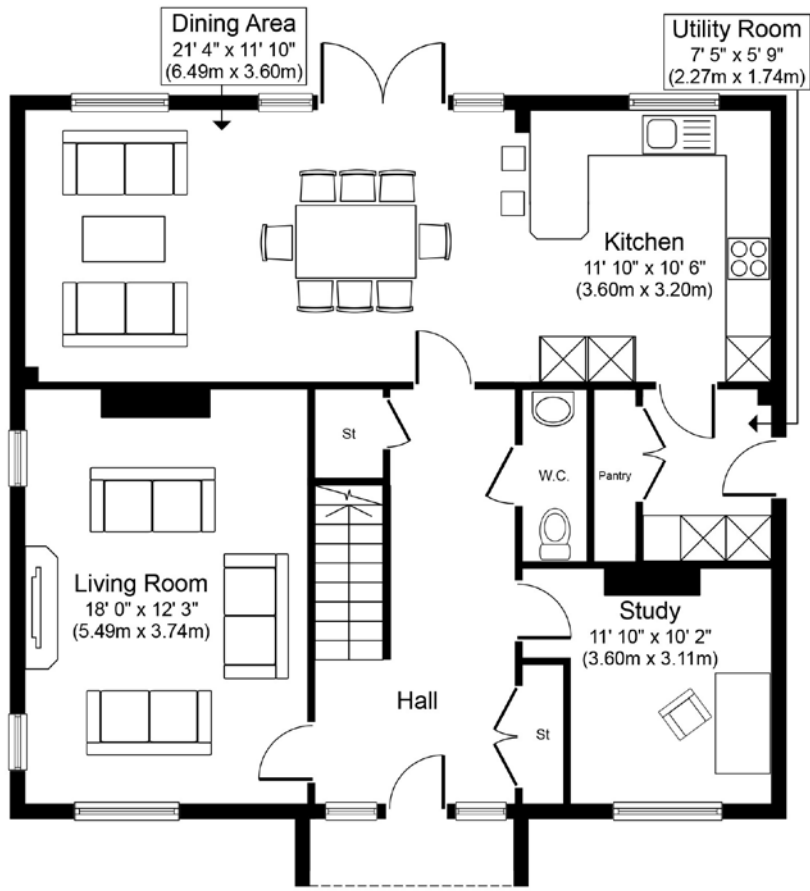
Upstairs, there are five bedrooms, all of which have fitted wardrobes or storage. The

principal bedroom has a superb dressing room and a beautifully appointed ensuite shower room. There are two further bathrooms, each of which have been fitted with contemporary white suites from Roca, with polished chrome Methven brassware, rainfall showers and stunning porcelain tiling.

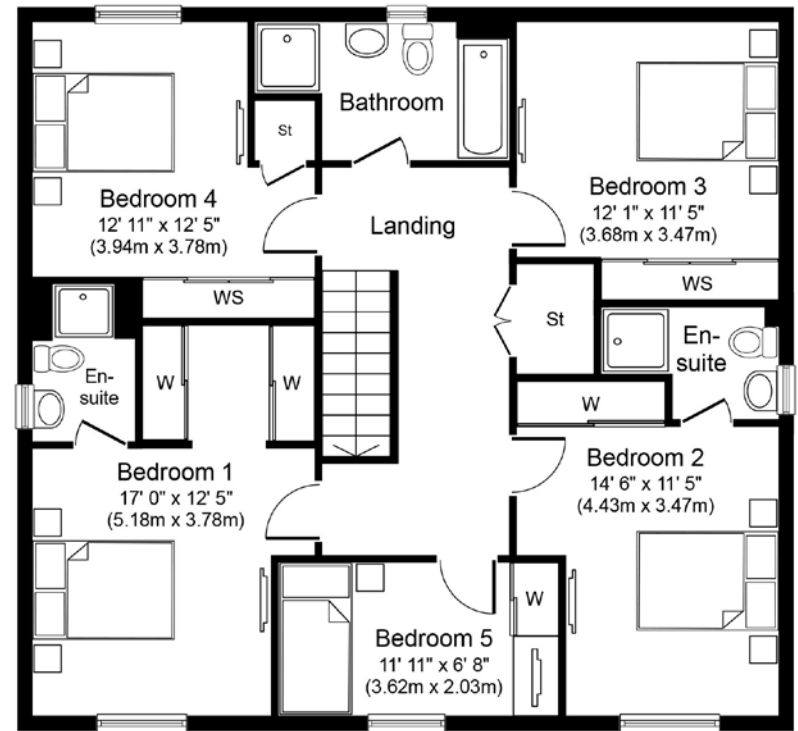
OUTSIDE:

Camberley House sits within a highly secluded corner plot position and is approached via an attractive block paved driveway. This provides parking for several vehicles and leads to a double garage with twin electrically operated doors and a 7.4 kw electric charger point with built-in WIFI communication to the rear of the house.

The rear garden is south facing and mainly laid to lawn, with a striking, full width sandstone patio across the rear of the house. The rear garden is partly walled, whilst the front garden has been planted with a selection of pretty flowers, adding a dash of colour to the gardens.



Ground Floor



First Floor



TOTAL FLOOR AREA:
1930 sq. ft (179.3 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
The property comes with a ten year NHBC BUild Warranty.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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