



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

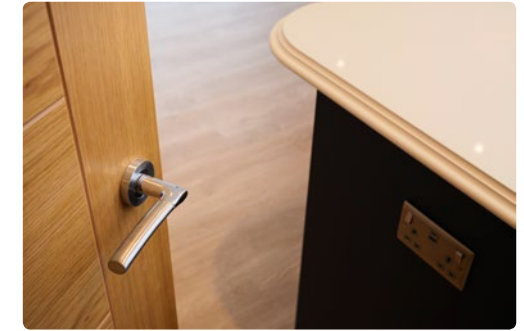
www.foundationestateagents.co.uk



1 Mulberry Mews, Sandwich Road, Whitfield, CT16 3RN

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



1 Mulberry Mews, Sandwich Road, Whitfield CT16 3RN

- Striking Brand New Detached Residence
- Over 2000 Sq.Ft Of Thoughtfully Designed Accommodation
- Four Bedrooms & Three Luxury Bathrooms
- Open Plan Living Areas With Bi-Fold Doors
- Fully Integrated Kitchen & Separate Utility Room
- Exceptionally Energy Efficient With Air Source Heat Pump
- Generous Garden, Large Driveway & Integral Garage
- Set Within A Small And Exclusive Gated Development

SITUATION:

Mulberry Mews is a small gated 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.



A substantial, detached, newly built four bedroomed residence offering over 2000 sq.ft of beautifully appointed accommodation beneath its striking exterior of dark framed aluminium windows, exposed brick and weatherboard façade.

Mulberry Mews is a small and exclusive brand-new gated development of just four highly eco-friendly, family homes which have been built to an exceptional standard using the finest of materials and a meticulous level of craftsmanship.



Each property has thoughtfully designed accommodation which presents high specification kitchens with quartz work tops, luxury bathrooms, internal oak doors and LVT flooring. Vast open plan living spaces with bi-fold doors, breakfast bars and additional reception rooms create a home which is perfect for busy families and those that enjoy socialising.

Situated in the highly sought after location of Whitfield, holding splendid views of rolling

countryside and with excellent access to Deal, Sandwich and Dover, as well as the convenience of local facilities on your doorstep. Every effort has been made to ensure the property reduces energy bills and carbon footprint with air source heat pump, high performance double glazing, under floor heating and excellent levels of insulation.

The property is entered via a large entrance hall, with a coat closet and cloakroom. This leads through to the dual aspect open plan living area, which is flooded with natural light from the bifold doors that lead to the sun terrace. The kitchen has an array of wall and floor shaker style units, finished with brushed chrome cup handles, which integrate all main appliances and include a dishwasher, full fridge and separate freezer, oven, microwave and induction hob with extractor fan.

The kitchen is complemented by a large quartz topped island with sink and mixer tap, whilst the space is further enhanced by a utility room with bespoke units and plenty of space for laundry appliances.

The ground floor is completed by a bay fronted living room and a separate snug, which would also work as a study/playroom. To the first floor there are four generously proportioned bedrooms and a luxury family bathroom which comprises of a freestanding bathtub, separate shower and basin built into fitted units. Two of the larger bedrooms have ensuite shower rooms, and plenty of room for bedroom furniture, whilst the galleried landing has a built in cupboard offering additional storage.

OUTSIDE:

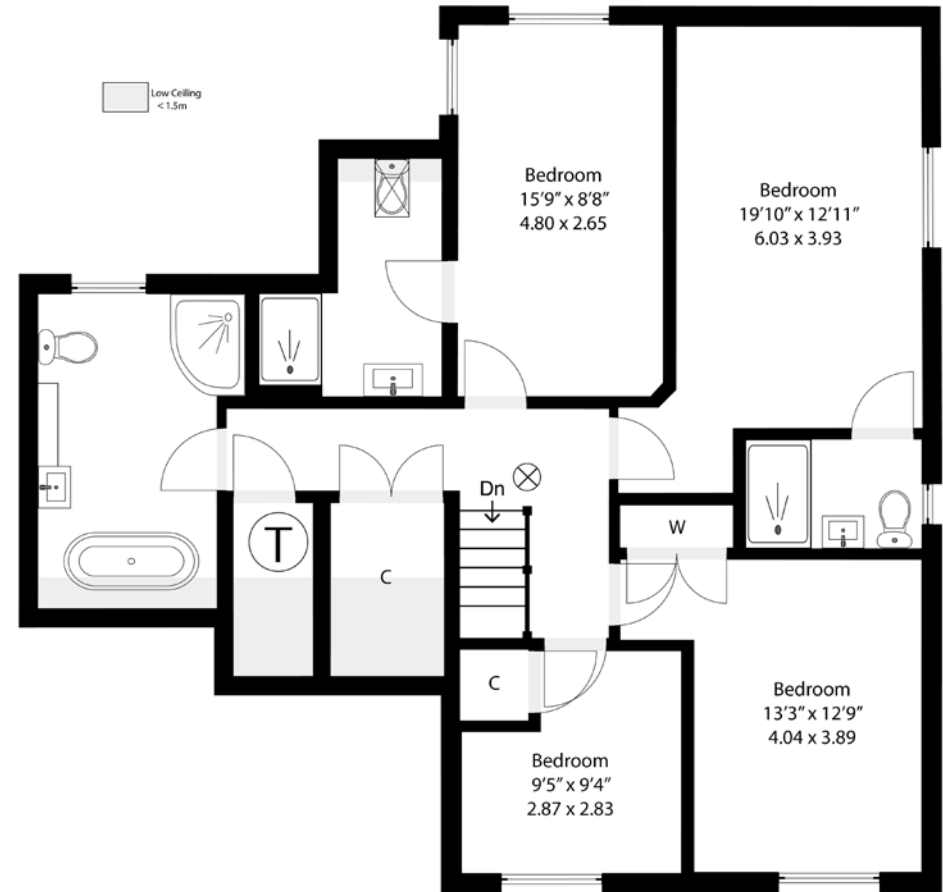
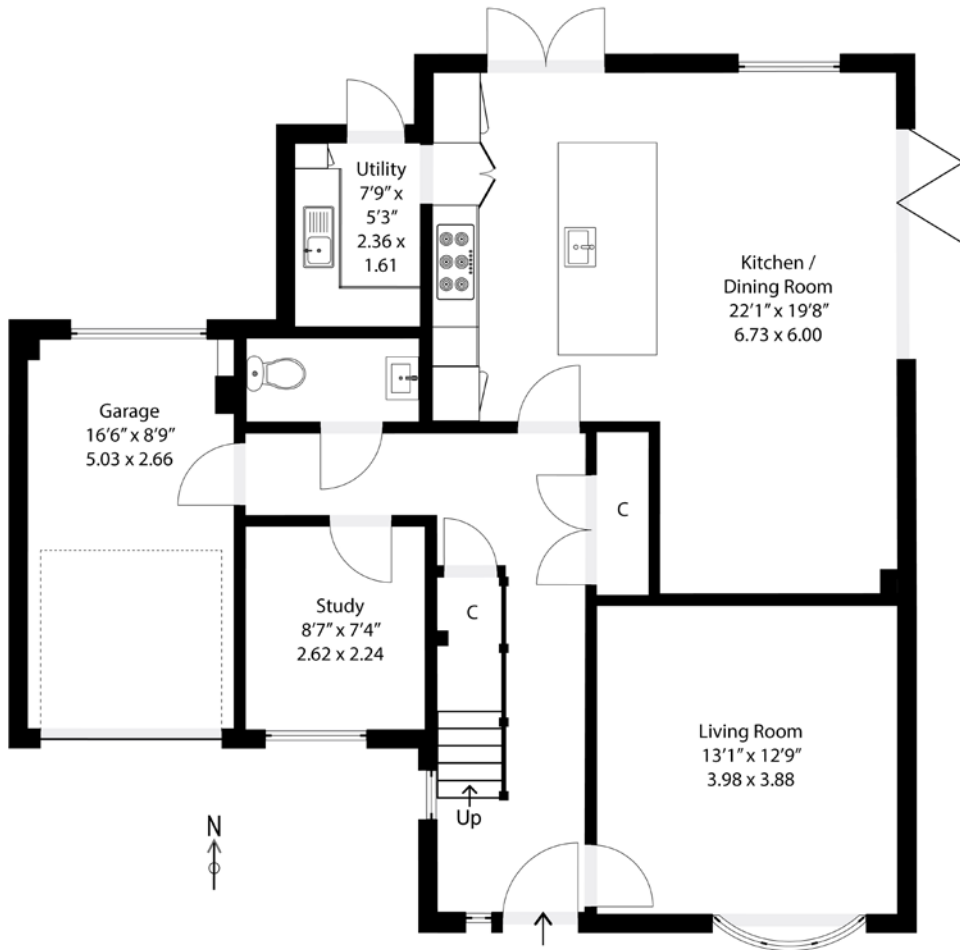
The generous garden has a large porcelain patio with plenty of space for alfresco dining, whilst the rest of the garden is mainly laid to lawn enclosed by wooden fencing. To the front of the property the block paved driveway provides ample parking and leads to remote controlled integral garage. Attractive gardens with small shrubs define each property and soften the driveways, whilst the entrance to the development is gated with brick-built pillars, and established hedging.











TOTAL FLOOR AREA: 2031 sq. ft (188 sq. m)
HOUSE: 1887 sq. ft (175 sq. m)
GARAGE: 144 sq. ft (13 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
Air Source Heat Pump & Mains Drainage
10 Year Warranty

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

