



FOUNDATION

01227 752617

sales@foundationstateagents.co.uk

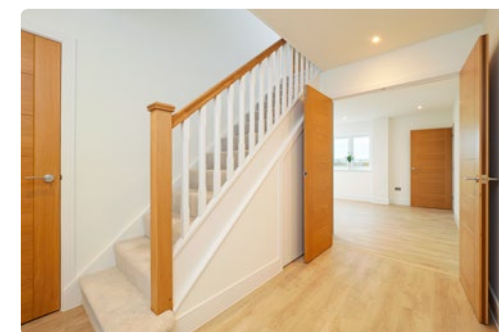
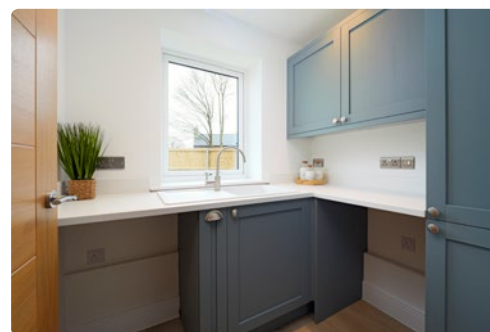
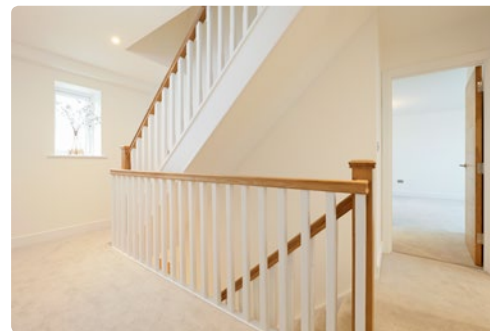
www.foundationstateagents.co.uk



2 Mulberry Mews, Sandwich Road, Whitfield CT16 3RN

5 BEDROOMS | 5 BATHROOMS | 1 RECEPTION

Freehold



2 Mulberry Mews, Sandwich Road, Whitfield CT16 3RN

- Substantial Newly Built Detached Residence
- Almost 2300 Sq.Ft Of Accommodation Over Three Floors
- Five Bedrooms & Five Luxury Bathrooms
- Open Plan Living Areas With Bi-fold Doors
- Fully Integrated Kitchen & Separate Utility Room
- Exceptionally Energy Efficient With Air Source Heat Pumps
- Generous Garden, Large Driveway & Integral Garag
- 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.



DESCRIPTION:

A striking detached five-bedroom residence, offering almost 2,300 sq.ft of immaculately appointed accommodation set over three floors.

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

Each home features thoughtfully designed accommodation, including high-specification kitchens with quartz worktops, 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 ideal for busy families and those who enjoy entertaining.

The exterior is equally impressive, with dark-framed aluminium windows, an exposed brick, and a weatherboard façade.

Situated in the highly sought-after location of Whitfield, the property enjoys splendid views of rolling countryside and excellent access to Deal, Sandwich, and Dover, along with the convenience of local facilities just on your doorstep.

Every effort has been made to ensure the property is exceptionally energy-efficient, featuring an air-source heat pump, high-performance double glazing, underfloor heating, and excellent levels of insulation.

The property is accessed via a large entrance hall, with a coat closet and stairs leading to the first floor. To the rear, there is a 26-ft open-plan living area, flooded with natural light from the bi-fold doors.

The kitchen is fitted with an array of wall and floor shaker-style units, finished with brushed chrome cup handles. It integrates all main appliances, including a dishwasher, full fridge and separate freezer, oven, microwave, and induction hob with an extractor fan.

The kitchen is complemented by a large quartz-topped island with a sink and mixer tap, while the space is further enhanced by a utility room with bespoke units and ample space for laundry appliances. From here, there is access to a handy cloakroom.

The ground floor is completed by a bay-fronted reception room, accessed via internal French doors, allowing the space to remain separate or be opened into the main living area. The garage is integral and could be used as a playroom office as it has underfloor heating and high levels of insulation.



On the first floor, there are three double bedrooms and a luxury family bathroom, while the principal bedroom benefits from a walk-in wardrobe and a luxury en-suite bathroom with twin sinks, a freestanding bathtub, and a separate shower.

The second floor offers two additional large bedrooms, each with its own en-suite, between the bedrooms here is a landing with a built in storage cupboard.

OUTSIDE:

The generous garden features a large porcelain patio, providing plenty of space for alfresco dining, while the rest of the garden is mainly laid to lawn and enclosed by wooden fencing.

To the front, the block-paved driveway provides ample parking and leads to a remote-controlled integral garage.

Attractive gardens with small shrubs define each property and soften the driveways, while the entrance to the development is gated, with brick-built pillars and established hedging.









TOTAL FLOOR AREA: 2270 sq. ft (211 sq. m)
 HOUSE: 2151 sq. ft (198 sq. m)
 GARAGE: 139 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.

