



LITTLEWOOD



OTFORD, KENT TN14 5RN

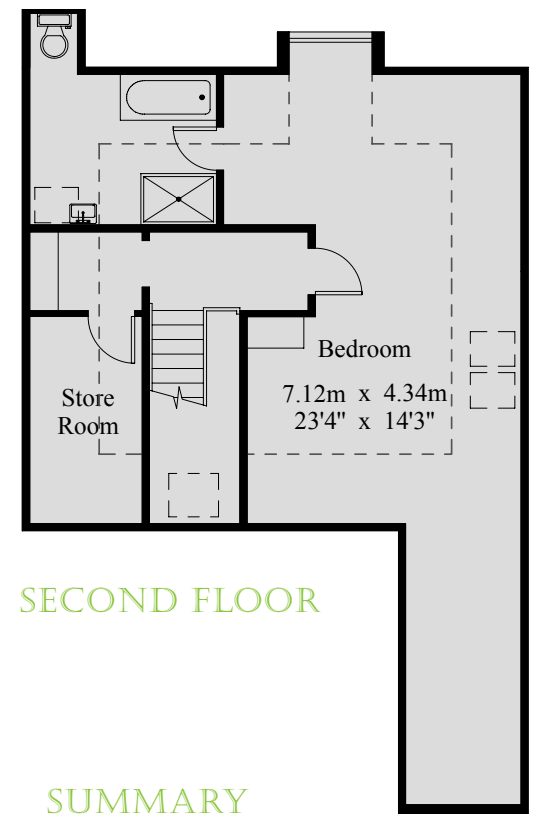
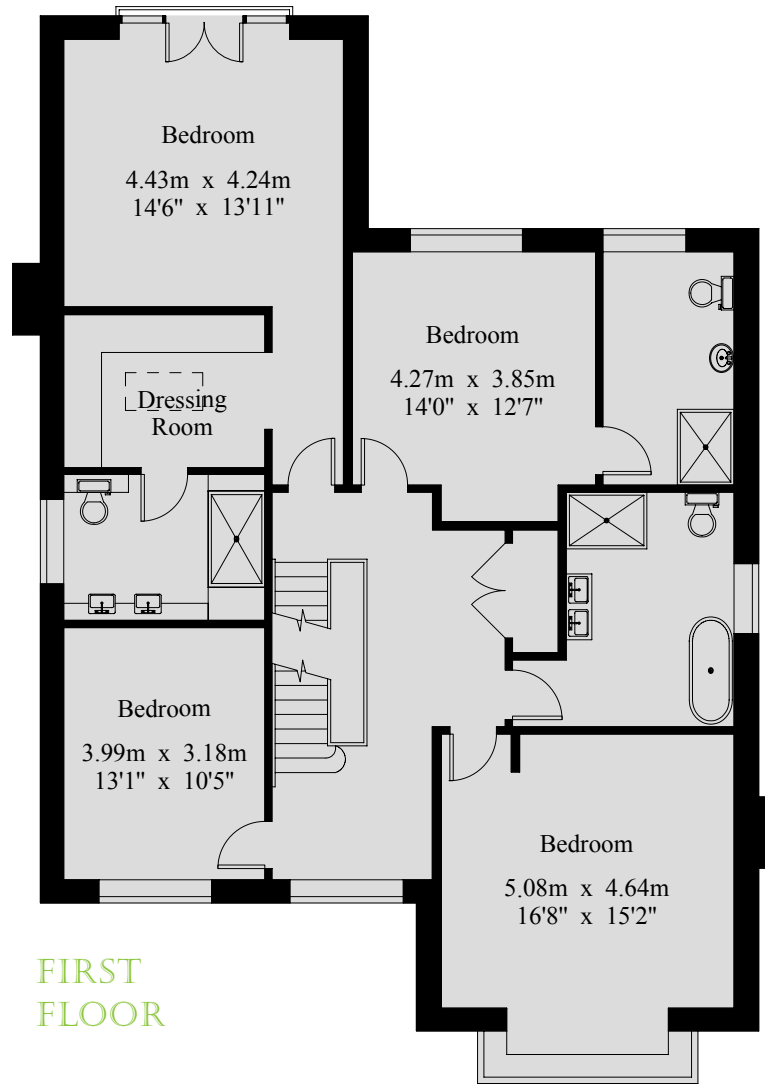
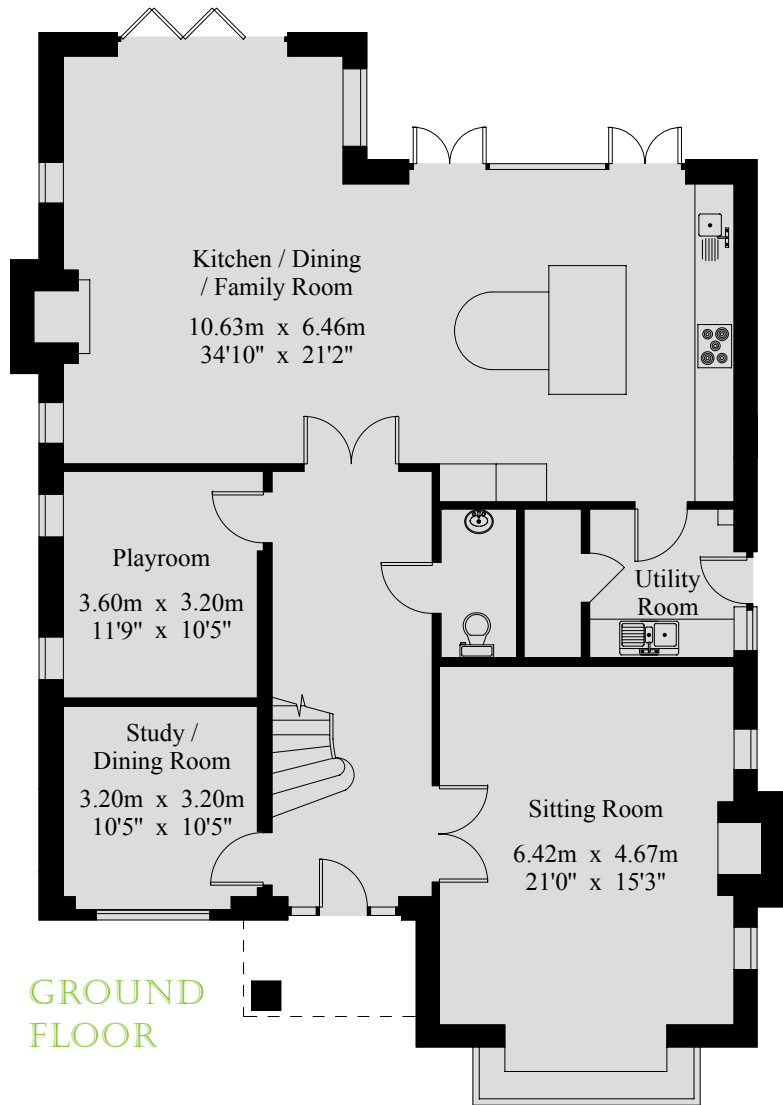




A TRULY STUNNING HOME



This executive 5 bedroom home is spaciouly arranged over three floors and will provide the most impeccable lifestyle. Set within a plot with grounds extending to approximately a third of an acre, it boasts vast amounts of space. An airy ambiance floods the rooms via the many large feature windows within the home. The sturdy feel of this home is accentuated by the installation of a solid concrete first floor allowing the use of solid block walls and wet liquid screeded floors both at ground and first floor level, along with a 'silent floor system' at second floor level. Currently under construction, due for completion December 2016.



SECOND FLOOR

SUMMARY

- Reception hall
- 3 reception rooms
- Kitchen/family room
- Cloakroom, utility & plant room
- 5 double bedrooms including a master suite
- 4 bathrooms/shower rooms (3 en-suite)
- Landscaped gardens

Total net internal floor area - 3,510^{sqft}

----- Restricted Height



SPECIFICATION



KITCHEN & UTILITY

- Bespoke Rencraft fitted kitchen, utility, study, master en suite wardrobe units.
- Silestone worktops and up-stands.
- Integrated appliances to include oven, hob, microwave, double fridge/freezer, dishwasher, waste disposal.
- Lighting under wall units.

BATHROOMS AND EN SUITES

- Quality white fittings with chrome thermostatic shower controls, taps and screens.
- Electrically heated towel rails to all bathrooms.
- Shaver point and extractor fan.
- Under floor heating.

ELECTRICAL AND LIGHTING

- Extensive use of LED down lighters in addition to traditional pendant lights.
- Infrastructure wiring to include the distribution of TV, satellite and Cat 5 cabling for data and telecoms, all terminating to a central hub where a neat and simple patching arrangement is provided. Satellite dish and aerial. CCTV, ceiling speakers, cinema, all pre-wired for control 4 audio visual system.
- Table lamp (5 amp) lighting points to drawing room & master bedroom.
- External lights with dusk till dawn' front and rear.

SECURITY SYSTEMS

- External door sets comprising multipoint espagnolette locking system.
- Electronically operated gates with video entry and intercom.
- Mains operated smoke detectors to hallway and each landing along with a heat detector in the kitchen.

HEATING AND INSULATION

- Wood burning stove in kitchen/family room and sitting room.
- Gas fired central heating with energy efficient condensing boiler.
- The highly efficient wet under floor heating system throughout the ground and first floor areas is encapsulated with liquid screed, further enhancing performance, whilst individual electronic room thermostats enable a great deal of controllability.
- Mains pressure hot water system via Megaflo style cylinder.
- Independent immersion heater.
- High levels of floor, wall and ceiling insulation.

DECORATIVE FINISHES

- Emulsion to walls, white to ceilings and white satin to woodwork.
- Black uPVC maintenance free fascia and soffit boards.
- Black deep flow gutter and downpipes.
- Bespoke decorative cornice to principle areas.
- Feature switch and socket faceplates to ground floor, landing and master suite.

JOINERY

- Bespoke black satin aluminium windows and doors with a bay window to the sitting room and front bedroom.
- Bi-fold doors to family room which open onto the rear garden terrace.
- Feature staircase.
- Solid internal doors with brushed chrome and glass furniture.

CERAMIC TILING AND FLOOR FINISHES

- Mixture of porcelain, ceramic and mosaic tiling to bathrooms.
- Engineered timber flooring to drawing room, study, and play room.
- Porcelain tiling to hallway, cloakroom, kitchen/family room and utility room.
- Carpet to all other areas.

EXTERNAL FEATURES

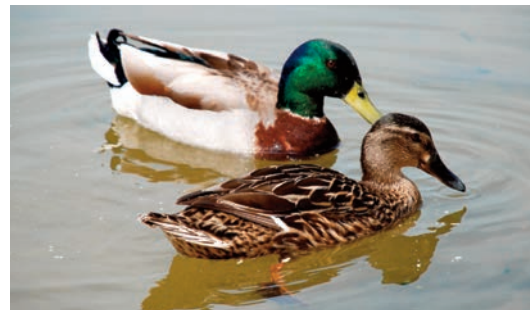
- Landscaped gardens.
- Indian sandstone to paths and patios.
- Permeable Gravelfix stone finish driveway.
- External tap to front and rear.



A similar style Rencraft kitchen



Computer generated image



THE PERFECT SETTING

Littlewood lies within the charming village of Otford, one of many picturesque Kentish villages in the beautiful Sevenoaks District. On the River Darent, Otford is a pretty sight whichever way you look; characterised by the familiar duck pond and the famous Archbishop's Palace. Once you have visited the area it will become clear why Otford is a previous winner of the Kent Village of the Year Competition.

A rural setting is enjoyed, with a number of walks on your doorstep. Take the North Downs Way that runs through the area, or the historic route of Pilgrims Way.

Despite its countryside ambience, Otford has an abundance of amenities to make life that much more comfortable. With a church, a number of pubs, a florist, a butcher, a post office and a number of restaurants, residents will have no need to leave their quaint new village. But if you do, the surrounding areas of Sevenoaks town (just 3.5 miles away), Tunbridge Wells and Maidstone are ideal for their retail choice and leisure facilities.

Also on the doorstep are a range of reputable schools such as Otford Primary, Russell House or Kemsing primary school.

Littlewood also has excellent transport links, with Otford station providing direct trains to London Victoria in just 37-minutes, and easy access to the M25 and other key road networks. Gatwick and City airports are just 26 and 29 miles away respectively, meaning residents can travel internationally in comfort.

SAT NAV: TN14 5RN

We consider ourselves bespoke home builders rather than developers. Our family-run and well-renowned company in Sevenoaks has many years of experience in the field of construction, providing a quality product and customer service that is second to none.

We treat every home we build as if we were creating a property for our own

family, ensuring that quality is paramount. As such, we source only the best materials for our homes. Very often these are acquired from local suppliers, firstly to support other local businesses, but also so we can check the quality of materials first-hand.

Such meticulous attention to detail in the design assures a home that is very

special and to a prestigious standard of build, creating a property in which purchasers aspire to live.

We also pride ourselves on excellence in our customer service to ensure that they are fully satisfied, offering support to buyers before, during and after the purchase and construction process.



01732 458199
info@sennockeconstruction.co.uk
sennockeconstruction.co.uk



01732 789700
rsmith@savills.com
savills.co.uk

Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. All measurements are taken at longest and widest points. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.