



Squires Field, Hextable, Kent, BR8 7QY
Price: £950,000

Park Estates are delighted to offer onto the market this stunning five bedroom detached home, which has been extended and refurbished throughout to a high standard. Located in a quiet close in the semi rural area of Hextable, with convenient access to popular local schools, shops and transport links. An ideal family home, the property comprises of entrance hall, two large reception rooms, study, ground floor wc, luxury fitted kitchen and a separate utility room. To the first floor there is a generous landing, luxury fitted bathroom and five bedrooms - two of which benefit from ensuites. Benefits to note include double glazing, gas central heating, underfloor heating, air conditioning, CCTV, secluded and landscaped rear garden and a generous front garden with ample off street parking. Viewing is highly recommended to fully appreciate this desirable abode.

Ref: BX11111085

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Composite front door. Double glazed frosted window to front. Coving. Tiled flooring. Spotlights. Understairs storage cupboard. Underfloor heating.

Reception 1

28' 0" x 18' 1" (8.53m x 5.51m) Three double glazed leaded windows to front. Coving. Three radiators. Carpet. Spotlights. Storage cupboard.

Reception 2

25' 10" x 13' 3" (7.87m x 4.04m) Tiled flooring. Two double glazed windows to rear. Double glazed French doors to rear. Coving. Spotlights. Range of wall and base units with mirrored splashback and granite work surfaces. Inset sink unit with mixer tap. Integral fridge. Underfloor heating.

Kitchen

18' 4" x 13' 3" (5.58m x 4.04m) Underfloor heating. Two integral dishwashers. Tumble dryer. Two double electric fan ovens. Two warming drawers. Microwave oven. Ceramic hob. Range of wall and base units. Quartz worktops and breakfast bar. Integral fridge freezer. Spotlights. Double glazed window to rear. Double glazed French doors to rear.

Utility Room

Integral fridge freezer and washing machine. Range of wall and base units. Inset sink and mixer taps. Tiled flooring. Double glazed window to side. Part tiled walls.

Ground Floor WC

Wall hung wc. Wall mounted wash hand basin. Tiled flooring. Part tiled walls. Coving. Spotlights. Extractor fan.

Study

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed leaded window to front with shutter blinds. Carpet. Radiator. Coving.

Landing

Carpet. Loft access. Coving.

Bedroom 1

17' 9" x 13' 1" (5.41m x 3.98m) Carpet. Two radiators. Two double glazed windows to rear. Air conditioning.



Ensuite Wet Room

Double shower. Wall mounted wc. Double glazed frosted window to rear. Spotlights. Extractor fan. Wall mounted wash hand basin in vanity unit. Wall mounted mirror. Heated towel rail. Underfloor heating.

Bedroom 2

13' 7" x 9' 5" (4.14m x 2.87m) Double glazed window to rear. Radiator. Fitted wardrobes. Carpet. Coving. Air conditioning.

Ensuite Wet Room

Heated towel rail. Wall mounted wc. Wall mounted wash hand basin in vanity unit. Double glazed frosted window to side. Spotlights. Extractor fan. Shower cubicle.

Bedroom 3

13' 10" x 10' 2" (4.21m x 3.10m) Carpet. Radiator. Air conditioning. Double glazed leaded window to front.

Ensuite / Family Bathroom

Tiled flooring. Part tiled walls. Double glazed leaded frosted window to front. Wall mounted wc. Wash hand basin in vanity unit. Panelled bath with shower over. Extractor fan. Heated towel rail. Spotlights.

Bedroom 4

15' 9" x 8' 9" (4.80m x 2.66m) Carpet. Radiator. Double glazed leaded window to front. Air conditioning.

Bedroom 5

12' 8" x 8' 0" (3.86m x 2.44m) Carpet. Radiator. Air conditioning. Double glazed leaded window to front.

Garden

66' 3" x 60' 0" (20.18m x 18.27m) (approx) Landscaped rear garden. Mainly laid to lawn. Patio. Shrubs. Outside tap. Feature lighting. Side access. Rear patio. Shed.

Front Garden

Block paved. Lawn. Shrubs. Lighting.

Agent's Notes

The property has approved planning permission to build a garage to the side of the property. Plans are available on Sevenoaks Council's website.

Council Tax

Band G.

