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Waterfield Drive
Cromwell Lane CV4 8AS

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MOVE IN FOR CHRISTMAS

Nestled in the charming Cromwell Park development on Waterfield Drive, this stunning detached house is a new build, completed in 2026. Spanning an impressive 1,526 square feet, this property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious living room that exudes warmth and elegance, perfect for both relaxation and entertaining. The separate study provides a quiet space for work or study, ensuring that you can balance productivity with leisure. The dining room, featuring delightful French doors, opens seamlessly onto the garden, creating an inviting atmosphere for al fresco dining and family gatherings.

This home boasts four generously sized bedrooms, with the master bedroom providing a tranquil retreat. The bathrooms are finished to a high standard, featuring quality Porcelanosa flooring, ensuring a touch of luxury in your daily routine.

Energy efficiency is at the forefront of this property, with gas-fired underfloor

DISCLAIMER: Please note that the photographs used within this listing are of the Canterbury show home house type on the same St Philips development and are provided for illustrative purposes only. The specification, finishes, fixtures and layout of the property being advertised may vary from those shown.

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Dimensions

Ground Floor

Entrance Hall

Kitchen/Dining Room
8 x 2.93

Living Room
4.58 x 3.15

Study
2.62 x 2.37

Utility/Boot Room

Downstairs Cloakroom

First Floor

Master Bedroom
3.67 x 3.21

Ensuite

Bedroom Two
3.67 x 2.6

Bedroom Three
3.14 x 2.92

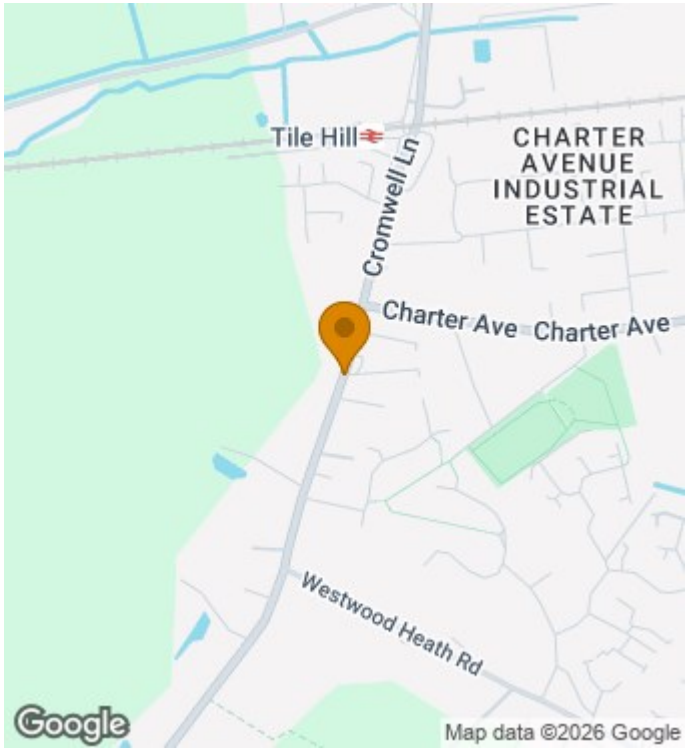
Bedroom Four
3.18 x 2.45

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Floor Plan



Location Map



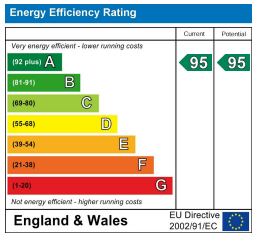
Total area: 1526.00 sq ft

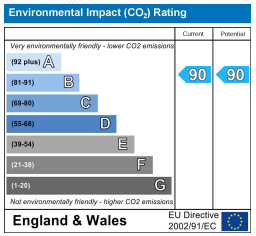
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC





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