



Plot 4 Old Church Road, Burham, Kent, ME1 3XX
Guide Price

EXCLUSIVE, GATED NEW HOME - IDYLIC RURAL SETTING - CONVENTIENTLY LOCATED - GENEROUSLY PROPORTIONED - DOUBLE GARAGE AMPLE PARKING - LUXURY, HIGH SPEC FINISHES.

St Mary's View is an exceptional new development in the picturesque village of Burham, set amidst the natural beauty of the Kent countryside. Surrounded by the North Downs, this home is ideal for those who are looking to escape the hustle and bustle and find their piece of tranquillity. Designed with the utmost attention to detail, this exclusive development comprises of just 4 unique homes set across one acre of land. Each home has been individually designed to suit modern living and offers an exceptionally high specification.

Internally the accommodation comprises an impressive entrance hall with oak and glass staircase, cloakroom, study, living room with feature fireplace with wood burner, contemporary open plan kitchen/diner/family room and utility room. To the first floor is a generous master suite with walk in wardrobes and ensuite shower room, two further ensuite bedrooms and fourth double bedroom (all bedrooms with built in wardrobes) and a luxury main bathroom.

*If reserved early enough, purchasers will be able to influence the colour choices of various finishes in the home (e.g. the kitchen, bathroom tiling and floorings).

- NEW BUILD - READY FOR OCCUPATION SOON
- Exclusive Gated Development
- Rural Location with Far Reaching Views
- In excess of 2500sqft
- 4 Bedrooms
- 4 Bathrooms
- Double Garage & Ample Parking
- Landscaped Garden
- Exceptionally High Specification
- 10-year Build Zone warranty

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC





LOCAL AREA INFORMATION FOR BURHAM

Burham is a rural village on the southern side of the North Downs in a designated Green Belt area. It lies along Pilgrims Way (the ancient route along the Downs linking the cathedral cities of Winchester and Canterbury). There is an abundance of country walks and pleasant views from every direction in this village with the North Downs being the highlight.

Although Burham feels a rural location, it is very conveniently located. It provides easy access to both the M20 and M2 motorway networks, as well as being located approximately 6 miles from Maidstone and approximately 5 miles from Rochester. It is just over 1 mile to Peters Village, a vibrant new community that offers a new primary school (with additional Special Education Needs Unit), village hall, Co-op convenience store and local shops. You are also only a short drive from the historic village of Aylesford with a wide range of amenities.

For the commuter there are a choice of nearby train stations. Snodland (0.6 miles), New Hythe (1.3 miles) and Halling (1.6 miles) all providing services to London.

For education there is a comprehensive range of primary, grammar and independent educational schools locally.

For more information, please view the detailed brochure about the development and area.

DIRECTIONS

Burham can be accessed from multiple directions - via the historic village of Aylesford, from Peters Village or via Bluebell Hill/Maidstone. From Peters Bridge turn right at the roundabout, past the new village hall and Co-Op after the nature reserves, turn right at the historic church sign OR from Bluebell Hill (A229) follow signposting for Eccles/Burham, at the Lower Bell Pub turn left and then taking the turning on the right into Pilgrims Way before the Stone Circle, with the vineyard on your left and the Downs on your right turn left after the S bend and Oast House and then dropping down New Court Road, take the sign for "Historic Church" and turn right at the Church.

SPECIFICATION

FITTED KITCHEN

- British made Roundel kitchen with soft close doors and drawers*
- Silestone worktop and upstand*
- Franke 4-in-1 instant hot water tap
- Neff integrated double ovens, dishwasher, full-sized fridge and freezer, induction hob and extractor fan
- LED feature lighting to wall units in kitchen

UTILITY ROOM

- Superior Roundel kitchen* with soft close doors and drawers
- Silestone worktop and upstand*
- Freestanding washing machine and dryer

BATHROOM AND EN-SUITES

- White sanitaryware with complementary vanity unit
- Smart digital shower
- Anti-fog LED mirror
- Porcelanosa large format full height tiling to shower and around bath and floor*

FLOORING/DECORATIVE FINISHES

- Fireplace with woodburning stove
- Treated oak staircase with glazed balustrade
- Oak finish internal doors
- Luxury carpet to living room, study, bedrooms, stairs and landing*
- Porcelanosa large format floor tiling to hallway, family/dining room, kitchen, utility and WC*
- Bespoke designed dressing room to master bedroom and fitted wardrobe to all other bedrooms

OTHER

- Wireless internal security alarm system
- TV, BT and data points with WIFI booster, to selected locations
- Fibre connection to all homes for customer's choice of broadband provider**
- Water filter and softener system, to entire home
- Loft ladder with prepared storage area
- Underfloor heating to ground floor, with radiators to first floor and chrome towel rail to bathroom, en-suites and WC
- Exterior lights and sockets including future adaption for Electric Vehicle Charging Point**
- Automated garage doors
- Video doorbell
- UPVC heritage windows
- External tap

** Connection by the customer

* Customer can make colour selection subject to a final build cut-off point





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only

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