

Montague House (Plot 2), Austen Place, Hitchen Hatch Lane,
Sevenoaks



A superbly appointed five bedroom house within the Austen Place development by McCulloch Homes nearing completion

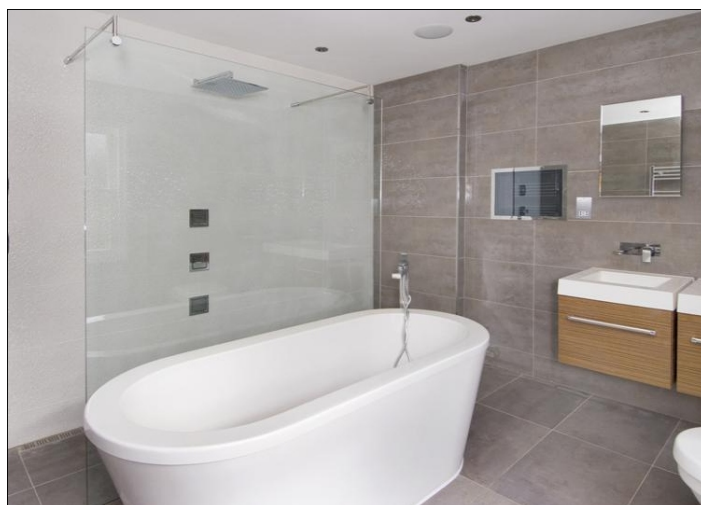
- 5 bedrooms, 4 bathrooms
- 2 reception rooms
- Superb Specification
- south facing garden
- Walking Distance of Station

Price £1,300,000
Freehold

Savills Sevenoaks
74 High Street,
Sevenoaks, Kent, TN13 1JR
Nicky Butcher nbutcher@savills.com
+44 (0) 1689 869 601

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Note: The photographs contained in this document are for guidance only and are not necessarily comprehensive.

Mileage

Sevenoaks town centre and main line railway station - approximately 0.6 mile away.
Sevenoaks to Cannon Street/Charing Cross – 32 minutes (All mileages and times are approximate)

Situation

Austen Place is conveniently located for Sevenoaks town centre and main line railway station which are both approx 0.6 mile away.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater near Dartford.

Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross – 32 mins. See www.nationalrail.co.uk for further details.

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: Tonbridge & Tunbridge Wells. The Judd & Skinners Schools.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre.

Cricket and Rugby Clubs in the Vine area of Sevenoaks.

The M25 can be accessed at the Chevening interchange which is about 2½ miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Description

Austen Place is a stylish collection of substantial new build homes with a peerless specification. The development offers a rare opportunity to purchase a substantial new build home in central Sevenoaks. Each distinctive detached property has been designed and will be built by McCulloch Homes, an established local developer.

All of the houses will benefit from the high standard of quality design and specification associated with McCulloch Homes. In

every home you'll find the interiors finished to exacting standards with a host of high specification features for modern living.

Accommodation

Kitchen

Kitchen area designed and installed by Chamber Furniture to meet exacting standards

Featuring a contemporary Walnut kitchen with granite or composite stone work surfaces. Purchasers will be able to specify their own kitchens from the Chamber Furniture range to an agreed budget (subject to stage of build).

Quality integrated Miele and Wolf appliances including: Double oven, microwave, induction hob, fridge/freezer, dishwasher, downdraft extraction unit

Bathrooms, en suites

The stunning bathrooms and en suites offer:
Contemporary designer white sanitary ware
Stylish chrome fittings
Glazed walk in shower enclosures
Quality wall and floor tiling

Internal features

The beautiful internal finish of each house will benefit from:
Bespoke Oak staircase
Engineered Oak and tiled flooring
American White Oak panelled internal doors
Chrome door furniture
Corniced ceilings to most rooms
Drawing room will feature a natural stone fireplace
Triple height entrance hall (on selected plots)

Technology and security

Mood lighting to selected rooms
Pre wiring for state of the art audio/visual/IT system
Security alarm system and pre-wiring for CCTV

External features

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Attractive stone Portico
Double front entrance doors
Landscaping to the front of properties and turf to rear gardens

General

Each home will be built to a standard equivalent to the Code for Sustainable Homes Level 3
Underfloor central heating via an air sourced heat pump with individual room temperature controls
Remote control electric doors to all garages

Tenure: Freehold

Outgoings: Tax Band – TBC. Service charge - TBC

Services: Gas-fired under floor heating. Mains water, electricity and drainage

Local Authority: Sevenoaks District Council – Tel: 01732 227000

Directions

From Sevenoaks town centre, proceed along the High Street in a northerly direction passing the Vine Cricket ground on the right and the Vine Restaurant on the left. Take the first left hand turn after the Vine Restaurant, into Hitchen Hatch Lane. Austen Place will be found after a short distance on the left hand side.

Viewing: Strictly by appointment with Savills

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. 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.

For more information please view our legal notice at <http://www.savills.co.uk/legal.html>

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Montague House

Ground Floor

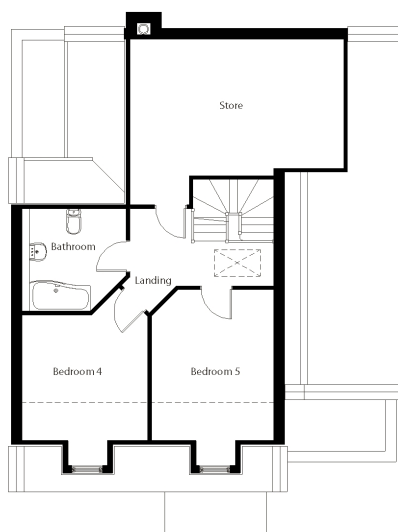
Drawing Room	6.7m x 4.5m	22'0" x 14'9"
Kitchen/ Breakfast Room	8.1m x 4.5m	26'7" x 14'9"
Dining Room	4.5m x 3.3m	14'9" x 10'10"

First Floor

Master Bedroom	5.6m x 3.8m	18'4" x 12'6"
Bedroom 2	4.5m x 4.0m	14'9" x 13'2"
Bedroom 3	3.7m x 3.0m	12'2" x 9'11"

Second Floor

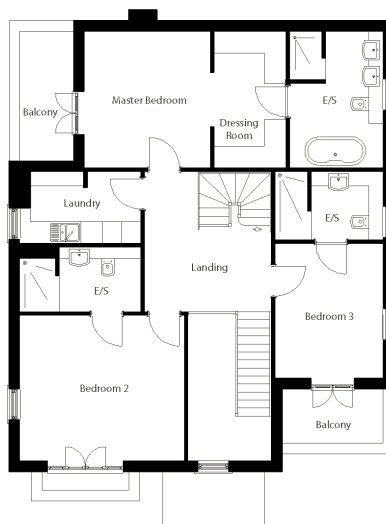
Bedroom 4	4.1m x 3.5m	13'5" x 11'6"
Bedroom 5	4.8m x 3.4m	15'9" x 11'2"
Bathroom	2.8m x 2.5m	9'2" x 8'2"
Store	5.9m x 4.5m	19'4" x 14'9"



Second floor



Ground floor



First floor

----- denotes reduced head height

Dimensions, where applicable, have been taken into bays, and represent the maximum overall dimensions. Areas indicated are net.