



Discover the epitome of rural luxury living in this exclusive housing
development nestled within the picturesque Kentish countryside

Description

Discover the essence of rural luxury living at this exclusive gated development nestled within the picturesque Kentish countryside. These charming 5-bedroom homes are meticulously designed to harmonize with nature and elevate your lifestyle.

Situated on a sprawling 25-acre site, each residence boasts a seamless blend of modern sophistication and timeless charm, featuring traditional aesthetics and contemporary comforts.

As you enter the development, a sense of peacefulness envelops you with the lush greenery. The large plots surrounding each home provide a sense of privacy, creating an idyllic retreat from the hustle and bustle of city life.

Step inside, where light-filled interiors and thoughtfully curated spaces await, creating a sense of togetherness for family and guests. High-end finishes and premium materials create an ambiance of refined elegance, setting the stage for luxurious living.

The heart of each home is the large kitchen/breakfast room with integrated appliances, along with a central island with French doors leading to the garden.

Stairs rise to the generous first floor landing where you are greeted by expansive windows which invite the beauty of the surrounding countryside indoors, while plush carpets and sophisticated décor enhance the overall ambiance. There are four well-proportioned bedrooms, two of which have en suites and wardrobe areas as well as the principal suite, a sanctuary within a sanctuary. This features a private en suite, a walk-in wardrobe and a Juliette balcony with views across the garden.





CGI Image



CGI Image

About

Based in Ashford, Clarus Homes was founded in 2006 with one aim, to provide the highest quality bespoke homes in Kent & Sussex, built to an unrivalled standard of workmanship.

Drawing upon a combined experience in the house building industry of over 100 years the management team at Clarus Homes take a very 'hands on' approach. Each development is entirely project managed and every detail monitored by them to ensure that they achieve an end product to be proud of and we stand apart from the national house builders to offer a concierge style home buying service.

Clarus Homes construct superb properties of all sizes from contemporary homes aimed at the first time buyer to magnificent family homes all in outstanding locations. With an emphasises on quality and an eye for detail they are proud of every home they build and have created a premium brand based upon reputation.

Rarely building the same house twice with a focus upon design to provide integrated properties within the local environment Clarus Homes use sustainable materials, local suppliers and local tradesman and thus they truly are a local house builder.

Clarus Homes build to the highest levels of energy efficiency, not only saving the customer money in terms of energy costs but also doing their bit for the wider environment as a whole.

Using the highest quality materials they provide a home which comes with 'luxury as standard'.





Availability

Plot	Plot Size	Price
+ Plot 1	1.20 Acres	£1,600,000
+ Plot 2	-	SOLD
+ Plot 3	-	SOLD
+ Plot 4	-	SOLD
+ Plot 5	-	SOLD
+ Plot 6	-	SOLD
+ Plot 7	-	SOLD
+ Plot 8	1.00 Acres	£1,600,000
+ Plot 9	-	SOLD
+ Plot 10	-	SOLD

Location

Great Chart is a pretty village just outside Ashford. All local amenities are served by Ashford, which has a good range of shops for day-to-day needs, including Waitrose, Sainsbury's and Asda supermarkets, as well as some excellent out of town shopping at the McArthurGlen Outlet. There are good schools in the area, in both state and private sectors, and the charming market town of Tenterden is also nearby.

Ashford offers excellent road and rail links to London. The M20 (Junction 9) is close by and Ashford International provides high-speed services to London St Pancras from 36 minutes, the area has good access to the Continent

This development offers the perfect balance of rural serenity and accessibility.

Ashford town centre 3.9 miles | M20 (Junction 9) 3.6 miles | Ashford International 3.8 miles (London St Pancras from 36 minutes) | Eurotunnel Le Shuttle 16 miles | Port of Dover 27 miles



Kitchen Features

- Bespoke designer fitted kitchens complete with soft close doors and drawers, 1 ½ bowl stainless steel Colins sink with Quooker boiling tap
- Quartz worktops are provided including 100mm upstand
- NEFF Appliances include built in double oven, induction 5 burner hob with stainless steel splashback, canopy extractor, fully integrated dish-washer, free standing washer/dryer, fully integrated fridge and freezer and wine cooler
- Karndean flooring
- Isolator grid switch to all kitchen electrical equipment engraved with relevant appliance
- Inset low energy downlighters and under cupboard lighting

Bathroom Features

- Contemporary style suites by Geberit Ceramics
- Walk in showers to en-suites with glazed screens
- Ceramic wall tiling to bath and shower areas. Fully tiled over baths and shower enclosures, half height tiling to basin and WC walls
- Chrome heated towel warmers
- Inset low energy downlighters

Electrical Features

- Car charging point
- CAT 6 Home networking cabling throughout providing super-fast fibre broadband with minimum speed of 300mb/s.
- Ample power points throughout, chrome switches throughout, brushed chrome sockets and switches to kitchen
- Ventilation extractor to kitchen, bathroom and en-suite
- Shaver point to bathroom and ensuites
- Light provided in loft
- External double socket to rear elevation
- External light adjacent to all front and rear doors
- Telephone point to hall, kitchen, living room and all bedrooms
- TV point to living room, kitchen (at high level) and all bedrooms

Finishing Touches

- Log burner
- Smooth ceilings with ornate corning to all rooms other than bathrooms all finished in white supermatt emulsion

- Decorative skirting and architrave in white eggshell finish, staircase with white oak handrails and newel posts
- Oak veneer cottage style feature doors throughout with chrome door furniture
- Loft ladder installed with trap hatch
- PVCu soffit and fascia boards black finish
- Tile hanging where shown

Heating and Energy Efficiency

- Energy efficient air source heat pump to provide underfloor heating to ground floor and radiators to 1st floor in zones with smart room stats
- Thermal insulation to floors, walls and roof void
- Minimum Energy Efficiency rating of B

Security & Peace of Mind

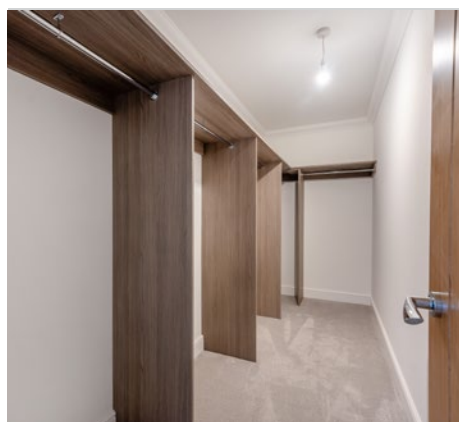
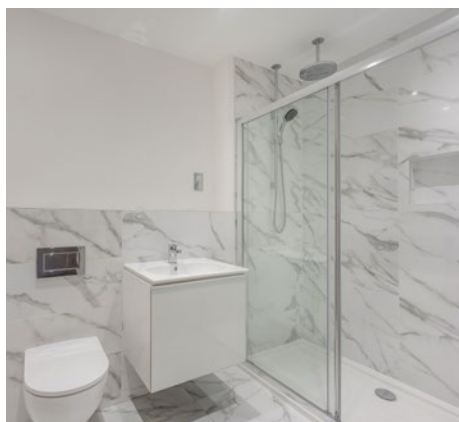
- High security front door incorporating five point locking colour black
- Security alarm incorporating movement detectors and door contacts
- Windows incorporate lockable furniture except where fire escape/access
- Mains operated smoke detector with battery back up to each floor
- Video door bell push to each home

External Features

- Nidagravel contained gravel drive
- Front and rear landscaped gardens with planting and seeded or turf depending on season
- Indian sandstone slabs to paths and patio
- External cold water tap
- 1.80m high timber fencing dividing the rear garden of each property, stock fencing and hedge planting to paddock areas

General

- Each property benefits from a 10 Year structural warranty
- Dedicated aftercare service



Directions

From M20 (Southbound): Leave the M20 at Junction 9 and take the third exit at the roundabout to join the A20. Go straight over at the next roundabout onto the A28. At the bottom of the hill, continue straight over the roundabout onto Chart Road. Take the third exit at the next roundabout to remain on Chart Road. After 0.5 miles, turn right onto Ninn Lane. Follow this road for 1.6 miles where you'll find the entrance to Bears Green on your right

General

Services - Mains water and electricity. Each house has its own private drainage

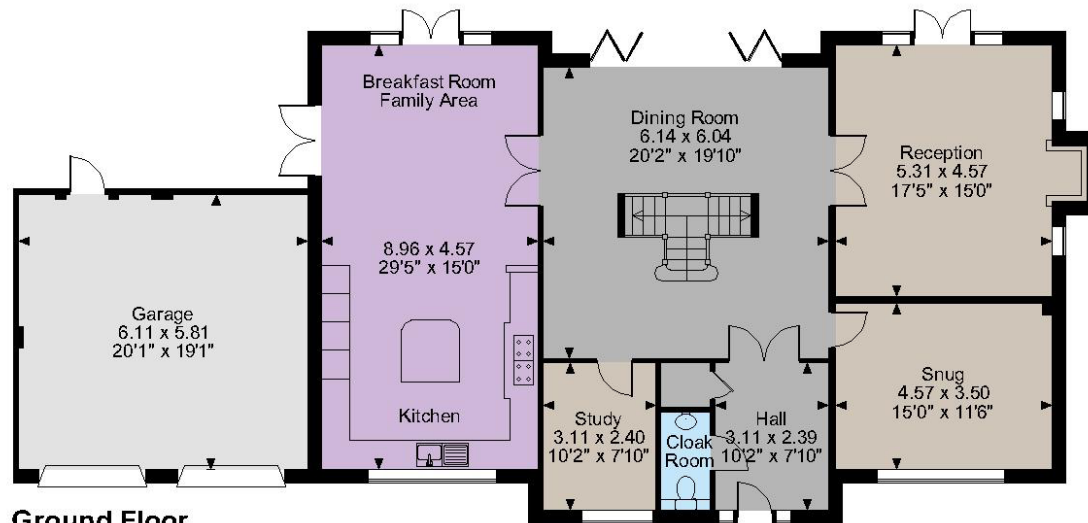
EPC - B

Local authority - Ashford Borough Council

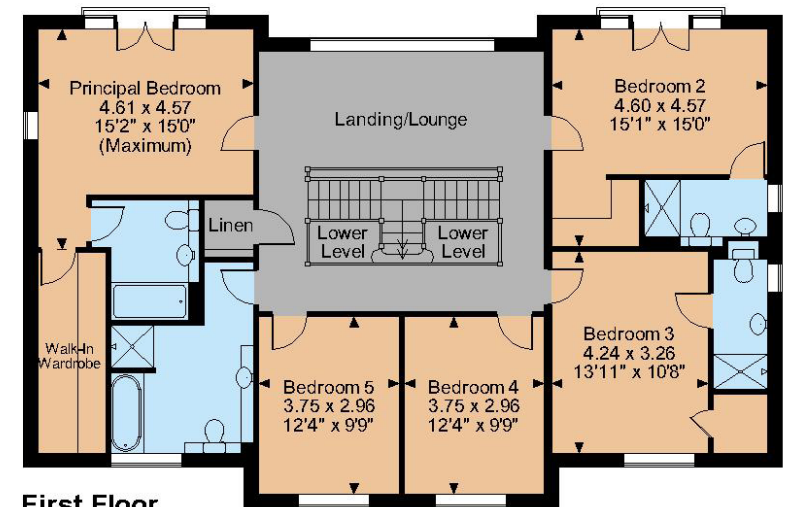
Tenure - Freehold

Council Tax - TBC

Princes Pond, Bears Green, Ashford, Kent
Main House internal area 3,013 sq ft (280 sq m)
Garage internal area 380 sq ft (35 sq m)
Total internal area 3,393 sq ft (315 sq m)



Ground Floor
Plot 1



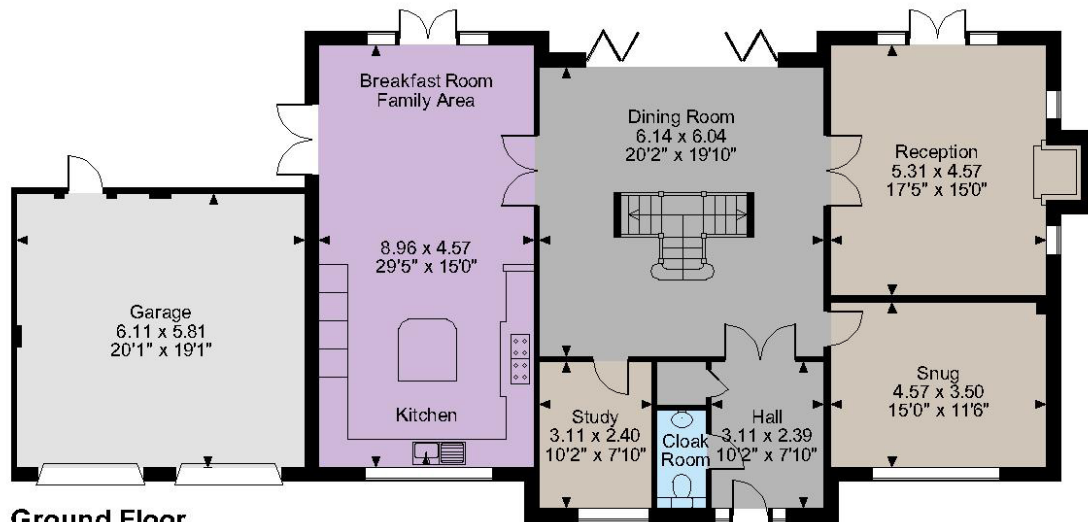
First Floor
Plot 1

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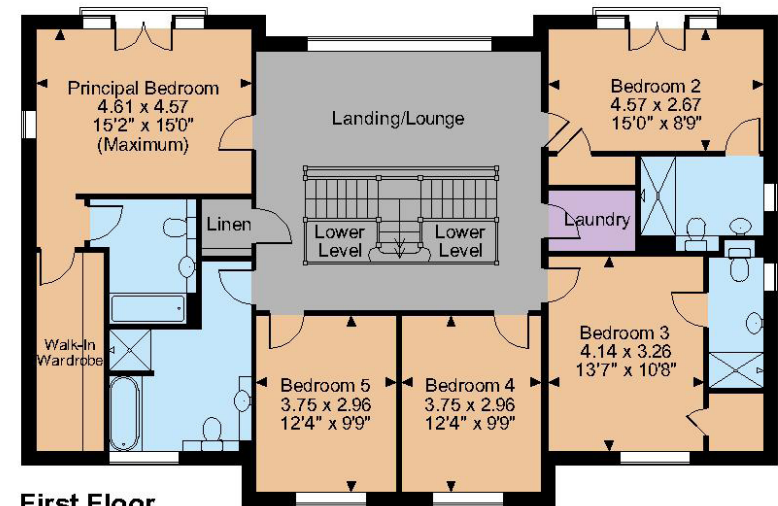
The position & size of doors, windows, appliances and other features are approximate only.

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Deers Leap, Bears Green, Ashford, Kent
Main House internal area 3,013 sq ft (280 sq m)
Garage internal area 380 sq ft (35 sq m)
Total internal area 3,393 sq ft (315 sq m)



Ground Floor
Plot 8



First Floor
Plot 8

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