

Aspen
& house
Rowan
house

PILGRIMS WAY - KEMSING KENT





These two luxurious homes are nestled in the quaint village of Kemsing, and have been lovingly built with traditional materials, capturing Kent's charming architectural character.

Within walking distance is a village store, a post office, well-regarded schooling facilities, and classic Kentish pubs, so residents can enjoy the best of village life.

Aspen
house
& Rowan
house

ENTRANCE ON
PILGRIMS WAY



Aspen
house

Rowan
house

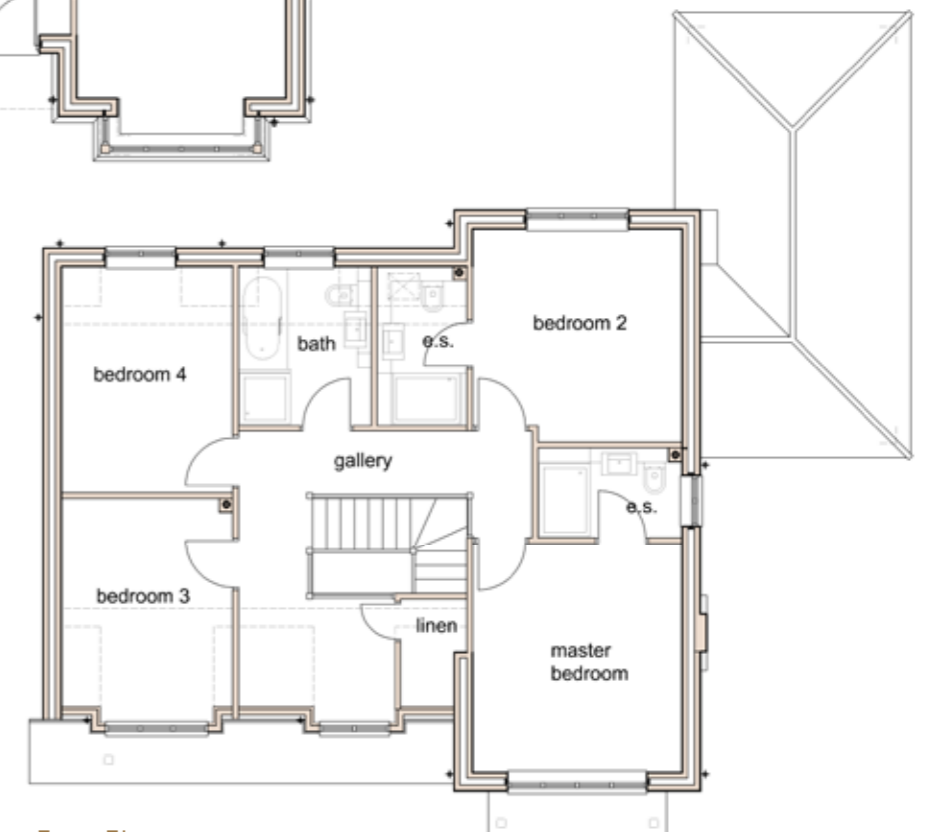
Aspen house



Ground Floor		
Kitchen/Breakfast/Family Area	10990mm x 4650mm	36'0" x 15'3"
Living Room	5510mm x 3670mm	18'1" x 12'0"
Study	3000mm x 2950mm	9'10" x 9'8"
First Floor		
Master Bedroom	4004mm x 3670mm	13'3" x 12'0"
Bedroom 2	3750mm x 3670mm	12'3" x 12'0"
Bedroom 3	3660mm x 3000mm	12'0" x 9'10"
Bedroom 4	3970mm x 3000mm	13'0" x 9'10"
Total (Excluding Garages)	190.4 sq m	2049 sq ft



Ground Floor



First Floor

ENTRANCE ON
WHITEBEAM CLOSE

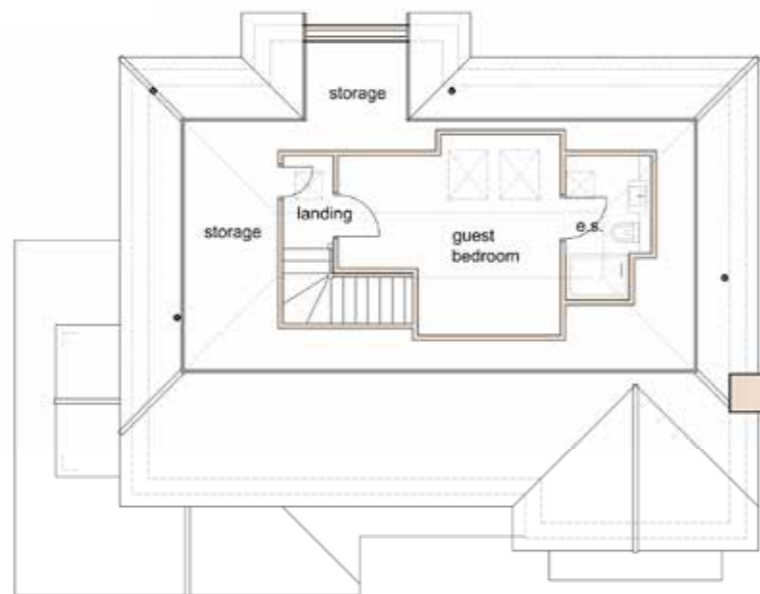
Rowan house



Ground Floor



First Floor



Attic

Ground Floor

Kitchen/Breakfast/Family Area	9290mm x 4210mm	30'6" x 13'10"
Living Room	5710mm x 3780mm	18'9" x 12'5"
Study	4330mm x 2970mm	14'2" x 9'9"

First Floor

Master Bedroom	4560mm x 3450mm	14'11" x 11'4"
Bedroom 2	3780mm x 3330mm	12'5" x 10'11"
Bedroom 3	5640mm x 3010mm	18'6" x 9'11"
Bedroom 4	3660mm x 2710mm	12'0" x 8'11"

Attic

Guest Room	4510mm x 4080mm	14'9" x 13'5"
Total (Excluding Garages)	229.1 sq m	2465 sq ft



Kitchen Features

- The kitchen is equipped with a range of wall and floor cabinets with elegant granite worktops.
- Fully integrated appliances are finished in brushed stainless steel.
- The utility room is complete with a range of storage cupboards, and a sink and plumbing is provided for a washing machine and tumble dryer.

Bathrooms & Cloakroom

- High-quality sanitaryware finished in white is fitted to all bathrooms and cloakrooms, with overhead showers pressurised and individually thermostatically controlled.
- Heated towel rails are included in addition to the underfloor heating in the bathrooms, along with extractor fans.
- Integrated furniture is custom built to suit individual layouts to maximise space, with the addition of selected natural granite tops to units in the principal suites.
- Shaver points are provided.
- Bathrooms and en-suites are half-tiled, with full tiling to shower areas using selected quality tiles.

Electrical & Lighting

- Low voltage downlights are used extensively throughout each house in addition to the traditional pendant lights.
- Rako mood lighting system to be incorporated in the principle entertaining rooms.
- Cat 6 data network cabling to all principal rooms allows flexibility to distribute digital TV signals, telephone and computer data simultaneously.
- Principal rooms prewired for full home entertainment TV/media/audio system with in-ceiling speakers.
- Principal reception rooms additionally prewired for 5.1 surround sound entertainment systems.
- Prewired for high resolution colour CCTV monitoring system.

Central Heating

- Extensive use of water fed underfloor heating dispenses with radiators whilst providing a fully programmable and energy efficient system with individual room thermostatic controls.
- LPG gas fired boilers provide hot water to the pressurised domestic system. Separate electric immersion heaters are also fitted to the insulated hot water cylinder.

External Features

- Externally, soffit lighting provides security and illumination with additional provision for patio and garden lighting and automation requirements.
- The individual drives have been created in rolled pea shingle over pitch, with forecourts finished in hand laid block pavers.
- The rear of each property includes a generously sized patio area created in Indian stone flagstones. All remaining areas to be planted, seeded or turfed.

Internal Features

- Feature stone fireplaces are provided as a focal point to the drawing room of each house.
- Brush chrome switches and sockets throughout the homes.
- Low maintenance high performance uPVC windows are featured throughout.
- Powder coated aluminium bi-fold doors where indicated.
- The main staircase incorporates handrails crafted in oak.
- Oak doors are featured throughout.
- Contemporary stainless steel door furniture and hinges.
- Wardrobes are purpose built and accommodate hanging rails and shelves.

Security

- A sophisticated and comprehensive alarm system enables each property to be alarmed even while occupied.
- All windows and external doors are fitted with multi-level security locks.
- External security sensor lighting.
- Downlights to front soffits individual switching.
- Prewired for high resolution colour CCTV monitoring.
- Smoke and CO2 detectors incorporated throughout the properties.

Guarantees

- All the homes come with a ten-year Build-Zone warranty.

Tenure

- Freehold.



T: 0800 048 4862

INFO@NORTHCHURCHHOMES.CO.UK

WWW.NORTHCHURCHHOMES.CO.UK

We are NorthChurch Homes, a modern contracting and development company covering the areas of North Kent, East Surrey and South East London. Our homes are designed and built with quality at their very core. Everything is taken care of, down to the very last detail.

We prioritise craftsmanship; our team is made up of skilled site managers and builders and we have a shared passion for creating beautiful homes. From the standard of the building work, to the efficiency of the project and the premium finish, we achieve our clients' visions. We are the contracting company of choice for those looking to move into their dream properties.