

**Harple Lane, Detling**

**4 Bedroom, 3 Bathroom, House - Detached**

**Offers Over £900,000**



- Immaculate detached modern house
- Four spacious bedrooms, Master bedroom with en-suite
- Large open-plan kitchen with island
- Indoor heated swimming pool
- Outdoor kitchen/BBQ and bar area
- Hot tub and dining area
- Cinema lounge room
- Three reception rooms
- Outside WC and shower room
- Harvesting Water System

CHAIN FREE!! Thrilled to present this unique, immaculate recently renovated detached house for sale, chain free! This stunning property is nestled amidst green spaces, providing an excellent backdrop for a peaceful home. It is an ideal residence for families seeking comfort, convenience, with an added benefit of modern luxury. The property boasts four double bedrooms, three of the bedrooms come equipped with built-in wardrobes, providing ample storage. The master bedroom, has the added benefit of an en-suite, making it a private sanctuary within the home.

The heart of the home is undoubtedly the open-plan kitchen. This well-appointed space features a kitchen island, built-in pantries, and a utility room. It is flooded with natural light, creating a welcoming atmosphere for cooking, dining and entertaining. The kitchen also includes a dining space and a breakfast area with bifold doors looking out to the rear, perfect for both casual and formal meals.

Furthermore, the property is home to three reception rooms, offering ample space for relaxation and entertainment. Unique features of this property include, technology systems including automatic Velux windows, CCTV, cinema room, built in Bluetooth systems, water softening system, water harvesting system, plant room, ample parking with electric front bollards on driveway and a convenient outdoors WC and shower facilities.

However, the real gem of this property is the outdoor entertainment space boasting an outside kitchen BBQ area and a bar, it's a social butterfly's dream. The property also features a hot tub and an indoor heated swimming pool, perfect for hosting parties or family gatherings. The property has spray insulation in the loft which will need to be disclosed to your lender.

Broadband: Standard, Superfast and Ultrafast available  
Mobile Data: EE, Three and O2 limited. Vodafone Likely  
Council Tax - F

EPC - C

Flooding Risks: Surface - Very Low





Study  
7'10" x 6'2"

Dining Room  
10'0" x 10'0"

Sitting Room  
13'8" x 9'11"

Kitchen/Living/Family Room  
22'7" x 20'3"

Utility  
9'4" x 7'6"

Garage  
24'10" x 9'6"

Bedroom 1 (front bedroom)  
10'8" x 8'1"

Bedroom 2 (front bedroom)  
10'9" x 10'8"

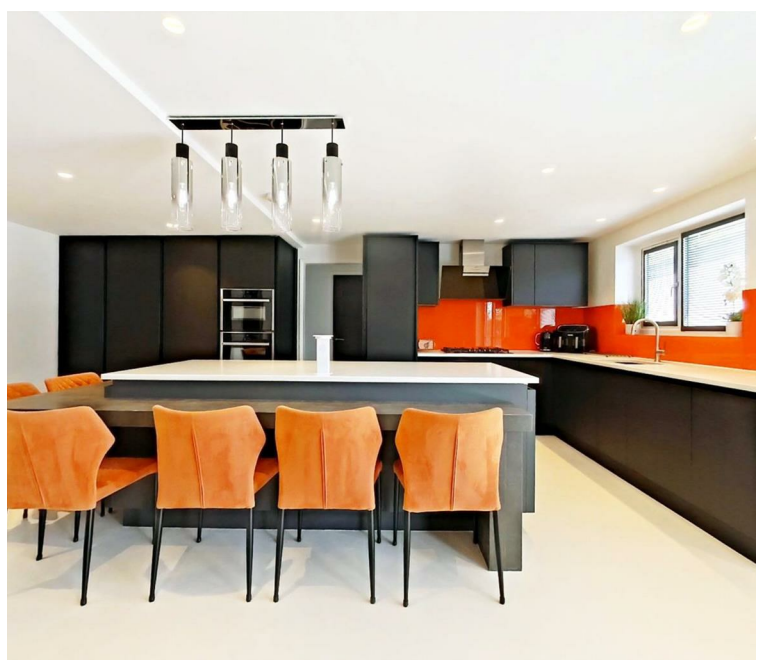
Bedroom 3 (rear bedroom)  
9'10" x 8'8"

Bedroom with En-Suite  
11'5" x 9'4"

Swimming Pool  
25'11" x 11'11"

Outside Kitchen/Bar  
9'2" x 8'10"


Garden Shed at Rear  
19'0" x 7'10"








### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

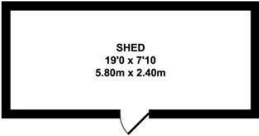
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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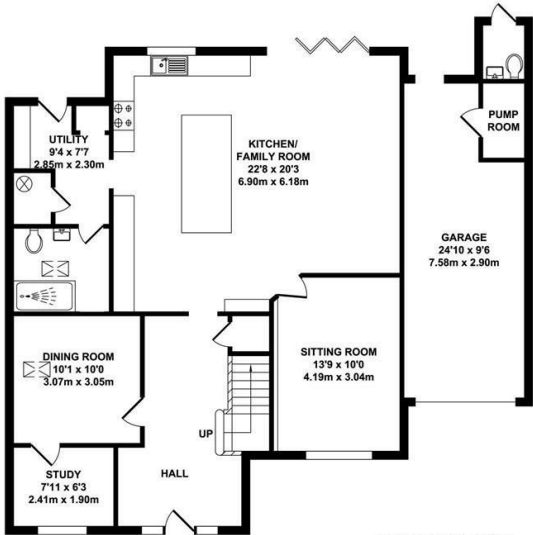


Silver Cedars

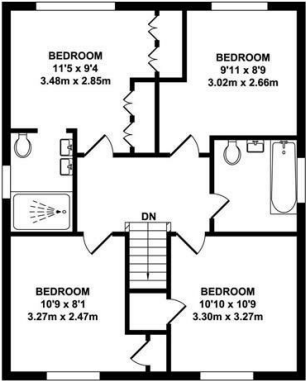
Gross internal area house (approx) = 1937 sq.ft / 179.98 sq.m  
Pool House = 310 sq.ft / 28.76 sq.m  
Outbuilding = 257 sq.ft . 23.88 sq.m  
Shed = 150 sq.ft / 13.92 sq.m  
Total = 2654 sq.ft / 246.54 sq.m



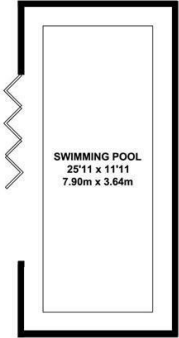
SHED  
150 SQ.FT / 13.92 SQ.M



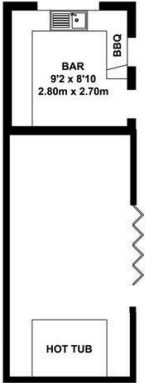
GROUND FLOOR  
1290 SQ.FT / 119.88 SQ.M



FIRST FLOOR  
647 SQ.FT / 60.10 SQ.M



POOL HOUSE  
310 SQ.FT / 28.76 SQ.M



OUTBUILDING  
257 SQ.FT / 23.88 SQ.M

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

