



Peter
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Modern Family Home In Cranbrook

£725,000

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Greycoats Place, offers an exceptional opportunity to enjoy contemporary living in a thoughtfully designed home, constructed in 2020 by Jarvis Homes. This attractive, detached four-bedroom property, part of a select development of just seven homes, showcases the best of modern convenience paired with the timeless appeal of Kentish design.

The welcoming interior is light and airy, with an open-plan kitchen/dining/family room at its heart. This versatile space is ideal for both family life and entertaining, with bi-fold doors opening onto a south-easterly facing terrace and lawned garden—a perfect spot to enjoy sunny mornings or relaxed evenings outdoors. The kitchen is well-appointed with an extensive range of storage and premium Siemens appliances, including WiFi-enabled ovens, an induction hob, and integrated fridge/freezer and dishwasher. A separate utility room offers additional storage and space for white goods, keeping the living areas clutter-free. For more formal moments or a quiet retreat, the sitting room features a deep bay window and glazed double doors that connect seamlessly to the family area. The ground floor also includes a study, ideal for remote work or hobbies, and a convenient WC. Comfort is assured with underfloor heating throughout the ground floor, each room individually controlled for optimal warmth.

Upstairs, the main bedroom suite offers fitted wardrobes and a stylish en suite shower room. Three further bedrooms, one currently used as a dressing room, provide flexibility for family, guests, or additional workspace. The family bathroom features contemporary fittings, completing the first floor's thoughtful layout.

The enclosed walled rear garden is a private haven, with a paved terrace, lawn, and a charming horse chestnut tree adding character and shade. A garden shed offers practical storage, while parking for three cars is conveniently located to the side of the house.

With the remainder of a 10-year NHBC warranty, Bathurst House promises peace of mind alongside its well-designed, practical living spaces. Combining modern comfort, timeless style, and an enviable location, this is more than a house—it's a place to call home.





Total area: approx. 163.5 sq. metres (1759.8 sq. feet)

- FOUR BEDROOM DETACHED HOME
- STUNNING SOUTH EAST FACING WALLED GARDEN
- OFF ROAD PARKING
- WALKING DISTANCE TO CRANBROOK TOWN
- EPC RATING B
- JARVIS HOME BUILT IN 2020 HOME
- OPEN PLAN LIVING SPACE
- REMAINDER OF 10 YEAR NHBC WARRANTY
- ENSUITE TO MAIN BEDROOM
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		