



1 & 2 MYRTLE COTTAGES • PRIMROSE LANE • BREDGAR • ME9 8EH



## ABOUT THESE HOMES

Myrtle Cottages are just two, 3-bedroom semi-detached houses located in the friendly and picturesque village of Bredgar near Sittingbourne.

When complete, each home will benefit from a selection of high-end features that residents will enjoy. Downstairs neutral décor will include light oak herringbone flooring, a good quality Howdens kitchen complete with quartz worktops, and integrated appliances by Hotpoint including a filtered instant boiling hot water tap to make an easy cuppa in the morning.

The open plan kitchen/lounge and diner boasts French doors to the rear garden allowing the room to be open for

entertaining or quality family time. Sure to be the hub of the home and host many social occasions and create lasting memories.

The underfloor wet heating system on both floors with individual heating controls to each room will be both conveniently modern and economical, assisting you to keep your energy usage and bills down. Especially with the Samsung air source system producing heating and hot water.

The homes will also be equipped with Cat 6 wireless access points, ideal for those working from home, you will be certain of a strong and reliable internet connection. A car

charging point is also installed for drivers with parking for two cars per home.

Meanwhile upstairs, the theme of neutral décor will continue with light walls, white doors and grey carpets to the hallway and generously sized bedrooms. The spacious family bathroom will boast white sanitaryware, tiling throughout the walls and floors, chrome fittings and a glass shower screen over bath. The best part being the rain and separate handheld showerheads.

All the above will be set within a beautiful, landscaped plot as part of this development of unique one-off executive homes.





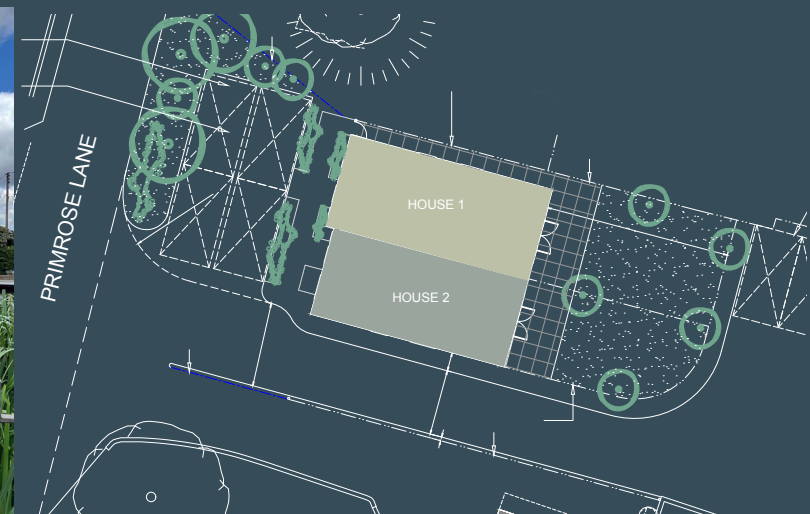
## LOCATION

Bredgar is a lovely village everyone is desperate to move to, according to Rightmove, buyer searches jumped by 50% in the last year! With its peaceful community of beautiful homes living pond-side it's easy to see why, being incredibly picturesque and sought after.

Nearby Sittingbourne has recently undergone a regeneration bringing some attractive new additions to the surrounding area. Milton Creek Country Park (part of the North Downs Area of Outstanding Natural Beauty) with an oasis of wildlife is perfect for those who enjoy being outdoors. Swallows Leisure Centre offers a gym with state of the art equipment and a 25m pool. Bayford Meadows Go Karting, The Light cinema and bowling alley are perfect for a family day out. There are also some great restaurants such as Sentado Lounge & Tacos Locos.

Myrtle Cottages is conveniently located just 3.4 miles from Sittingbourne station. For those commuting to London there are 47 direct trains to London Victoria everyday with average journey times of approximately 1 hour. The homes are also near to the M2 and A2 for drivers. Morrisons supermarket is located close to Sittingbourne station.

For education, Borden Village Pre-school Ofsted rated Good is 2.1 miles away while Minterne Community Junior School also rated Good by Ofsted is 2.6 miles away.





# SPECIFICATION

Howdens kitchen cabinets

30mm quartz worktops

Hotpoint integrated appliances including dishwasher, washing machine, full height 70/30 fridge freezer, induction hob, double oven, extractor and filtered hot tap (instant boiling)

Stainless steel underslung sink

Tiled walls and floors to bathroom

Underfloor wet heating system to both ground and first floors with individual digital control to each room

Samsung air source generation 6 system producing hot water and heating

Wired security system

Cat 6 wireless access point and Sky cabling installed ready to connect if required

Car charging point

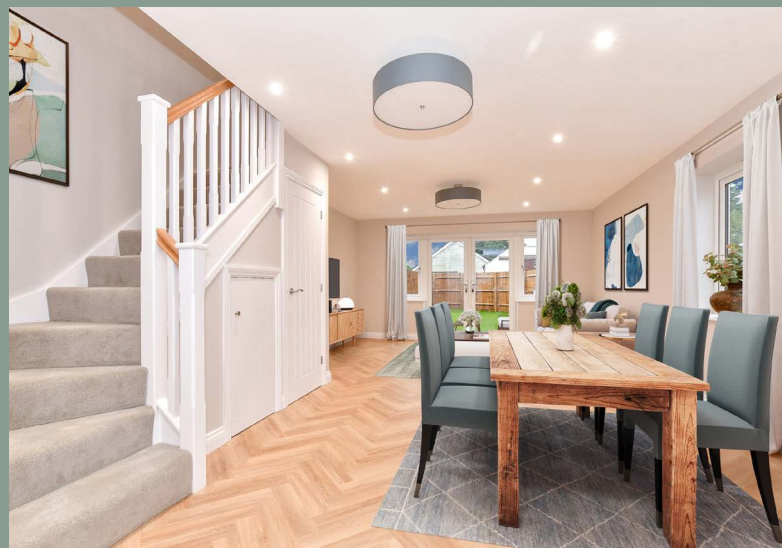
Stainless steel door furniture

White timber panelled doors

Neutral grey carpets upstairs

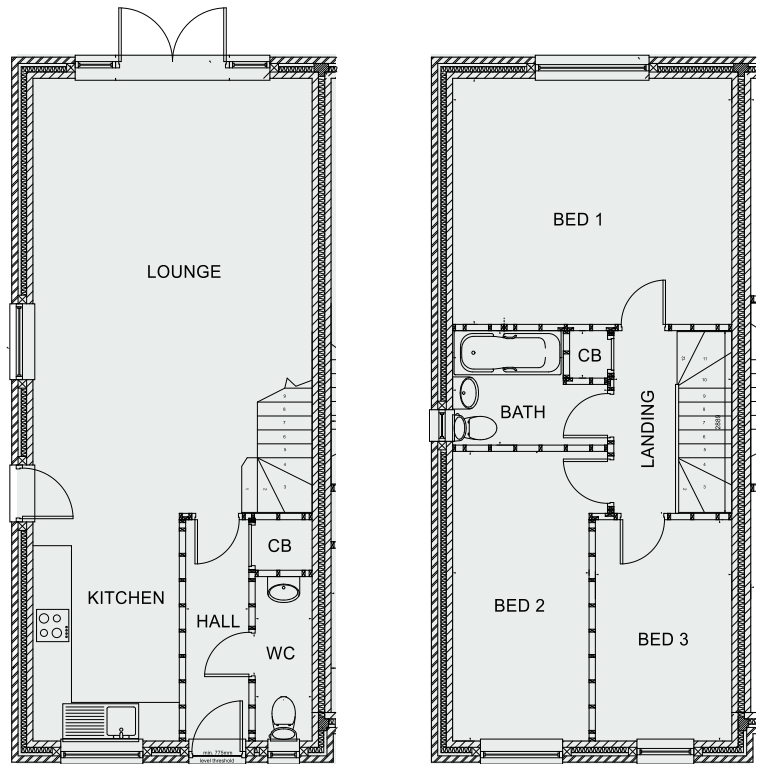
Light oak herringbone Karndean flooring to ground floor (UFH ready)

Buildzone 10-year structural warranty

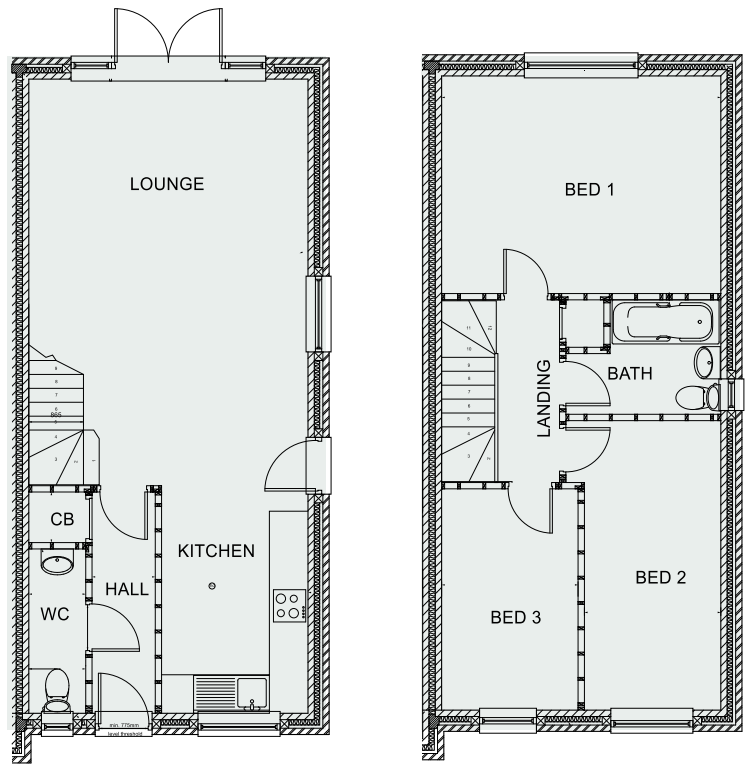


# FLOOR PLANS

PLOT 1



PLOT 2



## GROUND FLOOR

Kitchen	2.2m x 3.5m	7'2" x 11'5"
Lounge/ Dining Area	4.4m x 7m	14'5" x 22'11"
Hall		
WC		

## FIRST FLOOR

Bedroom 1	3.8m x 4.4m	12'5" x 14'5"
Bedroom 2	4.6m x 2.15m	15'1" x 7'0"
Bedroom 3	3.5m x 2.15m	11'5" x 7'0"
Bathroom	1.9m x 2.45m	6'2" x 8'0"

## GROUND FLOOR

Kitchen	2.2m x 3.5m	7'2" x 11'5"
Lounge/ Dining Area	4.4m x 6.7m	14'5" x 21'11"
Hall		
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