



**Jenkinson** realestates

Wodens Hill Field | Hammill Road  
Woodnesborough  
Asking Price £639,995



# Freehold

Energy Performance Rating = TBC

Detached New Build Home

Offering Four Bedrooms

Driveway and Garage

Landscaped Front and Rear Gardens

En-Suite Shower Room

Secluded Cul-de-Sac Location

Exclusively via Jenkinson Estates comes this impressive new build home situated in the private enclave of new build homes known as Wodens Hill Field, Woodnesborough. This stylish property was constructed by "Austin Smith Homes", a local and respected company, renowned for their contemporary and stylish approach to modern living. The property, offering spacious accommodation throughout includes a sitting room that is over 22ft in length and a kitchen / dining room which is approaching 30ft in length. The kitchen has fitted appliances and there is the additional benefit of a utility room. The ground floor is completed with a separate W.C. The first floor continues to impress with four bedrooms, the master having the benefit of an en-suite shower room. This level is completed with an impressive family bathroom. Externally there is ample parking in the form of a driveway which leads to a detached, double garage. To the rear there is a landscaped garden that is laid to lawn with the addition of a patio area. The property is double glazed throughout and has an air source heat pump. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates



Council Tax Band - TBC

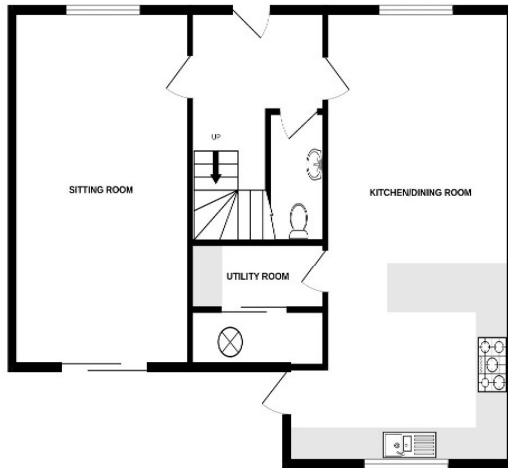
Estates Charge - TBC



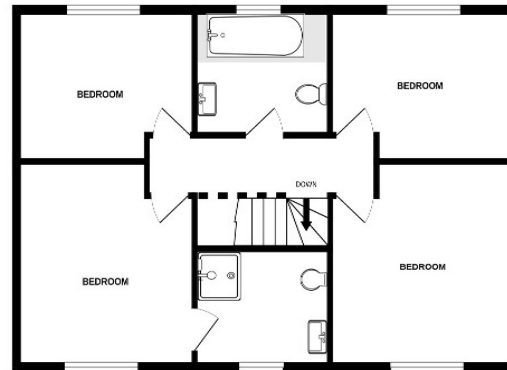




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Miroplan 6/2025

**Jenkinson Estates**  
4 West Street, Deal, Kent, CT14 6AE

01304 373 984  
info@jenkinsonestates.co.uk  
www.jenkinsonestates.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



#### Accommodation

#### Entrance Hall

#### Sitting Room

22'10" x 11'7" (6.96m x 3.53m)

#### Kitchen / Dining Room

29'3" x 11'8" (8.92m x 3.56m)

#### Utility Room

#### W.C.

#### First Floor Landing

#### Bedroom

14'2" x 12'8" (4.32m x 3.86m)

#### En-Suite Shower Room

#### Bedroom

14'2" x 11'11" (4.32m x 3.63m)

#### Bedroom

12'7" x 8'6" (3.84m x 2.59m)

#### Bedroom

12'0" x 8'10" (3.66m x 2.69m)

#### Driveway and Garage

#### Front and Rear Gardens

