





6 BURGESS FIELDS, LENHAM HEATH, MAIDSTONE, KENT, ME17 2DZ

GUIDE PRICE £880,000 - £900,000

- **Luxury Build:** Designed by TG Designer Homes in 2019 with high-end finishes and energy-efficient features.
- **Eco-Friendly:** Solar PV panels, battery storage, Air Heat Pump and underfloor heating for reduced energy use.
- **Spacious Interiors:** Includes a light-filled living room, cinema room, study/dining, and a large kitchen-dining area ideal for entertaining.
- **Opulent Principal Suite:** Features a dressing room with custom storage and a luxurious en-suite shower room.
- **Beautiful Gardens & Garage:** Landscaped rear garden with countryside views, plus a double garage with electric doors and ample parking.
- **Exclusive Setting:** Gated development of 6 unique homes in Lenham Heath, within the North Downs AONB.
- **Village Amenities:** 5 minutes by car to Lenham village with shops, tea rooms, and dining options.
 - **Education & Community:** Ofsted Good-rated schools and active local clubs.
 - **Golf Nearby:** Leeds Castle, Tudor Park, and Bearsted courses just a short drive away.
- **Great Transport:** 25 mins to Maidstone, 20 mins to Ashford, with high-speed trains to London in 36 minutes.

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ABOUT THIS HOME

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This exceptional property, designed and built by TG Designer Homes in 2019, is crafted for modern living with luxurious features throughout. A few highlights for us are the blend of materials such as black larch cladding, contemporary dutch brickwork and powder coated aluminium windows, the comfort of underfloor heating throughout powered by an energy-efficient Air Heat Pump system and little touches like the pocket door and low level lights softly illuminating the solid wood staircase. The current owners have further enhanced the property with solar PV panels and triple battery storage, adding energy efficiency to this already impressive home.

As you drive up the tree lined track, enter the electric gates and approach this contemporary home you realise this is not your run-of-the-mill-new build development. The grand entrance door opens to a spacious hallway, leading to the ground floor rooms and the feature staircase. The spacious living room is flooded with natural light, has a Stovax log burner, and sliding doors that open to the garden. Additional reception spaces include a cinema room and formal dining room/study. The hub of the home is the large kitchen-dining-family room, featuring a "Smallbone" kitchen with Corian worktops, Siemens appliances, and another set of sliding doors opening to the garden making this the ideal home for hosting parties! A utility room and cloakroom complete the ground floor accommodation. Upstairs, the principal bedroom boasts a luxurious en-suite shower room and separate dressing room with custom storage. Three more spacious double bedrooms and a beautifully appointed family bathroom complete the first floor.

Outside, the landscaped rear garden faces a sunny south-westerly aspect and boasts separate lawn and patio areas, with stunning views of the surrounding Kent countryside. The detached double garage has electric doors with a driveway for 2 cars in front.

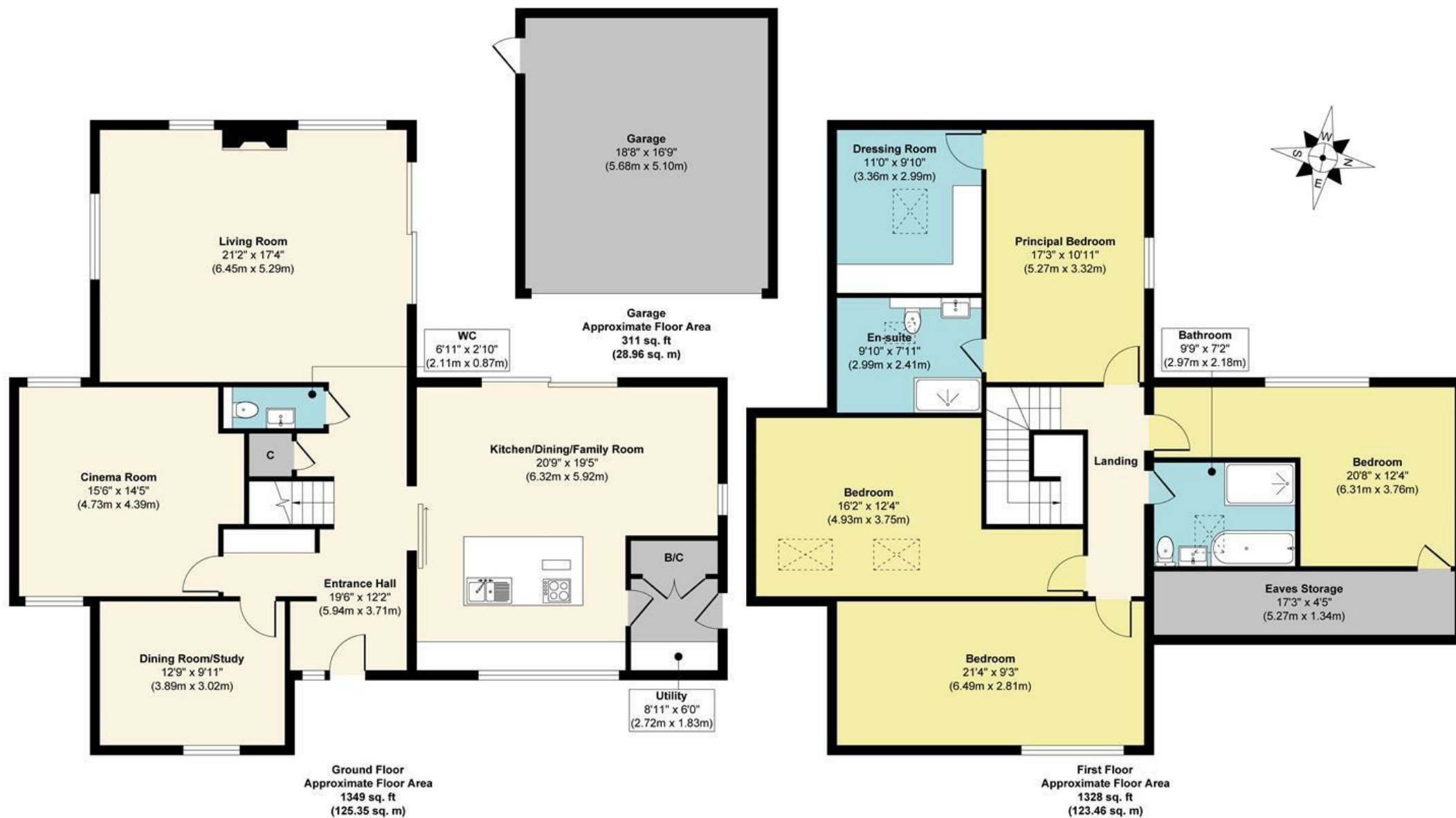


A modern home office with a white desk, ergonomic chair, large window, and grey storage unit. The room features a large window with a black frame, a white desk with a laptop and printer, a grey ergonomic chair, and a grey storage unit with glass doors. A large orange and grey circular graphic is overlaid on the right side of the image.

OWNERS COMMENTS

“Spacious, efficient, peaceful, and private—this house has been more than a place to live; it’s been my sanctuary. From the moment I stepped inside, I felt this was a special home.”





Approx. Gross Internal Floor Area 2988 sq. ft / 277.77 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Burgess Fields is set within the heart of the Kent countryside and each of the contemporary styled homes lends itself to the overall feel of this extremely exclusive gated development. Lenham Heath is a semi-rural hamlet within the North Downs AONB and as such boasts access to many footpaths criss-crossing the scenic countryside including the North Downs Way. Just a quick 5-minute drive away lies Lenham village, adorned with an inviting square encircled by independent shops and dining options. Delight in the village's charming tea rooms, bakery, farm shop, a spa and an array of pubs and restaurants.

Families are well-supported, with an Ofsted Good-rated primary and secondary school in the village, and the Sutton Valence Independent School is just 18 minutes away by car. Engage in a vibrant community offering clubs for football, cricket, film, singing, and more.

Golf enthusiasts can tee off at Leeds, set against a stunning castle backdrop, within a convenient 12-minute drive. Alternatively, experience the 18-hole courses at Tudor Park or Bearsted, each just around 15 minutes away.

With Maidstone and Ashford a brief 25 and 20-minute drive away respectively, you'll have easy access to nightlife, schooling, and shopping. Plus, Ashford International station provides high-speed bullet trains to London St Pancras in just 36 minutes, seamlessly connecting you to the capital. Alternatively Lenham station is 7 Minutes away by car with trains to St Pancras, Victoria and Charing Cross from 1 hour.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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