



# The Lakes

Larkfield ME20 6GD

£675,000



COUNTRY HOMES



## Larkfield ME20 6GD

Nestled in the picturesque Lakes development of Larkfield, this stunning detached colonial-style house offers an exceptional living experience. With a generous layout, the property boasts five bedrooms, complemented by a versatile study that can easily serve as a sixth bedroom. The home features two well-appointed ensembles, ensuring comfort and privacy for family members and guests alike, as well as both principle bedrooms having walk in wardrobe/dressing areas.

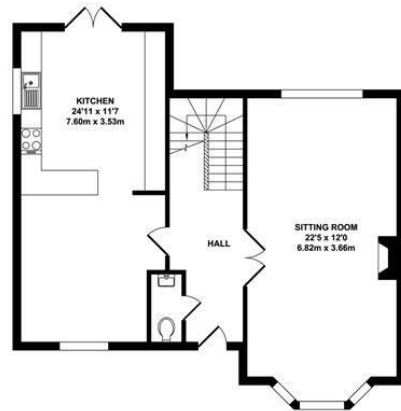
The heart of the home is its two inviting reception rooms, perfect for both entertaining and relaxing with loved ones. The design seamlessly blends traditional charm with modern convenience, making it an ideal setting for family life.

The property is further enhanced by the three bathrooms, providing ample facilities for a busy household. A private drive leads to a double garage, offering secure parking for up to four vehicles, a rare find in such a desirable location which is part of the good size plot for this style of property.

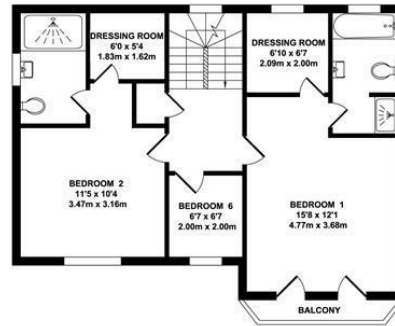
Surrounded by the serene beauty of the lakes, this home not only provides a tranquil retreat but also easy access to local amenities and transport links. This is a unique opportunity to acquire a spacious family home in a sought-after area, perfect for those looking to enjoy a harmonious blend of comfort and elegance. Don't miss the chance to make this remarkable property your own, call now to arrange your viewing.

- Detached colonial style house
- 5 bedrooms plus study/bed 6
- Large kitchen/diner
- Private drive and double garage
- 2 ensembles
- 2 walk in wardrobe/dressing areas
- Popular Lakes development
- Convenient location
- Good size plot
- Viewing encouraged

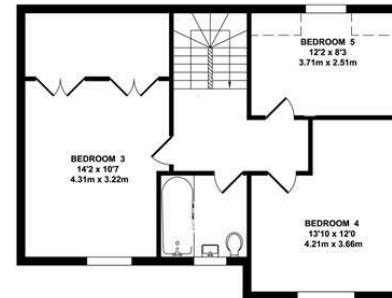




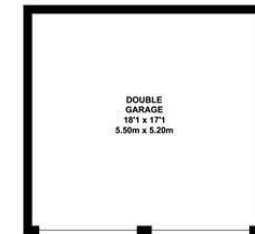
GROUND FLOOR  
APPROX. FLOOR AREA  
698 SQ.FT.  
(64.81 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
624 SQ.FT.  
(57.98 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
624 SQ.FT.  
(57.98 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
308 SQ.FT.  
(28.60 SQ.M.)

### TOTAL APPROX. FLOOR AREA 2254 SQ.FT. (209.37 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

75-77 High Street, West Malling, Kent ME19 6NA  
01732 87 11 11  
westmall@khp.me











## Location Map

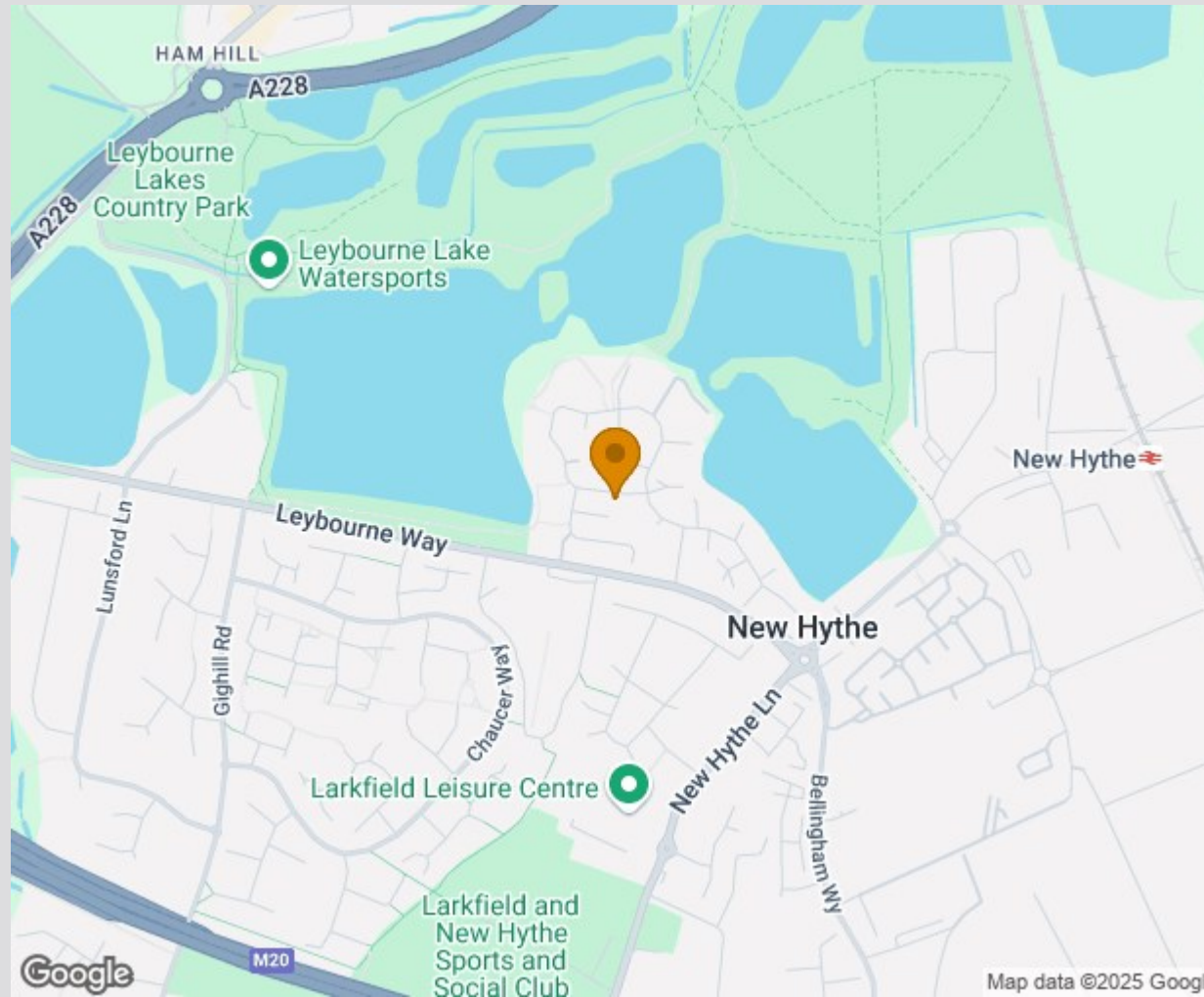
Tenure: Freehold

Council tax band: G

Charges

Service charge £515pa

Review period tbc



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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