



Bathingbourne Lane, Bathingbourne.
£865,000

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Bedrooms: 5 | Bathrooms: 4 | Receptions: 3

Set within private gated grounds in the peaceful hamlet of Bathingbourne, The Lakehouse is secluded and sitting in an elevated position, c. 2,700 sq. ft. energy-efficient home with stunning lakeside views, landscaped gardens, and potential annexe.

Tucked away in the idyllic hamlet of Bathingbourne, The Lakehouse offers a rare opportunity to acquire a highly energy-efficient country home set within enchanting grounds, complete with fishing lake. Extending to approximately 2,700 sq. ft., this beautifully appointed residence has been thoughtfully modernised to create a stylish yet practical family home, with the flexibility to incorporate an annexe if required.

Approached via a private driveway with secure electric gates, the property enjoys a wonderfully secluded setting, surrounded by landscaped gardens and rolling countryside.

*Additional land, including a paddock and woodland extending to approximately 3 acres is available by separate negotiation, this offers some buyers the option to create their own small estate or equestrian holding.

Accommodation Summary

The Lakehouse has been meticulously refurbished, with rewiring and replumbing carried out in recent years, including the installation of a modern boiler and unvented cylinder. The interior has been designed with both comfort and efficiency in mind, benefitting from underfloor heating in key areas and 10kWh solar panels, which generate a valuable annual income via the existing Feed-In Tariff scheme.

The welcoming entrance hall sets the tone for the home's generous proportions however, the heart of the property is the impressive kitchen/dining room, finished to an exceptional standard with walnut and granite worktops and floor-to-ceiling windows framing captivating views looking down over the lake.

Outbuildings & Grounds

In the grounds are two garages with power. The gardens are beautifully landscaped, with sweeping lawns, established planting, and direct access to the lake, providing a scenic outlook and superb private fishing opportunities.



Council Tax Band: F

Tenure: Freehold

Property Type: Detached House

Bedrooms: 5

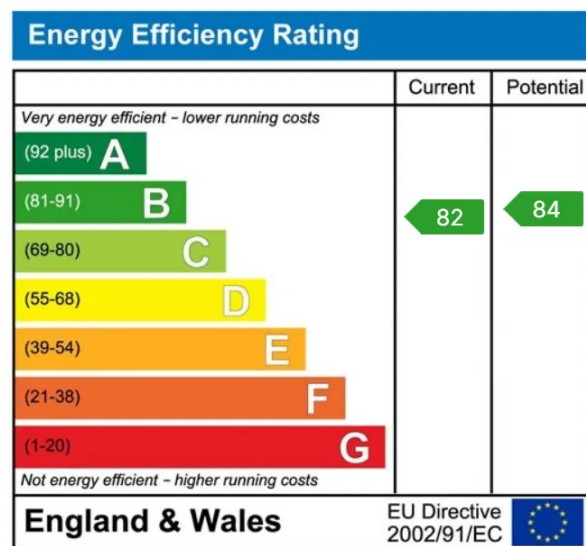
Bathrooms: 4

Receptions: 3

- Energy-efficient 2,700 sq. ft. detached home
- Flexible layout with potential annexe/guest suite
- Private fishing lake with superb outlooks
- Gated entrance with sweeping driveway and ample parking
- High-specification kitchen/dining room overlooking the lake and gardens
- Dual aspect sitting room with wood burner and patio doors
- Solar panels (10kWh) with Feed-In Tariff income
- Landscaped gardens and sun terrace
- Two garages with power and storage potential
- Optional additional land: paddock and woodland extending up to c.3 acres



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Elliott Lincoln

Call or WhatsApp 01983 642 622

office@elliottlincoln.co.uk

elliottlincoln.co.uk

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