



Lakeview Ford Lane
Trottiscliffe, ME19 5DP Freehold

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Asking Price £850,000

An exceptional detached bungalow located in an exclusive private gated development of just three homes. The property has impressive accommodation including a vaulted living area as well as high specification fittings throughout. Built in 2023 and still under guarantee, offered to the market chain free.

Overview

- Luxury detached bungalow
- Views over lake to rear.
- Vaulted living area with bi-fold doors
- Electric gated entrance
- Under-floor heating throughout
- Quality bath/shower room suites
- Comprehensively fitted German kitchen and separate utility
- Alarm and cctv
- Electric privacy blinds
- Chain free sale

Property description

Lakeview was built to an exacting standard in 2023 and is presented in excellent order throughout. The accommodation comprises a pitched and tiled storm porch with a composite door onto the entrance hall. The main living accommodation has a vaulted ceiling, large expanse of bi-fold doors on to the garden and patio and a feature electric fire that is recessed. The luxury German kitchen is comprehensively fitted with attractive grey coloured wall and base units under quartz work tops including a large central island. Built-in appliances include multi-function oven, multi-function microwave combination oven, induction hob, plate warmer drawer, dishwasher and wine cooler. There is also an American style fridge-freezer to remain. The utility room, just off the entrance hall is fitted with wall & base units matching those of the kitchen and has a washing machine and tumble dryer that will remain. The Calor gas boiler supplying the under-floor heating that runs throughout the property is housed in the utility. The cloakroom is fitted with a modern suite and heated towel rail. There are three separate bedrooms, the largest of which has an en-suite shower room. There is also a family bathroom, again fitted with a high-quality suite.



The property is entered via electric gates and has a shingle driveway providing parking for up to six vehicles. The rear garden has a large expanse of patio adjacent to the bi-fold doors, lawns, composite decking patio and summerhouse/shed.

Location

Located in the Kent Downs Area of Outstanding Natural Beauty, Trottiscliffe is a charming Kentish village with two public houses, church and popular primary school. The larger village of Borough Green offers a convenient high street for day to day amenities, doctors and dentists with a local train station with

popular services into London. The nearby historic market town of West Malling offers an eclectic range of boutique shops, coffee shops, public houses and restaurants as well as a GP surgery and mainline train station with services to London. Slightly further afield, Sevenoaks offers more extensive shopping, service, leisure and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, and Trosley Country Park. The M20/M25 motorway networks are easily accessible.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road for four miles and turn left into Vigo Hill which in turn becomes Taylors Lane. Proceed through the village until you reach The George public house and turn right into Ford Lane. Follow the road for approximately one mile and the property is found on the left hand side behind wooden gates. what3words location finder: [/// paper.slot.reds](#)

Property information

Mains electric, water and drainage. Calor gas with sunken tank. EPC rated C. Tonbridge and Malling council tax band F.

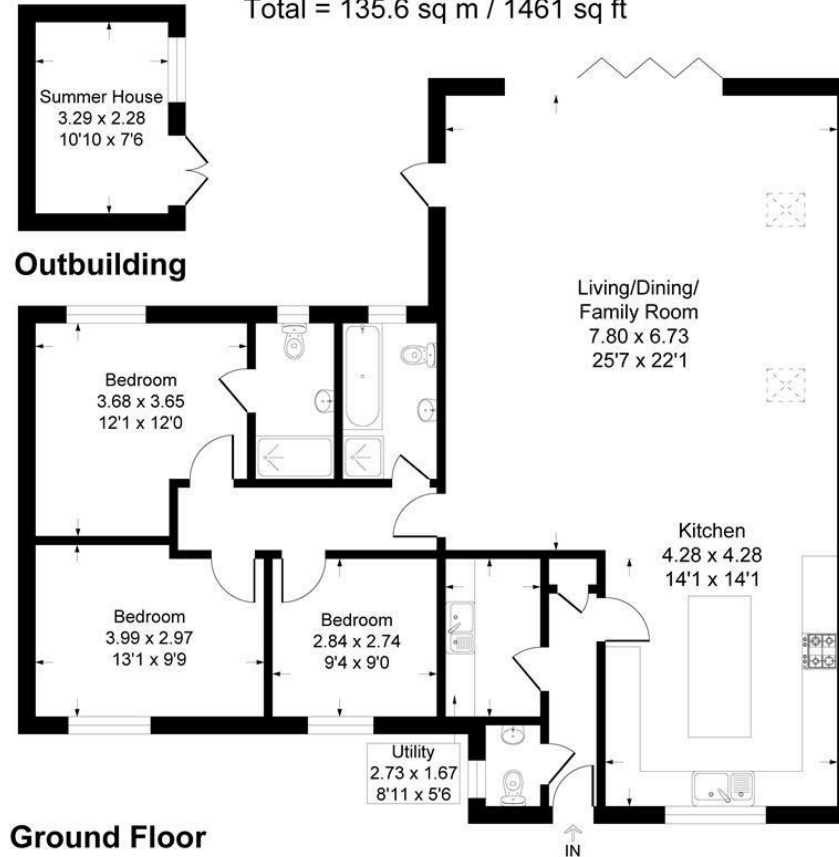


Lakeview, Ford Lane, ME19

Approximate Gross Internal Area 128.1 sq m / 1380 sq ft

Outbuilding = 7.5 sq m / 81 sq ft

Total = 135.6 sq m / 1461 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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