

Alisander Close, Snodland, ME6 5SH

£359,995

Page & Wells

Stunning 4 BEDROOM house in the highly desirable Holborough Lakes development, presents an exceptional opportunity for those seeking a modern lifestyle in a serene lakeside environment. Spanning an impressive 1,242 sq ft (or 1,413 sq ft including the garage), this meticulously maintained home features a well-thought-out layout that enhances both space and natural light.

Holborough Lakes is celebrated for its harmonious blend of tranquillity and convenience, offering beautifully landscaped grounds, scenic lakeside walks, and an exclusive on-site gym for residents. This property is not merely a house; it embodies a lifestyle enriched by easy access to green spaces, leisure facilities, and excellent transport links for commuters.

Upon entering, you are greeted by a stylish modern fitted kitchen that flows into a spacious 15ft reception room. Beyond this room is the 15ft orangery to further enhances the living space. The westerly-facing rear garden is perfect for basking in the afternoon and evening sun. A convenient cloakroom completes the ground floor.

The first floor features two generously sized double bedrooms, complemented by a sleek and contemporary family bathroom. The front-facing bedroom boasts a private balcony, offering elevated views that are sure to impress.

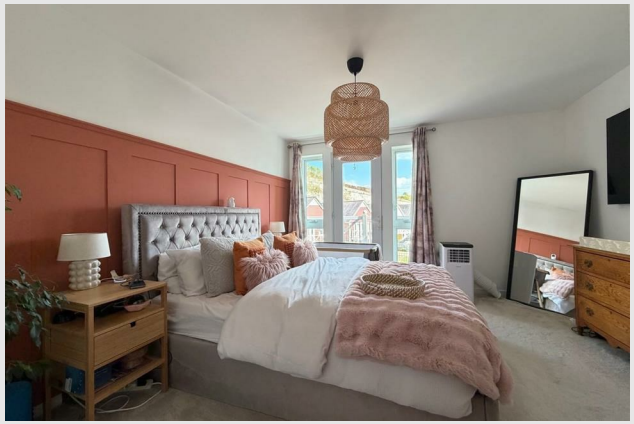
Ascending to the top floor, the principal suite serves as a true sanctuary, complete with fitted wardrobes, an en-suite shower room, and its own private balcony. A further double bedroom with fitted wardrobes provides versatility, suitable for use as a guest room, home office, or additional living space.

Practicality is paramount, with the property also benefiting from a garage and a private driveway accommodating two cars, ensuring ample parking for residents and guests alike.

- **Beautifully Presented 4 Bedroom Family Home**
- **Sought After Holborough Lakes Location**
- **Top-floor master suite with fitted wardrobes, an en-suite, and a second private balcony**
- **Spacious 15ft reception room AND 15ft orangery**
- **Versatile Living Space For Bedroom/Recepetion**
- **Two bathrooms plus cloakroom**
- **Close to Snodland Station's High-Speed Rail to London.**
- **On site gym and scenic walks**
- **Driveway for 2 cars PLUS Garage**
- **EPC Rating C**









LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is within walking distance and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities.
There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School &The Holmesdale School). For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold House
Council Tax Band D
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Driveway And Garage
Service Charges £600 /year Approx'







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Awaiting Floor Plan

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