



ARNOLD COURT

LEEDS, ME17



SUBSTANTIAL DETACHED FAMILY HOME WITH OUTSTANDING VIEWS

Five-bedroom family home set in an elevated position along a quiet country lane, featuring an indoor swimming pool, tennis court and approximately five acres of grounds.



Local Authority: Maidstone Borough Council

Council Tax band: H

Tenure: Freehold



ACCOMMODATION

Approached via secure electric gates, a sweeping driveway reveals this imposing residence, which seamlessly blends architectural heritage with high-specification luxury. The magnificent double-height entrance hall, with full-height panelling and high ceilings add to the grandeur that flows into the Nobilia designer kitchen featuring a large central island and dual-fuel range cooker. A charming window seat is perfectly positioned to frame the far-reaching valley views. The kitchen seamlessly flows into a stunning orangery with two sets of double doors that open directly onto the south-facing terrace and garden.

A formal dining room, a sitting room with substantial fireplace and wood-burning stove and a family room with a bespoke media wall, provide reception spaces. The study, positioned privately off the sitting room, offers a peaceful haven for work.











1ST FLOOR & GROUNDS

The property offers five generous bedroom suites. The principal suite with its triple-aspect boasts panoramic views of the North Downs, a dedicated walk-in dressing room and a luxury ensuite featuring a freestanding bath, large walk in shower and exquisite Delft-style tiling. Two additional double suites reside on the first floor, one of which also has a dressing room, with two further private suites tucked away on the second floor. Every bathroom throughout the home features bespoke tiled floors and underfloor heating.

On the ground floor the boot room connects the main house via the utility room with the indoor pool complex featuring a vaulted timber ceiling, 34ft pool with automatic cover, a dedicated gym space and its own changing room. Three sets of sliding doors merge the indoors with the south facing terrace and gardens.

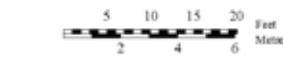
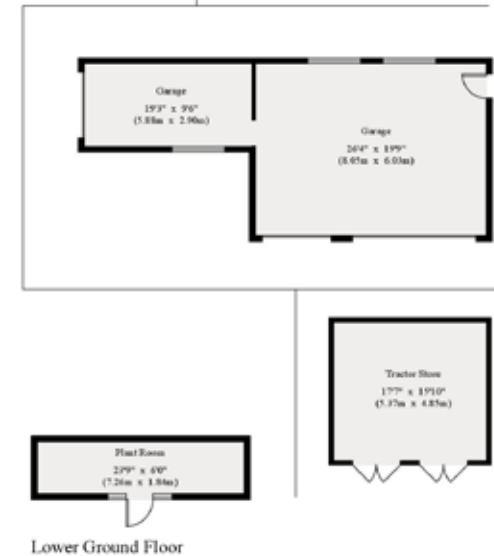
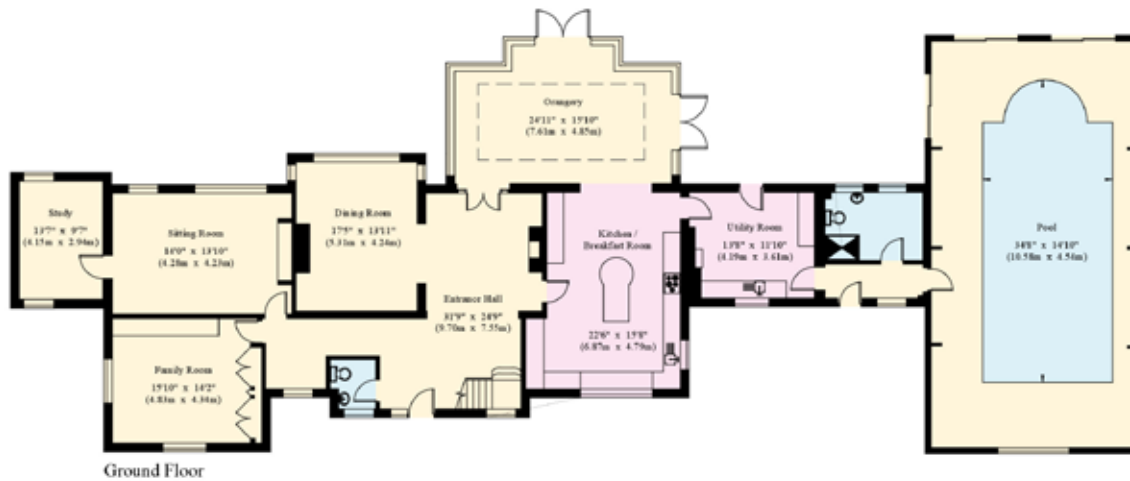
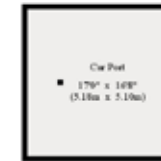
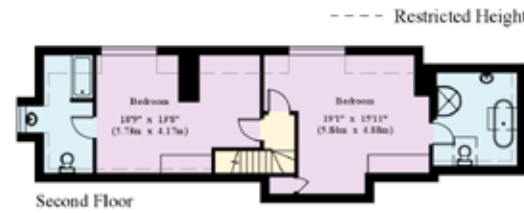
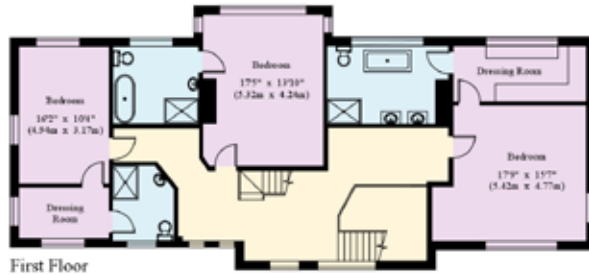
The grounds include a professional grade refurbished tennis court and 2.5 acres of fields with cobnut trees and a tractor shed. An additional 2.5 acres of gardens wrap around the house including two large terraces at the rear and front of the house. A triple garage as well as a double carport, offer ample space for vehicles.





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House - Gross Internal Area : 553.6 sq.m (5958 sq.ft.)
 Outbuildings - - Gross Internal Area : 131.8 sq.m (1418 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 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. (ID767266)



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