

RAFFERTY & PICKARD

1 Lake Walk, Larkfield, Aylesford, ME20 6TB



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£600,000

- Four Double Bedrooms & Three Bathrooms
- Generous Corner Plot in a Lakeside Setting
- Beautifully Presented Accommodation Over Three Floors
- Recently Fitted Kitchen with Quartz Worktops & German Appliances
- Two Versatile Reception Rooms, Including Cinema Room with Balcony
- Impressive Principal Suite with Double-Height Ceiling
- Landscaped South-West Facing Garden with Bespoke Koi Pond
- Double Garage Within Gated Communal Parking Area
- Owned Solar PV System with Battery Storage
- Lakeside Walks on the Doorstep & Excellent London Transport Links

4 3 2













About this home

Occupying a generous corner plot in a wonderful lakeside setting, this impressive four-bedroom detached home offers beautifully presented and versatile accommodation arranged over three floors.

The ground floor centres around a quality recently fitted kitchen/dining room with quartz worktops, German appliances and a Quooker boiling water tap. A separate reception room with French doors to the garden and a cloakroom/utility complete this floor.

Upstairs are two double bedrooms, a shower room and a fabulous additional reception room with balcony, currently equipped as a high-end cinema room, with equipment available by separate negotiation.

The top floor features a striking principal bedroom with double-height ceiling, floor-to-ceiling glazing, fitted wardrobes and en suite bathroom. A further double bedroom also benefits from a walk-in wardrobe and en suite.

Outside, beautifully landscaped gardens wrap around the house, with the south-west facing rear garden offering sunny and shaded seating areas, alongside a bespoke above-ground koi pond. The property also benefits from a double garage, with a door into the garden, situated within a gated communal parking area, where residents customarily park in front of their garages. A solar PV system with battery storage adds to the home's appeal.

With lakeside walks on the doorstep, generous accommodation and a superb standard of presentation, this is an exceptional family home in a highly desirable setting.







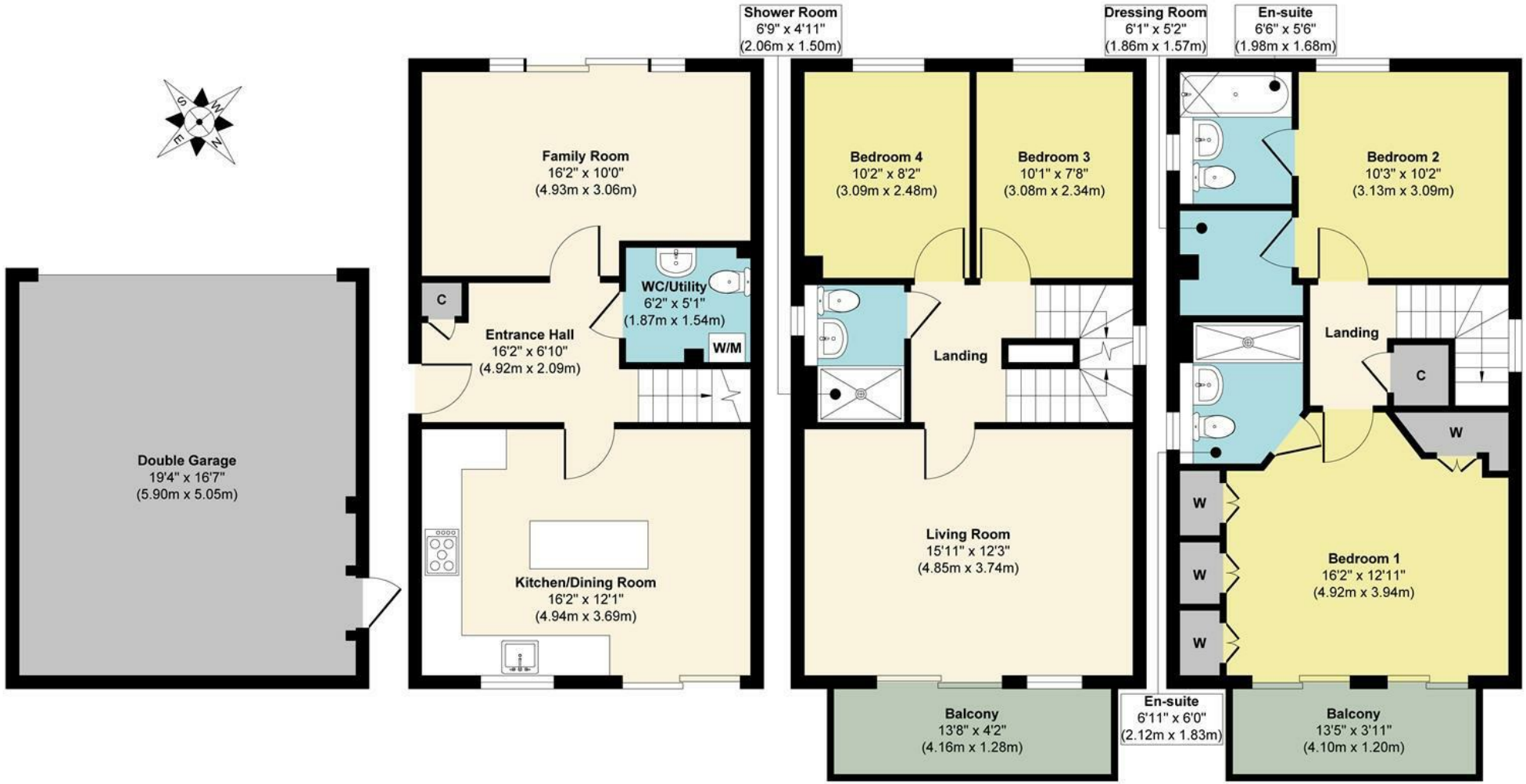




Owners Comments

" I have lived here for 20 years and loved every minute of it. From walking around the lake to have coffee and cake with friends to relaxing at home in the garden or watching movies in the cinema room I have made a lot of wonderful memories here and will truly be very sad to leave"





Approx. Gross Internal Floor Area 1757 sq. ft / 163.47 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

About the area

The Lakes at Larkfield is a highly sought-after residential development offering an exceptional lifestyle surrounded by beautiful lakes, landscaped green spaces and the neighbouring 230-acre Leybourne Lakes Country Park. This particular property enjoys a delightful lakeside setting, with access to the scenic lakeside path just a few steps from the front door, perfect for an early morning run, leisurely stroll or simply enjoying the peaceful surroundings.

For those who love the outdoors, the country park is a wonderful place to explore, with picturesque walking and cycling routes, nature trails, a popular weekly 5km Malling Parkrun and the Ocean Lake Triathlon Club. The watersports centre offers paddleboarding, SUP yoga, kayaking, windsurfing, open-water swimming and scuba diving, while fishing enthusiasts can enjoy the well-stocked lakes through local angling clubs. Families are equally well catered for, with a children's playground, wildlife trails and organised activities including pond dipping and nature discovery events. The popular lakeside Refuel Café, with indoor and outdoor seating overlooking Ocean Lake, is the perfect place to stop for coffee, cake or lunch after exploring the park. The beautiful surroundings, rich wildlife and award-winning green spaces make this a truly special place to call home.

Despite its tranquil setting, The Lakes is exceptionally convenient, with Larkfield Leisure Centre, offering a gym, spa, swimming pools and fitness classes, alongside supermarkets, schools, shops and restaurants all close by. The charming market town of West Malling is just 3 miles away, with Maidstone 6 miles and historic Rochester 9 miles away, providing a fantastic choice of shopping, dining and entertainment.

Commuters are particularly well catered for, with New Hythe station just 0.8 miles away, making a car-free commute to London St Pancras possible with services from 54 minutes. Alternatively, Ebbsfleet International is just over 15 miles away, approximately 25 minutes by car, with high-speed trains reaching St Pancras in as little as 19 minutes. Junction 4 of the M20 is also close by, providing excellent road connections towards London and the coast.





About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

Contact Us

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