



PADDOCK VIEW, ALDON LANE, OFFHAM, KENT, ME19 5PH

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk



£790,000

FREEHOLD

Stunning new build individual 4 bedroom detached house.

Finished to high specification with bespoke Kreider kitchen.

South facing rear garden overlooking paddock with parking and double car barn.





This wonderful newly built four bedroom detached home has been well designed and built by Regalpoint Homes and has a 10-year Build Zone guarantee. The interior has been finished to a high specification with stunning bespoke kitchen and designer appliances. A stunning transformation of former stables, this exclusive development consists of two four bedroom homes which are nestled in an idyllic semi rural location on the outskirts of the popular and picturesque village of Offham.

Upon entering the property you will appreciate the bright and contemporary finish of the interior. The kitchen diner has been fitted with a stunning bespoke Kreider kitchen with Caesar stone worktops. The built in Siemens appliances include an electric oven, microwave, induction hob, cooker hood, fridge/freezer and dishwasher. This room is both practical and functional with plenty of space for a dining table so that you and your guests can enjoy this sociable space whether formally entertaining or just catching up over a cup of coffee. There is a useful utility room off of the kitchen with a back door leading out to the garden.

Leading from the hallway through oak double doors is the well proportioned south facing sitting room. The sun streams through the bi-fold doors which can be opened to fully enjoy the landscaped rear garden with views over the paddock beyond.

There is a large double bedroom on the ground floor that is perfect for guests as it has an en suite bathroom. The fourth bedroom could be used as a study or hobby room if required.

Upstairs the master bedroom is an impressive tranquil room with a Juliet balcony that enjoys views over the surrounding countryside. There is a stylish dressing area that has been fitted with Krieder designed 'Naked' bespoke wardrobes. The stylish en suite bathroom is fitted with Infinita sanitary ware by Drakes and includes twin sinks, wc, bath and separate shower cubicle.

The spacious second bedroom has been well designed and has built in wardrobes as well as an equally stunning en suite shower room.

Outside the property is a wrap around south facing rear garden with lawned areas as well as paved areas. A complete blank canvas in which to create your own individual garden. There is a double car barn as well as plenty of parking. The property is reached through an electric gate shared with the other property on the development.

The village of Offham is less than a mile from the property and has an Ofsted rated outstanding primary school as well as a popular public house, village hall, tennis club and monthly farmers market. Nearby is the bustling village of West Malling with its range of restaurants, pubs and boutique shops as well as a mainline train station with services to London Victoria. The larger towns of Sevenoaks and Maidstone are easily reached by car and the nearby M26 provides easy access to the M20 and M25.

ACCOMODATION

Entrance Hallway

Cloakroom

Sitting Room

16'08" (4.88m) x 15'06" (4.72m)

Kitchen/Dining Room

17'10" (5.44m) x 11'11" (3.63m)

Utility Room

9'09" (2.97m) x 5'02" (1.57m)

Bedroom 3

21'01" (6.43m) (narrows to 13'07" (4.14m) x 11'08" (3.56m)
(narrows to 7'07" (2.31m))

En- suite

7'0" (2.13m) x 6'08" (2.03m)

Bedroom 4/Study

10'10" (3.30m) x 9'11" (3.02m) (narrows to 7'0" (2.13m))

First Floor

Landing

Master Bedroom

16'09" (5.11m) x 13'03" (4.04m)

Dressing Area

8'02" (2.49m) (narrows to 5'10" (1.78m)) x 7'04" (2.24m)

En-suite

8'04" (2.54m) x 8'02" (2.49m)

Bedroom 2

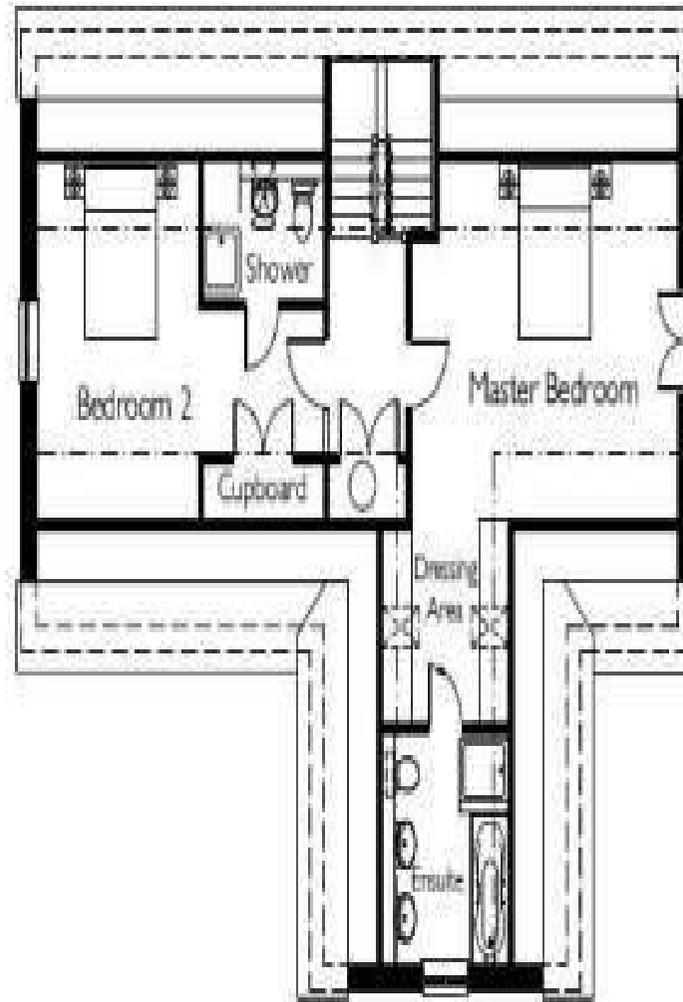
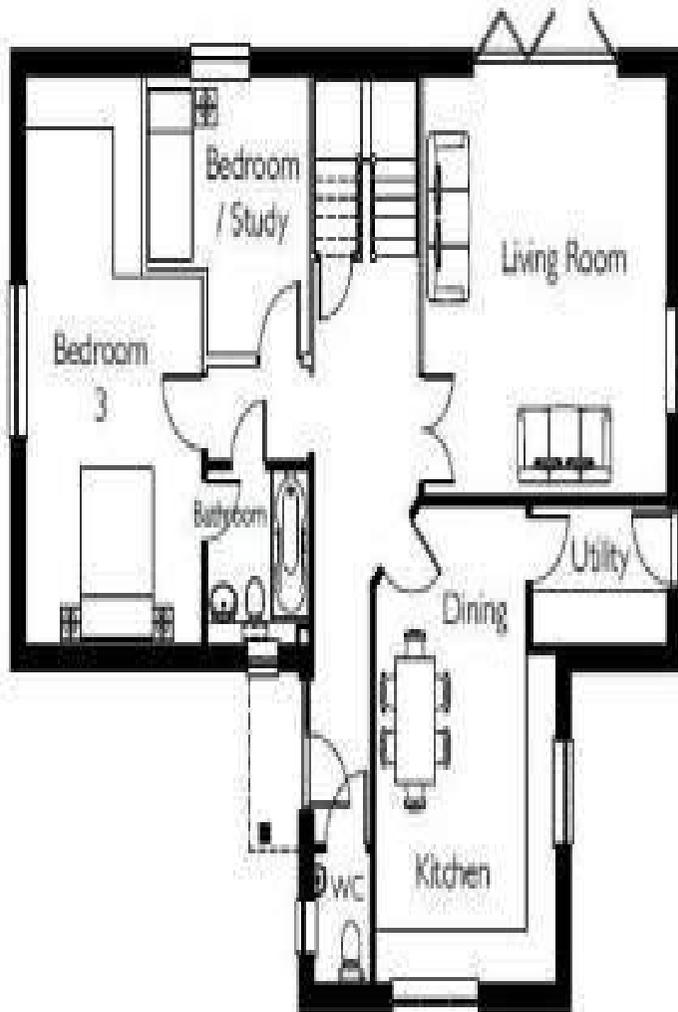
18'11" (5.77m) (narrows to 10'06" (3.20m)) x 13'02" (4.01m)
(narrows to 4'07" (1.40m))

En-suite

8'0" (2.44m) x 5'08" (1.73m)

Outside

South facing wrap around rear garden of lawn with patio area.
Side access to front garden with lawned area with double car
barn and parking area.





Route to View

From our office in Borough Green continue on A25 towards Wrotham Heath . At the traffic lights turn right onto the A20 and at the first mini roundabout take the second exit onto Seven Mile Lane. Take the first left hand turn onto Teston Road and follow the road towards Offham. Aldon Lane will be the left hand turning just as you approach the sign that indicates you have reached Offham Village. Follow the lane until it veers to the right. At this point turn left into the Old Rectory and take the right hand driveway to reach Paddock View.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

