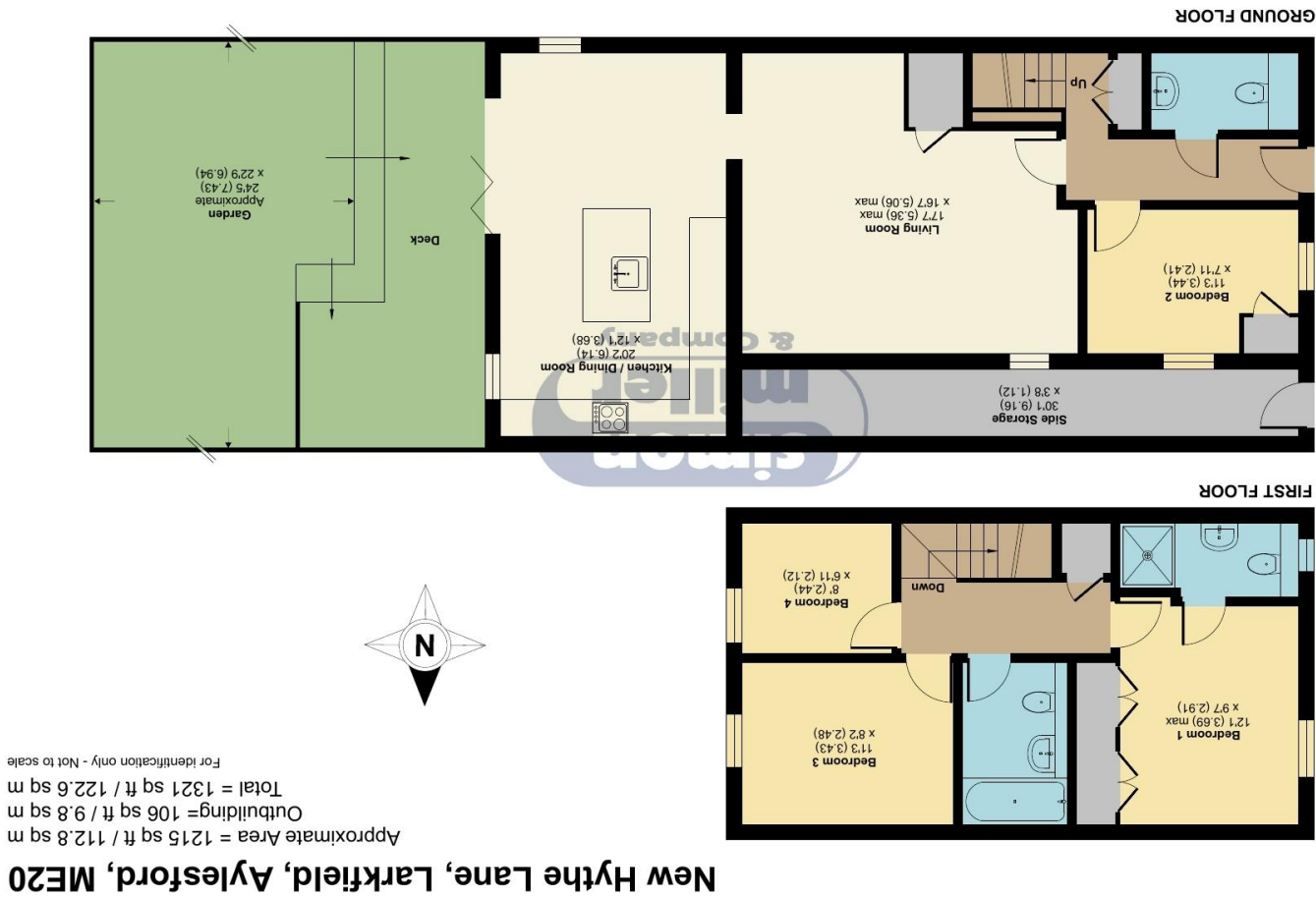


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1336030



405 New Hythe Lane, Larkfield, Kent, ME20 6US

ASKING PRICEPRICE: £435,000  
EPC RATING: C





**This beautifully extended three/four-bedroom lakefront home, complete with a generous south-facing garden and a large allocated parking area within a secure private car park, is now available for sale in the sought-after Leybourne area of Kent.**

**Prime Location & Exceptional Views:** Nestled in an enviable position, the property enjoys uninterrupted views over Leybourne Country Park's lakes, along with the rare benefit of exclusive private lake frontage for residents. Whether you enjoy peaceful walks, waterside relaxation, or wildlife watching, this location offers a lifestyle that blends tranquillity with convenience. The home is also within easy walking distance of local schools, shops, GP services, and a variety of other essential amenities.

**Spacious & Versatile Accommodation:** Inside, the property offers flexible living space with three well-proportioned bedrooms and a fourth room currently utilised as a home office/study. There are three stylish bathrooms, including modern en-suites, providing comfort and practicality for family living or visiting guests.

**Upstairs, you will find the added luxury of underfloor heating, creating a warm and cosy atmosphere during the cooler months.**

**Impressive Kitchen & Living Space:** The highlight of the ground floor is without doubt the large kitchen extension, designed with both style and functionality in mind. Skylights flood the room with natural light, while expansive bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living. From here, you can enjoy breath-taking lake views while entertaining, dining, or simply relaxing with family.

**Beautifully Maintained Throughout:** The home has been meticulously maintained and tastefully refurbished by the current owners, meaning it is ready for immediate enjoyment without the need for further work.

**Outdoor Living:** The south-facing garden is designed for low maintenance, ensuring more time can be spent enjoying the surroundings. With panoramic views over the water, this space is perfect for al fresco dining, summer barbecues, or simply soaking up the peaceful lakeside setting.

**This is more than just a property – it's a lifestyle. With stunning views, high-quality finishes, and a superb location, this lake house in Leybourne is a rare opportunity not to be missed**

**Freehold  
EPC: C  
Council Tax: D  
Service Charge: TBC  
Full Fibre Broadband Available Now**



- **Extended Three / Four Bedroom Home**
- **Flexible Family Accommodation**
- **Lake Views**

- **Modern & Contemporary Throughout**
- **Underfloor Heating**
- **Easy Access To Transport Links**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

**777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | [LARKFIELDSALES@SIMONMILLER.CO.UK](mailto:LARKFIELDSALES@SIMONMILLER.CO.UK)**

**AM4586050825  
MR0856/180615/050815/051015LE**