

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © ncbecom 2024.
Produced for Simon Miller & Company. REF: 115646



Approximate Area = 1992 sq ft / 185 sq m
For identification only - Not to scale

Lunsford Lane, Larkfield, Aylesford, ME20

41a Lunsford Lane, Larkfield, Kent, ME20 6HN

OFFERS IN EXCESS OF: £635,000
EPC RATING: C





An exceptional chain free family home offering over 2,900 sq ft of beautifully versatile accommodation, perfectly combining character, contemporary open-plan living and a stunning 105ft west-facing garden in one of Larkfield's most desirable locations.

Positioned on the ever-popular Lunsford Lane in Larkfield, this substantial and beautifully arranged four-bedroom family home offers over 2,900 sq ft of versatile living accommodation, exceptional entertaining space and a wonderful west-facing garden extending to approximately 105ft.

Set behind a large driveway providing off-road parking for multiple vehicles, the property immediately impresses with its instant curb appeal and attractive frontage. Step inside to a welcoming entrance hallway which sets the tone for the generous proportions throughout. The ground floor has been thoughtfully designed with flexible family living in mind. To the front of the home is a spacious home office, ideal for those working remotely, along with an additional reception room/family room offering excellent versatility for growing families. The kitchen is well appointed with a range of integrated appliances and ample storage, while a separate utility room and downstairs cloakroom add practicality to everyday living. Undoubtedly the hub of the home is the stunning open-plan living and dining space to the rear. The living area feels warm and cosy, centred around a charming working log burner stove, creating the perfect family retreat during the colder months. Flowing seamlessly from here is the extended dining area where skylights flood the space with an abundance of natural light, while bi-fold doors open directly onto the raised patio terrace, effortlessly bringing the outside in and creating an ideal setting for entertaining. The west-facing rear garden is perfect for sunshine lovers, with the elevated patio area providing an excellent space for al fresco dining and steps leading down to a generous lawned garden measuring approximately 105ft in length

To the end of the garden is a substantial workshop measuring approximately 28 sq m, ideal for storage, hobbies, a gym or potential additional workspace.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, while the family bathroom features a convenient Jack and Jill arrangement connecting to one of the rear bedrooms.

Larkfield remains one of Kent's most desirable locations for families, thanks to its excellent local schools, abundance of green spaces and convenient transport connections. The area offers a fantastic community feel, with nearby amenities, leisure facilities and easy access to motorway links and mainline stations providing direct routes into London. With countryside walks, parks and family-friendly amenities all close by, it is easy to see why so many buyers are drawn to the area. Offered to the market chain free, this is a rare opportunity to secure a substantial family home in a highly sought-after location.

Freehold

EPC: C

Council Tax: F

Full Fibre Broadband Available Now



- **Chain Free**
- **Over 2,900 Sq Ft Of Flexible Accommodation**
- **Four Double Bedrooms**

- **Beautiful West Facing Rear Garden**
- **Separate Utility Room & Downstairs Cloakroom**
- **Working Log Burner Stove**

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