



Approximate Area = 1761 sq ft / 163.6 sq m
Garage = 83 sq ft / 7.7 sq m
Total = 1844 sq ft / 171.3 sq m
For identification only - Not to scale

Carp Close, Larkfield, Aylesford, ME20

5 Carp Close, Larkfield, Kent, ME20 6FT

ASKING PRICE: £750,000
EPC RATING: C





An exceptional executive four-bedroom detached family home, occupying one of the finest plots within the prestigious Leybourne Lakes development. Boasting almost 1,850 sq ft of beautifully designed accommodation including the garage, this outstanding home enjoys uninterrupted lake views, a stunning extended open-plan kitchen, and a landscaped rear garden that offers one of the most enviable entertaining spaces in the area.

From the moment you arrive, the property makes an immediate statement. Set behind a substantial driveway providing off-road parking for multiple vehicles, together with an integral garage, the home enjoys outstanding kerb appeal and a commanding position. However, it is the exceptional plot that truly sets this property apart from its competitors. Perfectly positioned overlooking Leybourne Lake, homes in this location are rarely available and offer a lifestyle that is difficult to replicate.

Stepping inside, the quality and attention to detail are immediately evident. The welcoming entrance hall leads through to beautifully presented accommodation that is light, airy and effortlessly flows throughout, creating a home perfectly suited to modern family living. Undoubtedly the centrepiece of the property is the spectacular extended open-plan kitchen, dining and family room. Measuring over 33ft in length, this remarkable space has been designed with entertaining and everyday family life firmly in mind. The contemporary kitchen is centred around a stylish island, complemented by an extensive range of modern units and generous worktop space. A large skylight floods the room with natural light, whilst impressive bi-folding doors open seamlessly onto the rear garden, effortlessly bringing the outside in and creating a wonderful indoor-outdoor lifestyle during the warmer months.

Practicality has been carefully considered, with a separate utility room providing additional storage and laundry space, whilst a dedicated study offers the ideal environment for those working from home. To the front of the property, the elegant living room provides a cosy retreat away from the main entertaining space. Complete with its own set of bi-folding doors opening onto the garden, it offers the perfect place to relax whilst still enjoying the wonderful outlook. A contemporary downstairs cloakroom completes the ground floor.

The first floor continues to impress with four genuine double bedrooms, making this an ideal home for growing families. The principal bedroom is a superb retreat, benefiting from a luxurious en-suite bathroom finished to an exceptional specification. The remaining three bedrooms are all generously proportioned doubles and are served by a stunning family shower room, finished to the same high contemporary standard with quality fittings and stylish design throughout.

The outside space is every bit as impressive as the accommodation within.

Occupying one of the very best plots on the development, the rear garden has been thoughtfully landscaped to create a stylish yet low-maintenance outdoor living space. A generous decked terrace provides the perfect setting for summer entertaining, outdoor dining or simply unwinding with a glass of wine whilst taking in the breathtaking views across Leybourne Lake. The artificial lawn ensures the garden remains immaculate all year round with minimal upkeep, making it as practical as it is beautiful. Whether hosting family gatherings, summer barbecues or enjoying a peaceful morning coffee overlooking the water, this exceptional garden offers a lifestyle few homes can match.

Leybourne Lakes has become one of Kent's most sought-after modern developments, offering residents a unique balance of natural beauty and everyday convenience. Surrounded by picturesque lakes, walking trails and open green spaces, it provides a peaceful setting whilst remaining exceptionally well connected. Excellent local schools, supermarkets, cafés, restaurants and leisure facilities are all close by, while nearby New Hythe and Aylesford railway stations offer regular services into London. Junction 4 of the M20 is only minutes away, making commuting across Kent and into the capital effortless. The historic market town of West Malling, renowned for its boutique shops, independent restaurants, traditional pubs and vibrant café culture, is also just a short drive away.

Homes of this calibre are seldom available. Combining an exceptional lakeside position, a plot that is arguably one of the finest on the development, almost 1,850 sq ft of beautifully presented accommodation, four double bedrooms and outstanding open-plan living, this is a property that genuinely stands in a class of its own.

Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Freehold
EPC: C
Council Tax: F
Service Charge: TBC
Full Fibre Broadband



- **Exceptional executive detached family home in a prestigious lakeside setting**
- **One of the finest plots on Leybourne Lakes with breathtaking lake views**

- **Impressive 33ft open-plan kitchen, dining and family space**
- **Almost 1,850 sq ft of beautifully presented accommodation**

TAKE A LOOK AT: 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.

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