



Reed Close

Larkfield ME20 6FX

£750,000



COUNTRY HOMES

Larkfield ME20 6FX

Nestled in the tranquil Reed Close within the sought-after development of The Lakes, Larkfield, this immaculately presented detached house offers a perfect blend of modern living and serene surroundings. With four spacious bedrooms and two well-appointed bathrooms, one being the ensuite to master, this property is ideal for families seeking comfort and style.

The view from the front of the property is simply stunning, over the lake and far reaching to the Downs. As you enter this contemporary home, you are greeted by an inviting open plan living area that seamlessly combines contemporary design with functionality. This space is perfect for both entertaining guests and enjoying quiet family evenings. There is also a separate 18' lounge and downstairs WC for convenience. The three reception areas provide ample space for relaxation and leisure, ensuring that everyone has their own area to unwind.

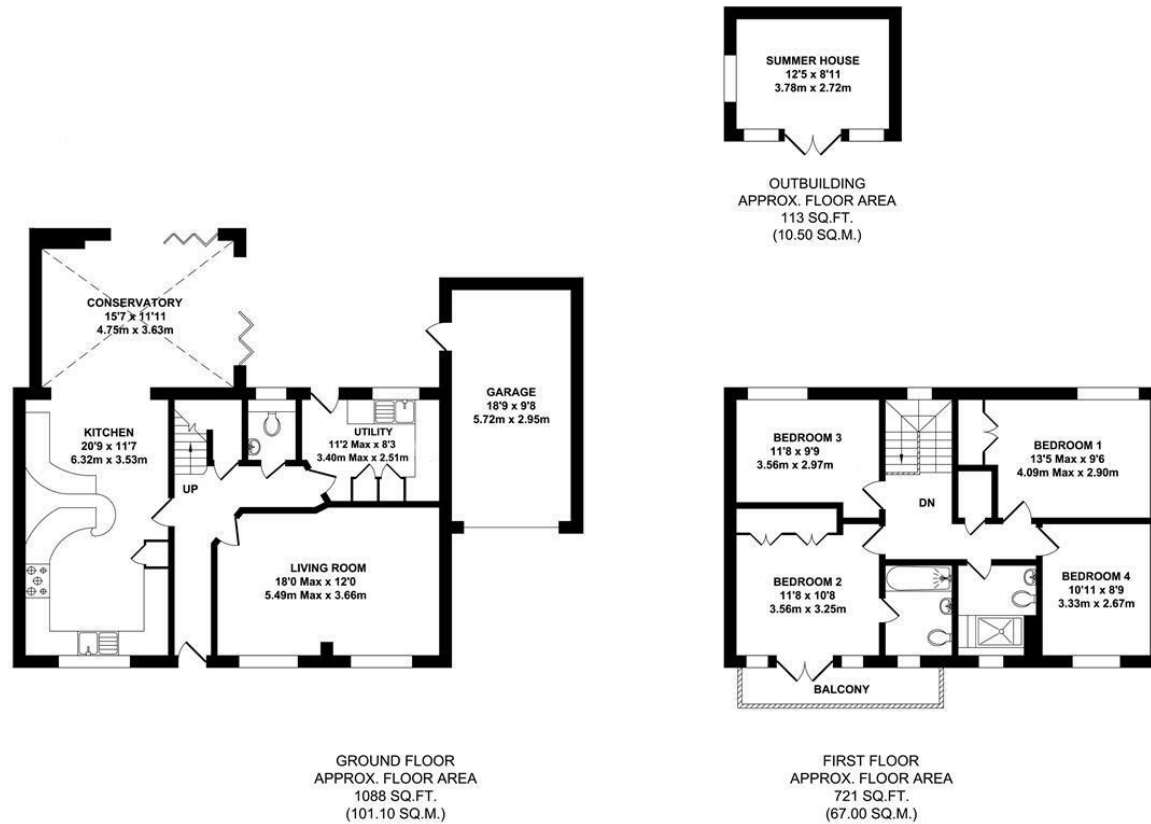
As you would expect with an executive property, there are some additional features, such as the good size utility room and the balcony to enjoy those calming views. The garden is a good size, well maintained and benefits from having a summerhouse with power, so would make a perfect home office.

The property boasts generous parking facilities, accommodating ample vehicles, along with a garage for added convenience. This feature is particularly valuable in a premium quiet close, where peace and privacy are provided.

The Lakes is a desirable location, known for its picturesque surroundings and community spirit. This home not only offers a beautiful living space but also a lifestyle enriched by nature and tranquillity. Whether you are looking to entertain, relax, or enjoy the scenic views, this property is a rare find that promises to meet all your needs. Don't miss the opportunity to make this exceptional house your new home. Call today to view.

- Stunning views to front
- Quiet Close on desirable development
- Immaculately presented 4 bedroom detached
- Ensuite to master
- Utility room and downstairs WC
- Balcony to front
- Summerhouse in the garden
- Garage and large driveway
- Large open plan kitchen, diner, orangery plus separate lounge
- Viewing encouraged





TOTAL APPROX. FLOOR AREA 1923 SQ.FT. (178.60 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



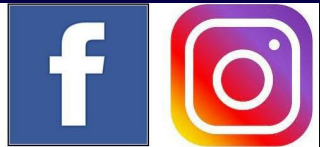
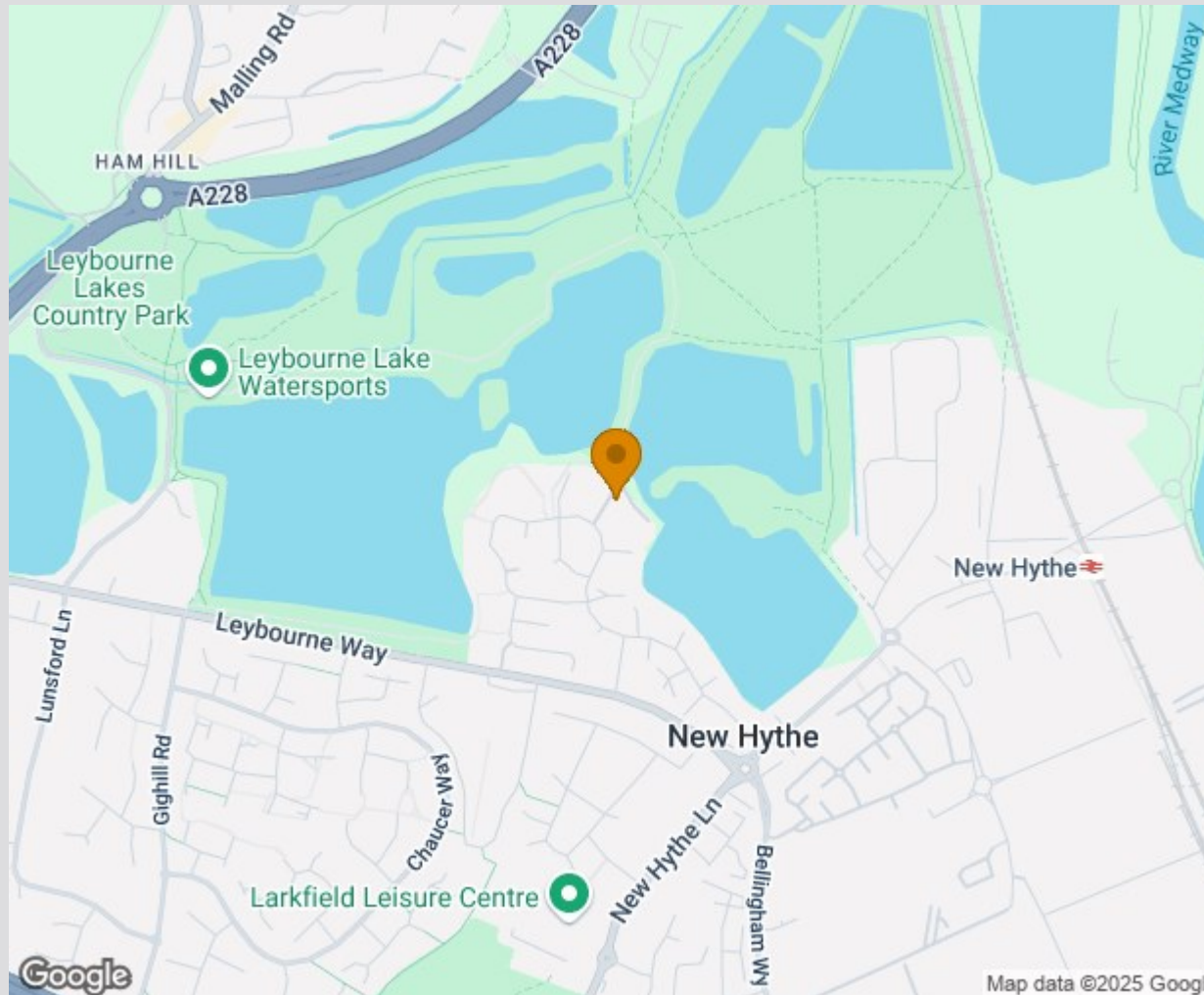


Location Map

Tenure: Freehold

Council tax band: F

Charges
Estate management £528
approx. PA.
Review period - yearly.



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me

