



1 Maplewood Drive
Lingfield, RH7 6GQ

Guide Price £1,175,000



An exceptional detached family home, finished to an exacting standard and set within an exclusive, secure gated development of just seven individually designed homes. Surrounded by beautiful countryside and enjoying far-reaching rural views.

Designed to complement its rural setting, the home features attractive natural cedar detailing and slate roofing. A generous driveway provides parking for several vehicles, while gated side access leads to the extensive rear garden. Predominantly laid to lawn, the garden also benefits from a patio adjoining the property; an ideal space for outdoor dining, entertaining and enjoying the surrounding outlook.

A particular highlight of this plot is the adjoining 1.7 acre paddock, offering a rare opportunity for those seeking additional land, a lifestyle purchase or equestrian use.

The ground floor is arranged around a welcoming reception hall, which includes a door opening directly onto the garden. At the heart of the home is a superb quadruple-aspect open-plan living and dining area, enhanced by wood flooring and bi-folding doors that create a seamless connection with the garden. The Leicht kitchen is beautifully appointed with quartz work surfaces, a central cooking and breakfast island, integrated Neff appliances and ceramic tiled flooring. A feature spiral staircase rises to a mezzanine area above, offering a versatile space ideal as a home office, study or occasional bedroom.

For further details please contact us to arrange a viewing as soon as possible.





Entrance hall
 Primary Kitchen/ Living/ Dining room
 37'0" x 17'4" (11.29m x 5.3m)
 Utility room
 Boiler room
 Bedroom 1
 14'11" x 12'3" (4.55m x 3.75m)
 Dressing room
 En-suite



Bedroom 2
 14'4" x 10'4" (4.38m x 3.15m)
 Family Bathroom
 Office/ Occasional Further bedroom
 14'5" x 13'8" (4.4m x 4.18m)
 Bedroom 3
 16'8" x 14'11" (5.1m x 4.55m)
 En-suite
 Bedroom 4
 16'7" x 14'5" (5.07m x 4.41m)



En-suite
 ANNEXE
 Kitchen/ Reception room
 22'10" x 19'11" (6.97m x 6.09m)
 Bedroom 5
 14'9" x 10'2" (4.5m x 3.1m)
 Shower room
 Office
 9'6" x 9'5" (2.9m x 2.88m)



Storage room
 OUTSIDE
 Driveway
 Rear garden
 Adjoining 1.7 Acre Paddock

Floor Plan



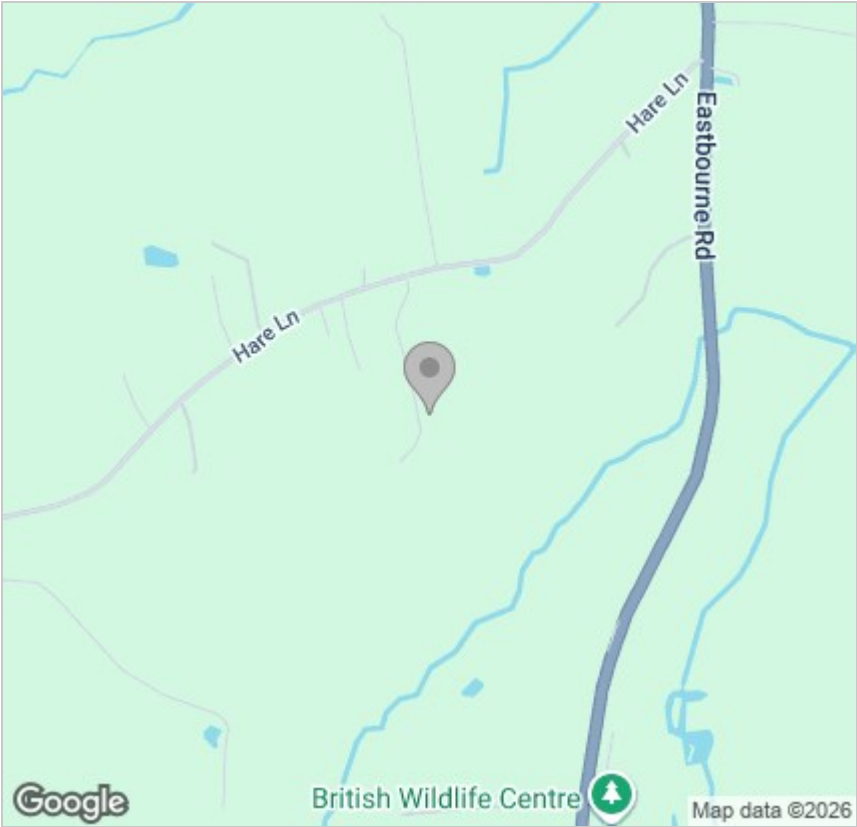
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

