



Deans Close, Holbrough Lakes, Kent, ME6 5FS

# 5 Bedroom Detached House

## Guide price £725,000

### What The Agent Thinks:

"This Stunning Property offers over 1700sqft of living space! & Benefits A Fantastic Sized Garden, The House Is Even More Stunning Inside, Don't Just Take My Word For It - Check It Out!"





### Accommodation:

- Entrance Hall
- WC
- Study
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Double Garage
- 5 Bedrooms
- 3 Bathrooms

### Gardens:

- Double Driveway & Front Garden
- Large Garden
- Double Garage

### Communications:

Snodland Station	0.4 miles
West Malling/M20	2.8 miles
Strood/M2	3.8 miles
Maidstone	9 miles

### Situation:

Holborough Lakes is an exclusive community of homes in the heart of rural Kent. Set around a series of freshwater lakes and attractive landscaping, it offers an excellent range of facilities including the Valley Invicta Primary School, trim trails, village hall, Benjamin Rabbit Nursery and a thriving residents' association. Superfast fibre broadband is available; allowing you to work from home at your convenience. As well as an onsite scuba diving school



Set in one of the Most Sought-after parts of the development this superb detached house boasts one of the biggest layouts on the entire development.

Downstairs benefits a large study to the front, a stunning separate lounge overlooking the rear garden with patio doors, Huge Kitchen/Diner with built in modern appliances, you will also find a downstairs Wc and a large utility to the rear as well as a double garage & double driveway.

On the first floor you will find a beautiful main bedroom, complete with walk in wardrobes leading through to a large en-suite shower room, bedroom two is a fantastic sized double bedroom - offering another En-Suite, whilst bedroom 3 is another double with plenty of space for all the usual bedroom furniture. You will also find the family bathroom on this floor.

On the second floor are bedrooms 4 & 5 which, 'yes' you guessed it are also double bedrooms!

To the front of the property there is a large driveway and access to the double garage offering parking for up to 4 cars.





Holborough Lakes houses a village hall and crèche as well as a new primary school managed by the Valley Invicta Academies Trust (who are rated outstanding by Ofsted) There is also an onsite scuba diving school.

This luxury five-bedroom house is set on a no through road which means you rarely get any passing traffic. As you drive past the water feature and continue along the tree lined boulevard, you will immediately be impressed by the developer's vision for modern living. The development benefits from vast landscaped areas including waterside paths, mature trees and lakes all with the backdrop of the North Downs. For the active out there, there is an onsite gym and activity trail.

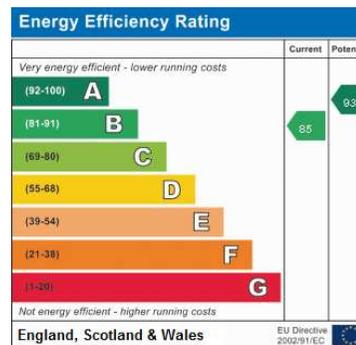
Being very well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International).. For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns





## Directions:

Heading south on the A228, take the third exit at the M&S garage into Holborough Lakes, continue up Manley Boulevard towards Providence house, at the roundabout take the first exit, at the next mini roundabout turn right onto Amisse Drive. Stay on Amisse Drive and take your this right onto Pilgrims Road, follow this road right to the end and you will see the property in front of you, visitor parking is available on Matthews Close to the right of the property.



## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

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