

Lakeview

27A Lambarde Road, Sevenoaks



A superb new build house overlooking Bradbourne Lakes and just 0.6 mile from Sevenoaks Station.

Sevenoaks Station 0.6 mile, Sevenoaks High Street 1.1 miles, M25 Junction 5 1.5 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Cinema / Home Gym | Shower Room | Utility Room | Integral Single Garage

Plant Room

First Floor: Kitchen | Dining Room with balcony | Sitting Room with balcony | Study OR Bedroom | WC

Second Floor: Principal Bedroom Suite with Dressing Room and Bathroom | Bedroom with En Suite Shower Room

Bedroom | Bedroom | Family Bathroom.

Gardens and Grounds

Outside a large terrace, ideal for entertaining, leads onto the property's garden area; well landscaped and protected from its neighbours.



Situation

(Distances and times are approximate)

The house is located in the sought-after Bradbourne Lakes area of Sevenoaks, with direct views over the Lakes and just 0.6 mile from Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross.



There are numerous excellent schools in Sevenoaks but the house is very well placed for Sevenoaks Primary School (0.4 mile), Riverhead and Amherst Junior Schools (1 mile), The Granville and Knole Academy (both 0.4 miles).



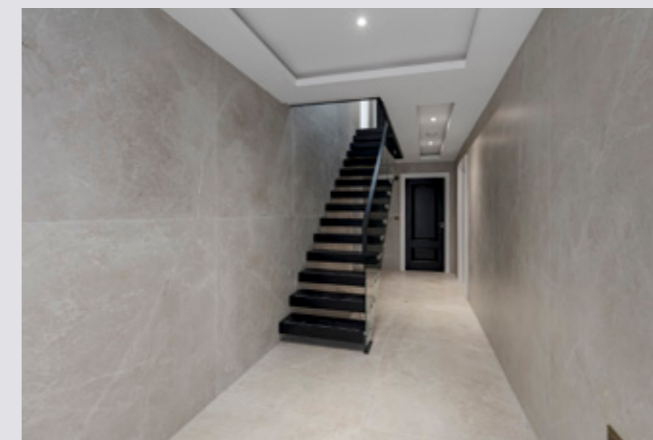
The property overlooks one of the town's natural assets - Bradbourne Lakes. This collection of five ornamental lakes is a haven for wildlife and provides a picturesque backdrop. Over the coming years, more than £2 million will be spent on improving lakeside access and the area's biodiversity.



There is a variety of sporting facilities nearby including Sevenoaks Leisure centre, golf at Knole and Wildernesse, tennis at Hollybush and cricket at The Vine.



The property is well-placed for the M25 Junction 5, which is 1.5 miles away providing links to the national motorway network, Gatwick, Stansted and Heathrow Airports and London.



The Property

Lakeview is an exceptional new build family home located on one of the most sought-after areas of Sevenoaks, boasting uninterrupted views across the Bradbourne Lakes and finished to an exceptional standard.

This outstanding new build property boasts a generous allocation of space and a contemporary specification with waterside serenity. More than 2,800sq ft has been expertly divided between three floors, with a split-level garden and garage. Views across the water are to be admired, grounding this property in its natural environment.

Gravitate to the large open plan kitchen/dining room or relax in the living room – both with bifold doors leading to the terrace. Four bedrooms – two en suite – offer choice, with the principal benefitting from a dressing room. Bonus rooms include a cinema room/home gym, shower room and utility on the ground floor, and a study/fifth bedroom on the first floor.

Lakeview is sumptuous and sustainable in equal measure. An air source heat pump powers the underfloor heating and second floor radiators, while superior grade insulation maintains comfort levels.

Kitchen – Contemporary kitchen by Krieder, comprising bespoke cabinetry, feature lighting, and soft-close doors and drawers • Composite stone worktops with matching upstand • Mirrored splashback • Integrated appliances from Smeg®, including a multifunction pyrolytic single oven, combination microwave oven, black glass induction hob with built-in extractor, fridge/freezer and dishwasher • White ceramic undermounted sink • Undercounter wine cooler • Quooker® Pro 3 Fusion hot water tap

Bathroom, en suites and cloakroom – Contemporary Laufen® and Roca® sanitaryware in white, with Hansgrohe® black fittings • Fully tiled floors and walls in the family bathroom and en suites, with porcelain tiles by Minoli® • Hansgrohe® thermostatic raindance showers with a Roman® glass screen (either as a separate shower enclosure or over the bath) • Gold-finish shaver socket fitted to the bathroom • Heated towel rails in a black finish • Backlit feature mirror in the family bathroom • Recessed mirrored cabinet in the principal en suite • Half-height mirror in cloakroom, with half-height tiles by Minoli®

Energy Efficiency, heating and insulation – Air conditioning to the kitchen, cinema room and principal bedroom • Daikin air source heat pump, economically powering the heating and hot water* • Underfloor heating to the ground and first floors • Traditional radiator heating to the second floor • Aluminium double-glazed windows throughout • Aluminium bifold doors to the kitchen and living room • Sliding aluminium doors to the principal bedroom • Insulation installed to Premier Guarantee standards • Energy performance certificate provided on completion, with a predicted energy assessment available on request.



Property Information

Council Tax: TBC

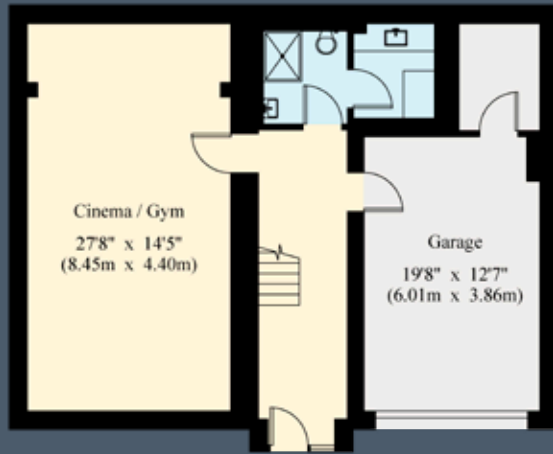
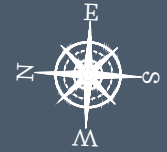
EPC: B

Postcode: TN13 3HT

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
262.1 sq.m / 2,821 sq.ft

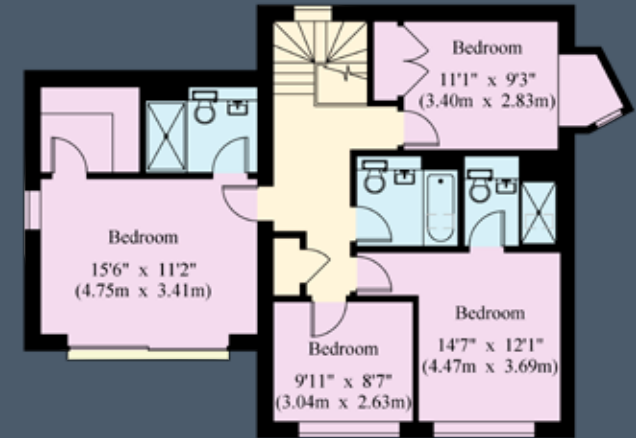
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank
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Sevenoaks
TN13 1UP
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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