

Lakeview

27A LAMBARDE ROAD, SEVENOAKS, KENT

Waterside living at its most luxurious. Featuring 4 bedrooms, 4 bathrooms, a cinema room, a study, a bespoke kitchen and a premium specification, with views over Bradbourne Lakes for an immense sense of tranquillity.



Specification



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

UTILITY ROOM

- Bespoke cabinetry, feature lighting, and soft-close doors and drawers
- Free-standing washing machine and separate tumble dryer from Smeg®

BATHROOM, EN SUITES & 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®

HOME ENTERTAINMENT

- TV point in the living room, wired for Sky Q® capability†
- Network CAT 6 wiring to living room and bedroom 3
- Dedicated space for a wireless router, with a power point and CAT 6 connection
- BT® point in the living room, with BT® fibre-optic available†

ELECTRICAL INSTALLATION

- Combination of downlighters and pendant light fittings throughout
- PIR feature 'night light', with low-level LED fitted in the bathroom and en suites
- Mains-operated smoke detector with battery backup
- Dedicated external electric vehicle charging point
- Electric garage door
- Spur for a future wireless alarm system

ENERGY EFFICIENCY, HEATING & 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

DECORATION & INTERNAL FINISH

- Painted finish to walls and ceilings, in matt soft grey
- Ceramic Minoli® tiles to the entrance hall's floor and walls
- Contemporary architraves and skirting boards, finished in white satinwood paint
- Internal doors in a contemporary matt black finish with chrome furniture
- Combination of porcelain floor tiles and carpets provided throughout the rooms
- Fitted wardrobes to the principal bedroom's dressing room
- Fitted wardrobes with black matt doors to bedrooms 2 and 3

EXTERNAL FINISHES

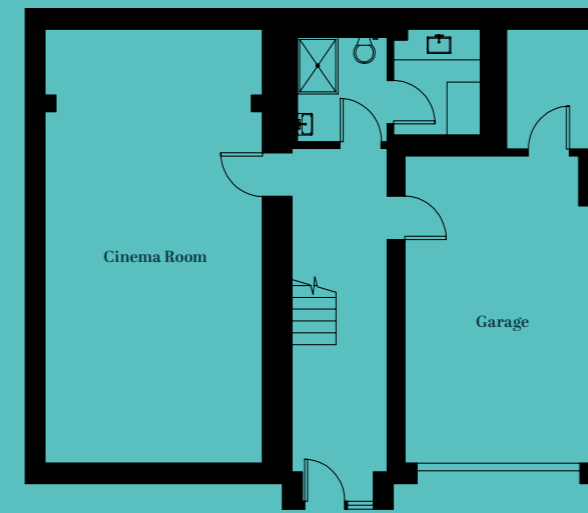
- External tap
- Rear garden to include a paved patio area, with artificial grass to the top lawn area and turf to the lower lawn
- Contemporary-style PIR lighting provided to the front and rear of the property

† purchaser to arrange subscription.

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. This brochure does not constitute any part of a contract, nor does it constitute an offer.

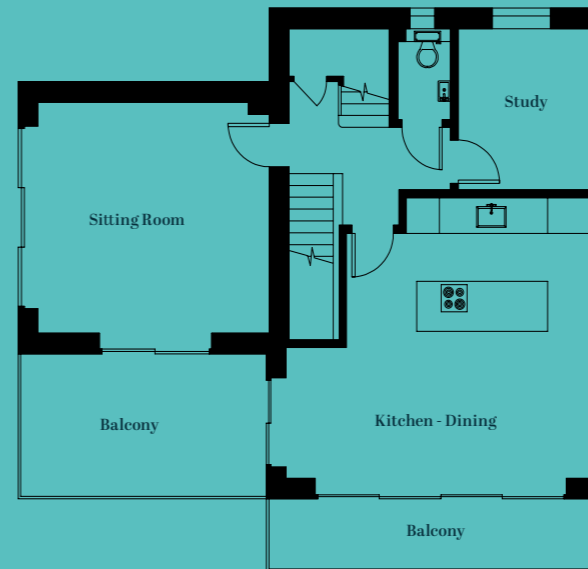
Floorplans

Internal Area : 2162.1 sq.m (2821 sq .f.t .)



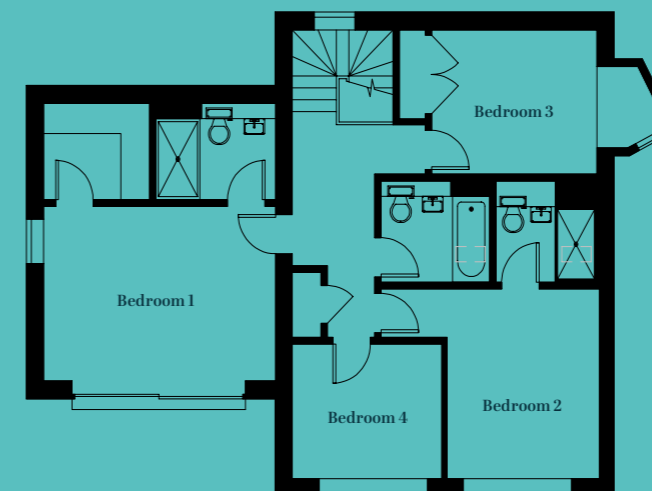
GROUND FLOOR

Cinema Room	8.45m x 4.40m	27'8" x 14'5"
Garage	6.01m x 3.86m	19'8" x 12'7"



FIRST FLOOR

Kitchen - Dining	6.62m x 5.82m	21'8" x 19'0"
Sitting Room	5.06m x 4.85m	16'7" x 15'10"
Study	3.09 x 2.79m	10'1" x 9'1"



SECOND FLOOR

Bedroom 1	4.75m x 3.41m	15'6" x 11'2"
Bedroom 2	4.47m x 3.69m	14'7" x 12'1"
Bedroom 3	3.40m x 2.83m	11'1" x 9'3"
Bedroom 4	3.04m x 2.63m	9'11" x 8'7"

Lakeview

Lakeview is where a generous allocation of space and a contemporary specification meet waterside serenity. More than 2,500sq 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, shower room and utility on the ground floor, and a study 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.

Location

To live at Lakeview is to live in one of Sevenoaks's most desirable enclaves. 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.

The owner of Lakeview can walk just 11 minutes* to Sevenoaks train station, where services take 26 minutes to London Bridge*. Walk another 10 minutes on from the train station and Sevenoaks town centre awaits. Brands including Waitrose, M&S, Gail's, Oliver Bonas and the Giggling Squid are split between a bustling High Street, Bligh's Meadow shopping centre and quaint side streets, such as The Shambles.

Sevenoaks is repeatedly lauded as 'one of the best places to live' by The Times. The best of town living – restaurants, bars, sports clubs and The Stag theatre – are wrapped up in glorious Kent countryside, with the landscape punctuated by Knole Park & House, Riverhill Himalayan Gardens and several golf clubs. Of note are the town's outstanding educational facilities. The prestigious Sevenoaks School is joined by grammar options and well-ranked state facilities.

*Times taken from Google Maps and nationalrail.co.uk

