4 BEDROOMS DETACHED

- *Split-level open plan kitchen and dining*
- *Full height glazing*
- *Cathedral ceilings*
- *Galleried landing*
- *Exclusive master suite*
- *3 bathrooms*
- *Double garage and 2 parking spaces*
- *Landscaped gardens*
- *10 year NHBC guarantee*

THELAMBERHURST

27 SHOESMITH LANE // OAKSHAMLET // KINGS HILL // WEST MALLING // KENT // ME19 4FF

The Lamberhurst is a contemporary 4 bedroom detached family home designed by award-winning developer Environ Country Homes. Modern, light, airy, spacious, dramatic – these are all words that apply to the unique split-level, open-plan living space.

In the family room there is full-height glazing which rises up to the extra high ceilings and floods the room with light creating a stunning architectural space. Part of the family room also has a cathedral ceiling with an intriguing viewing window from the upstairs landing.

The family room is a wonderful place for the family to share meals or simply get together. The sense of space continues throughout this home, there's a great living room with a separate study as well as a double-height dining area to impress your guests.

Upstairs there is an impressive master suite with a cathedral ceiling and luxurious en suite bathroom. There are 3 further bedrooms, one of which has an en suite shower room. The beautiful galleried landing offers extra space for relaxing, bedtime stories or even another work station.

The Lamberhurst is a very exciting four-bedroom property that is not only full of surprises but will also make an ideal family home.

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1. LIVING ROOM *5.18 x 5.22 m*
2. DINING AREA *4.80 x 3.45 m*
3. GARDEN ROOM *8.0 x 2.97 m*
4. STUDY *1.89 x 3.27 m*
5. MASTER BEDROOM *5.37 x 7.55 m*
6. BEDROOM TWO *3.48 x 2.98 m*
7. BEDROOM THREE *4.12 x 4.0 m*
8. BEDROOM FOUR *3.19 x 2.51 m*

A *Cathedral ceiling over Garden Room with rooflight*

B *Double height ceiling*

GROUND

FIRST

FLOORING: Kahrs planked oak wooden flooring, Glenweave oatmeal beige carpets.

KITCHEN: 'Modern country' style design. Full height integrated fridge-freezer, gas hob, externally vented extractor, microwave oven, electric oven, integrated dishwasher, one and a half bowl sink.

BATHROOMS: Sleek contemporary style with storage cupboards, shaver socket, extractor, heated ladder towel rail, soap dishes, towel and toilet roll holders.

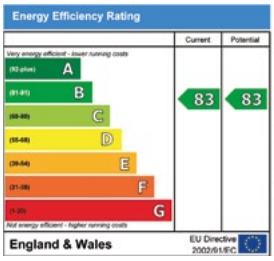
STORAGE: All bedrooms have built in wardrobes. Large storage cupboard under stairs. Airing cupboard on landing.

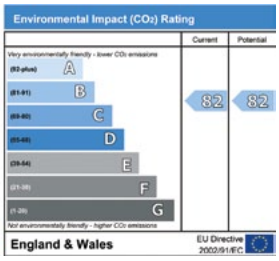
HEATING: Gas underfloor heating on ground floor, radiators on upper floors. All windows are high performance double glazed units for maximum energy efficiency.

ELECTRICAL: Recessed downlighters throughout. Generous provision of double-plug sockets in white finish. BT and TV/ FM points provided in most rooms.

SECURITY: Fitted alarm system with infrared detectors. Mains operated smoke alarm fitted on each floor with battery back up.

EXTERNALLY: Landscaped garden, decking and patio to rear. Exterior lighting at front and back of house. External socket. Double garage has light and power.





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