

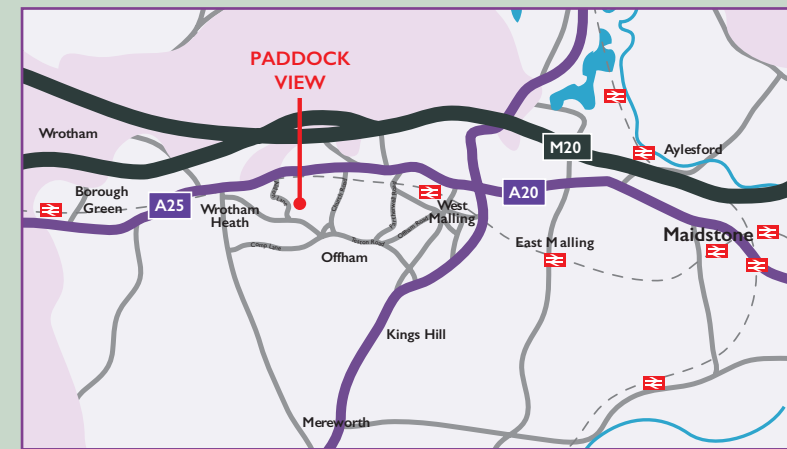


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PADDOCK VIEW, STABLE YARD, ALDON LANE, OFFHAM, KENT ME19 5PH

A SPACIOUS 4 BEDROOM DETACHED NEW HOME

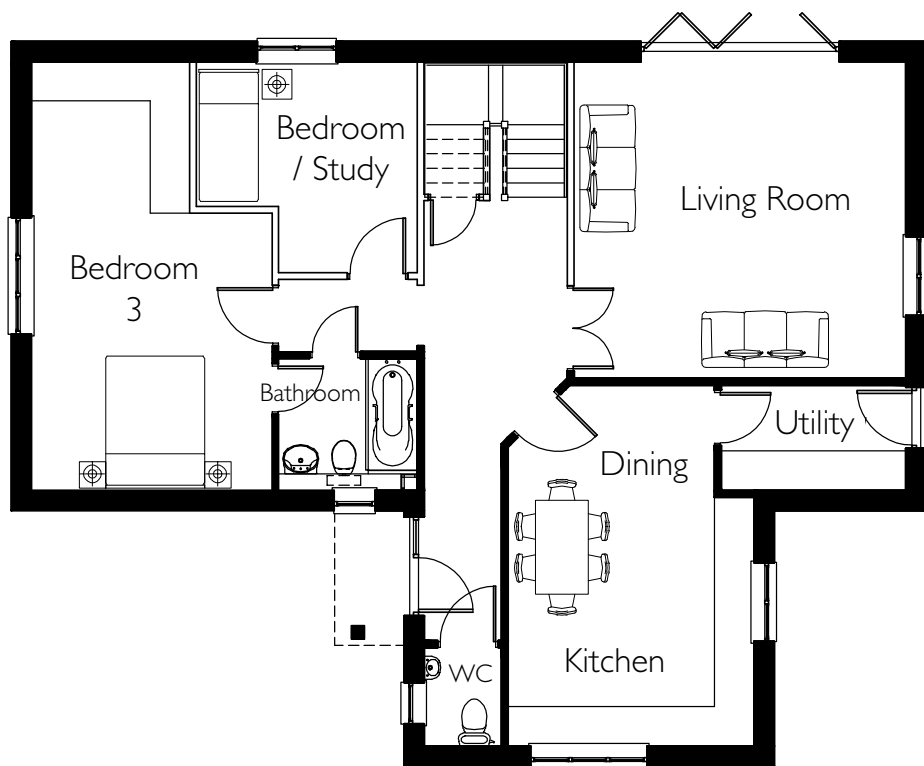




Paddock View has been beautifully transformed from the former stables within a Grade 2 listed Old Rectory into a stunning 4-bedroom home with delightful rural views. As you enter this magnificent home, a spacious hallway leads to a bespoke open plan kitchen/dining area designed by Krieder, with a connecting utility room. Oak double doors open up to a bright and spacious living room, featuring bi-fold doors that overlook the south-facing garden.

Opposite, you will find bedroom 3 with an en-suite bathroom, along with an optional guest bedroom or study. Upstairs, the grand master suite features a Juliette balcony, a dressing room and an en-suite bathroom, while bedroom 2 enjoys its own en-suite and built-in storage. Situated close to West Malling, Offham provides residents with a quiet and tranquil way of living within a prestigious school catchment area and excellent travel connections.

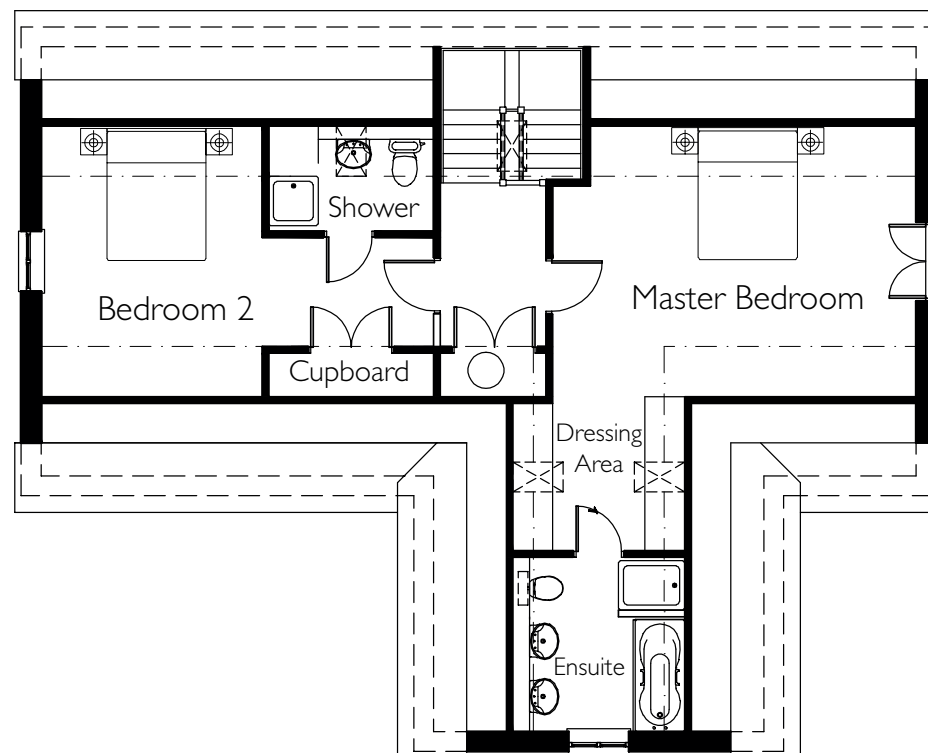
DEVELOPMENT LAYOUT



#### GROUND FLOOR - 105.47M<sup>2</sup> / 1135FT<sup>2</sup> FLOOR AREA

Living Room	5.1m x 4.75m	16'7" x 15'6"
Kitchen	5.5m x 5.0m	18'0" x 16'3"
Utility Room	2.8m x 1.65m	9'1" x 5'4"
Bedroom 3	6.5m* x 3.64m	21'0" x 11'10"
Bed 4/Study	3.35m x 3.2m*	11'0" x 10'6"

\*Maximum. Please note that dimensions are approximate.



#### FIRST FLOOR - 67.48M<sup>2</sup> / 726FT<sup>2</sup> FLOOR AREA

Master Bedroom	5.1 x 4.1	16'7" x 13'4" plus dressing room & en-suite
Bedroom 2	4.1 x 3.2*	13'4" x 10'6" plus cupboard & en-suite

\*Minimum. Please note that dimensions are approximate.

#### TOTAL AREA - 172.95M<sup>2</sup> / 1860FT<sup>2</sup>

**COMPANY PROFILE** - Sevenoaks-based Regalpoint was formed in 2000 to take advantage of development opportunities throughout Kent, Sussex, Surrey and the southern London Boroughs. The company specialises in new build, conversion and the refurbishment of houses and apartments. Since inception, Regalpoint has completed numerous developments from 1 bedroom apartments to 7 bedroom houses. The company is run by a small dedicated management team with most professional services outsourced. A sympathetic approach to the environment, design and construction quality is at the core of the company's philosophy and has resulted in a number of awards.





## KITCHENS

- Individually designed contemporary Krieder kitchen with Caesar stone worktop with co-ordinating upstands.
- Siemens appliances include single electric oven, microwave, induction hob, cooker hood, integrated fridge/freezer and integrated dishwasher.

## BATHROOM/ENSUITE

- Stylish Infinita sanitary ware by Drakes.
- Chrome fittings including taps and shower.
- Heated chrome towel rail.
- Generous choice of ceramic tiles to selected wall areas and floor\*.

## INTERNAL DECORATIONS & FEATURES

- Pre-finished oak doors with sleek chrome furniture.
- Dressing room designed by Krieder from their 'Naked' range of furniture.
- Internal walls painted in Dulux Timeless.
- Smooth ceilings painted white.
- White architraves to all internal doorways and skirting throughout.

## HEATING & ELECTRICAL SERVICES

- Gas fired central heating with underfloor heating to the ground floor; all other rooms by radiators with thermostatic valves.
- Energy efficient lighting throughout with down lighters to kitchen and bathrooms.

- Smoke alarms.
- Security alarm system.
- TV & BT points to selected rooms.

## EXTERNAL AREAS

- Double car barn.
- Electronic entrance gates.
- Solar heat panels to roof.
- Satellite and TV aerial.
- 10 year Build Zone Guarantee.

\* Subject to build stage



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