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Otium Lake, Pluckley



10 Otium Lake, Pluckley, TN27 0DZ

Offers in Excess of £1,400,000

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Enviably positioned and beautifully presented six-bedroom executive home, located on the prestige Otium Lake development, located within walking distance of the mainline station and local pub/restaurant, in the popular village of Pluckley.

The property offers a high specification finish throughout and boasts a state of the art High Performance acoustically treated Dolby Atmos cinema room installed by Potters of Tenterden who also installed a Whole Home Lutron Eco Lighting Control System, Discreet multi-room audio across principal living spaces, High-performance network infrastructure supporting unified control and Centralised video distribution with minimal visual clutter.

The entrance hall leads offers access to a ground floor cloakroom with WC and leads in to the striking open plan kitchen/living area with kitchen fitted with a range of black wall and base units and co-ordinating island, dark wood worksurfaces, Qooker tap and a range of high-end integrated appliances including a dishwasher, wine fridge, fridge-freezer, double oven and induction hob with extractor. The room features bespoke wall panelling with bi-fold doors offering access out and views over the lake and doorways lead through to the family room, cinema and hall with stairs to first floor and access to the generous utility room, a snug/study which has previously been used as a ground floor bedroom, and a useful shower room. The hall also leads to the spacious integral garage with electric vehicle charging point.

The first floor offers the master bedroom with French doors out to the balcony overlooking the lake, an exceptionally generous en-suite with bath and shower and a spacious walk-in wardrobe, two further bedrooms with en-suites, and stairs to the second floor with two further bedrooms, a shower room and eaves storage.

Externally, the rear garden is mainly laid to lawn with a large patio area offering the perfect entertaining space, with pathway and steps down to the lake side and a private jetty.

To the front is a large bloc-paved driveway offering parking for several vehicles, leading to the double garage.

Otium Lake is a private 20-acre estate boasting parkland, woodland a stunning private lake with communal jetty which allows residents to enjoy the lake, may that be swimming, fishing or simply relaxing in the tranquil surroundings.

The development was designed by award winning Guy Hollaway Studio architects and features just thirty one bespoke homes, carefully designed to provide spacious living spaces with architecture combining traditional form and materials with large feature glazing to create attractive and energy efficient new homes, offering the perfect balance of contemporary living in the heart of the Kent countryside, with direct commuter links into London.

The pretty village of Pluckley offers a church, primary school, butcher, convenience store and two pubs and was the location for popular 90's TV series, 'The Darling Buds of May'.

Pluckley's mainline station is located opposite the entrance to the development and provides direct train services to London Charing Cross in one hour and Ashford in approximately 6 minutes, where the high-speed rail service offers journeys into London St. Pancras in just 36 minutes.

The M20 motorway network can also be accessed via Ashford or from Leeds Castle.

The nearby historic town of Tenterden offers comprehensive shopping, including Waitrose and Tesco supermarkets and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. A short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

The nearby larger town of Ashford provides excellent shopping and leisure facilities, including the Ashford Designer Outlet and the surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls.

Tenure – Freehold

Covenants – Restriction of the parking commercial vehicles overnight

Annual Maintenance Charge - £2400 per annum, billed £1200 twice yearly, six months in advance.

Services – Mains Water, Sewerage, Electricity with Air Source Heating.

Broadband – 1000mb

Mobile Phone Coverage – Poor, however excellent service is available with Wi-Fi Calling

Flood Risk – Very Low


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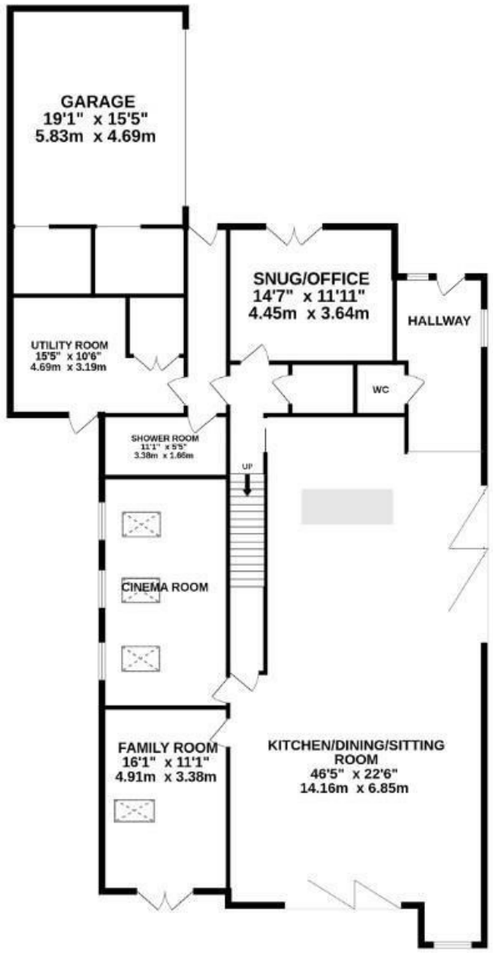








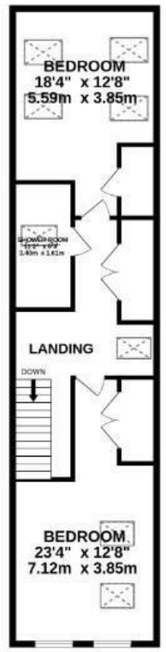
GROUND FLOOR
2395 sq.ft. (222.5 sq.m.) approx.



1ST FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



2ND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

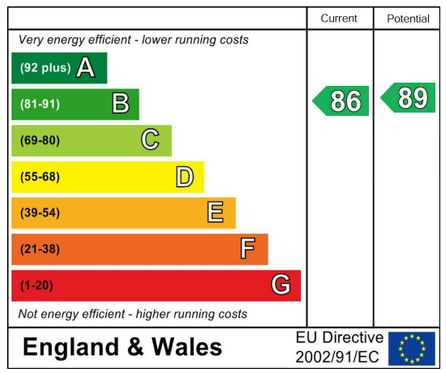


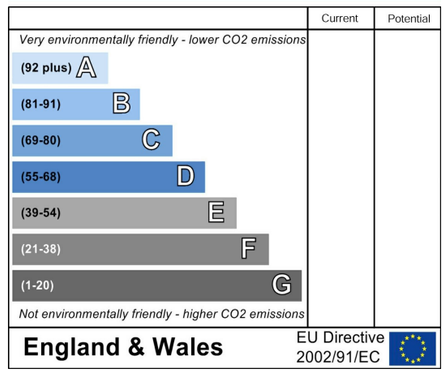
TOTAL FLOOR AREA : 4418 sq.ft. (410.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: H

- STUNNING CONTEMPORARY LAKE SIDE FIVE/SIX BEDROOM DETACHED HOME
- STRIKING OPEN PLAN KITCHEN/LIVING AREA WITH LARGE UTILITY ROOM
- HIGH SPEC CINEMA ROOM INSTALLED BY POTTERS OF TENTERDEN
- GROUND FLOOR BEDROOM & SHOWER ROOM
- FIVE BATHROOMS INCLUDING THREE EN-SUITES
- OVERLOOKING THE LAKE WITH PRIVATE JETTY
- PRESTIGE DEVELOPMENT OF ONLY 31 HOMES SET IN 20 ACRE SITE
- GATED ENTRANCE AND ACCESS TO A PRIVATE LAKE
- WALKING DISTANCE TO MAINLINE STATION AND VILLAGE PUB/RESTAURANT
- EPC RATING B





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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