



Willow Tree Farm Claygate Road, Laddingford – ME18 6BJ

Guide Price £1,650,000

bracketts
est. 1828



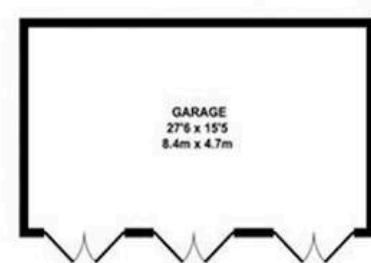
Offered for sale is this truly one-off home, designed for modern family living in a stunning countryside setting. Just moments from the charming village of Laddingford, this contemporary executive residence sits behind electric gates and a private gravel drive, offering style, space and seclusion on a plot approaching approx. 3.8 acres (TBC). Inside, the home delivers 3,245 sq ft of beautifully considered living space. A statement entrance hall, leading to a dedicated study, elegant lounge, versatile sitting/play room and a separate utility. The heart of the home is the impressive open-plan bespoke kitchen / dining / family room, where sleek design meets everyday comfort. Full-width bi-fold doors connect seamlessly to the gardens, creating the perfect backdrop for family life and entertaining.

Upstairs, a dramatic galleried landing and feature window flood the space with natural light. There are four generous double bedrooms, including a standout principal suite with dressing room, luxurious en suite and a show-stopping picture window capturing panoramic views of the gardens and surrounding fields.

The grounds are split into family area with hedge perimeter including expansive lawns, a feature fish pond and a children's play area. Beyond the hedge perimeter is a grass paddock with potential equestrian facilities (subject to necessary consent)

Completing the offering is plentiful parking within the private driveway a detached triple garage with an impressive self-contained one-bedroom annex above. Featuring an open-plan kitchen/living area, bedroom and en suite, it's the ideal solution for guests, teenagers, multi-generational families or an attractive Airbnb opportunity. Please note the annex has its own council tax banding,





TOTAL APPROX. FLOOR AREA 4134 SQ.FT. (384.10 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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