



# 1 The Gatehouse, Otium Lake, Station Road, Pluckley, TN27 0DQ



Guide Price £825,000 - £850,000

GUIDE PRICE £825,000 - £850,000 – Stunning four bedroom executive home, positioned 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 beautifully presented accommodation boasts high end finishes and upgraded carpets and offers a spacious entrance hall with stylish oak and glass staircase to first floor, generous storage cupboards and access to a ground floor bedroom which can also be used as a further reception room, with adjacent shower room. A further doorway leads to the stunning open plan kitchen/living area which features a contemporary high-end matt black and dark wood fitted kitchen with large kitchen island, integrated appliances, Qooker tap and co-ordinating coffee station. Bi-fold doors provide access out and wonderful views over the garden and woodland beyond. There is also a doorway leading to a useful utility room with access out to the side patio and garden room.

The first floor offers the master bedroom with attractive built-in wardrobes and en-suite shower room, a second double bedroom with en-suite featuring a bath with shower above, and a further double bedroom with built in wardrobes, en-suite shower room and views over the garden and woodland area.

Located at the side of the home is a generous and well-constructed garden room offering flexible use such as a home office, gym or studio.

Externally, the generous rear garden is mainly laid to lawn with an extended patio area and raised beds. A pretty wooded area sits beyond the post and rail fencing offering a beautiful and ever-changing vista.

To the front is a large bloc-paved driveway offering parking for several vehicles with carport and gate to rear garden.

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 for 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. The property also features a water softener and smart lighting.

Broadband – 300.6 Download 50.2 Upload. Wi-Fi mesh network available inside and outside the property.

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

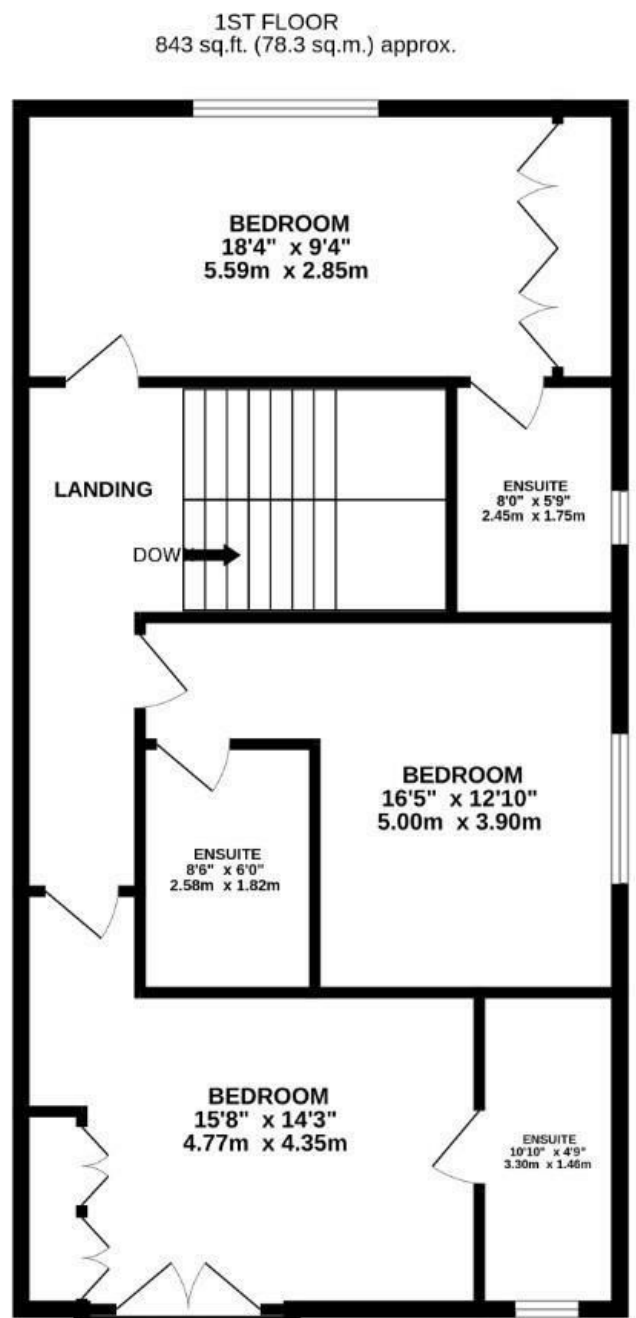
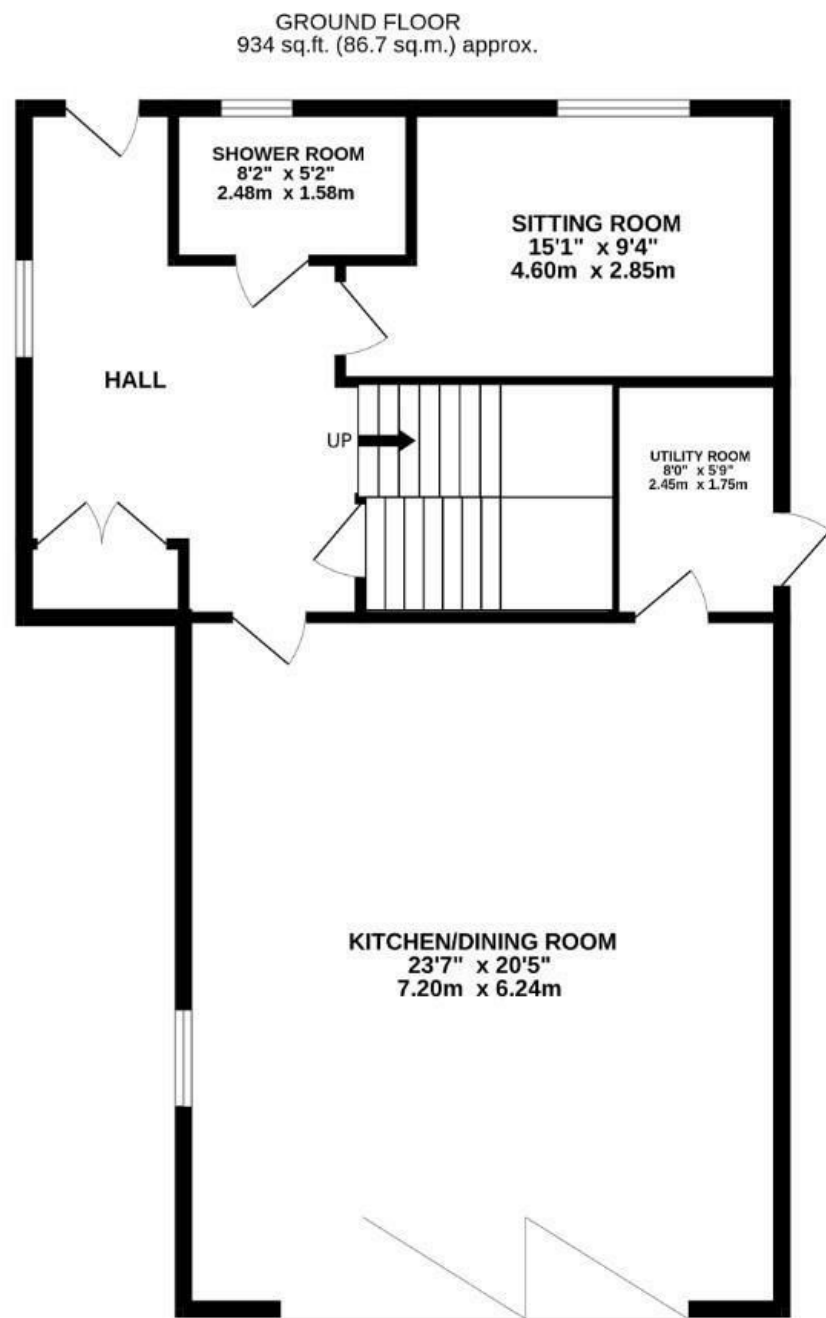
Flood Risk – Very Low











TOTAL FLOOR AREA: 1776 sq.ft. (165.0 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: G

- STUNNING CONTEMPORARY FOUR BEDROOM DETACHED HOME
- STRIKING OPEN PLAN KITCHEN/LIVING AREA WITH UTILITY ROOM
- FLEXIBLE LIVING ACCOMMODATION WITH GROUND FLOOR SHOWER ROOM
- THREE EN-SUITE BATHROOMS
- GENEROUS PLOT OVERLOOKING COMMUNAL WOODED AREA
- PRESTIGE DEVELOPMENT OF ONLY THIRTY ONE HOMES SET ON A TWENTY ACRE SITE
- GATED ENTRANCE AND ACCESS TO A PRIVATE LAKE
- WALKING DISTANCE TO MAINLINE STATION AND VILLAGE PUB/RESTAURANT
- EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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