



WHISTLER MANOR

PILGRIMS LAKES • HARRIETSHAM • KENT





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A substantial and elegant seven bedroom Georgian style house on a prestigious and exclusive development with a picturesque lakeside setting.

Entrance hall • Substantial drawing room • Dining room • Sitting room
Garden room • Kitchen/breakfast room • Utility room • Cloakroom

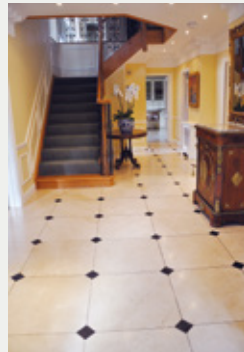
Master bedroom with dressing room and en-suite bathroom • Guest bedroom suite
Further bedroom suite • 4 further bedrooms • Family bathroom

Substantial detached garage with open plan leisure room above offering enormous potential for a variety of uses subject to planning permission • Carriage driveway providing parking for several cars
Established gardens including a delightful rose garden • Views over the shared spring fed lake

In all about 0.53 acre

For sale Freehold, including share of lake

Harrietsham station 0.8 mile by foot • Junction 8 M20 3.9 miles • Maidstone 8.2 miles
Ashford 12 miles • Ashford International station 12.1 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

Whistler Manor sits in a commanding position with views over the spring fed lake on the prestigious Pilgrims Lakes development which is an exclusive gated enclave at the foot of the North Downs Area of Outstanding Natural Beauty. It is conveniently located on the edge of Harrietsham village with its medical centre, primary school, shop, tennis club, cricket ground, Norman Parish Church, post office, village hall and pub. Harrietsham station with mainline links to London Victoria is 0.8 mile by foot.

The County Town of Maidstone is approximately 8.2 miles away with a comprehensive range of shops, schools and recreational facilities. The M20 at junction 8 is 3.9 miles providing links to the national motorway network, Channel Tunnel, London and the Kent coast.

There are numerous good schools in the area in the state sector, they include Maidstone Grammar School for Boys, Maidstone Girls Grammar school and Invicta Grammar School. Private schools include Sutton Valence and the award winning Ashford School.

Sporting facilities include golf at The Ridge and Chart Hills, the country club at Marriot Tudor Park together with recreational facilities at the nearby world renowned Leeds Castle.

Whistler Manor

The property is an imposing neo-Georgian seven bedroom family house. It has impressive accommodation across 3 floors and the rooms are spacious and versatile. All the principal rooms are south facing and benefit from the views of the lake. The house is very well-presented throughout and has been upgraded by the current vendors including marble flooring and the superb and elegant decorative plaster cornicing. The property is perfectly designed to serve the practical needs of a modern family whilst enjoying the benefit of a picturesque lakeside setting.





Ground Floor

There is an attractive entrance portico with decorative columns leading to the double front doors. These open to the substantial entrance hall with marble tiled floor and impressive staircase to the first floor with decorative ironwork. The drawing room is a superb triple aspect room with French doors to the rear terrace and an open fireplace with attractive marble surround. The dining room has two sash windows, a decorative fireplace and views over the lake. There is a charming sitting room off the main hallway. The double aspect kitchen/breakfast room has French doors to the rose garden. The kitchen is comprehensively fitted with an attractive range of shaker wall and base units beneath granite worksurfaces. A glazed door leads to the garden room which in turn opens via glazed double doors to the rear garden. The utility room has granite work surfaces, fitted storage cabinets and space for an extra large American washing machine and dryer. A cloakroom completes the ground floor.

First and Second Floors

From the entrance hall stairs rise to the spacious first floor landing. The master bedroom is double aspect with views over the lake. It leads to a dressing room and in turn a substantial en-suite bathroom with fitted Goodwood solid oak cabinets, Jacuzzi bath and separate shower cubicle. The guest bedroom suite, also with views over the lake, has a range of fitted wardrobes and an en-suite shower room with double cubicle. There is a third bedroom suite and two further bedrooms on the first floor. Furthermore, there is an impressive family bathroom with Goodwood solid oak cabinets, marble, Jacuzzi bath and double cubicle power shower. There are two double bedrooms on the second floor. The vendors currently utilise one bedroom as a study and the other could be used as a games room.





Gardens and Grounds

Whistler Manor is approached via decorative electric iron gates leading in turn to the private carriage driveway at the front of the house. Beyond the house is the substantial detached garage that has been extended by the current vendors and now offers superb space for four cars. Stairs in the middle lead to a flexible open plan room on the first floor, which the vendors currently use as a leisure room. This could be adapted to provide a variety of uses subject to the necessary planning consents.

The enclosed rear gardens provide a variety of outdoor spaces. There is a lovely rose garden with fountain to the side of the house and a paved terrace to the rear providing a delightful area for alfresco dining with built-in BBQ. Furthermore, there is a walled herb garden with a summer house.

At the front of the house, the garden is predominantly laid to lawn with mature trees bordering the lake and provides a charming place to enjoy the setting of the house.

Local Authority

Maidstone Borough Council, Tel: +44 (0) 1622 602000

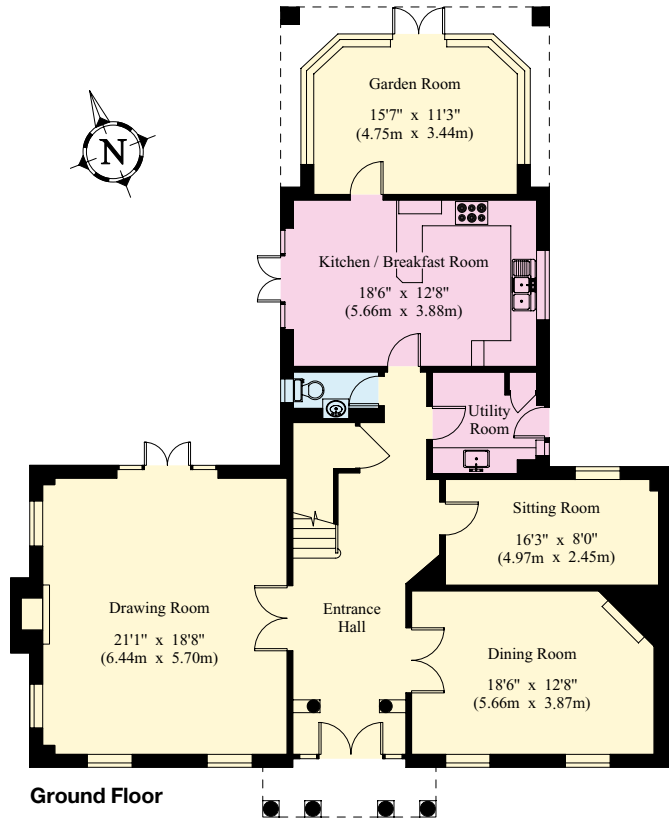
Fixtures and Fittings

Items known as vendors fixtures and fittings together with carpets curtains and garden statuary are specifically excluded from the sale but may be available through separate negotiation.

Services		
Electricity	✓	Mains
Water	✓	Mains
Central Heating	✓	Gas Fired
Drainage	✓	Mains

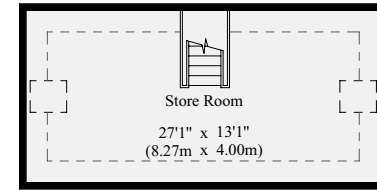
Directions

From the M20 exit at Junction 8 and take the third exit signposted to Leeds Castle/Bearsted. At the next roundabout take the first exit staying on the A20 towards Lenham. Proceed over the next two roundabouts and under the M20. After approximately 1.7 miles turn left into Church Road. Before the right-hand bend the entrance gates to Pilgrims Lakes can be found on the left and Whistler Manor is the second house on the right.

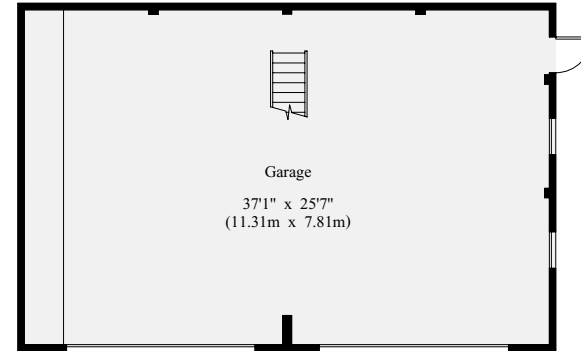


Approximate Gross Internal Floor Area
House 347.5 sq.m (3740 sq.ft.)
Garage: 128.7 sq.m (1385 sq.ft.)

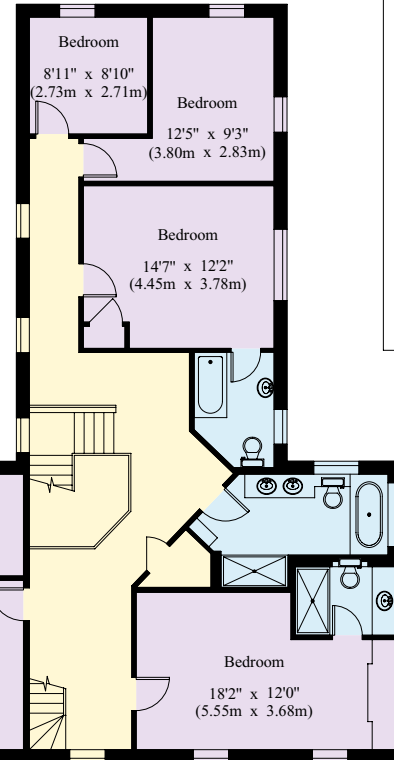
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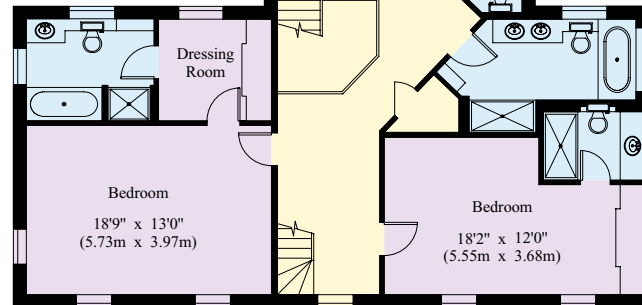
First Floor



Ground Floor

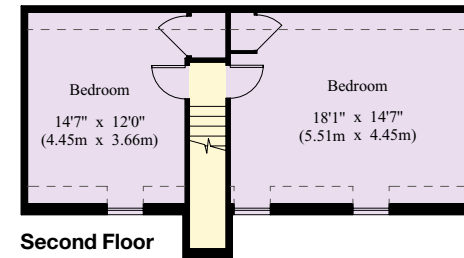


First Floor



Second Floor

----- Restricted Height



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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