



Madeleine Rose

AGENTS *for* FINE
COUNTRY HOMES & COTTAGES

**West View
Bydews Granary
Farleigh Hill
East Farleigh
Kent
ME15 0JB**

Maidstone East Station – London Victoria 2.5 miles
Maidstone West Station – London Charing Cross 2.7 miles
M20 access – 5 miles
(All distances are approximate)

A fine example of a brick and ragstone converted oast and granary offering 4/5 bedrooms of versatile family accommodation. The three storey 20ft roundel provides a master bedroom suite, lounge and further guest room, with fine views over the terraced patios, lawn and woodland of approximately 1 acre. Barn provides for a double garage/games room with further private parking.



Location

This property is situated within a hamlet of attractive converted farm buildings and farm house, on the outskirts of the charming village of East Farleigh, close to the town of Maidstone yet tucked down a private lane. Nearby facilities are provided in the popular villages of Coxheath and West Farleigh including schools, doctor's surgery and shops. Maidstone East station provides services to London Victoria and London Bridge (approx. 60 mins) Maidstone town centre offers comprehensive shopping and access to the M20, M25 and M2 is within practical driving distances. Kent is blessed with a range of both state and private schools as well as the grammar system.

Description

Converted some 20 years ago from the remains of the old granary, this attractive semi-detached upside down home offers flexible and spacious accommodation.

Steps from the private lane ascend via a wooden staircase with decked landing to the front door opening to a tiled hall with exposed beams. Doors lead to the kitchen with bespoke oak wall and base units, black granite work surfaces, breakfast area and inset sink with splashbacks. Integrated



appliances include a stainless steel Britannia gas range cooker with extractor hood, combination microwave, dishwasher and space for American style fridge freezer. The cloakroom with low level WC, wash hand basin lies inside the hall together with the utility room plumbed for washing machine and dryer. Across from the hall is the beamed dining room with wood effect floor and views to side and rear.

Steps lead down to the inner hall with coat cupboard and further stairs that ascend to a landing that is currently used as a study area with views over the side terrace and leads to the top level of the roundel with exposed timbers to apex, ceiling fan and radiator an ideal media room or guest bedroom/5. From the inner hall steps lead down to the dramatic lounge sited within the first floor of the 20ft roundel with numerous windows allowing light and excellent views over the grounds.

The bedroom accommodation is on the ground floor with access from the inner hall or garden lobby. The master bedroom is sited in the ground floor of the roundel having a range of bespoke fitted oak effect wardrobes, with windows that overlook the terrace and gardens beyond. An ensuite shower room provides a tiled shower cubicle, pedestal wash hand basin with

heated ladder towel rail. Bedroom 2 has a built in wardrobe with windows to the front. Bedroom 3 is currently fitted out as an office with generous desk space, storage and shelving. Bedroom 4 enjoys views of the garden with family bathroom close by with white suite of wash basin, WC, panelled bath with overhead shower and glazed shower screen.

Gardens and Grounds

You will not stumble on this property as it lies at the end of a private lane beyond beautifully converted farm buildings, in a peaceful setting. Large wooden gates open from the lane into a generous off road parking area giving access to the grounds and garden entrance to the house and pedestrian access to the barn.

Part of the detached barn of ragstone with timber elevations under a kent peg tiled roof has power and lights and currently is used as a gym/entertaining area. Being vaulted there is huge space for storage and could easily revert back in to garaging using the retained up and over doors that adjoin the lane.

The gardens have been sensitively landscaped using some of the old ragstone found within the grounds. Varying terraces that enjoy views of the property and grounds

edge a lawned area that overlook the woodland. Italian slate sweeps around to the steps leading to the side entrance of the barn and continues down to the lower terrace.

The lower terrace provides for a generous area to barbeque, with a fun garden bar, water feature and subtle lighting for those barmy evenings.

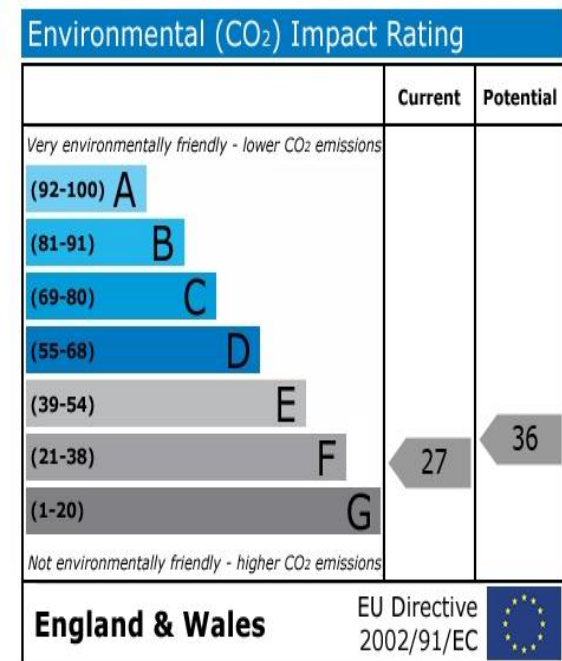
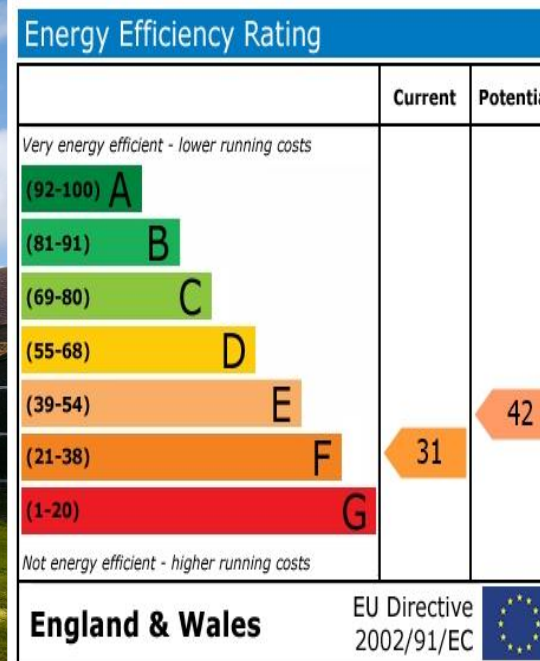
A deep paved terrace adjoining the property leads on through a pergola to the sunken woodland. Once a railway line to the midway towns, now a haven for wildlife.

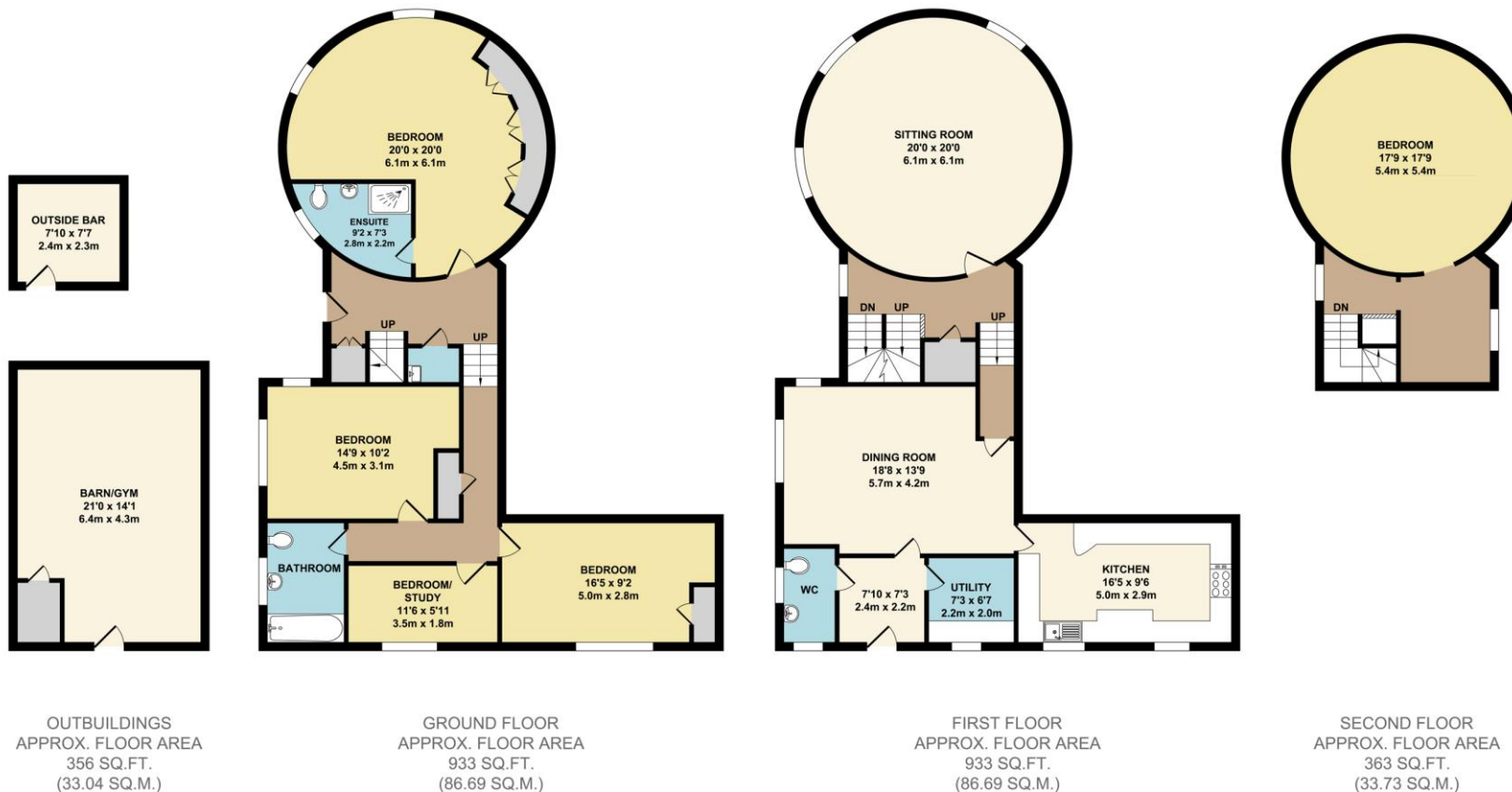
The grounds are approximately 1 acre and lie behind and to the side of the property.

Services

Heating and water provided by a gas fired boiler. Mains water (metered). Mains gas and electric with private drainage.

VIEWING IS STRICTLY BY APPOINTMENT





TOTAL APPROX. FLOOR AREA 2585 SQ.FT. (240.15 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 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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Bower House, North Street, Sutton Valence, Kent, ME17 3HR
Tel: 01622 84 44 55 Fax: 01622 84 44 56 Email: sv@madeleine-rose.com

www.madeleine-rose.com