



The Coach House
Sutton Road | Langley | Maidstone | Kent | ME17 3LY

FINE & COUNTRY

Seller Insight

“The Coach House is a hugely characterful home that occupies a superb location on the fringes of the pretty village of Langley. The property is thought to date back to circa 1745, but in more recent years it has been beautifully extended and renovated.

“Twenty-five years ago my wife and I were living in a bungalow in town,” says Malcolm, “but when this property came up for sale, despite it being in need of renovation, it was in such a lovely location that we decided to go for it.”

“The original layout was three-bedrooms on the first floor and three adjoining living areas on the ground floor,” continues Malcolm. “There were no hallways, each room simple lead into the other, so we purchased the property with the definite idea of modernising it. Since then we’ve probably increased the size of the house by about fifty per cent, so now all of the rooms have very generous proportions. However, we made sure that the work was carried out extremely sympathetically, so it’s still a house that is full of character.”

“The garden is lovely,” says Malcolm, “and a good size but very manageable. We have a large patio all the way along the back of the house, which is a lovely place to sit out and relax, and then the rest is laid to lawn with a few flowerbeds here and there. It’s a very private feeling space and our location means it’s also very peaceful.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Coach House

MAIN DESCRIPTION

A delightful home of character that offers generous family size accommodation plus the additional 'annexe' potential of a large detached garage block with store room above. The property sits to the south of Maidstone in the village of Langley.

The area is well served with excellent schooling facilities both in the private and state sectors. For those that may need to commute to London, the property does sit conveniently for easy access to both the motorway and the rail network. Typical journey times from Headcorn station (to the south) to Charing Cross are just over one hour.

ENTRANCE Double glazed entrance door opening into ground floor accommodation.

ENTRANCE HALLWAY Radiator. Fitted carpet.

INNER HALLWAY Double glazed windows to front. Radiators. Fitted carpet.

LOUNGE Double glazed window to rear. Door to garden. Corniced ceiling. Open working fireplace with brick surround and over mantle. Radiators. Solid oak flooring.

DINING ROOM Double doors to sun lounge. Radiator. Fitted carpet.

SUN LOUNGE Double glazed window to rear. Radiator. Fitted carpet.

KITCHEN/BREAKFAST ROOM Double glazed windows to front and rear. One and a half bowl acrylic sink unit with integrated waste disposal and mixer taps inset into roll fronted work surfaces. Range of cupboard and drawer base units (one concealing gas fired boiler). Space for range cooker (appliance

available) with extractor hood over. Integrated fridge freezer. Range of eye level wall cupboards. Local wall tiling. Installed water softener. Tiled floor. Radiators.

LAUNDRY/UTILITY Double glazed window to rear. Double glazed door to rear. One and a half bowl acrylic sink unit with mixer taps inset into roll fronted work surface. Range of cupboard and drawer base units. Plumbing for automatic washing machine and space for further appliances. Wall mounted gas fired boiler. Local wall tiling. Radiator. Tiled floor. Built in 'pine' sauna room.

REAR LOBBY Double glazed window to rear. Door to garden. Radiator. Fitted carpet.

GROUND FLOOR W.C. Low level close coupled W.C. Wall hung wash hand basin. Radiator.

STAIRCASE TO FIRST FLOOR Fitted carpet. Hand rail.

LANDING Double glazed Velux window to rear. Built in cupboard. Radiators. Fitted carpet.

MASTER BEDROOM Double glazed windows to side and rear. Range of fitted wardrobes. Radiator. Fitted carpet.

EN-SUITE Double glazed window to front. Twin gripped panelled bath. Tiled shower enclosure. Low level close coupled W.C. Pedestal wash hand basin. Fitted storage. Full wall tiling. Radiator. Tiled floor.

BEDROOM Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM Double glazed window to front. Built in wardrobes. Airing cupboard with water cylinder. Radiator. Fitted carpet.







Step inside

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BEDROOM Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM Double glazed window to rear. Built in wardrobe. Radiator. Laminated flooring.

FAMILY BATHROOM Double glazed window to rear. Sunken bath with 'spa' function. Twin pedestal wash hand basins. Low level close coupled W.C. Full wall tiling. Radiator. Tiled floor.

SHOWER ROOM Double glazed 'Velux' window to front. Low level close coupled W.C. Pedestal wash hand basin. Tiled shower enclosure with body jet and steamer function. Fitted storage. Full wall tiling. Radiator. Tiled floor.

GARAGE BUILDING Triple garage building with three separate powered up and over doors. Power and light. Personal door to rear.

STORE ROOM With fixed external staircase. Double glazed door and window to rear. Double glazed window to front. Fully boarded floor. Power and light.

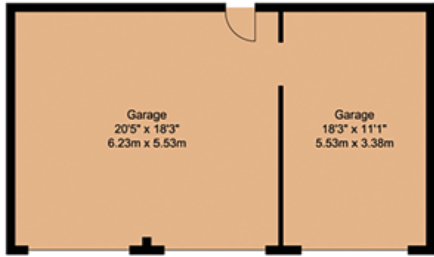
PARKING Large block paved parking area secured behind electric gates.

GARDEN Paved patio area with central lawn area flanked by raised borders. Two greenhouses and storage shed.

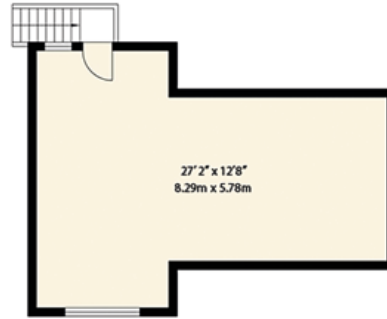
BRICK BUILT OUTBUILDING Double glazed doors and windows. Power and light. Attached store to side with double glazed twin doors. Power and light.

ADDITIONAL SIDE ENTRANCE A further gated side vehicular access is provided via a right of way over a neighbouring driveway.

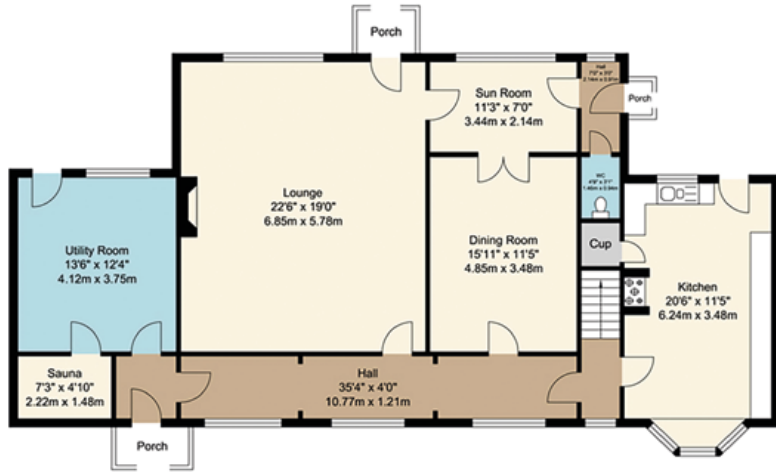




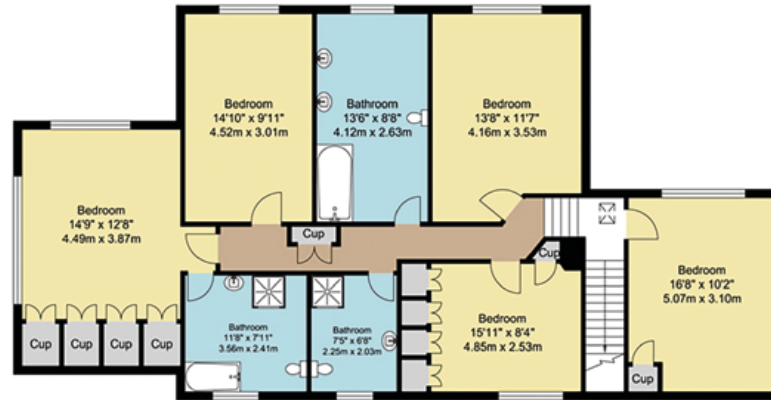
Ground Floor Garage
Approximate Floor Area
578.02 SQ.FT.
53.70 SQ.M.



First Floor Garage / Store
Approximate Floor Area
419.46 SQ.FT.
38.97 SQ.M.



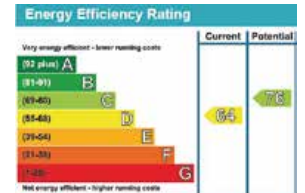
Ground Floor
Approximate Floor Area
1403.07 SQ.FT.
130.35 SQ.M.



First Floor
Approximate Floor Area
1358.29 SQ.FT.
126.19 SQ.M.

TOTAL APPROX FLOOR AREA 3758.86 SQ.FT. 349.21 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.



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed



Fine & Country
Tel: +44 (0)1732 222272
westmalladmin@fineandcountry.com
28 High Street, West Malling, Kent, ME19 6QR

