



The Priory

Maidstone | ME15 0JH



REAL ESTATE
ESTATE AGENCY : REDEFINED

The Priory

East Farleigh, Maidstone, ME15 0JH

Nestled at the end of a peaceful cul-de-sac, this impressive 3/4 bedroom detached property offers exceptional living space and breathtaking views of the picturesque countryside, with the added bonus of overlooking the River Medway. Enjoy your very own private mooring space at the bottom of the garden, perfect for those with a love of the water.

The home is in superb condition and features an open-plan living area, ideal for family living and entertaining. The ground floor also includes a separate kitchen, a utility room, a modern shower room, and an additional reception room, which could easily serve as a fourth bedroom or study.

Upstairs, you'll find three spacious double bedrooms, with the master suite benefiting from an en-suite bathroom. The versatile annexe room, located at the rear of the garage, comes complete with a separate shower room, offering an excellent space for guests, a home office, or additional living accommodation.

Outside, the property is set in beautifully maintained grounds with stunning views and the unique advantage of direct access to the river. Perfectly positioned, this home combines tranquility with convenience and is a rare opportunity to own a riverside property with private mooring in a sought-after location.

£1,200,000



Entrance Hall

Living Room

28'11 x 24'4 (8.81m x 7.42m)

Kitchen

13'10 x 11'5 (4.22m x 3.48m)

Shower Room

6'6 x 6'0 (1.98m x 1.83m)

Utility Room

6'6 x 5'3 (1.98m x 1.60m)

Store Room

11'0 x 4'11 (3.35m x 1.50m)

Reception Room/Bedroom

11'11 x 10'5 (3.63m x 3.18m)

Bedroom

15'8 x 11'11 (4.78m x 3.63m)

En Suite

8'2 x 4'0 (2.49m x 1.22m)

Family Bathroom

10'1 x 11'3 (3.07m x 3.43m)

Bedroom

14'6 x 11'7 (4.42m x 3.53m)

Bedroom

11'7 x 9'10 (3.53m x 3.00m)

Annexe Room

9'10 x 8'10 (3.00m x 2.69m)

Shower Room

8'10 x 3'1 (2.69m x 0.94m)





Total floor area 206.0 sq. m. (2,217 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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