



The Priory

Maidstone | ME15 0JH



REAL ESTATE

ESTATE AGENCY : REDEFINED

The Priory

East Farleigh, Maidstone, ME15 0JH

A Uniquely Impressive Detached House with exceptional living space and breathtaking views of the picturesque countryside, and the added bonus of overlooking the River Medway. Perfectly nestled at the end of a peaceful cul-de-sac. Enjoy your very own private mooring at the end of the garden - Ideal 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 modern fitted kitchen, a separate utility area, a stylish shower room, as well as an additional reception room, that could easily serve as a fourth bedroom or home-office.

Upstairs, there are 3 Spacious Double Bedrooms, the master suite benefiting from an En-Suite Bathroom. The versatile annexe, located at the rear of the garage has it's own separate shower room, offering the perfect retreat for guests, a home office, or additional living accommodation.

Externally, 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 - a rare opportunity to own a riverside property with a private mooring in a very desirable area.

Offers Over £1,000,000



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)

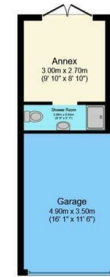
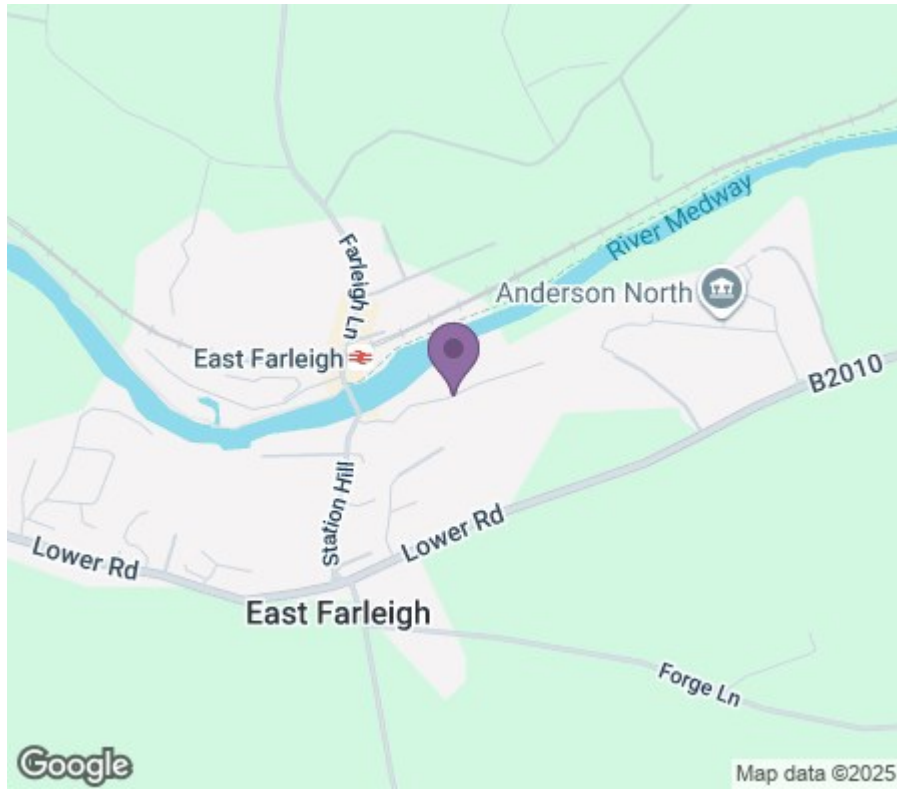
Annexe Room

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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