



**MEADOW HOUSE, MEREWORTH ROAD, WEST PECKHAM, ME18
5JH**

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 **Hillier**
Reynolds

O.I.E.O.
£1,500,000

FREEHOLD

Immaculately presented five-bedroom detached family home.

Stunning master bedroom suite with views over surrounding countryside.

Garage and in-out driveway with parking for multiple cars. Southerly facing rear garden.





We are excited to market this most impressive and beautifully presented five-bedroom detached family home recently renovated to an exceptionally high standard. The property is located in the charming and idyllic village of West Peckham, within walking distance of the village green and community owned pub.

This spacious family residence offers approx. 3,000 sq ft of elegant living space. There is a large in-out driveway with parking for multiple vehicles.

As you enter the property you will be instantly impressed with the tasteful and stylish decor. This home has been carefully designed to offer everything the modern family needs. The bespoke, handmade kitchen and adjoining family room are simply stunning, incorporating a large central island with breakfast bar and informal dining area. Aluminium sliding doors open onto the large southerly facing rear garden and beautifully landscaped patio area ideal for entertaining.

From the kitchen you will find the substantial walk-in pantry leading into a generous utility and boot room. There is a well-proportioned lounge and separate, formal dining room with sliding doors that also lead to the patio. There are two further reception rooms, one of which is currently a home salon and the other an office. Two cloakrooms and a coat cupboard complete the downstairs accommodation.

Upstairs the home is as immaculately presented as the living area. From the landing there are far reaching and stunning views of the surrounding countryside. The master bedroom suite is breath-taking and designed with luxury in mind. At one end of the room is a beautiful dressing area with high quality fitted wardrobes and storage units, at the other is a fabulous bathroom with stunning walk-in shower, freestanding luxury bath and double basin vanity unit.

There are four further double bedrooms all with individually styled en-suites. On the landing is a very cleverly designed laundry station built in behind stylish sliding doors.

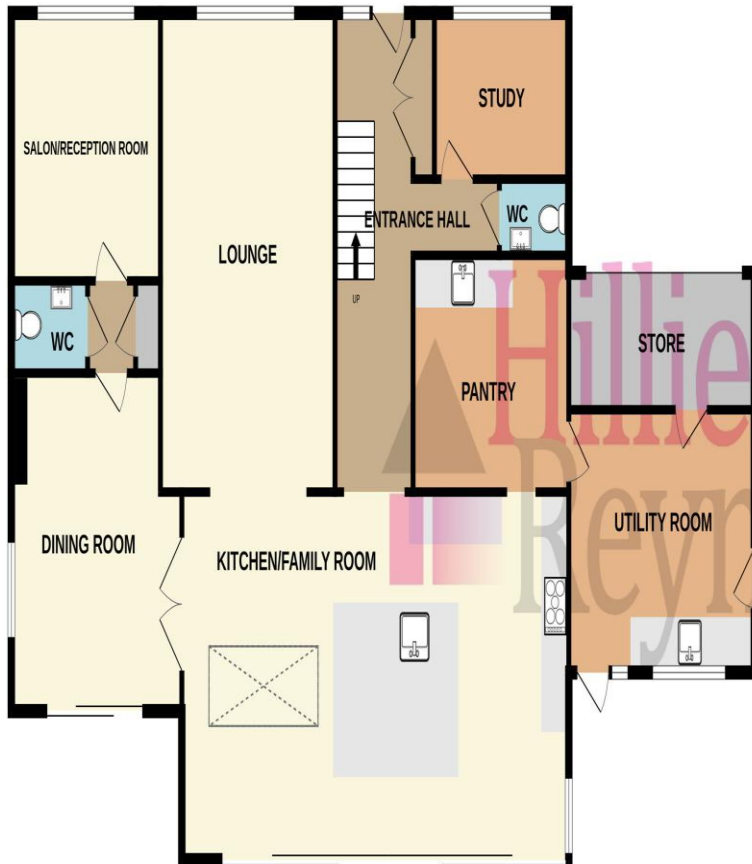
Despite its tranquil and semi-rural setting, West Peckham has excellent access to the nearby towns of Tonbridge, Tunbridge Wells, Maidstone and Sevenoaks all of which offer fast road and rail links. The area is well-served by sought after local grammar and public schools making this an ideal choice for families.

We are expecting a high level of interest in this unique property and viewing is highly recommended to fully appreciate the care and attention to detail that the current owners have invested in this beautiful family home.

ACCOMMODATION

GROUND FLOOR
159.9 sq.m. (1721 sq.ft.) approx.

1ST FLOOR
110.6 sq.m. (1191 sq.ft.) approx.



TOTAL FLOOR AREA : 270.5 sq.m. (2912 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hallway

W.C

Study - 10'1" (3.07m) x 5'11" (1.80m)

Lounge - 19'11" (6.07m) x 13'11" (4.24m)

Kitchen/Family Room - 30'11" (9.42m) x 15'3" (4.65m)

Dining Room - 14'0" (4.27m) x 13'7" (4.14m)

Salon/Reception Room - 11'11" (3.63m) x 11'1" (3.38m)

Pantry - 11'9" (3.58m) x 9'10" (3.00m)

Utility Room - 14'10" (4.52m) x 10'11" (3.33m)

First Floor Landing

Master Bedroom - 19'8" (5.99m) x 11'10" (3.61m)

En-suite

Bedroom 2 - 12'0" (3.66m) x 9'7" (2.92m)

En-suite

Bedroom 3 - 13'6" (4.11m) x 8'6" (2.59m) plus additional lobby area

Walk-in Wardrobe - 9'4" (2.84m) x 3'5" (1.04m)

En-suite

Bedroom 4 - 11'10" (3.61m) c 9'4" (2.84m)

En-suite

Bedroom 5 - 10'11" (3.33m) x 8'3" (2.51m)

En-suite

Outside

Front comprising of lawn area with flower and shrub borders. In and Out driveway with parking for multiple vehicles.

Store - 14'10" (4.52m) x 5'7" (1.70m)

Southerly facing rear garden comprising of raised patio area. Lawn area. Established trees, flowers and shrubs.



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

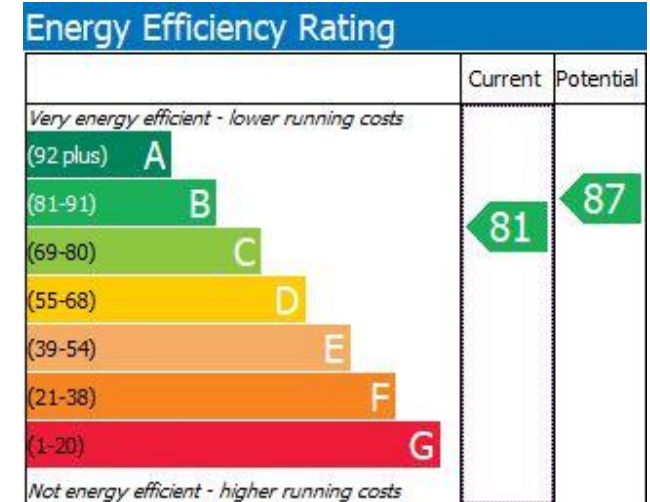
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

Proceeding south along Seven Mile Lane turn right at the crossroads into Mereworth Road. The property can be found on the left-hand side shortly after the sign post for West Peckham.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

