

# ferris&co



£1450 PCM  
Holding deposit equivalent to 1 weeks rent.



**The School House Lower Road**  
Maidstone, ME15 0JL

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ



## DESCRIPTION

Originally built in the 1840's this charming ragstone cottage is available For Let. Adjacent the Medieval St. Mary's Church. From the rear there are stunning views over the Medway Valley, 100 metres from the property is the 14th Century 3 arches spanning bridge which is next to the station with connections to Maidstone and Paddock Wood (Victoria and Charing Cross lines). The Old School House is built of ragstone with gothic fenestration originally built for the headmaster of the school. There are well proportioned rooms, compact courtyard style gardens and allocated parking.

East Farleigh is conveniently situated within easy access of the County town some two and half miles distant. Local shops and amenities may be found in Coxheath some half a mile distant.



## ON THE GROUND FLOOR

### ENTRANCE DOOR

Lancet shaped doorway, blackened furniture, outside light.

### STAIRCASE TO FIRST FLOOR

### LOUNGE 11' 8" x 11' 2" (3.55m x 3.40m)

Radiator, window to front.

### DINING ROOM 12' 0" x 11' 2" (3.65m x 3.40m)

Walk in storage cupboard, radiator, recessed fireplace, fireside storage cupboard, panelling to dado height, window to front, laminate flooring.

### KITCHEN / BREAKFAST ROOM 12' 10" x 11' 3" (3.91m x 3.43m)

Laminate flooring, fitted with units with oak effect working surfaces, stainless steel sink with mixer tap, four burner gas hob, oven beneath, extractor hood above, space for washing machine, window to rear with distant views, walk-in larder cupboard.



## ON THE FIRST FLOOR

GROUND FLOOR  
494 sq ft. (45.9 sq.m.) approx.



1ST FLOOR  
497 sq ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**LANDING** 12' 1" x 6' 6" (3.68m x 1.98m)

**BEDROOM 1** 12' 2" x 12' 0" (3.71m x 3.65m)

Cast iron fireplace, double wardrobe cupboard, radiator, window to front.

**BEDROOM 2** 12' 0" x 8' 3" (3.65m x 2.51m)

Cast iron fireplace, radiator, window to front, double built-in storage cupboard.

**BEDROOM 3** 9' 6" x 7' 2" (2.89m x 2.18m)

Window to front, fireplace, radiator.

**SPACIOUS BATHROOM** 13' 0" x 11' 1" (3.96m x 3.38m)

White suite, panelled bath, shower cubicle, wash hand basin, shower cubicle, laminate flooring.

## OUTSIDE

Small courtyard style garden, small lawned front garden, well stocked with shrubs and iron fencing. Allocated parking.



## DIRECTIONS

From Maidstone leave in a westerly direction on the Tonbridge Road A26, after approximately a mile and a half turn left at the traffic lights into Farleigh Lane. Proceed over the railway line and across the river, proceed up the steep hill with St Mary's Church on the right and the property will be found adjacent to the Church on Lower Road, the B2010.

