

Ferris&Co



Monthly Rental Of £2,500.00 pcm
Holding deposit equivalent to 1 week's rent on application



The Squirrels Thurnham Lane
Maidstone, ME14 3LG

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Unique opportunity to let this one-of-a-kind immaculate bungalow. located next to the beautiful St. Mary's Church. The property boasts good-size bedrooms and has a light and airy open plan living area. Conveniently located in Thurnham, one mile from Bearsted village with amenities. It is tastefully decorated in neutral tones. A wonderful opportunity to live in a rural location with the benefits of a main line train station with routes direct to London.

The Parish of Thurnham is steeped in history with the property nestling on the lower slopes of The North Downs, an area recognised as an AOB. The nearby Bearsted Village Green and railway station is approx 3/4 of a mile away. The Village Green is flanked by period properties, Gastro pubs and restaurants with a mainline railway station connected to London on The Victoria Line. Educationally the village boasts an excellent infant and junior school with a wide selection of clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely Bearsted has The Woodland Trust with its 26 acres of amenity land. Maidstone The County Town is some 3 & 1/2 miles distant and has a wider selection of amenities including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. The agricultural scenery has recently been transformed into Vineyards inclined to the south, paying homage to bacchus.

Entrance Hall

Light grey and cream painted walls. Cream tiled flooring. Grey wall mounted radiator.

Lounge 14' 2" x 25' 11" (4.31m x 7.89m)

Light grey and cream painted walls. Herringbone wooden flooring. Wall mounted silver radiators. Window facing front. Electric fireplace. Doors leading to conservatory.

Conservatory 15' 6" x 14' 9" (4.72m x 4.49m)

Cream tiled flooring. Electric socks. Patio doors leading to patio area.

Kitchen/Breakfast Room 28' 2" x 12' 8" (8.58m x 3.86m)

Cream painted walls. Range of cream high and low units. Breakfast bar. Extractor fan. Neue induction hob. Neue electric oven. Integrated hot point dishwasher. White granite worktop. Window's facing side and front.

Storage

Plumbing for a washing machine and space for a tumble dryer.

Family Bathroom 8' 0" x 6' 6" (2.44m x 1.98m)

Cream painted walls. Half tiles walls marble effect tiles. Pattern white and dark grey floor tiles. Square hand basin. Free standing bath with mixer tap and shower hose. Low level W/C. Windows facing back. wall mounted shelves. Wall mounted mirror.

Bedroom 3 16' 2" x 11' 9" (4.92m x 3.58m)

Mocha painted walls. Beige carpet. Window facing side. Door leading to family bathroom.

Bedroom 2 14' 0" x 12' 10" (4.26m x 3.91m)

Mocha painted walls. Beige carpet. Window facing side. Door leading to Ensuite.

En-suite

Cream painted walls. Grey tiled flooring. Low level W/C. Hand basin. Mains powdered shower. Marble effect tiles. Wall mounted mirror.

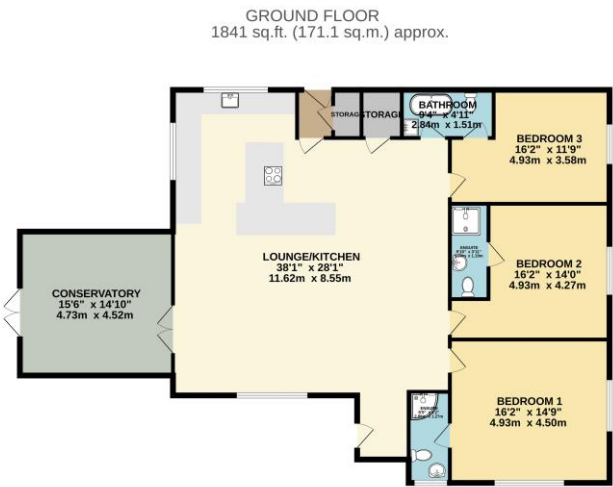
Bedroom 1 12' 9" x 15' 11" (3.88m x 4.85m)

Light grey painted walls. Beige carpet. Windows facing front and side. Door leading to En-suite.



DIRECTIONS

From our Bearsted office proceed in a Northerly direction into Thurnham Lane passing under the railway bridge, continue for approximately half a mile passing under the motorway bridge, continue 1/2 mile up the road and The Squirrels is on your left.



TOTAL FLOOR AREA: 1841 sq.ft. (171.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions. The figures are for guidance only and should not be relied upon for any legal or financial purposes. The service, systems and appliances shown here are not tested and no guarantee is given for their operation or condition at the time of sale.

Energy performance certificate (EPC)

The Squirrels
Thurnham Lane
Thurnham
MAIDSTONE
ME14 3LG

Energy rating

C

Valid until:

31 January 2032

Certificate number:

0320-2509-3120-2102-4385

Property type

Detached bungalow

Total floor area

127 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		