

Ferris&Co



Monthly Rental Of £2,800.00 pcm
Holding deposit equivalent to 1 week's rent on application



Owl End Thurnham Lane
Maidstone, ME14 3LG

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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

White painted walls. Cream floor tiles. Under floor heating.

Lounge 18' 9" x 13' 4" (5.71m x 4.06m)

White painted walls. Wooden flooring. Windows facing front. French doors leading to conservatory.

Conservatory 21' 6" x 12' 0" (6.55m x 3.65m)

Cream tiled floor. Windows all round with white roller blinds. Electric sockets. Pendant lights. French doors leading to garden.

Utility room 0' 0" x 0' 0" (0.00m x 0.00m)

Shelving. Free standing Dryer. Boiler.

Kitchen 15' 0" x 9' 5" (4.57m x 2.87m)

Range of high and low gloss units. Gannet affect worktop. Windows facing rear. Sink with mixer tap. Lamona Cooker with 5 ring gas hob. Extractor fan. Integrated under counter fridge, freezer and dishwasher. Window facing rear. Cream tiled floor.

Bathroom 13' 10" x 6' 9" (4.21m x 2.06m)

Cream tiled floor and part wall. White painted 1/4 of wall. Mains power shower. Hand basin. Low level W/C. Bath with mixer tap. Window facing rear.

Bedroom 3 11' 11" x 11' 5" (3.63m x 3.48m)

Grey painted walls. Wooden flooring. Window facing rear and side. Grey roller blinds.

Bedroom 2 17' 11" x 10' 11" (5.46m x 3.32m)

White painted walls. Wooden flooring. Grey fitted roller blinds. Built in wardrobe. Windows facing front.

Bedroom 1 18' 10" x 21' 9" (5.74m x 6.62m)

White painted walls. Cream tiled flooring. Windows facing rear. Bi-fold doors to front. Hanging spot lights.

Bedroom 4 17' 10" x 17' 1" (5.43m x 5.20m)

White painted walls. Beige grey carpets. Wall lights. Two sky lights.

Bedroom 5 21' 2" x 17' 1" (6.45m x 5.20m)

Beige grey carpet. White painted walls. Fitted storage. Spot lights. Window facing rear.

Bathroom 15' 10" x 6' 3" (4.82m x 1.90m)

Light blue painted walls. Cream tiled floor. Window facing side. Bath with mixer tap with shower hose. Hand basin. Low level W/C.

Rear Garden

Decking area with pergola retractable sun shade. Shed. Grass area.

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 Owl End is on your left.



Energy performance certificate (EPC)

Owl End
Thurnham Lane
Thurnham
MAIDSTONE
ME14 3LG

Energy rating

C

Valid until:

31 January 2032

Certificate number:

0095-3013-7202-1802-1204

Property type

Detached bungalow

Total floor area

215 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		