



Ibbett Mosely

Pizien Well Road, Watringbury, Maidstone ME18
5HX
Price Guide £1,200,000



Pizien Well Road, Maidstone, ME18 5HX

What a great mix of charm, character and modern living this home has to offer. Once a travelling Inn, the property has evolved into a fabulous family home.

Offering four charming but sizeable reception rooms and a modern extension to the rear now containing the modern open plan kitchen and dining space, we believe the property has that wonderful blend of character features but a layout that can work for the modern family. Add to this a stunning large garden to the rear which subtly steps up to woodland to the rear and a large outbuilding with flexibility of use.

We can't wait to show this one off to buyers.

Guide Price £1,200,000

- Former Inn
- Beautifully Presented Throughout
- Four Reception Rooms, Four Bedrooms & Three Bathrooms
- Drive to Side
- Large Garden
- Charm & Character with Modern Amenities
- Extended to the rear offering a fabulous Kitchen Diner
- EPC rating D
- Popular Rural Connected Rural Location

This great period home has fulfilled many functions over its centuries of use, once an inn and coach house the property has now been extended and modernised, whilst maintaining the character to provide a fantastic family home.

Set in a rural lane just a short linking Wateringbury to Nettlestead the house is quiet and offers a great sized garden to the rear seemingly extending into woodland to the rear offering great space to adapt, slightly terraced and culminating in a sizeable outbuilding with power and light that could be adapted to many uses.

Seeing is to truly understand how this property could suit your needs and we strongly recommend your own private tour to take in its charm.

Description

Rarely available and certainly one of a kind is this period previous coach house inn conversion. Greatly extended over the years this large family home sits proudly in a rural lane between popular Wateringbury and Nettlestead. Pizien Well was a Holy spring that was visited by newly weds to drink from for favourable fertility and the Inn was a main feature of the area.

The property has been seamlessly adapted to provide a family home and is entered centrally through a welcoming hallway that shows off the character you can expect with timber walls and beams and slate floors. Four reception rooms are split by the entrance hallway that runs out to the extended modern kitchen diner to the rear. Feature fireplaces, beams, ragstone walls are regular features mixing with modern décor and furnishings that hit exactly the right note in our opinion. A downstairs cloakroom also offers shower facilities to give options for larger families and the home beautifully splits with two staircases showing off its additions over time. To the rear stepping up from the hallway, the modern kitchen diner which is off high quality is a shaker country style built in Belfast sink and granite worktops. Windows across the rear stream light into this space from the West facing garden. To the other end of the kitchen they have adapted a support beam to establish a dining space with further storage below. A great socially connected space linking in the garden.

Two staircases to the first floor gives great options with the reception room to the far left giving access to the main bedroom with ensuite facilities. This reception room also has a door to the front and could be separated to offer a private individual space for multi generation living or income from renting out for short holiday lets. The bedroom has fantastic triple aspect light with double doors to front and back as well as a side window. Built in wardrobes are also provided.

The other three bedrooms are accessed by another concealed staircase from the dining room to a central landing. Two of the three bedrooms offer wardrobe storage and all three are serviced by a

family bathroom.

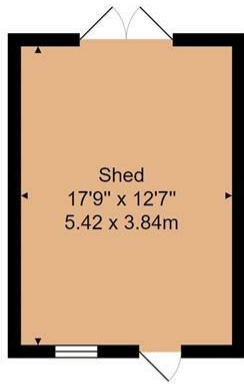
The rear garden offers fabulous opportunity and space to make your own. A good sized social patio sits between the reception room to the left and the modern kitchen extension for alfresco dining and engaging with friends and family. The garden then steps up to the main lawn with mature beds and borders, a private space that really shows off the rear of the property and its stylish additions over the years. The garden naturally divides into different areas as you progress to the rear with productive planting beds and fruit trees into further private lawned areas culminating in an a large outbuilding with power and light. This offers a flexible storage space or is big enough to become a work from home space or games room / entertainment space.

A drive runs down the side of the home for parking options. There is a public footpath directly opposite the house leading into the village and Nettlestead. The Greensand Way runs along the top of the hill behind the home around Mereworth Castle estate from West Peckham and towards Yalding, a great walk.

Location

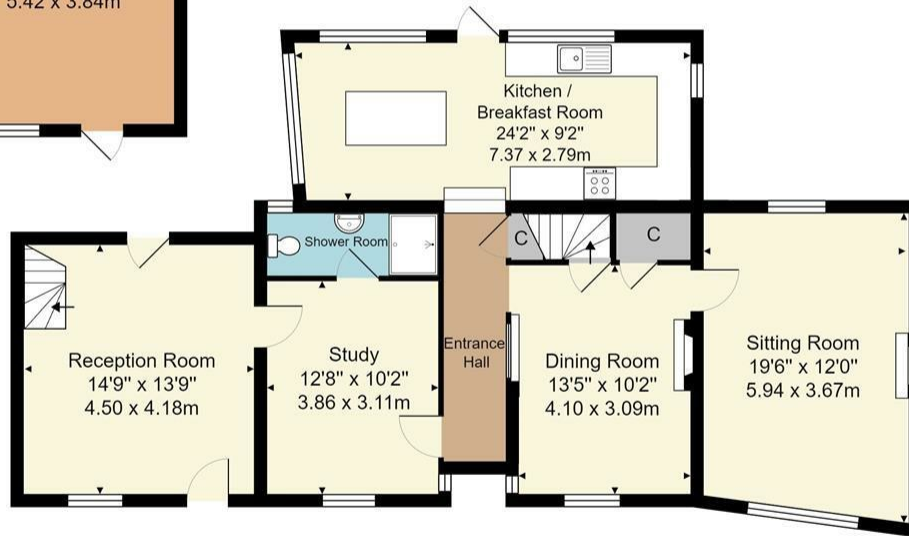
The property is situated in the pretty period village of Wateringbury. The village has a vibrant community spirit and offers a good range of day-to-day amenities including local shopping, a Post Office, a public house, a village hall, a GP surgery, a church and a primary school together with a train station offering easy access to central London. You are just 4.9 miles from West Malling train station with the Victoria line or 5.9 miles to Paddock Wood station on the Charing Cross line. Local activities include horticultural and amateur dramatic societies, a WI and organised country walks. The larger towns of Maidstone (approximately 5.5 miles) and Tonbridge (approximately 8 miles) offer a wider range of facilities including high street shopping, banking, restaurants, cafés, public houses and recreational facilities including leisure centres, gyms and golf courses. The nearby M20 provides easy access to the motorway network, Ashford International, the Port of Dover and the Channel Tunnel at Folkestone. The immediate area offers a good selection of state schooling, including Wateringbury C of E Primary School, The Discovery School (rated Outstanding by Ofsted) and The Malling School, together with grammar schools in Maidstone, Tonbridge and Tunbridge Wells.



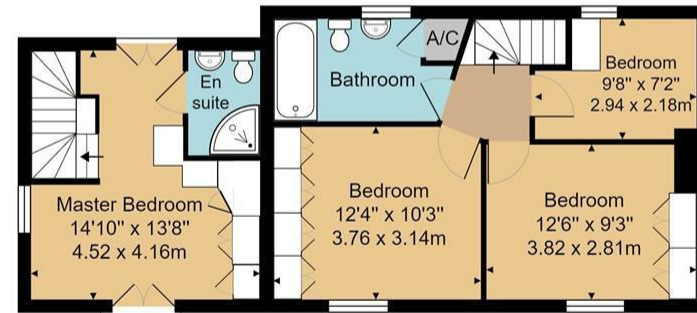


House Approx. Gross Internal Area
1728 sq. ft / 160.5 sq. m

Shed Approx. Internal Area
224 sq. ft / 20.8 sq. m



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

West Malling 01732 842668

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London