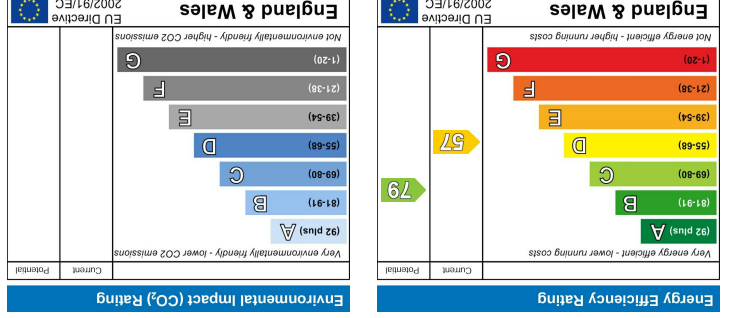


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

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Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

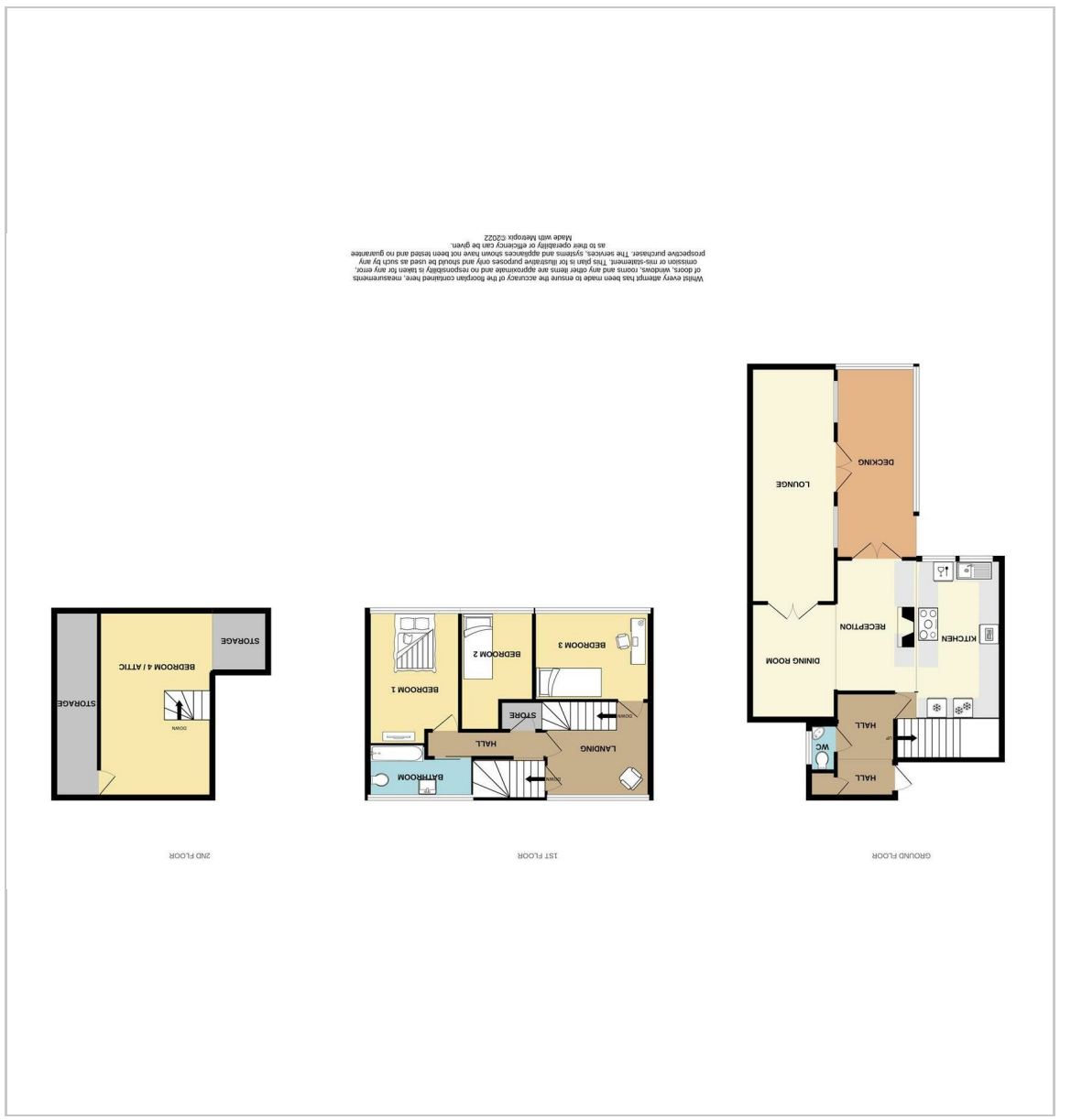
**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



3 Warden Mill Close  
 Waringbury, Maidstone, ME18 5DJ

Offers in the region of £595,000



# 3 Warden Mill Close



- 4 Bedroom Detached
- Picturesque village location in exclusive cul de sac
- Brand new integrated kitchen finished to a very high specification
- Amazing rural views
- Secluded south facing garden with private access to orchard and stream
- Driveway parking for 3 cars with rear access
- Downstairs underfloor heating
- Share of private orchard included in price
- Waterringbury mainline station 5 minute walk
- Do not miss this one!

## Description

Impressive modern 4 detached family home in the picturesque village of Waterringbury, Kent. The property is in a small cul-de-sac with ample parking to the front of the property for three cars. Upon entrance there is a storage cupboard in the hall with the stairs immediately on your right. Just off of the hall is a downstairs WC and door into the kitchen/dining area.

This home boasts an impressive recently installed modern kitchen finished to a very high specification. This includes a boiling/cold water tap, waste disposal, integrated oven and fridge/freezer. As well as an integrated text able coffee machine, extensive induction hob inclusive of feature extractor. The kitchen has unique glass installed and breakfast bar. Alongside the kitchen is an open dining space with double doors onto the AstroTurf balcony area. Leading on from the dining room there are double doors leading into a newly extended living space with amazing views across the orchard and farm land. A secluded gated entrance leads to the beautiful orchard and a quaint running stream. Orchard shares will be included upon the sale.

To the first floor there is a large landing area, down the hall is bedroom 2 double bedroom 1 single and the family bathroom. All bedrooms consist of wall length windows creating a light and airy feel. Leading off from the landing onto bedroom 3, and stairs up into the large attic/ bedroom 4. The attic room has a large double bedroom with extensive storage space with possible en suite potential.

This property really caters for those who wish to be close to all local amenities but enjoy the rural lifestyle. Waterringbury rail station is 5 minute walk and you are into Central London in just 30 minutes with the local hospital close by and everything else you may possibly need.

Waterringbury, Maidstone, ME18 5DJ

