



20 Hawthornden Grove, Yalding, Maidstone, Kent, ME18 6FG

Jack Charles

Guide Price £1,000,000

Jack Charles
Estate Agents

Sales & Lettings

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Yalding, Maidstone, Kent,
ME18 6FG

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Guide £1,000,000 - £1,100,000
- Stunning Five Bedroom Home
- Three Ensuites & Family Bathroom
- Triple Aspect Living Room
- Luxury Fitted Kitchen / Breakfast Room
- Utility Room & Cloakroom / WC
- Double Garage & Ample Parking
- Large Garden
- Semi Rural Location
- Millwood Designer Home



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approximate Floor Area
1289.83 SQ.FT.
(119.83 SQ.M.)



First Floor
Approximate Floor Area
1205.77 SQ.FT.
(112.02 SQ.M.)

TOTAL APPROX FLOOR AREA 2495.61 SQ.FT. (231.85 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Hawthornden Grove, is a highly desirable and truly exquisite modern development and this property offers the perfect blend of luxury and comfort. This stunning Millwood Designer Home is the largest style in Hawthornden Grove and has the largest plot, it boasts 5 spacious bedrooms and 4 bathrooms including 3 en-suites.

As you step inside, you'll be greeted by a bright and airy atmosphere, with a spacious reception hall, stunning kitchen / dining room that is sure to be the heart of the home and a large triple aspect living room. There are two further reception rooms, a separate utility room and Cloakroom/WC.

Outside there is a large rear garden which provides ample space with two paved terraces ideal for alfresco dining, perfect for enjoying those warm summer days, it is mainly lawned and partially walled. To the front the garden is open with the drive and has parking for 5 / 6 cars to the front of the double garage which has power and light, currently used as a Gym with loft storage.

One of the standout features of this property is the semi-rural aspect and views over the fields and pond to the front. In our opinion this is one of the most desirable developments within the area and we would suggest viewing to avoid disappointment.

Yalding

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.







