



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

Jack Charles
Estate Agents

Asking price £850,000

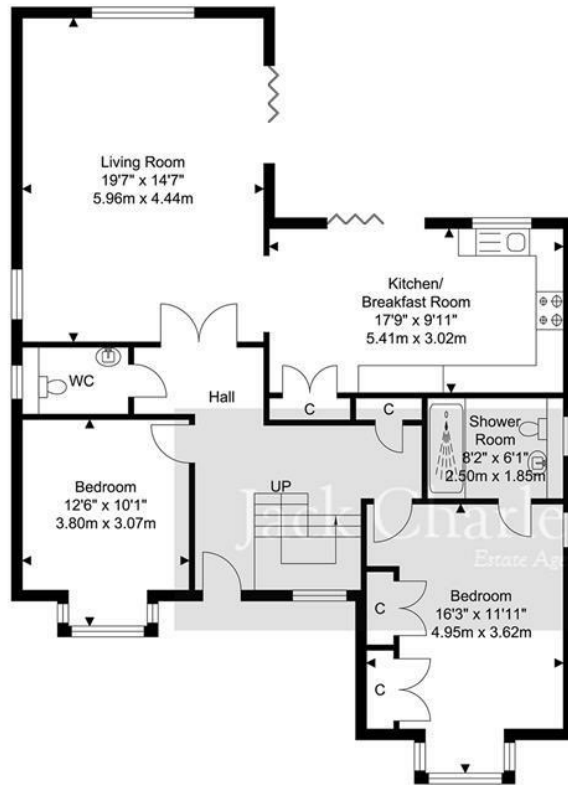
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Sales & Lettings

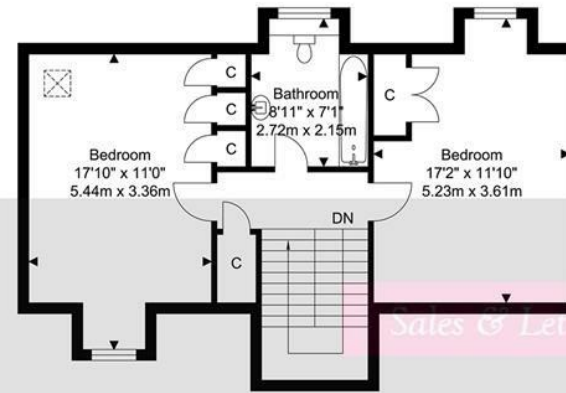
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

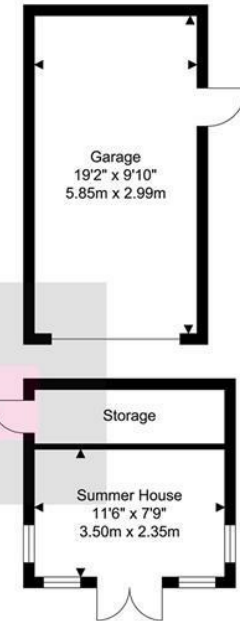
- Detached Family home
- 3/4 Double Bedrooms
- Stunning Openplan Kitchen /Family/Dining Room
- Beautifully Presented
- Ensuite & Family Bathroom
- Cloakroom/WC
- Large Gardens
- Garage & Parking
- Village Location
- Millwood Designer Home



Ground Floor
Approximate Floor Area
1020.41 SQ.FT.
(94.80 SQ.M.)



First Floor
Approximate Floor Area
548.09 SQ.FT.
(50.92 SQ.M.)



Outbuildings
Approximate Floor Area
318.28 SQ.FT.
(29.57 SQ.M.)

TOTAL APPROX FLOOR AREA 1886.80 SQ.FT. (175.29 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to present for sale this wonderful home nestled in the charming village of Yalding, this exquisite detached Millwood designer home offers a perfect blend of modern living and natural beauty. With 3/4 spacious bedrooms, this property is ideal for families seeking comfort and style. The heart of the home is a stunning open plan kitchen, family and dining room, which creates a warm and inviting atmosphere for both everyday living and entertaining guests, there is Amtico wood effect flooring throughout this room and the kitchen has shaker style units, double built in oven, hob, Quartz stone worktops and a separate utility store cupboard that has space and plumbing for washing machine and tumble dryer. The property boasts two well-appointed bathrooms, ensuring convenience for all and a ground floor WC. There is also plenty of storage with boarded loft and eves access via bedroom two.

Outside, you will find large gardens that are surrounded by woodland to the side and front, providing a serene and private retreat. The summer house and Store both have power and lighting. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the tranquillity of nature. The property also offers ample parking, along with a garage for additional storage or further secure parking with electric doors. This home is beautifully presented and we think perfect for those looking for a peaceful yet stylish residence in a picturesque setting.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







