



## ABOUT THIS HOME.....

THIS SPACIOUS AND VERSATILE HOME IS THOUGHT TO DATE BACK TO THE 1600S AND OFFERS ALL THE SPACE YOU WILL NEED TO ACCOMMODATE A LARGE FAMILY. AS YOU APPROACH, YOU'LL NOTICE THE TWIN BAY WINDOWS THAT OFFER PICTURESQUE VIEWS OF THE EXPANSIVE FARMLAND AHEAD.

UPON ENTERING, YOU'LL BE WELCOMED INTO A GENEROUS, LIGHT FLOODED LIVING ROOM, WHICH IMMEDIATELY DISTINGUISHES THIS PROPERTY AS EXTRAORDINARY. THE SOCIABLE KITCHEN-BREAKFAST ROOM WOULD NO DOUBT BE THE HUB FOR A BUSY FAMILY. THE DINING ROOM IS PERFECT FOR ENTERTAINING GUESTS. ADJACENT TO IT, A VERSATILE FAMILY ROOM AWAITS, ACCOMMODATING VARIOUS NEEDS. ADDITIONALLY, THERE IS A UTILITY ROOM AND CLOAKROOM FOR ADDED CONVENIENCE.

ASCENDING TO THE FIRST FLOOR, YOU'LL ENCOUNTER A LANDING LEADING TO A SECOND LIVING ROOM, BATHED IN NATURAL LIGHT. A SECOND KITCHEN AND TWO BATHROOMS OFFER PRACTICALITY, PERHAPS FOR A MULTI-GENERATIONAL FAMILY. THERE ARE ALSO FOUR BEDROOMS ON THIS FLOOR, AMONG THEM, A STUDIO ROOM PRESENTS ITSELF, OFFERING VERSATILITY AND POTENTIAL.

CONTINUING TO THE SECOND FLOOR, YOU'LL DISCOVER TWO COSY BEDROOMS THAT OFFER GREAT VIEWS OVER THE FARMLAND OPPOSITE.

THE LOWER GROUND FLOOR UNVEILS AN EXCITING SURPRISE - A DOUBLE CHAMBER CELLAR THAT HOLDS GREAT POTENTIAL FOR CONVERSION INTO A HOME GYM OR CINEMA, SUBJECT TO THE USUAL CONSENTS.

OUTSIDE THERE IS AN OVERSIZED DETACHED GARAGE AND COACH HOUSE-STYLE PARKING, ENSURING CONVENIENCE AND PLENTY OF SPACE FOR VEHICLES. THE LARGE AND MATURE REAR GARDEN HAS PLENTY OF SPACE FOR A LARGE FAMILY AND WOULD BE GREAT FOR BBQ'S AND PARTIES.

## THE LOCATION.....

93 THE STREET IS LOCATED IN A FAIRLY CENTRAL POSITION IN THIS SEMI-RURAL VILLAGE. THE PROPERTY IS BORDERED BY FARMLAND TO THE NORTH AND SOUTH AND ENJOYS FAR REACHING COUNTRYSIDE VIEWS AS A RESULT. THE SMALL SINGLE FORM ENTRY VILLAGE PRIMARY SCHOOL WAS RATED AS GOOD BY OFSTED AT THE LATEST INSPECTION AND IS JUST A 2 MINUTE (0.1 MILES) WALK AWAY. THE VILLAGE HAS ITS OWN CRICKET TEAM AND A RECREATION GROUND, WHERE SPORTS ARE PLAYED REGULARLY AND THE VILLAGE FETE IS HELD EACH JUNE. THERE ARE MANY FOOTPATHS THROUGH THE SURROUNDING PICTURESQUE FARMLAND AND WOODLAND. FURTHER LEISURE ACTIVITIES ARE AVAILABLE IN NEIGHBOURING KINGS HILL WHICH IS AROUND 5 MINUTES (2 MILES) AWAY BY CAR SUCH AS A DAVID LLOYD GYM WITH TENNIS FACILITIES AND AN OUTDOOR POOL, AN 18 HOLE TESTING INLAND LINKS GOLF COURSE AND A SPORTS PARK WITH TENNIS COURTS AND ALL-WEATHER FOOTBALL PITCHES. THE HISTORIC MARKET TOWN OF WEST MALLING IS AROUND 7 MINUTES (3.2 MILES) AWAY BY CAR AND BOASTS A VARIETY OF BOUTIQUE SHOPS, CAFES, RESTAURANTS AND COUNTRY PUBS AS WELL AS A STATION WITH TRAINS TO LONDON VICTORIA IN AS LITTLE AS 55 MINUTES. COMMUTERS CAN ALSO DRIVE TO EBBSFLEET INTERNATIONAL IN AROUND 28 MINUTES (21 MILES) AND ACCESS REGULAR HIGH-SPEED TRAINS TO ST PANCRAS IN 19 MINUTES. FOR MORE EXTENSIVE AMENITIES, MAIDSTONE AND TONBRIDGE TOWN CENTRES ARE APPROXIMATELY 7 MILES DISTANT FROM THE PROPERTY AND OFFER HIGHLY REGARDED PRIMARY, SECONDARY AND PRIVATE SCHOOLING. THE M20 MOTORWAY NETWORK CAN BE EASILY ACCESSED VIA JUNCTION 4 WHICH IS AROUND 9 MINUTES AWAY (5 MILES) AND OFFERS LINKS TO LONDON AND THE COAST.









OWNERS REMARKS: I HAD BEEN LOOKING FOR A NEW HOME CLOSE TO A GOOD PRIMARY SCHOOL FOR MY DAUGHTER AND SOMEWHERE TO RUN MY BUSINESS FROM FOR MONTHS! THEN I STEPPED INSIDE WARREN HOUSE AND INSTANTLY KNEW IT WAS THE HOUSE FOR ME. I FELL IN LOVE WITH THE CHARACTER AND SPACE IT OFFERED ALONG WITH THE STUNNING VIEWS. IT WAS ALSO PERFECTLY LOCATED IN A RURAL VILLAGE BUT WITH EASY ACCESS TO THE M20, RAIL LINKS AND BUSES. WE LOVE WALKING AND THE AREA IS PERFECT FOR THAT TOO, WITH BEAUTIFUL COUNTRYSIDE AND MANY LITTLE PUBS AND VINEYARDS WITHIN WALKING DISTANCE. WE WILL ALWAYS HAVE FOND MEMORIES OF OUR HOME AND THE MANY FRIENDS WE HAVE MADE OVER THE YEARS AND WILL MISS LIVING HERE BUT ARE READY TO MOVE ON TO A NEW CHAPTER IN OUR LIVES!



# Warren House, Mereworth



**Approx. Gross Internal Floor Area 3672 sq. ft / 341.33 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







