



## Priory Close

East Farleigh ME15 0EY

Offers Over £1,100,000



COUNTRY HOMES



## East Farleigh ME15 0EY

Riverside property with amazing views! Are you looking for a large family home in a prestigious location? If so this extended detached 5 bedroom 3 reception house in East Farleigh needs to be viewed.

As you can see from the floorplan and photographs the property is a good size and versatile, while still offering potential for further extensions or changes subject to the necessary consents. With 2 ensembles and a shower in the 3rd bedroom this home is ideal for the growing family. Well presented, the large lounge, open plan kitchen diner which leads to the conservatory and huge utility room offer lots of living space. But that is not all, the plot and views to the rear of this house are simply stunning.

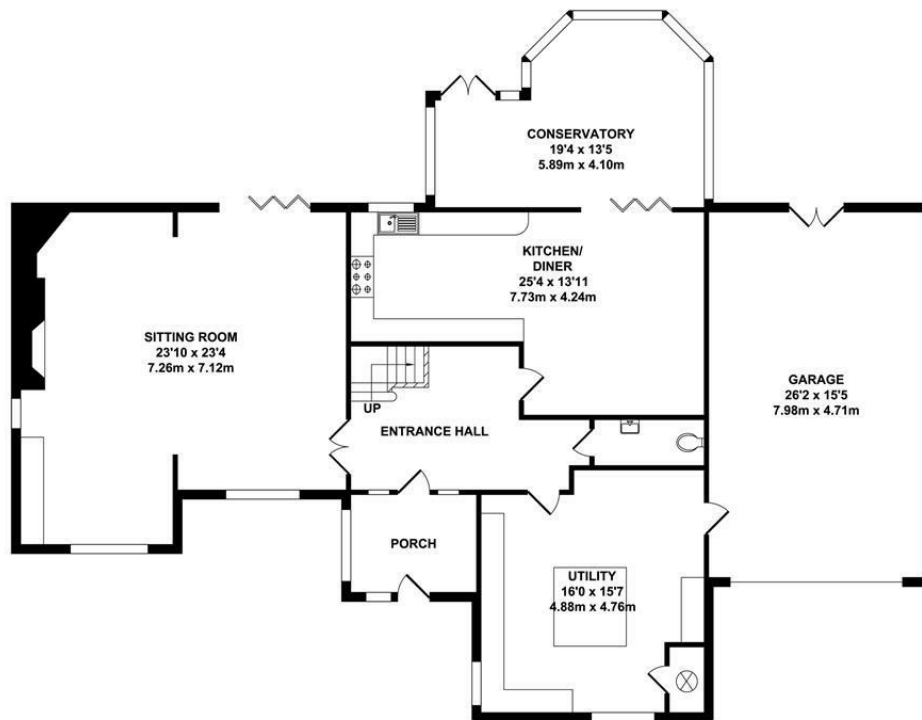
With a large, landscaped rear garden arranged over useable terraces, there are sitting and entertaining areas, lawn areas, a pond with stream rolling gently down hill and even a natural spring. There is a large outbuilding which is currently a large workshop but as it has power and light could easily be a home office. At the bottom of the garden you will find the river, with your own jetty! There are rural views across the river, providing a stunning backdrop in all seasons.

To the front there is an in and out drive providing parking for several cars and access to the 26' garage.

A unique property in a desirable position with breath-taking views and access to the river, this property simply needs to be seen to be fully appreciated. Offered for sale chain free, call now to arrange your viewing.

- Detached home
- Prestigious location
- Amazing views
- Riverside
- Large plot
- 5 bedrooms
- Large garage and drive
- 2 ensembles
- 3 receptions
- Chain free





GROUND FLOOR  
APPROX. FLOOR AREA  
1974 SQ.FT.  
(183.40 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1209 SQ.FT.  
(112.33 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3183 SQ.FT. (295.73 SQ.M.)**

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		83
	C	77	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	







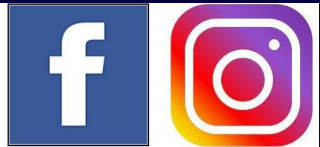
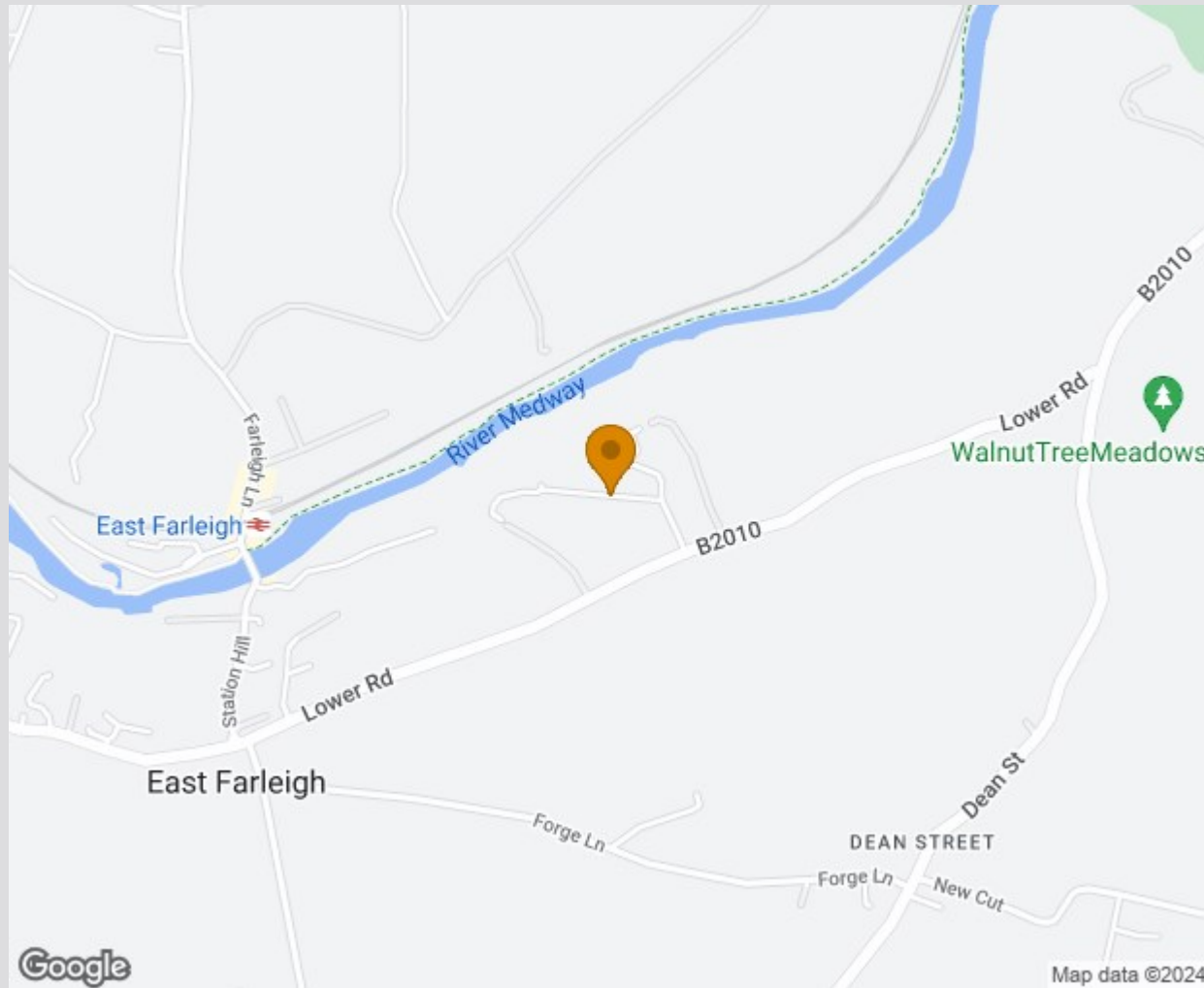




## Location Map

Tenure: Freehold

Council tax band: G



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