



JONATHAN HALL

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Church Close, Mereworth, Maidstone, Kent, ME18 5LY

Price Range: £650,000 to £700,000

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A well-presented and deceptively spacious, 1680 sq ft, detached house with pleasant views to the countryside and the church, secluded gardens to both sides and rear, driveway for two cars and a detached garage. The property is located in a cul-de-sac in the sought-after village of Mereworth, with its popular primary school, its beautiful Neo-Palladian style church, park, pub, and winery and taproom, between the towns of West Malling, Tonbridge, Maidstone and Sevenoaks.

Summary

- Well-Presented & Spacious Detached House
- 1680 sq ft of Accommodation
- Pleasant Countryside and Church Views
- Sitting Room, Dining Room, Large Porch, WC
- Bedroom 4/Study, Kitchen/Breakfast Room
- 3 Further Bedrooms & Bathroom
- Secluded Garden
- Front Garden, Driveway for 2 Cars & Garage
- Sought-After Village
- Between West Malling and Tonbridge

Accommodation

The ground floor offers a large porch with a built-in cupboard; an entrance hall with a staircase to the first floor; a cloakroom with WC and washbasin; a large sitting room with patio doors to the garden; a dining room, a study/bedroom four, and a kitchen/breakfast room with Shaker style oak fronted fitted units, granite effect laminate worktops, stainless steel sink, space for range style cooker, with extractor hood above, spaces for American style fridge/freezer, dishwasher and washing machine, and patio doors to the garden.

The first floor offers a landing; bedroom one with a range of fitted wardrobes and cupboards to one wall, and a balcony with pleasant views to the church; bedroom two with fitted wardrobes and pleasant rural views; bedroom three, and a spacious bathroom with a bath, shower cubicle, vanity washbasin and WC.

Outside

The front garden is mainly laid to lawn with borders stocked with flowering plants and shrubs, a driveway for two cars and a detached garage with an up-and-over door and a door to the rear garden; and a path to the entrance door and a gate leading to the rear garden. There are two sections to the rear garden, both of which are secluded and are mainly laid to lawn with borders stocked with flowering plants and shrubs, and there is a shed at the rear of the garage.

Agents Note

The property is freehold, is in council tax band F and benefits from double glazing and gas central heating.





Location

The property is located in a cul-de-sac in the sought-after pretty village of Mereworth, between the towns of West Malling, Tonbridge, Maidstone and Sevenoaks.

Mereworth benefits from St Lawrence's Church, a fine example of stunning Neo-Palladian style architecture, Mereworth primary school, which has a good Ofsted report, Queen Elizabeth Recreation Ground with cricket pitch, football pitch, play equipment, exercise equipment and pavilion, allotments, village hall, the Moody Mare pub/restaurant and Mereworth Winery and Taproom.

Kings Hill is approximately 2 miles away and the historic market town of West Malling is approximately 3 miles away, providing a comprehensive range of shops, supermarkets, restaurants, pubs, public amenities, and churches.



Maidstone town centre and Tonbridge town centre are both approximately 7 miles away, and Sevenoaks town centre is approximately 12 miles away.

West Malling station, with services to London Bridge, Charing Cross and Victoria, is approximately 3.2 miles away.

Wateringbury train station, with services to London Bridge via a change at Paddock Wood, is approximately 2.6 miles away.

Access to the M26 is 4 miles away and access to M20 is 5 miles away.



A deceptively spacious and well-presented detached house, with countryside and church views, gardens surrounding the property, driveway for two cars and detached garage; located in a cul-de-sac in the popular village of Mereworth.







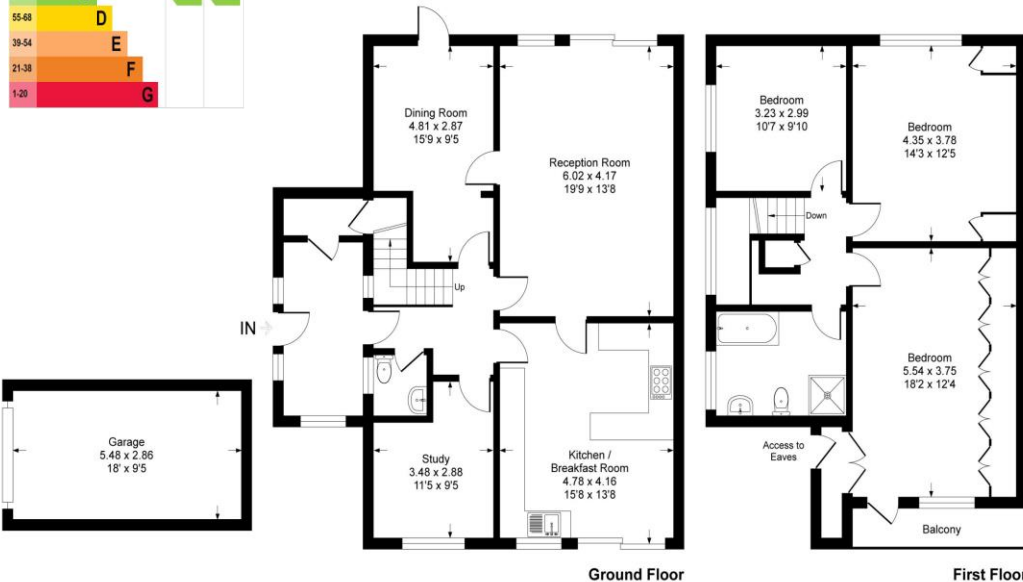
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Church Close, ME18

Approximate Gross Internal Area = 156 sq m / 1680 sq ft

Approximate Garage Internal Area = 16 sq m / 168 sq ft

Approximate Total Internal Area = 172 sq m / 1848 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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