

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1125001



Approximate Area = 1967 sq ft / 182.7 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Total = 2291 sq ft / 212.8 sq m  
 For identification only - Not to scale

**Downlands, Harrietsham, Maidstone, ME17**

**12 Downlands, Harrietsham, ME17 1LE**

**Asking Price £750,000**  
**EPC RATING: B**





A tastefully presented detached home located in a select cul-de-sac of individual properties in the popular village of Harrietsham located at the foot of the North Downs.

This home was constructed in 1997 and has been in the current vendors ownership since 2007. In that time they have extensively renovated and improved the property to the high standard you see today.

On arriving you are greeted by a landscaped front garden surrounded by a white picket fence with a block paved path leading to the front door and upon entering you are immediately struck with the light and airy entrance hall which leads to a spacious sitting room with french doors through to a substantial garden room. A cloakroom, study/Bedroom 6, Kitchen/dining room and a snug to the front completes the ground floor.

To the first floor you are presented with an elegant landing with sky light leading off to a master bedroom suite with fitted double wardrobes and door to a luxury en-suite shower room. There are three further double bedrooms and a contemporary main bathroom. It worth noting that one of the bedrooms is currently arranged as a dressing room off the master bedroom but could easily be changed back.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band G**  
**EPC Report B**



• Tastefully Presented Contemporary Detached Home • Four Double Bedrooms & A Single Bedroom • Magnificent Kitchen/Dinning Room • Sitting Room with French Doors • Garden Room • En-suite to Master Bedroom, Dressing Room & Lift Access • A Total of Three Reception Rooms Plus Study • Double Garage with Off Street Parking • Beautiful Private Landscaped Garden with substantial pond and water feature • Discreet Lift Providing Access From Entrance Hall To First Floor Dressing Room

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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