



1 Woodchurch Court Station Road, Harrietsham, Maidstone, ME17 1JA
Guide Price £475,000

**** GUIDE PRICE: £475,000 - £500,000 **** An expansive, five-bedroom, three-bathroom detached house located in a small private gated development in the heart of Harrietsham village.

The property spans three floors, featuring a welcoming entrance hall, a well-lit sitting room, a fitted kitchen adjacent to the spacious dining room which has the potential to be knocked through into one large sociable space, and a convenient WC. The first floor includes a double bedroom with a modern en-suite shower room, three additional good-sized bedrooms, and a family bathroom. The second floor showcases an impressive principal bedroom suite with built-in wardrobes, a generous en-suite shower room, and impressive under eaves storage.

Externally, the property is accessed via electric gates shared with one neighbouring property. The driveway leads to a single garage and three additional parking spaces. The front of the property features a spacious paved private seating area, while the rear offers a mainly lawned garden with a patio seating area and a garden shed. Furthermore, the property is equipped with an electric car charge point attached to the garage. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



LOCATION

The property is conveniently situated within a short walk of Harrietsham mainline station and the centre of Harrietsham village. The village is served by a general store, supermarket, primary school, parish church and doctors surgery. The larger village of Lenham is c2 miles distance where a further range of amenities are available and Maidstone, the county town of Kent, is c8 miles distance.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

First Floor:

Bedroom Two

En-suite Shower Room

Bedroom Three

Bedroom Four

Bedroom Five/Office

Family Bathroom

Second Floor:

Principal Bedroom

En-suite Shower Room

EXTERNALLY

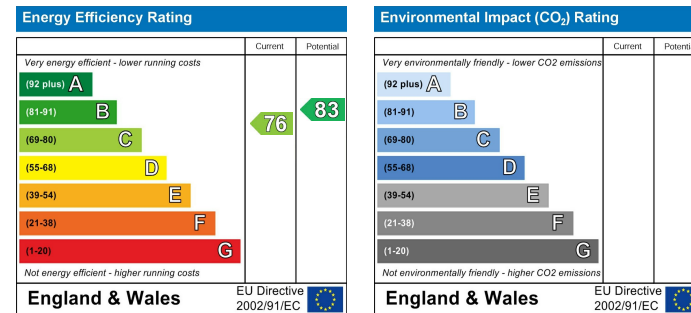
Front & Rear Garden

Driveway

Garage

VIEWING

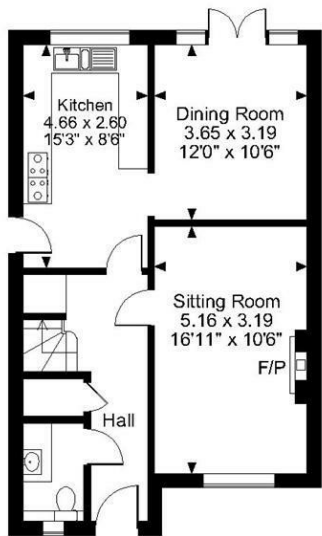
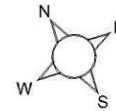
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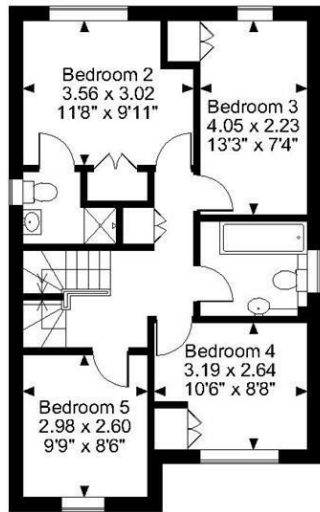
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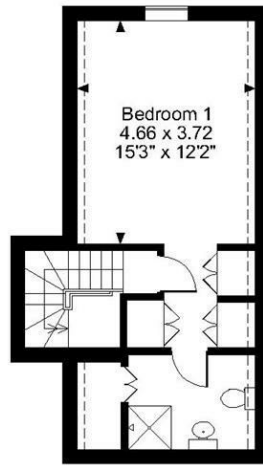
Station Road, Harrietsham, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1531 Sq Ft/142 Sq M
 Garage = 176 Sq Ft/16 Sq M
 Shed = 34 Sq Ft/3 Sq M
 Total = 1741 Sq Ft/161 Sq M



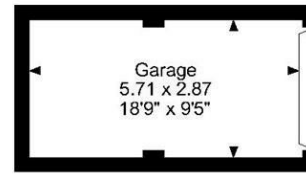
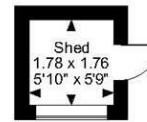
Ground Floor



First Floor



Second Floor



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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