



**Briar House Upper Street, Leeds, Maidstone, ME17 1SL**  
**Guide Price £1,000,000**



**\*\* GUIDE PRICE £1,000,000 - £1,100,000 \*\*** An imposing detached Hall House style property situated in a select cul-de-sac comprising two other detached houses constructed in 1996 by Messrs Berkeley Homes.

Briar House sits centrally amidst secluded west facing grounds of approximately 0.56 acres and is set well back from the road backing onto farmland.

The property is approached by a 5-bar entrance gate leading to an extensive gravelled drive providing excellent parking and turning facilities. There is a large barn style double garage. The gardens are a distinct feature of the property and are fully screened by walling, coniferous hedging and fencing, and comprise extensive lawned area with numerous mature trees, shrubs, paved patio, summerhouse, outside lighting and water. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



### LOCATION

The historic village of Leeds, renowned for its beautiful castle and grounds, is served by a church, primary school and inn. The Ledian Gardens complex, which is close by, has a shop, restaurant, swimming pool, spa, gym and hairdressers. Maidstone, the county town of Kent, is some 5 miles distance where there are excellent shops, senior and grammar schools, and two London line stations. Sutton Valence Independent School is within 3 miles distance and there are stations in the adjoining villages of Hollingbourne, Bearsted and Headcorn some 6 miles distance. There is a bus service and access to the motorway network is close by serving London and Channel Ports.

### ACCOMMODATION

The property has the benefit of gas fired central heating (3 year old approx boiler), double glazed leaded light style windows, security system and affords spacious and adaptable bright and airy rooms. Comprising 5 bedrooms, each with a range of wardrobe cupboards, modern bathroom en-suite and shower en-suite, plus family bathroom. On the ground floor, the rooms enjoy lovely views of the gardens and comprise spacious entrance hall, sitting room, dining room, family room, study, large kitchen/breakfast room, utility room and downstairs cloakroom.

### Ground Floor:

Entrance Hall

Cloakroom

Study

Sitting Room

Dining Room

Kitchen/Breakfast Room

Utility Room

Family Room

First Floor:

Landing

Bedroom One

En-suite Bathroom

Bedroom Two

En-suite Shower Room

Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

EXTERNALLY

Front Garden

Driveway

Double Garage

Rear Garden

Outbuildings


### VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

### DIRECTIONS

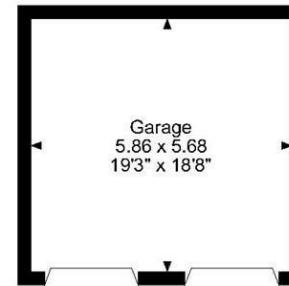
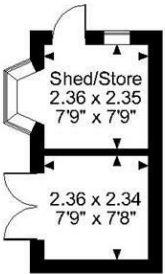
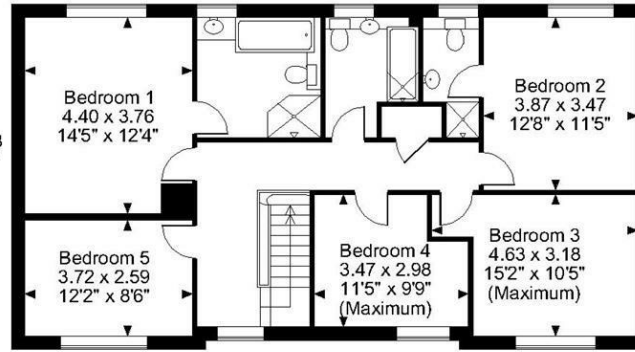
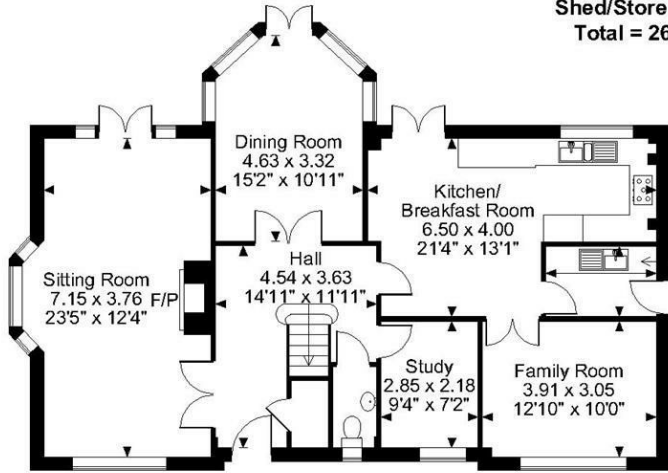
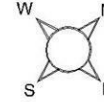
From the Agent's Bearsted Office proceed towards Ashford on the A20 Ashford Road. At the third roundabout, after passing The Mercure Great Danes Hotel, bear right as signposted Leeds Village. Continue on the B2163 for a further 2 miles, where the property will be found on the right hand side via a private drive just beyond Burgess Hall Drive. The property can also be accessed via the A274 Sutton Road.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Upper Street Leeds, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 2160 Sq Ft/201 Sq M**  
**Garage = 358 Sq Ft/33 Sq M**  
**Shed/Store = 129 Sq Ft/12 Sq M**  
**Total = 2647 Sq Ft/246 Sq M**



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