



Summoner's House, 10 Baldwins Place, Harrietsham, Maidstone, ME17 1JT
Offers In Excess Of £750,000

An imposing five-bedroom detached house with double garage, overlooking a beautiful pond within an exclusive development built in 2006, in the heart of Harrietsham village. The property has been extended by the previous owners, resulting in a delightfully spacious family home spanning over 2,400 sq ft in all.

As you step into the inviting hallway, you will find the luxurious kitchen/breakfast room with quartz worktops and Rangemaster cooker, boasting French doors opening onto the private garden, on the left-hand side. The impressive extended dining room at the end of the hall showcases a vaulted ceiling with Velux windows, which leads through to the generous sitting room with stone fireplace housing a log burner, and a TV room which is part of the extension. In addition, an office, utility room and cloakroom can be found on the ground floor. Upstairs, five double bedrooms await. The spacious principal bedroom includes a Velux window and walk-in wardrobe, as well as a large stylish en-suite bathroom with a rainfall shower and separate freestanding bath. The other four bedrooms are equally well-presented with neutral decor. Completing the first floor is the family shower room boasting a contemporary finish.

Outside, the house is accessed via a private driveway, offering ample parking and a double garage. The garden wraps around the side and back of the property, and features a delightful patio seating area, perfect for alfresco dining. The majority of the garden is laid to lawn and encompasses wonderfully established plants & trees surrounding the enchanting pond and wild garden. Additionally, there is a hardstanding area that currently accommodates a hot tub, available for sale through separate negotiation. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



LOCATION

The property is ideally situated within Harrietsham providing easy access to amenities including a primary school, church, shops, and a gastro pub, with the mainline station, offering easy access to London Victoria, just a short walk away. Access to the M20 motorway and the larger villages of Bearsted and Lenham are within a short drive.

ACCOMMODATION

Ground Floor:

Entrance Hall

Office

Kitchen/Breakfast Room

Utility Room

Cloakroom

Dining Room

Sitting Room

TV Room

First Floor:

Principal Bedroom

En-suite Dressing Room

En-suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Shower Room

EXTERNALLY

Driveway

Double Garage

Rear Garden

Shed

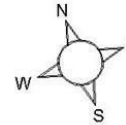
VIEWING

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





Baldwins Place, Harrietsham, Maidstone
Approximate Gross Internal Area
Main House = 2403 Sq Ft/223 Sq M
Garage = 351 Sq Ft/33 Sq M
Shed = 32 Sq Ft/3 Sq M
Total = 2786 Sq Ft/259 Sq M



Ground Floor □ □

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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