



Brenchley Orchard Drive, Weaving, Maidstone, Kent, ME14 5JG
Offers In The Region Of £700,000



Introducing Brencley, a stunning and substantial semi-detached house of character set amidst well-screened and secluded gardens of approximately a fifth of an acre, situated in a sought after cul-de-sac within Weaving, adjacent to Mote Park.

The property is believed to be about 90 years old with a later addition and a recently built detached garage to side, boasting spacious and well-proportioned rooms throughout. Step into the property via the open porch, into the spacious and inviting entrance hall, which leads to a fabulous sitting room, family room, dining room and modern kitchen with conservatory to rear. Additionally, there is a convenient cloakroom by the front door. Upstairs, the principal bedroom boasts a dressing room and modern en-suite bathroom with both bath and shower, whilst also benefitting from air conditioning. There are a further three bedrooms and a shower room that complete the first floor.

Externally, the property is approached by a long drive providing parking facilities for numerous vehicles and a recently built detached garage. The gardens are fully enclosed with an extensive lawned area to front and rear with numerous mature trees, shrubs and flower borders. A large pergola over the footpath leads to a shed in the back garden, whilst the extensive patio seating area is perfect for entertaining friends and family.

Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



LOCATION

Situated in the much sought after area of Weaving, directly opposite Mote Park offering 440 acres of parkland and close to the picturesque village centre of Bearsted, where there is an attractive Green, several shops, pubs, restaurants, parish church and mainline station serving London, Ashford International and the coast. The area is also well served by excellent infant and primary schools in St. Johns, Thurnham & Roseacre and is within the catchment area of reputable grammar schools and SST secondary school.

DIRECTIONS

From the Agent's Bearsted Office proceed towards Maidstone and, after approximately a mile and a half, bear right into New Cut Road. Take the first turning on the right into Grovewood Drive South and, after a short distance, at the junction with Weaving Street, turn right where Orchard Drive will be found on the left hand side.

GROUND FLOOR

Entrance Hall

Sitting Room

Family Room

Kitchen

Dining Area

Conservatory

Cloakroom

FIRST FLOOR

Landing

Bedroom 1

Dressing Room

En-suite Bathroom

Bedroom 2

Bedroom 3

Bedroom 4/Study

Shower Room

EXTERNALLY

Driveway

Detached Garage


Front Garden

Rear Garden

VIEWING

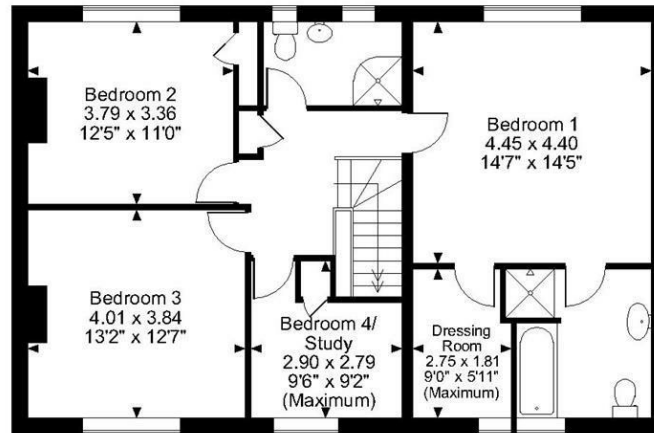
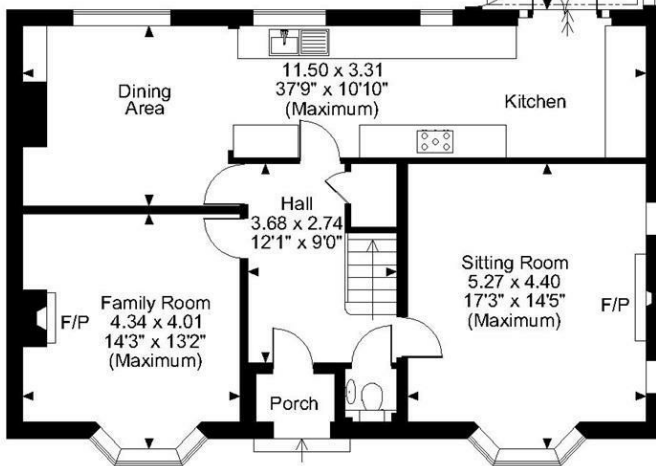
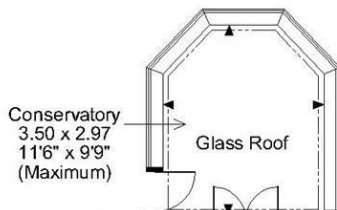
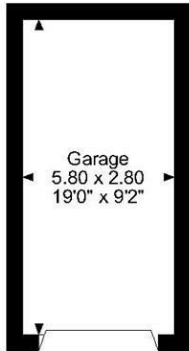
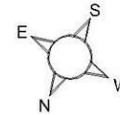
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Brenchley, Orchard Drive Weaving, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1896 Sq Ft/176 Sq M
Garage = 175 Sq Ft/16 Sq M
Total = 2071 Sq Ft/192 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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