



The Bramleys Upper Street, Leeds, Maidstone, ME17 1SL
Offers In Excess Of £950,000



Discover the epitome of elegance and privacy nestled within a completely secluded plot in the historic village of Leeds, Maidstone. This magnificent five bedroom detached property, spread over 2,549 sqft, offers a harmonious blend of classic charm and contemporary design.

The residence comprises no less than five reception rooms including a beautiful country style luxury kitchen, breakfast room with doors leading to the garden, large extended sitting room, generous dining room, family room and study. Completing the ground floor is the inviting entrance hall and the cloakroom. Upstairs, five generously proportioned bedrooms await, with the principal bedroom boasting a large en-suite bathroom. Bedroom two additionally benefits from a modernised en-suite shower room, whilst the remaining three double bedrooms share the family bathroom.

The meticulously landscaped grounds are completely secluded, providing a fabulous setting for entertaining family and friends. The property is approached via the gated shingle driveway offering parking for up to five vehicles, in addition to the detached double garage with storage above, encapsulated by the manicured front lawns and hedging. The enchanting rear garden is incredibly well stocked and mature, and has been a labour of love to the current owners. Additional benefits outside are a large patio seating area, pond, and a delightful thatched roof garden gazebo. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



LOCATION

The idyllic village of Leeds, renowned for its captivating castle and extensive grounds, hosts a church, primary school, and an inviting pub. In close proximity, the Ledian Gardens complex presents an array of amenities, encompassing a shop, restaurant, swimming pool, spa, gym, and hair salon. Sutton Valence private school is a mere 3 miles away, whilst Maidstone, the county town of Kent, is situated approximately 5 miles away offering outstanding shopping amenities, as well as reputable senior and grammar schools. Furthermore, Maidstone features two train stations that connect to London. and additional train stations can be found in the neighbouring villages of Hollingbourne, Bearsted, and Headcorn, each roughly 6 miles distant.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

Breakfast Room

Family Room

Study

First Floor:

Landing

Principal Bedroom

En-suite Bathroom

Bedroom Two

En-suite Shower Room

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

EXTERNALLY

Detached Garage

Gated Driveway

Rear Garden


VIEWING

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

DIRECTIONS

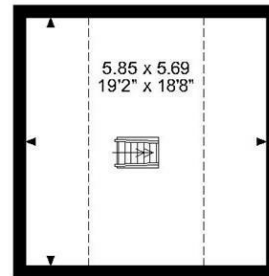
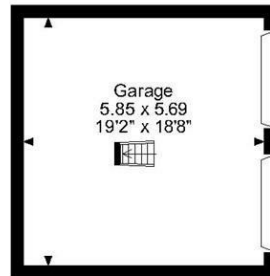
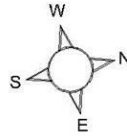
From the Agent's Bearsted Office proceed towards Ashford on the A20 Ashford Road. At the third roundabout, after passing The Mercure Great Danes Hotel, bear right as signposted Leeds Village. Continue on the B2163 for a further 2 miles, where the property will be found on the right hand side via a private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

Energy Efficiency Rating

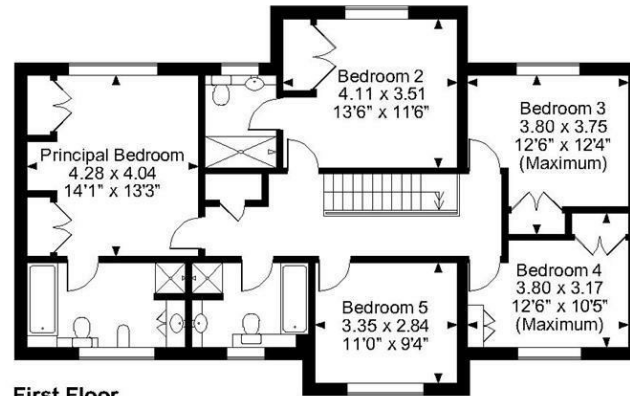
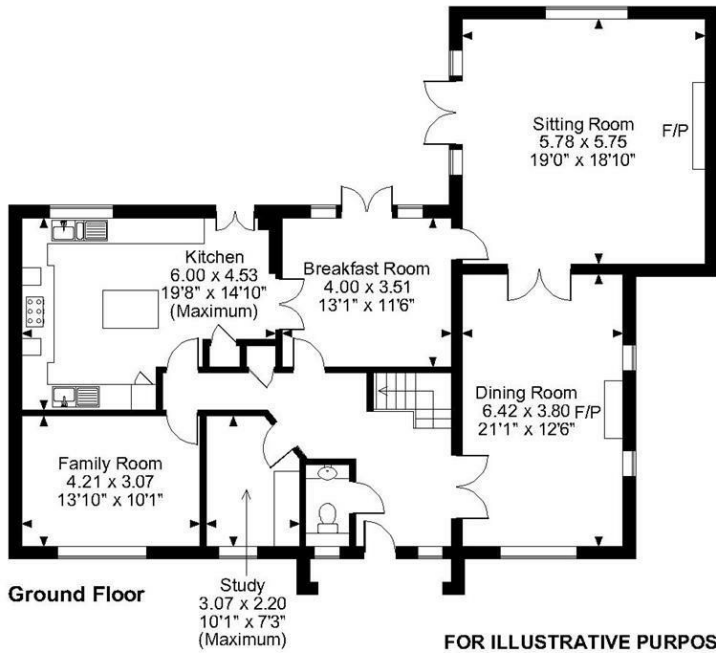
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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UpperStreet Leeds, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 2549 Sq Ft/237 Sq M
 Garage building = 530 Sq Ft/49 Sq M
 Total = 3079 Sq Ft/286 Sq M



Floor Above Garage



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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