



**26 Henley Fields, Weaving, Maidstone, Kent, ME14 5UY**  
**Offers In The Region Of £800,000**



An exceptional and rarely available five-bedroom detached family home gracing one of Weaving's most coveted streets, featuring a pristine backdrop of fields and captivating vistas of the North Downs. This property presents a splendid opportunity to customise to your taste.

Spanning nearly 2300 square feet internally, the generous interior includes a spacious entrance hall, a substantial sitting room/dining area, a well-appointed kitchen/breakfast room, a study with a view of the rear garden, a utility room, and a downstairs WC. An internal door provides access to the integral double garage which houses an EV charge point.

On the upper level, the residence boasts an impressive principal bedroom with a dressing area and en-suite shower room, as well as a second bedroom with its own en-suite bathroom. Additionally, there are two more double bedrooms and a single bedroom, complemented by a family bathroom to complete the first floor.

Externally, the property is accessed via a block paved driveway, providing ample space for up to five vehicles and leading to the double garage. The driveway also runs alongside the well-manicured front lawn. The secluded rear garden features a spacious lawn, two patio seating areas, and the added benefit of no overlooking neighbours, thanks to the expansive field behind it. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



## LOCATION

Situated on a desirable road in Weavering, within close proximity of a large supermarket, reputable primary school and local pubs. The picturesque village centre of Bearsted is close by 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 superb motorway links with the M2 & M20 close by.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting Room

Dining Area

Kitchen/Breakfast Room

Study

Utility Room

Cloakroom

### First Floor:

Landing

Principal Bedroom

Dressing Area

En-suite Shower Room

Bedroom 2

En-suite Bathroom

Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom

## EXTERNALLY

Front Garden


Driveway

Double Garage

Rear Garden

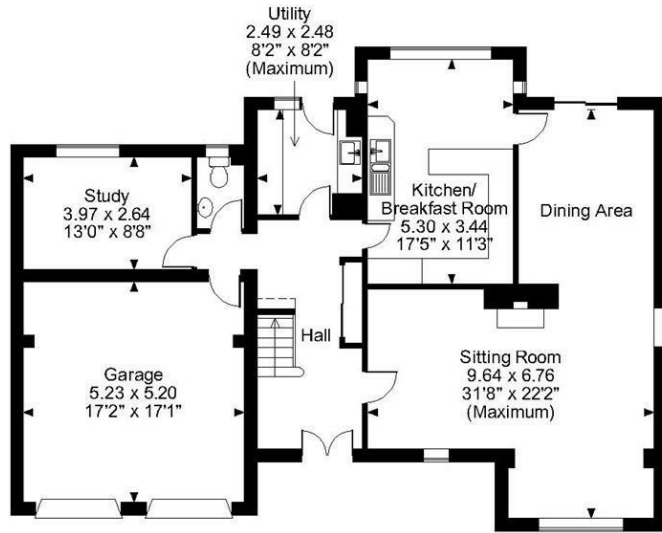
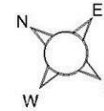
## VIEWING

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

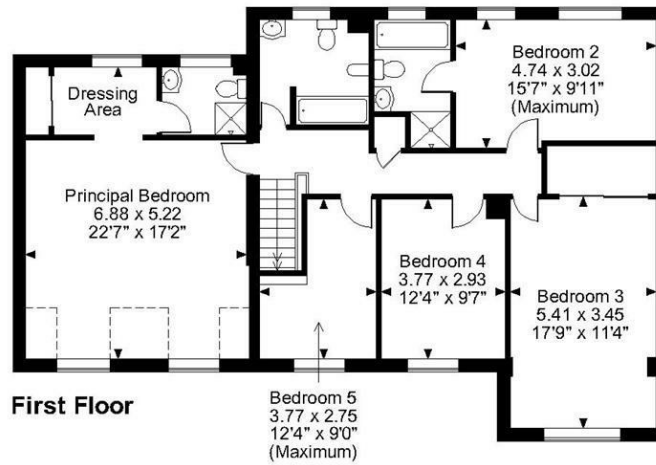
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**Henley Fields, Weaving, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 2289 Sq Ft/213 Sq M**  
**Garage = 292 Sq Ft/27 Sq M**  
**Total = 2581 Sq Ft/240 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8619443/LCO

