



**Firs Lane, Hollingbourne, Maidstone, , ME17 1XJ**

**Price £775,000**





Set in a peaceful semi-rural environment, this stunning detached family home is part of the exclusive Firs Lane development, situated on a secure gated road between Bearsted and Hollingbourne. This remarkable residence includes just three executive, eco-friendly homes and features a meticulously designed four-bedroom layout that harmonises comfort and luxury.

Upon entering, you are welcomed into an entrance hall that leads to an expansive open-plan kitchen and dining area. This space showcases a high-end designer kitchen outfitted with premium stone countertops, an induction cooktop, electric oven, built-in fridge freezer, washing machine, and wine cooler. The Bethersden Woodgrain kitchen collection adds an elegant touch, highlighted by natural Davos Oak cabinetry and under-cabinet LED lighting. At the rear, a spacious lounge boasts large bi-fold doors that open onto the beautifully landscaped garden, complete with a patio and lawn, creating a perfect setting for entertaining family and friends, all while offering stunning countryside views.

On the upper level, the high-quality finishes continue, with the main bedroom featuring a modern en-suite shower room. The tastefully designed family bathroom serves the other bedrooms, one of which can easily be converted into a home office if desired.

This home also includes energy-efficient underfloor heating throughout, powered by an air source heat pump, as well as solar panels for improved sustainability. Additional amenities comprise convenient driveway parking and a detached oak barn carport equipped with an electric vehicle charging station.

You have the unique opportunity to personalize the property by selecting your preferred flooring and carpets, with any specific requests taken into consideration. Tenure: Freehold. EPC Rating: Awaited. Council Tax Band: Awaited.



## LOCATION

The property is situated between Bearsted and Hollingbourne taking full advantage of good commuter links with access to the M20 motorway and situated on a main bus route, whilst there are mainline train stations at both Bearsted and Hollingbourne. Both villages are served by shops, pubs, restaurants and schools. Further nearby amenities include Leeds Castle, Mote Park and a golf course. Maidstone, the county town of Kent, is c3-miles away.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

### First Floor:

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

## EXTERNALLY

Driveway


Carport

Gardens

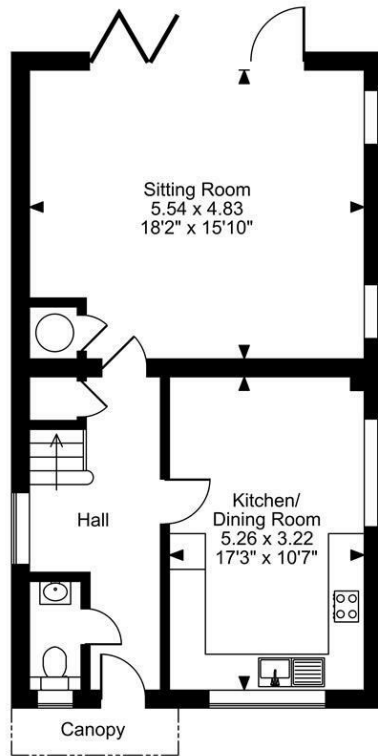
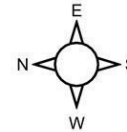
## VIEWING

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

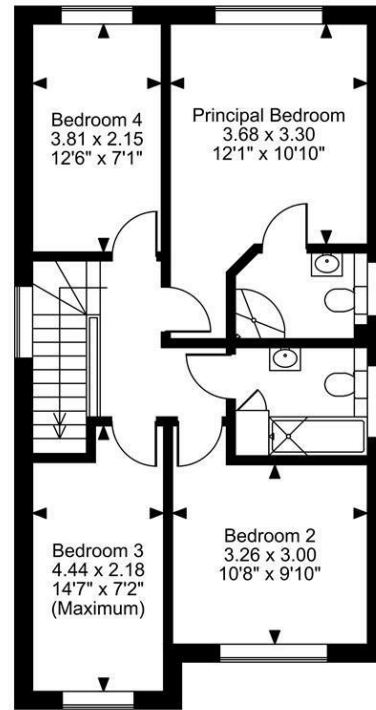
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

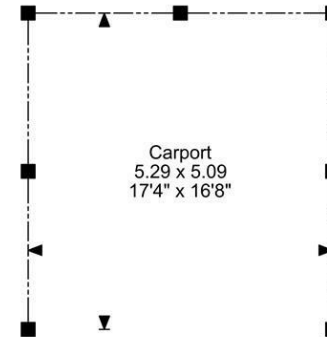
**Firs Lane, Hollingbourne, Maidstone**  
**Approximate Gross Internal Area**  
**1255 Sq Ft/117 Sq M**  
**Carport external area = 290 Sq Ft/27 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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