



Polhill Lane, Harrietsham, Maidstone, , ME17 1LG

Offers In Excess Of £725,000



A stunning residence, part of a fabulous Grade II listed 15th century house that exudes charm and character. Spanning over 3,500 square feet, this exceptional property boasts a spacious detached former Oast house incorporating double garage and annexe complete with roundel, all set within a picturesque plot of nearly one acre with the River Len running through it. With the potential to subdivide the title, you can effortlessly transform the garage and annexe into an independent dwelling, offering endless possibilities for living and entertaining. Experience the beauty and grandeur of this remarkable home. Tenure: Freehold. EPC: Exempt. Council Tax Band: G.



SUMMARY

Introducing an impressive and stately property, modernised to a high standard. As you approach from the charming country road, the grandeur of this residence captures your attention. The expansive front lawns provide a serene welcome, while the side driveway offers ample parking for multiple vehicles.

Upon entering, you are greeted by an inviting entrance hall that opens into an exceptionally spacious sitting room, featuring a beautiful period fireplace. An elegant dining room, also with a fireplace, adjoins a chic, modern shaker-style kitchen. At the rear, a convenient boot room leads to a generously sized shower room.

Upstairs is where you will find four well-proportioned bedrooms, including an enormous principal that truly impresses, with enchanting views over the rear garden. Two additional generous doubles and a single bedroom are complemented by a stylish contemporary bathroom, complete with both a freestanding bath and a separate shower. Several rooms have been recently re-plastered, while others await your personal finishing touches.

Set within breath-taking grounds of 0.91 acres, this property boasts extensive frontage, predominantly laid to lush lawns, and a fabulous established rear garden adorned with mature trees and a tranquil stream meandering through a wooded area which is part of the River Len, great in the summer to sit next to. Additionally, a former swimming pool remains, offering potential for restoration.

The annexe, once an Oast house, spans two levels and encompasses nearly 1,500 square feet, providing the opportunity for conversion into a separate dwelling. This versatile space features a generous reception room, two bedrooms, a kitchen, and a bathroom with a separate W.C. While it requires some cosmetic updates, it has been equipped with a new heating system and charming column radiators.

This is a rare opportunity to acquire a property brimming with potential. We highly recommend scheduling a viewing to fully appreciate this unique offering.

LOCATION

Harrietsham is a popular village on the outskirts of Maidstone, with shops, doctors surgery, buses, and a train station with direct links to London, all conveniently within walking distance. The popular Harrietsham C of E Primary School is also a short walk away, and additional schools, including a secondary school, can be found in the nearby village of Lenham. Commuting to work or exploring the area is effortless, with easy access to Maidstone for shopping and the picturesque coastal areas. Furthermore, this location offers an abundance of countryside walks along Pilgrims Way and the renowned Leeds Castle is close by.

ACCOMMODATION

Ground Floor:

Entrance Hall

Reception Room

Dining Room

Kitchen

Boot Room

Shower Room

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

EXTERNALLY

Detached Garage

Oast Roundel

First Floor Annexe:

There is a self contained annexe above the garage.

Reception Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Gardens

Outdoor Swimming Pool

VIEWING

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

ENERGY PERORMANCE


The property is exempt from EPC requirements.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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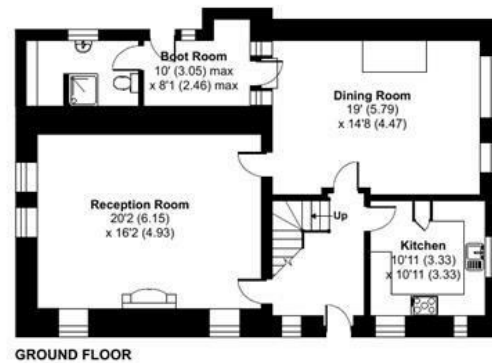
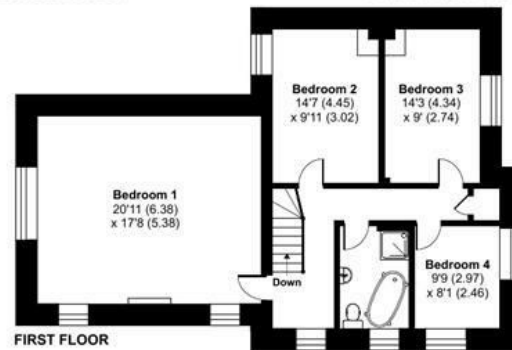
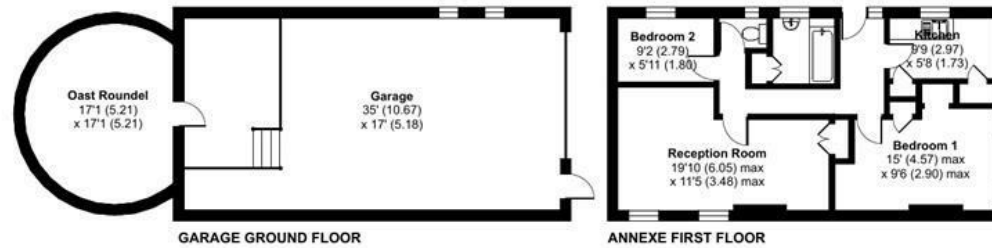
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Approximate Area = 2039 sq ft / 189.4 sq m

Garage/Annex = 1483 sq ft / 137.7 sq m

Total = 3522 sq ft / 327.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Coppersive Ltd ta Quealy & Co. REF: 1204899

