



Avery Lane, Otham, Maidstone, Kent, ME15 8RZ

Offers In The Region Of £1,250,000



Aspley House is an elegant four bedroom detached Tudor-style residence with separate annexe, that has been thoughtfully enhanced by its current owners over the past eight years. Nestled in a picturesque rural setting on the outskirts of Otham, it is surrounded by fruit fields, adding to its charm.

Accessed through an electric entrance gate, the property features a substantial driveway with ample parking for several vehicles, leading to both the main residence and the recently converted annexe. The house boasts mellow brick and Tudor-style elevations under a Kent peg tiled roof, contributing to its appeal.

Upon entering, you're welcomed by an entrance porch that leads to an impressive lobby with a convenient cloakroom. This lobby opens to the gourmet kitchen/breakfast room equipped with premium finishes and appliances, and to the spacious 33ft dual aspect sitting/dining room, which connects to an office/spa room and a light-filled orangery with French doors opening to a lovely rear garden. The sun room provides access to the dog room, utility room, and boiler/storage room, which includes an integral door to the double garage. On the first floor, the accommodation comprises four generous double bedrooms, three of which share a beautifully updated shower room, while the principal bedroom features a spacious en-suite shower room/dressing room, providing a sense of luxury.

The annexe, expertly converted, offers a versatile large room with a striking high vaulted ceiling, as well as kitchen and shower facilities. The premium windows include integral blinds for added privacy, ideal for use by a family member or an income as an Airbnb. The beautifully landscaped gardens extend to approximately one third of an acre, showcasing numerous trees and shrubs, alongside an expansive patio seating area complete with an outdoor bar and picturesque views over the surrounding farmland. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



LOCATION

The popular village of Otham is served by a parish church and is close to a comprehensive range of schools and shops. Fruit farming is a tradition in the area, with two of the largest Kentish fruit farmers, Chambers and Charltons, growing strawberries, blueberries, raspberries, blackberries and apples. There are multiple country walks along quiet footpaths from the house. The adjoining picturesque village of Bearsted offers further amenities including a London line station. Maidstone, the county town of Kent, is approximately 4.5 miles distance. There is also an easy commute to the City of London from Staplehurst station.

ACCOMMODATION

Ground Floor:

Entrance Hall

Lobby

Sitting Room

Dining Room

Office/Spa Room

Orangery

Kitchen/Breakfast Room

Utility Room

Dog Room

Boiler/Storage Room

First Floor:

Principal Bedroom

Dressing/Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

EXTERNALLY

Annexe

Driveway

Double Garage


Rear Garden

Covered Bar

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Aspley House, Avery Lane, Otham, Maidstone

Approximate Gross Internal Area

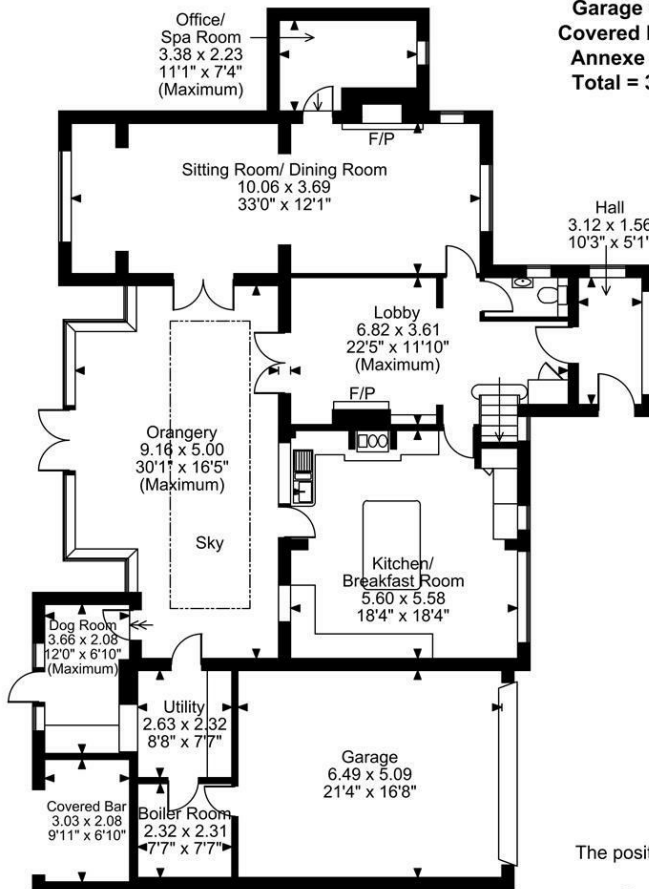
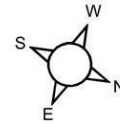
Main House = 2791 Sq Ft/259 Sq M

Garage = 356 Sq Ft/33 Sq M

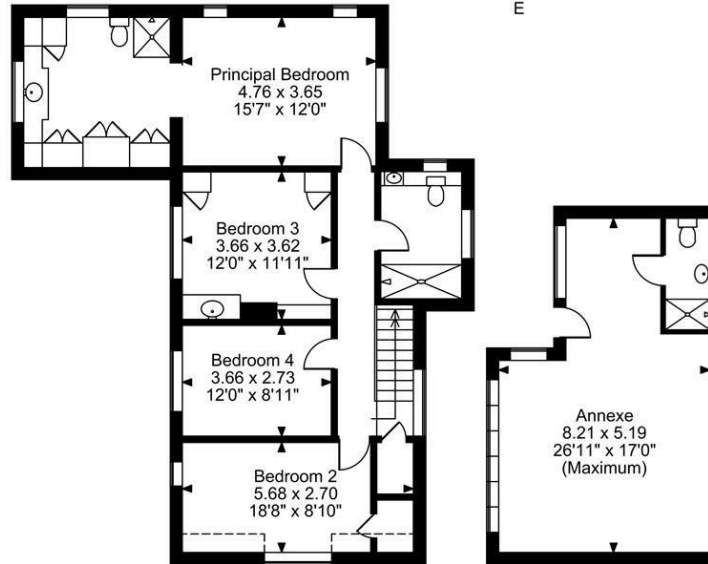
Covered Bar = 67 Sq Ft/6 Sq M

Annexe = 397 Sq Ft/37 Sq M

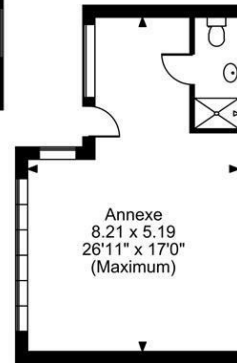
Total = 3611 Sq Ft/335 Sq M



Ground Floor



First Floor



Annexe
8.21 x 5.19
26'11" x 17'0"
(Maximum)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8648755/TOW

