



Orchard Rise, 205 Willington Street, Maidstone, ME15 8EE
Offers In The Region Of £850,000



Orchard Rise is an elegantly spacious family home, perfect for multi-generational living, and is being offered to the market for the first time in over 25 years. Ideally located near the picturesque Mote Park, this outstanding 1930s double bay-fronted residence boasts four generous double bedrooms, a self-contained ground-floor annexe, and three well-appointed bath/shower rooms. The home's adaptable layout is beautifully enhanced by a stunning hardwood conservatory, equipped with underfloor heating, creating an inviting space tailored for relaxed family living and entertaining throughout the year. Tenure: Freehold. EPC Ratings: Main House E, Annexe D. Council Tax Band: G.



SUMMARY

The ground floor features a thoughtfully designed layout, including a welcoming entrance hall that leads to the spacious sitting room, formal dining room, well appointed kitchen/breakfast room, convenient shower room, and a spacious conservatory. A key highlight is the self-contained annexe featuring its own entrance, separate metering for gas and electricity, and a dedicated phone line. This versatile space incorporates a living room, bedroom currently used as a study, kitchen, and a shower room. The annexe can serve multiple purposes, accommodation for relatives, as a source of rental income or as an extension of the main home. Upstairs, the spacious landing feeds four bedrooms and a family bathroom, whilst the converted loft room is accessed via a full staircase from the first-floor landing, providing an additional multifunctional living area. Highlighted by dormer windows, this charming room offers far-reaching views over the south-east facing gardens and surrounding landscape, making it an ideal retreat, hobby room, or home office.

Set back over 25 meters from Willington Street, Orchard Rise enjoys a sense of seclusion, surrounded by a mature and meticulously maintained front garden. A generous driveway accommodates up to six vehicles and is complemented by a spacious attached garage. The expansive rear garden unfolds from a paved patio to a vast lawn, bordered by vibrant flower beds and mature trees. This outdoor space, measuring approximately 33m x 18m, also includes a large raised vegetable plot and a charming block-paved pathway accented with feature lighting. At the far end of the garden, a summerhouse and a versatile studio space, built in 2021 to comply with planning and building regulations, is currently utilised as a workshop. This well-equipped space, spanning approximately 30m² (322 sqft) and featuring power, drainage, mains water, and a dedicated ADSL internet connection to the main house, has excellent potential as a home office, gym, or other uses, subject to the necessary planning consents.

LOCATION

Orchard Rise not only offers generous and flexible living space, but it is also ideally located with excellent transport links via the M20 and M2, as well as direct rail services to London Waterloo East, London Bridge, Charing Cross, and Victoria, ensuring that commuting is simple and convenient. Furthermore, the property is situated within the catchment area for several highly regarded primary, grammar, and public schools, making it an exceptional choice for families seeking both space and educational opportunities. The nearby village of Bearsted boasts a fabulous Village Green with a selection of excellent pubs, cafe's and restaurants and offers close by leisure facilities include Bearsted golf, bowls and tennis clubs.

ACCOMMODATION

Ground Floor:

Entrance Hall

Sitting Room

Dining Room

Kitchen/Breakfast Room

Conservatory

Shower Room

ANNEXE

Living Room

Study/Bedroom

Kitchen

Shower Room

First Floor:

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Second Floor:

Loft Room

EXTERNALLY

Front Garden

Attached Garage

Driveway

Rear Garden

Workshop

Summerhouse

Shed

Greenhouse

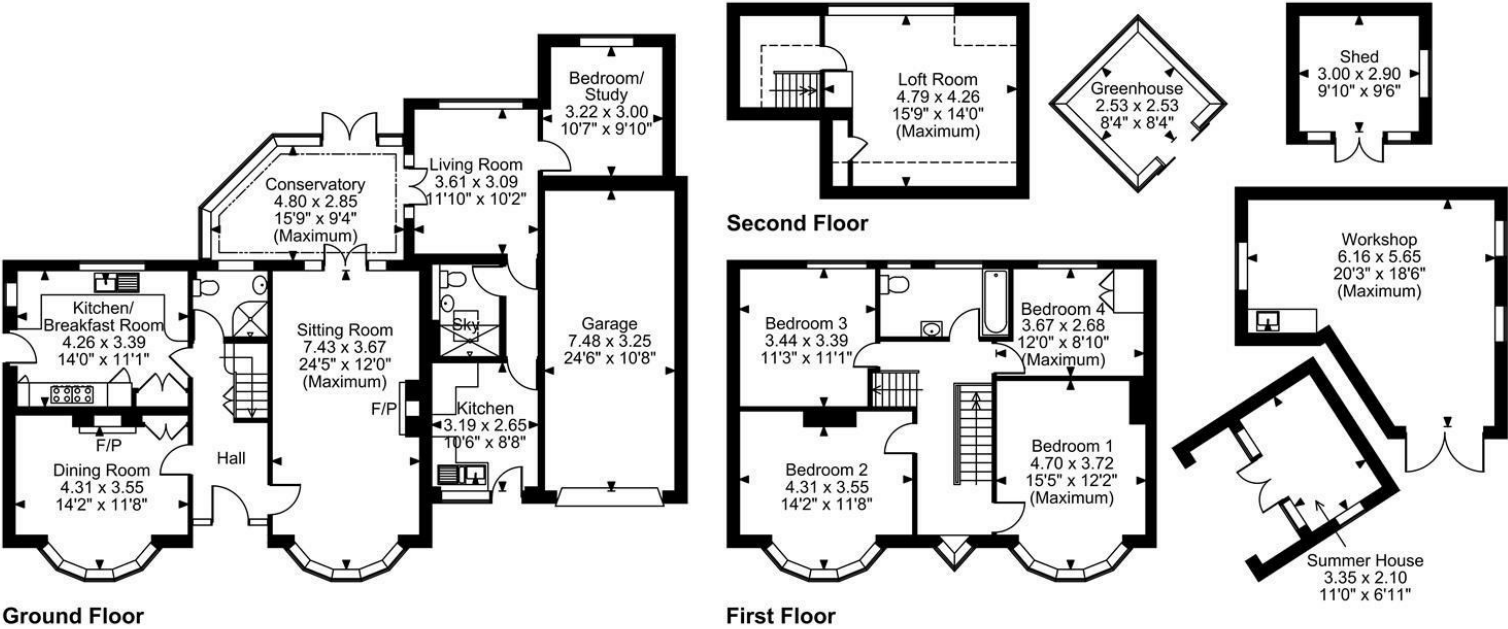
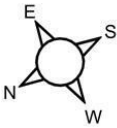
VIEWING

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





Willington Street, Maidstone
Approximate Gross Internal Area
Main House = 2249 Sq Ft/209 Sq M
Garage = 262 Sq Ft/24 Sq M
Outbuildings = 541 Sq Ft/50 Sq M
Total = 3052 Sq Ft/283 Sq M



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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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		
	52	67
England & Wales	EU Directive 2002/91/EC	

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