



Lenham Road, Harrietsham, Maidstone, Kent, ME17 1NA
Offers In Excess Of £850,000



Presenting 'The Heath', nestled in the tranquil hamlet of Fairbourne Heath, conveniently situated near Harrietsham and Lenham. This stunning residence boasts breath-taking views of the North Downs and the neighbouring fields and is situated within a generous plot spanning nearly one third of an acre. Tenure: Freehold. EPC Rating: E. Council Tax Band: G.



SUMMARY

As you step through the entrance porch and into the hall, you gravitate toward the fabulous dining room which leads to an impressive triple aspect living room with magnificent brick fireplace. This houses a gorgeous log burner, making a fabulously cosy yet sociable room. This room benefits from patio doors that open onto the beautiful established rear garden. At the opposite end of the hallway lies the kitchen/breakfast room, which has been updated to a high standard, benefits from underfloor heating, and includes all the modern conveniences, complete with a beautiful Range cooker. The adjoining fully insulated orangery also boasts underfloor heating, ensuring year round use and benefits from views across the rear garden, whilst the separate utility room is a convenient addition to any family home.

The two ground-floor bedrooms offer significant flexibility. One features built-in wardrobes and overlooks the rear garden, while the other is positioned at the front of the property with views of the countryside. This room has been adapted for disabled access and includes its own ensuite wet room which can be re-configured if desired. The spacious downstairs cloakroom could easily accommodate an additional shower if required. On the first floor are two generously sized bedrooms, both equipped with built-in wardrobes. The front bedroom enjoys stunning panoramic views of the countryside, while the second bedroom overlooks the garden. The family bathroom is also located on this level which could be re-configured to incorporate a Jack and Jill setup providing both bathrooms with an en-suite.

Externally, you will find ample parking thanks to the expansive in and out driveway, and a generous triple garage provides excellent covered parking for those with treasured vehicles. Additionally, anyone looking for an office/gym/studio setup, or even a separate annexe have plenty of space for the conversion.

LOCATION

For those commuting, the M20 Junction 8 is approximately 4.3 miles away (about 9 minutes), and Lenham Train Station is just 2.6 miles away (about 6 minutes). A notable nearby attraction is the highly regarded 'Pepperbox Inn', located just 0.3 miles away, which serves delicious food and ales. Additionally, the picturesque village of Lenham is a mere 2.7 miles (about 5 minutes) away, and Leeds Castle is approximately 2.9 miles (about 6 minutes) from your doorstep.

ACCOMMODATION

Ground Floor:

Porch

Entrance Hall

Dining Room

Sitting Room

Kitchen/Breakfast Room

Utility Room

Orangery

Bedroom Two

• En-suite Wet Room

Bedroom Four

Cloakroom

First Floor:

Landing

Principal Bedroom

• En-suite Bathroom

Bedroom Three

EXTERNALLY

Front Garden

In and Out Driveway

Triple Detached Garage

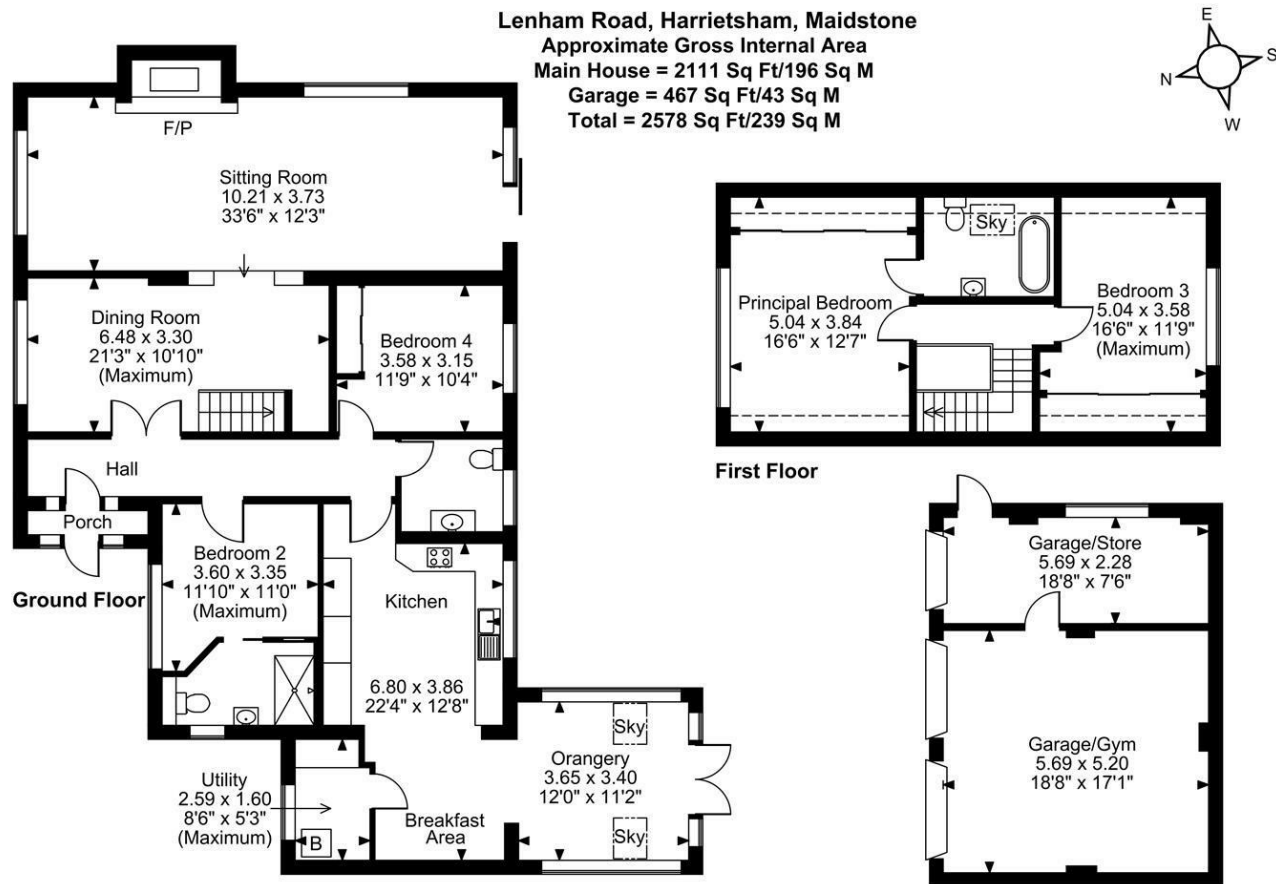
Rear Garden

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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