



Downlands, Harrietsham, Maidstone, Kent, ME17 1LE

Price £750,000



An exquisitely presented four-bedroom detached home spanning in excess of 1,900 sqft, set on a secluded gated corner plot within a desirable cul-de-sac on the outskirts of the charming commuter village of Harrietsham.

Upon entering, you are greeted by a spacious entrance hall that leads to a dual-aspect sitting room featuring a fireplace, with French doors that open into a stunning conservatory overlooking the rear garden. The generous, modernised kitchen and breakfast area, along with an adjacent utility room, both provide convenient rear access. Additionally, the impressive formal dining room can be accessed from both the kitchen and the hallway. Completing the ground floor is a convenient study and a W.C. On the first floor, a bright spacious landing leads to the principal bedroom, which boasts an en-suite shower room. Three further double bedrooms provide ample accommodation, alongside a family bathroom.

Externally, the property is approached via a gated driveway offering parking for up to four vehicles, leading to a large double garage with storage above. This garage has been partially converted into a commercial kitchen, making it ideal for avid chefs or caterers, while still accommodating storage at the front. The well-stocked gated front garden ensures a high degree of privacy, complemented by a rear garden that features a large patio seating area, a lush lawn, and beautiful established borders, providing complete seclusion. Tenure: Freehold. Council Tax Band: G. EPC rating: D.



LOCATION

Harrietsham is a thriving village situated along the A20, offering excellent commuter links via the M20 at Junction 8, as well as a mainline railway station with direct services to London Victoria. Nearby villages, such as Lenham and Bearsted, provide a broader selection of shops, cafés, and amenities.

GROUND FLOOR

Entrance Hall

Sitting Room

Conservatory

Dining Room

Kitchen/Breakfast Room

Utility

Study

W.C.

FIRST FLOOR

Landing

Principal Bedroom

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Gated Driveway

Front Garden

Double 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		79
(55-68) D	68	
(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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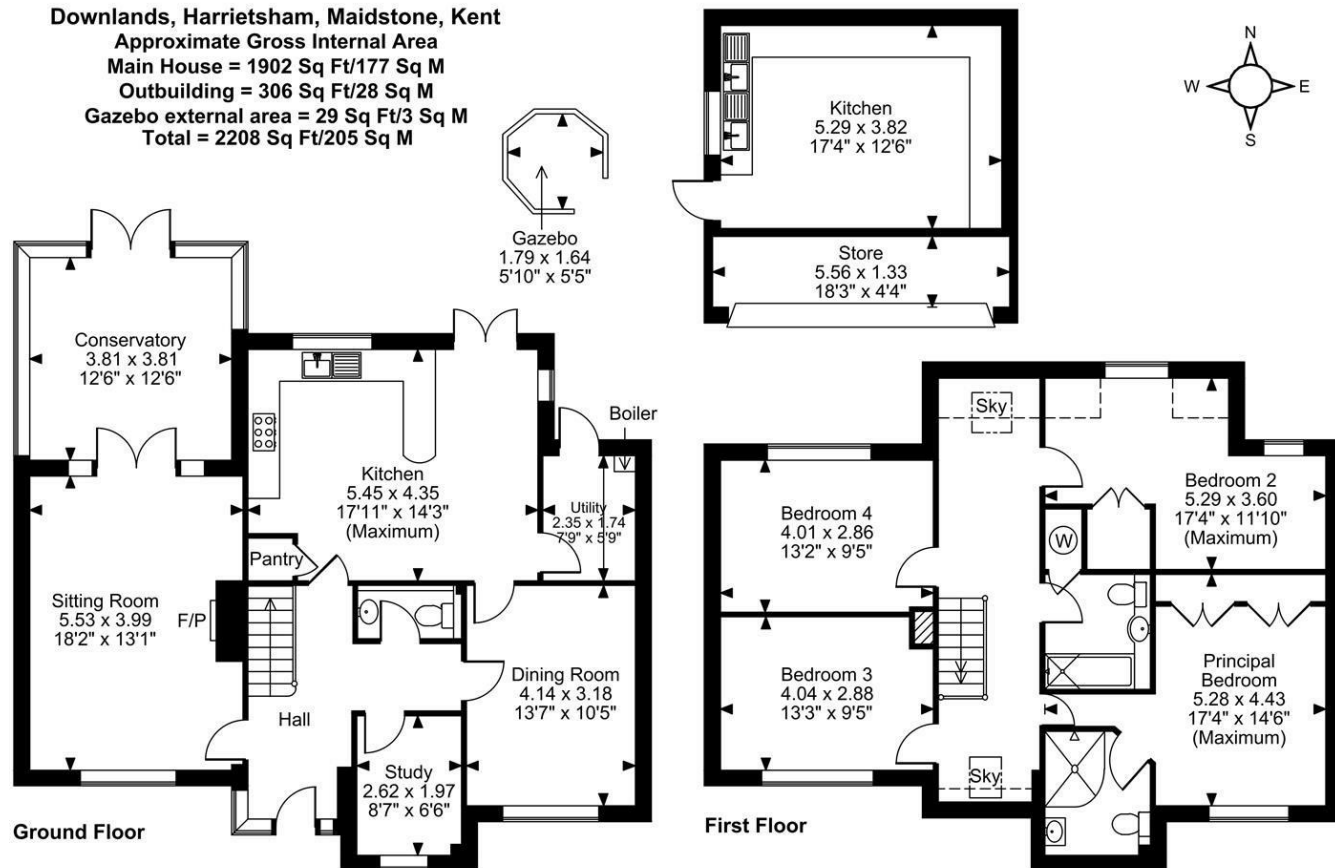
Approximate Gross Internal Area

Main House = 1902 Sq Ft/177 Sq M

Outbuilding = 306 Sq Ft/28 Sq M

Gazebo external area = 29 Sq Ft/3 Sq M

Total = 2208 Sq Ft/205 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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