



Ashford Road, Harrietsham, Maidstone, Kent, ME17 1BH

Offers In Excess Of £750,000



Hawthorne House is a substantial detached family house situated in a small gated cul-de-sac comprising just two properties. The spacious and well-planned accommodation affords adaptable accommodation with good sized light and airy rooms. The imposing entrance hall has an attractive staircase to the first floor. The ground floor accommodation features a most attractive living room with feature fireplace and patio doors to garden. There is a good sized study and dining room leading to a superb fully fitted kitchen/breakfast room with access to the utility room. On the first floor, there is a very spacious split-level landing with five good sized bedrooms, each with fitted cupboards. The principal bedroom has a luxury en-suite bathroom with shower and bath. The second bedroom has an en-suite shower room and the family bathroom is well-fitted with a shower and bath. The property has the benefit of gas fired central heating, double glazed windows and tasteful décor throughout. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



LOCATION

The popular village of Harrietsham is served by several shops, parish church and London line station and provides easy access to the motorway network serving London and the Channel Ports. The larger village of Lenham is approximately 2-miles distance, where there are a good range of facilities.

ACCOMMODATION

Ground Floor:

Imposing Entrance Hall

Large Sitting Room

Dining Room

Study

Large fully fitted Kitchen

Utility Room

Cloakroom

First Floor:

Split Level Landing

Principal Bedroom

• En-suite Bathroom

Bedroom 2

• En-suite Shower Room

Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom

EXTERNALLY

To the front of the property, there is an extensive drive providing parking facilities for 4-5 vehicles and a large double garage.

Gardens

The secluded gardens extend to approximately a quarter of an acre and are a distinct feature and are mainly walled and comprise extensive lawned area with numerous mature trees, shrubs, hedge, flower borders and paved area.

VIEWING

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

DIRECTIONS

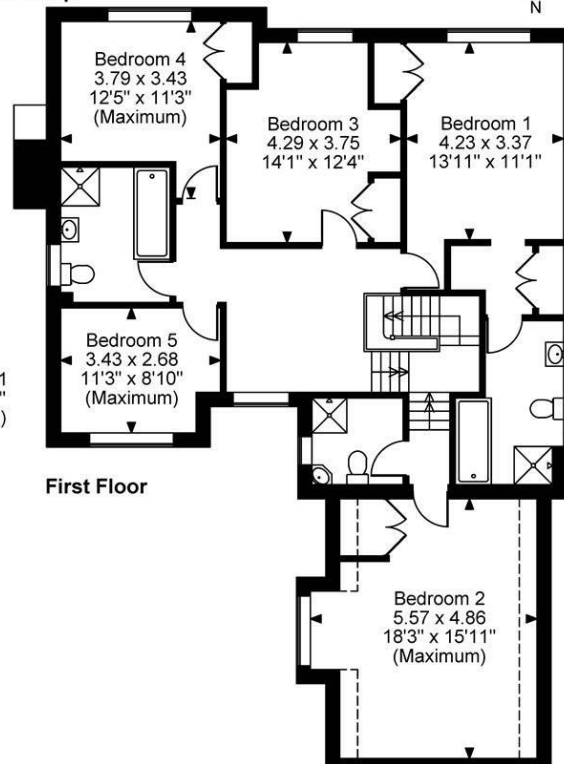
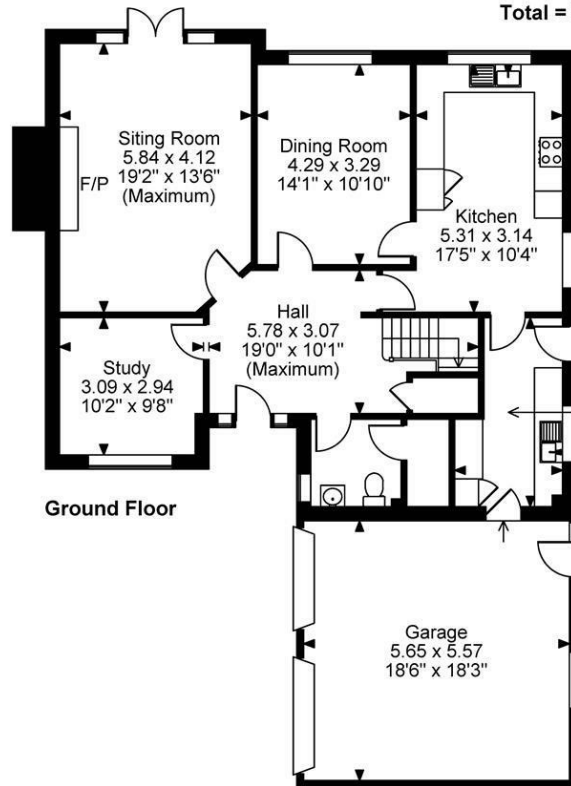
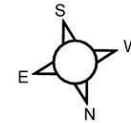
From the Agent's Bearsted Office proceed towards

Ashford on the A20. After reaching the village of Harrietsham, the property will be found on the left hand side shortly after the junction with Church Lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

Ashford Road, Harrietsham, Maidstone
 Approximate Gross Internal Area
 Main House = 2272 Sq Ft/211 Sq M
 Garage = 342 Sq Ft/32 Sq M
 Total = 2614 Sq Ft/243 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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