



Lambs Cross Farm Chart Hill Road, Chart Sutton, Maidstone, ME17 3EX
Price Guide £750,000



A MOST INTERESTING DETACHED PROPERTY SITUATED IN THE COUNRTYSIDE WITH FAR REACHING VIEWS OFFERING 4 BEDROOMS, TRIPLE GARAGING, FURTHER OUTBUILDINGS AND SUPERB GROUNDS WITH FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION

This superb 4 bedroom detached family home is offered For Sale with NO FORWARD CHAIN and benefits from spacious and adaptable accommodation

On offer is an entrance porch, spacious entrance hall, kitchen/diner, utility room, spacious lounge, conservatory, study, downstairs shower room and 2 bedrooms. On the first floor there is a master bedroom with en suite bathroom and a further double bedroom with dressing room plus a family bathroom.

Externally the property is approached by an electric gate and driveway with parking for several cars us the added benefit of a recently built triple garage with store room/office above, 3 further garages, a store room and other useful outbuildings.

The property is surrounded by the gardens which extend to approximately 1 acre with lawned areas, mature trees and shrubs and patio are immediately to the rear. By separate negotiation there is further land available which would be ideal for equestrian use.

An internal inspection is highly recommended to appreciate all that is on offer. Please call Page and Wells Loose Office



On the Ground Floor

Entrance Porch

Spacious Entrance Hall

Kitchen/Breakfast Room 17'3 x 12 (5.26m x 3.66m)

Utility Room 12'2 x 8 (3.71m x 2.44m)

Spacious Lounge 22'2 x 19'11 (6.76m x 6.07m)

Conservatory 14'8 x 12'1 (4.47m x 3.68m)

Office 10'4 x 7'9 (3.15m x 2.36m)

Bedroom 3 15'2 x 12'8 (4.62m x 3.86m)

Bedroom 4 12'1 x 11'3 (3.68m x 3.43m)

On the First Floor

Landing

Master Bedroom 19'11 x 18 (6.07m x 5.49m)

En Suite Bathroom

Bedroom 2 13'8 x 10'4 (4.17m x 3.15m)

Dressing Room/Bedroom 5 12'4 x 8'4 (3.76m x 2.54m)

Externally

The property is approached by an electric gate and driveway providing parking for several cars.

Cart Barn 28'10 x 19'2 (8.79m x 5.84m)

Triple Bay cart barn with superb office/storage room above. This would be ideal for a work from home set up with a very useable first floor with views over the surrounding countryside. Detached from the main house

Further Garaging

3 Garages measuring 17'5 x 8'10 with up and over doors to front and with power and lighting

Store Room 17'9 x 15'9 (5.41m x 4.80m)

With power and lighting and covered area to the rear

Greenhouse 15'9 x 8'9 (4.80m x 2.67m)

Summer House 19'2 x 15'1 (5.84m x 4.60m)

With power and lighting and currently used as a sports room


Grounds

The property is sat on an acre plot and is neatly enclosed with mature trees and shrubs. The main part of the garden is laid to lawn with patio area immediately to the rear. There are far reaching views over the surrounding countryside and there is further land available through separate negotiation which would be ideal for equestrian use

Viewing

Strictly through Page and Wells Loose Office

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lambs Cross Farm, ChartHill Road, Chart Sutton, Maidstone

Approximate Gross Internal Area

Main House = 2423 Sq Ft/225 Sq M

Garages = 476 Sq Ft/44 Sq M

Carriage Barn Building = 727 Sq Ft/68 Sq M

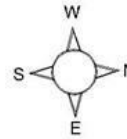
Greenhouse & Store = 419 Sq Ft/39 Sq M

Summerhouses = 345 Sq Ft/32 Sq M

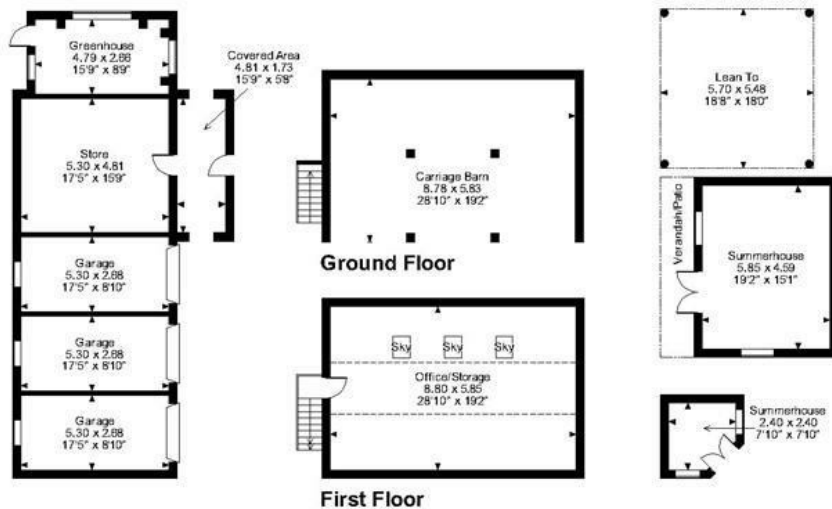
Covered Area & Verandah external area = 187 Sq Ft/17 Sq M

Total = 4390 Sq Ft/408 Sq M

Quoted Area Excludes 'Lean To'



Ground Floor



Ground Floor

First Floor

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/8583824/SS

