



Forge Lane, East Farleigh, Maidstone, Kent, ME15 0HG
Guide Price £425,000

GUIDE PRICE £425,000 TO £450,000CHARMING 3/4 BEDROOM PERIOD HOME NESTLED IN THE DESIRABLE VILLAGE OF EAST FARLEIGH

Nestled within the sought-after village of East Farleigh, this fabulous period home is within walking distance of East Farleigh Train Station, providing convenient access to London, and within easy reach of motorway services, while enjoying panoramic views of the picturesque surrounding farmland. Local amenities, including pubs, restaurants, and East Farleigh Primary School, are within walking distance, while Maidstone town centre, with its diverse range of shops and dining options, is only a brief five-minute drive away.

This excellent period home offers spacious and adaptable accommodation with an opportunity to modernise further. On the ground there is an inviting entrance porch leads to the hallway. The ground floor features a tastefully appointed lounge with a striking fireplace and practical storage cupboard, alongside a charming kitchen diner overlooking the rear garden. Completing this level is a family bathroom with separate bath and shower facilities. Upstairs, there are three generously proportioned bedrooms with the main bedroom showcasing an exposed brick fireplace. The second floor presents a versatile loft room, ideal for use as an additional bedroom, study, or recreational space and the room benefits from a cloakroom

Externally, the property offers a driveway with parking for two cars at the front, while a garden path flanked by a variety of plants and shrubs leads to the entrance. The lovely rear gardens offers areas of lush lawns lawns, a patio area, a tranquil pond, and well-tended borders. Additionally, practical amenities include a greenhouse and shed for storage purposes.

Viewing is strongly recommended to fully appreciate the charm and functionality of this exceptional property. Contact the Page and Wells Loose Office and arrange your viewing to avoid missing out!



GROUND FLOOR

Lounge 13'5" x 12'10" (4.11m x 3.92m)

Dining Room 16'9" x 8'0" (5.13m x 2.44m)

Kitchen 9'8" x 9'4" (2.97m x 2.85m)

Bathroom

FIRST FLOOR

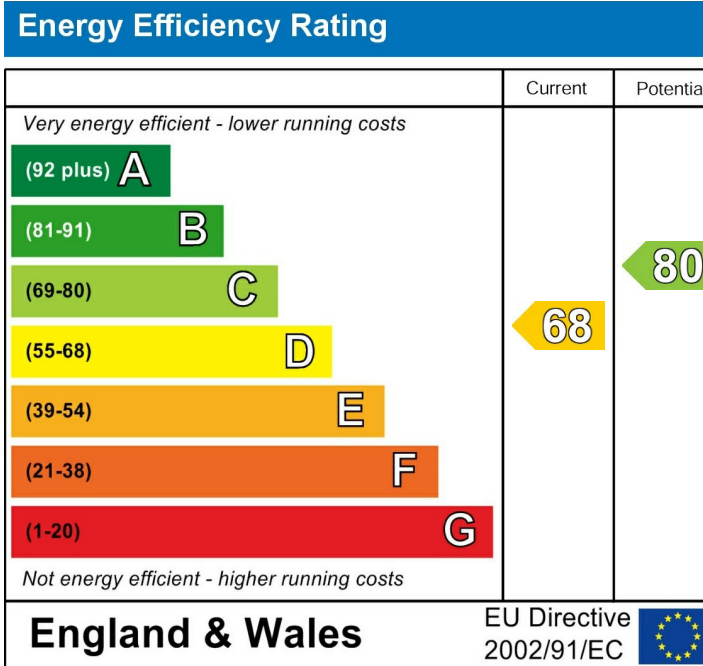
Bedroom 1 13'5" x 11'7" (4.11m x 3.54m)

Bedroom 2 11'10" x 8'10" (3.61m x 2.70m)

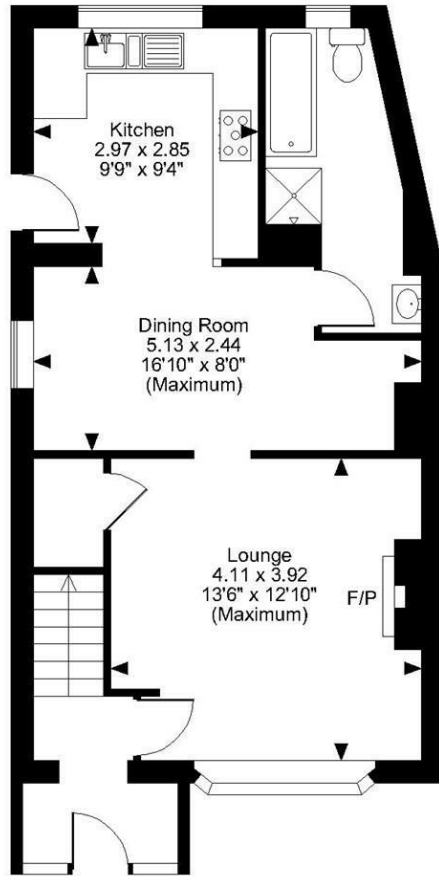
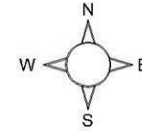
Bedroom 3 8'7" x 7'7" (2.63m x 2.33m)

SECOND FLOOR

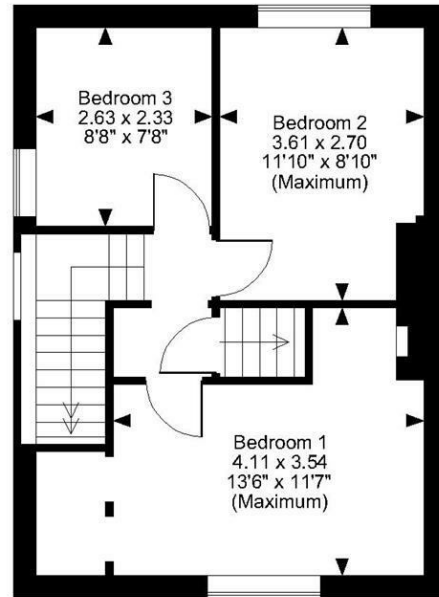
Bedroom 4 14'4" x 11'9" (4.39m x 3.60m)



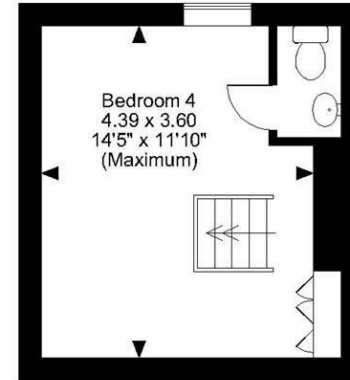
Pear View, Forge Lane, East Farleigh, Maidstone
Approximate Gross Internal Area
1122 Sq Ft/104 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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