



Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0PA
Price £625,000

The property is situated in a lovely rural setting in the heart of West Farleigh. This most popular area lies about 4-miles to the south west of Maidstone. The immediate area has excellent local amenities, the county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a recently extended four bedroom family house which enjoys mellowed brick elevations under a slate roof. The accommodation benefits from gas fired central heating and double glazing. The house has been the subject of very considerable improvement by our clients with certain works still incomplete. The gardens are worthy of special mention being of very good size with a lovely outlook. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C
Council tax band: D
Tenure: freehold



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall: 13' x 4'7 (3.96m x 1.40m)

Staircase to first floor. Wall mounted gas fired boiler serving central heating and domestic hot water. Meter cupboard.

Lounge: 13' x 12'2 maximum (3.96m x 3.71m maximum)

Central fireplace with tiled surround. Double glazed window to the front elevation with fitted shutters.

Sitting Room: 13'8 x 12' (4.17m x 3.66m)

Central fireplace. Wide opening to ...

Magnificent Family Room: 21'2 x 18'8 (6.45m x 5.69m)

Incorporating DINING AREA and KITCHEN. The room enjoys full length bi-folding doors with views out to the rear garden. The kitchen area has been beautifully fitted with extensive range of quartz work surfaces with cupboards and drawers under. Extensive range of Neff appliances including double oven and grill. Double induction hob. Built in wine fridge. Built in fridge/freezer. Dishwasher. Range of wall cupboards with lighting over. Inset sink unit with mixer tap. Three skylights. Engineered oak flooring with underfloor heating. Door to ...

Utility Room/Cloakroom 10'9 x 7' maximum (3.28m x 2.13m maximum)

This room has been divided and part fitted

FIRST FLOOR:

Split Landing

Airing cupboard.

Bedroom 1: 14'1 x 13'1 (4.29m x 3.99m)

Engineered oak flooring. Exposed natural brick walling. Range of built in wardrobe cupboards incorporating vanity unit with lighting. Range of fitted drawers. Double glazed window to the front elevation. Door to ...

En-suite Shower Room

Fabulous ensuite with double shower unit, w/c, vanity unit and electric toothbrush charging point

Bedroom 2: 13' x 12'2 (3.96m x 3.71m)

Double glazed window to the rear elevation. Range of built in wardrobe cupboards.

Bedroom 3: 12' x 10'11 (3.66m x 3.33m)

Double glazed window to the rear elevation.

Bedroom 4: 7' x 6'11 (2.13m x 2.11m)

Double glazed window to the front elevation.

Family Bathroom

Panelled bath. Low-level WC. Wash hand basin in vanity unit. Inset ceiling lighting. Extractor fan. Part tiled walls. Double glazed window to the rear elevation.

EXTERNALLY:

A block paved driveway provides extensive parking and in turn gives access to ...

Large Double Garage: 41'10 x 13'2 maximum (12.75m x 4.01m maximum)

Two electric roll up doors to front and rear providing access to the garden. Power and light.

There is an external power point for a car.

GARDENS:

The rear garden is of very good size. Immediately behind the house is a paved terrace leading on to a well maintained lawn beyond which is an area of a former vegetable garden. Set within the garden is a sizeable garden shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(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	

Byways, Charlton Lane West Farleigh, Maidstone, Kent

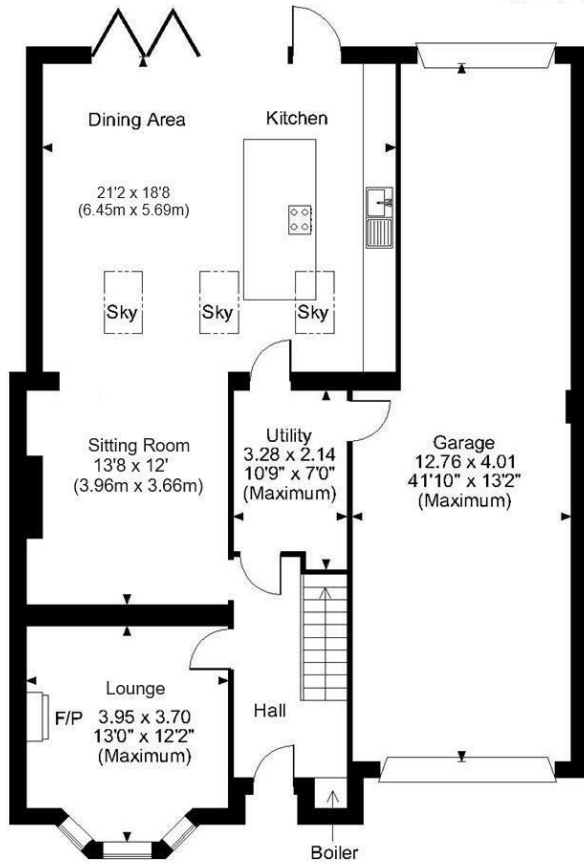
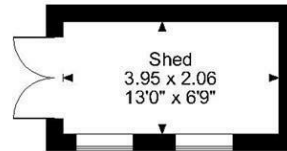
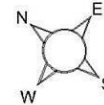
Approximate Gross Internal Area

Main House = 1655 Sq Ft/154 Sq M

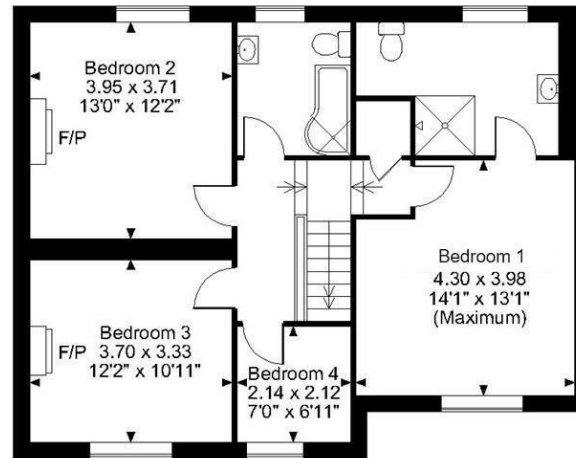
Garage = 494 Sq Ft/46 Sq M

Outbuilding = 88 Sq Ft/8 Sq M

Total = 2237 Sq Ft/208 Sq M



Ground Floor



First 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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