



Saxon Way, Tovil, Maidstone, Kent, ME15 6AL
Price £780,000



NO FORWARD CHAINEXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME WITH LUXURY KITCHEN, TWO ENSUITES AND WITHIN WALKING DISTANCE OF LOOSE CONSERVATION AREA

This rarely available beautiful family home resides in sought after development built by award winning Millwood Homes. Conveniently located, local amenities include Sainsburys Local, take away restaurants and handy newsagents. Ofsted 'Outstanding' Loose primary school is a short distance away, while there are a selection of grammar schools just a short bus journey away. For the commuter, Staplehurst and Marden stations are a 10 minute drive away and offer direct lines to London Bridge, Charing Cross and London Waterloo. Situated in a private position behind 5 bar wooden gate, this luxury, innovative family home has striking windows to the front providing light filled living spaces and exceptional kerb appeal. Inside, there is a large entrance hall with high quality flooring and galleried landing, lounge with feature log burner and doors opening onto the garden, fabulous kitchen/diner with fitted units, space for American fridge freezer and range cooker and bi folding doors opening onto the garden seating area. a useful utility room and a downstairs guest bedroom with fitted wardrobes and ensuite. Upstairs, there is a generous main bedroom benefitting from an ensuite and bespoke fitted wardrobes and a two further bedrooms which share the well appointed family bathroom.

Outside, the driveway extends to the front and side of the home providing ample off road parking and leading to the garage with pitched roof providing useful loft storage space. The neatly enclosed rear garden has been well landscaped by the current owner with seating areas, glass balustrade and pitched roof open gazebo housing a hot tub area.

This rarely available luxury home will generate plenty of interest so call Page and Wells Loose Office today to book your viewing and avoid missing



ON THE GROUND FLOOR

Entrance Hall

Lounge 17'9" x 12'3" (5.42m x 3.74m)

Kitchen/Breakfast Room 18'6" x 17'10" (5.65m x 5.45m)

Bedroom 2 13'1" x 10'7" (4.00m x 3.24m)

En-Suite

Utility Room

ON THE FIRST FLOOR

Landing

Bedroom 1 20'1" x 15'3" (6.14m x 4.66m)

En-Suite

Bedroom 3 17'9" x 14'7" (5.42m x 4.47m)

Bedroom 4 11'3" x 10'7" (3.44m x 3.24m)

Family Bathroom

EXTERNALLY

Garage 20'0" x 10'4" (6.12m x 3.16m)

Tenure - Freehold

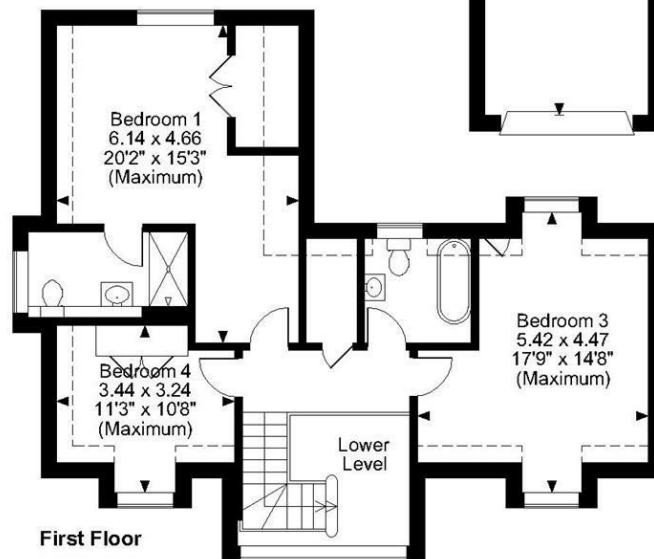
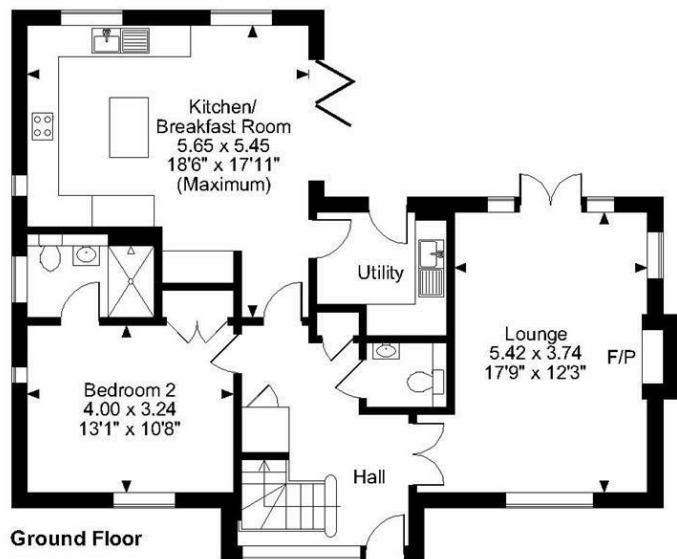
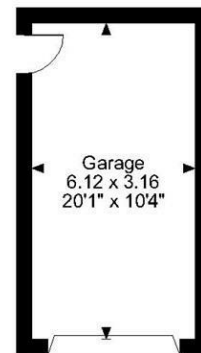
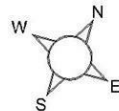
Council Tax - G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Saxon Way, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1606 Sq Ft/149 Sq M
 Garage = 208 Sq Ft/19 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8512258/JHU

