Amsbury Road, Hunton, Maidstone, ME15 0QH
Price £550,000

Page & Wells

NO FORWARD CHAINEXTENDED FIVE/SIX BEDROOM DETACHED PROPERTY WITH OPPORTUNITY TO RENOVATE AND CREATE A STUNNING FAMILY HOME.

Located on the outskirts of the sought-after village of Hunton, this five/six bedroom detached property offers both charm and huge potential. The property is within easy walking distance of local amenities, including Tesco Express, Londis, a bakery, and the Post Office. Families will appreciate the proximity to Coxheath Primary School and Cornwallis Academy, while frequent bus services to Maidstone town centre provide access to a wide range of shops, restaurants, and leisure facilities. For commuters, Staplehurst and Marden train stations are just a short drive away, offering direct services to London.

Situated in a desirable residential area, the property offers generous accommodation throughout and sits on a large plot with mature gardens, making it ideal for growing families.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, kitchen, a useful utility room, separate dining room, and a spacious lounge with access to a conservatory overlooking the rear garden.

Upstairs, the property benefits from five well-proportioned bedrooms, with an additional sixth bedroom or study, and a family bathroom.

Externally, there is a large rear garden offering plenty of outdoor space, while to the front there is a driveway providing off-road parking and access to a double length garage.

The property requires modernisation throughout and offers enormous potential to create a beautiful and spacious family home tailored to your own taste and style.

With its desirable location and fantastic features, this property is expected to sell quickly. Contact Page & Wells Loose Office today to arrange a viewing,

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GROUND FLOOR

Entrance Hall

Lounge 21'1" x 11'10" (6.43m x 3.62m)

Kitchen 11'11" x 8'10" (3.64m x 2.71m)

Utility

Dining Room 9'11" x 9'11" (3.03m x 3.03m)

Conservatory 20'7" x 10'9" (6.28m x 3.28m)

WC

FIRST FLOOR

Bedroom 1 12'9" x 12'0" (3.89m x 3.67m)

Bedroom 2 19'10" x 7'8" (6.05m x 2.36m)

Bedroom 3 11'7" x 8'8" (3.54m x 2.65m)

Bedroom 4 11'11" x 9'8" (3.64m x 2.97m)

Bedroom 5 11'0" x 8'0" (3.36m x 2.45m)

Bedroom 6 11'8" x 7'8" (3.58m x 2.36m)

Family Bathroom

EXTERNALLY

Garage 29'0" x 7'9" (8.84m x 2.38m)

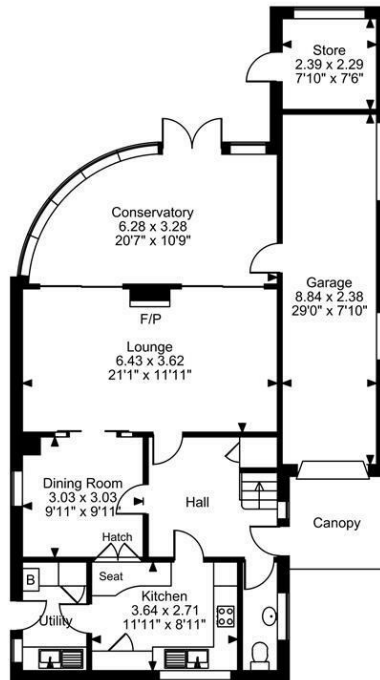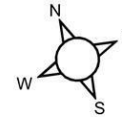**Store 7'10" x 7'6" (2.39m x 2.29m)**

Shed 7'10" x 5'9" (2.39m x 1.77m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Amsbury Road, Hunton, Maidstone
Approximate Gross Internal Area
Main House = 1779 Sq Ft/165 Sq M
Garage = 227 Sq Ft/21 Sq M
Outbuilding = 105 Sq Ft/10 Sq M
Total = 2111 Sq Ft/196 Sq M

N
E
W
S

Store
2.39 x 2.29
7'10" x 7'6"

Shed
2.39 x 1.77
7'10" x 5'10"

Bedroom 6
3.58 x 2.36
11'9" x 7'9"

Conservatory
6.28 x 3.28
20'7" x 10'9"

Garage
8.84 x 2.38
29'0" x 7'10"

Bedroom 2
6.05 x 2.36
19'10" x 7'9"

F/P

Lounge
6.43 x 3.62
21'1" x 11'11"

Bedroom 4
3.64 x 2.97
11'11" x 9'9"

Bedroom 5
3.36 x 2.45
11'0" x 8'0"

Dining Room
3.03 x 3.03
9'11" x 9'11"

Hall

Canopy

Hatch

Seat

B

Kitchen
3.64 x 2.71
11'11" x 8'11"

Utility

Bedroom 3
3.54 x 2.65
11'7" x 8'8"

Bedroom 1
3.89 x 3.67
12'9" x 12'0"

Ground Floor
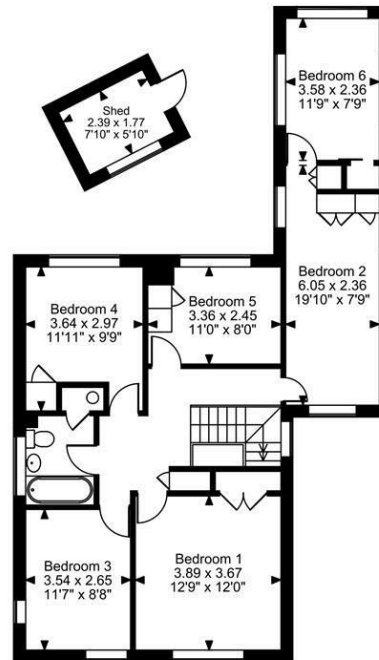
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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