



Bow Road, Watlingbury, Maidstone, ME18 5DS
Offers In The Region Of £750,000



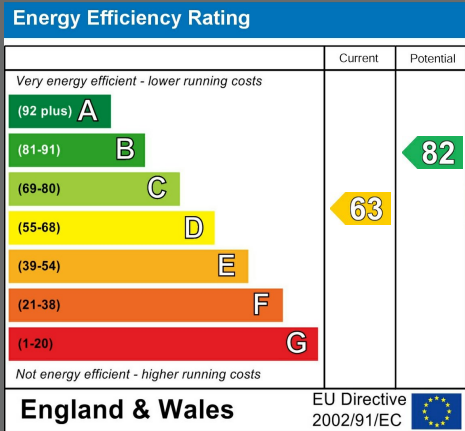
A stunning and impressively presented period property located in the popular village of Wateringbury, offering a rare opportunity for buyers to acquire a home full of charm, character and potential. This substantial family residence has remained in the same family for generations and has been sympathetically improved in recent years, whilst still offering scope for buyers to make it their own. A planning application has been submitted for the proposed conversion and extension of the detached outbuilding, into a one-bedroom residential annexe (reference number 25/00465/PA), offering excellent flexibility.

The accommodation is arranged over four floors and is both well proportioned and thoughtfully laid out. The ground floor comprises an entrance hall, two elegant reception rooms, a rear lobby, utility room and separate WC. On the lower ground floor, there is a beautifully appointed kitchen with a central island and a breakfast area. The first floor offers a generous landing, three bedrooms and a large family bathroom, whilst the second floor provides a further landing, an additional bedroom and bathroom, creating excellent space for growing families.

Externally, the property continues to impress, with a gravelled driveway leading to the rear and a generous side garden. The rear garden is a standout feature, offering ample space for outdoor enjoyment and further landscaping if desired.

This exceptional period home is offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and prompt move to a village location.

- No Forward Chain
- A Stunning & Impressively Presented Period Property
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Impressive Kitchen
- Ground Floor Wc
- Outbuilding with Planning Application Submitted To Convert
- Generous Sized Rear Garden
- Popular Village Location of Wateringbury





LOCAL AREA INFORMATION FOR WATERINGBURY

The Hollies, is conveniently situated in the Village of Wateringbury with its local post office and shops. Also within close driving distance are Kings Hill, West Malling and Paddock Wood. All with excellent range of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, David Lloyd Leisure Centre, golf course and much more.

Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.

For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

Local Primary Schools include Wateringbury and Mereworth . There are Grammar Schools for both Boys and Girls in Tonbridge and Maidstone. Local Independent Schools include Sutton Valence, Tonbridge and Sevenoaks Public Schools, also The Schools at Somerhill and Hilden Grange at Tonbridge and Kent College for Girls at Pembury. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band D

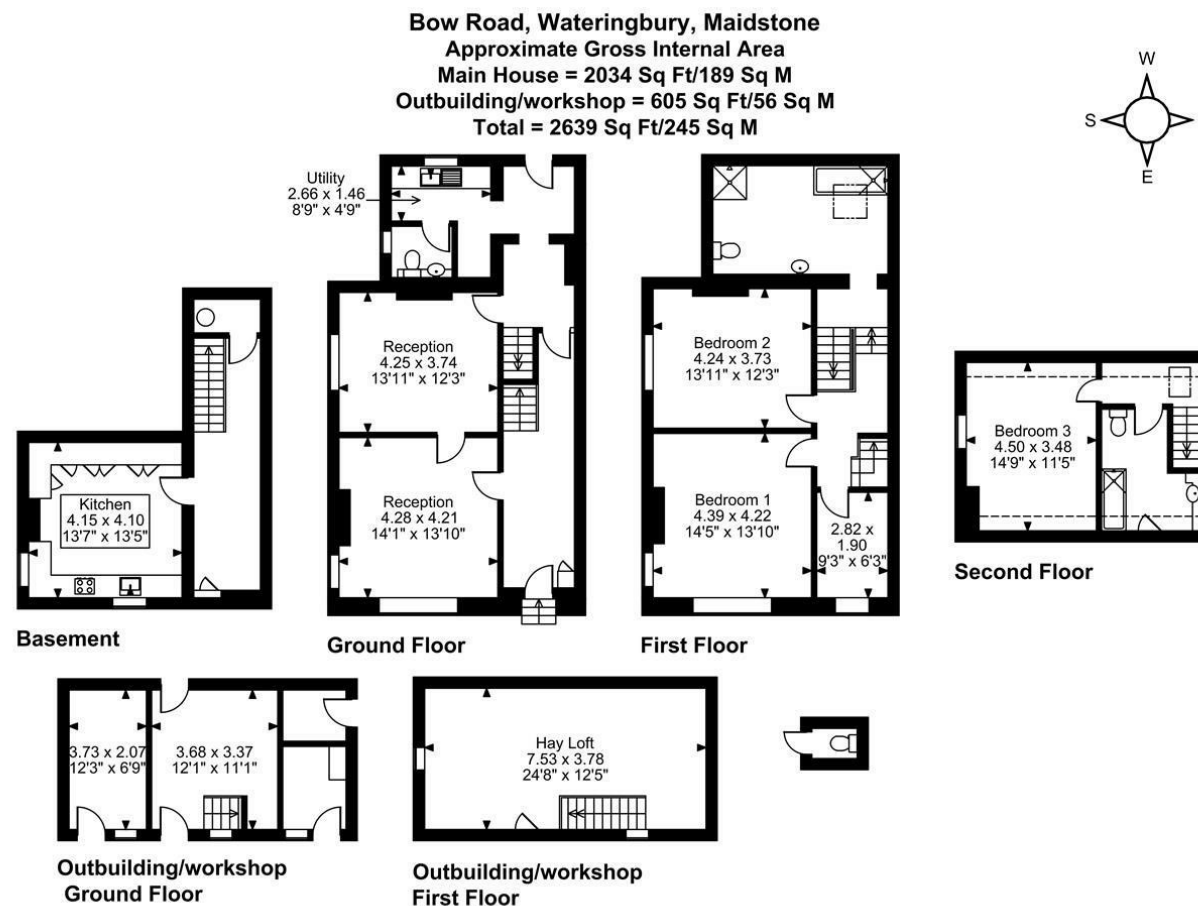
EPC Rating TBC

Double Glazing

Gas Central Heating

A planning application has been submitted for the proposed conversion and extension of the detached outbuilding, into a one-bedroom residential annexe (reference number 25/00465/PA),





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