

Lambert & Foster



BLUEBELL LODGE

2 BRENCHLEY FIELD | RUNHAM LANE | HARRIETSHAM | ME17 1WS

A very well presented, detached single storey home, built by local firm Clarendon Homes, circa 2024, providing four bedroom family accommodation, complemented by ample parking (four cars plus) and a lawned rear garden with shed, set within a cul dec sac of four individual homes, occupying a semi rural location.

Guide Price £710,000

FREEHOLD





BLUEBELL LODGE

2 BRENCHLEY FIELD, RUNHAM LANE, HARRIETSHAM, ME17 1WS

Bluebell Lodge is a detached single storey home by Clarendon Homes, circa 2024, presenting brick elevations, set with UPVC double glazed windows, beneath a pitched tiled roof.

The very well presented and proportioned accommodation benefits from air sourced heating and air conditioning, Amtico flooring, Porcelanosa tiles including both reception and inner halls with built in storage, a useful utility/boot room, a feature triple aspect, open plan kitchen/dining/sitting room comprehensively fitted with Shaker style units, including integral appliances, island with breakfast bar, composite quartz stone worktops and patio doors opening out to and overlooking the rear garden. Four bedrooms access from the inner hall include a main bedroom with built-in wardrobes with courtesy lighting and an en suite shower room. A family bathroom serves bedrooms 2,3 and 4.

Outside, open access onto a block paved driveway providing parking for in excess of four cars and electric car charging point. The lawned garden complements the accommodation well, plant beds, well fenced and enclosed including porcelain paved patio and a garden shed.



- **Modern, detached bungalow**
- **Entrance and inner hall**
- **Utility/boot room**
- **Open plan kitchen/dining/sitting room with island and breakfast bar**
- **Four bedrooms including a main bedroom with en suite shower room**

- **Family bathroom**
- **Block paved drive with EV charging point, providing ample parking**
- **Lawned rear garden, fenced and enclosed**
- **Semi rural cul de sac comprising four individual properties.**
- **3.5 Acres of wild meadow for sole use by the four properties.**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: scratches.invested.sloping

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private

Heating: A++ rated air source heat pump

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E

EPC: C (80)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

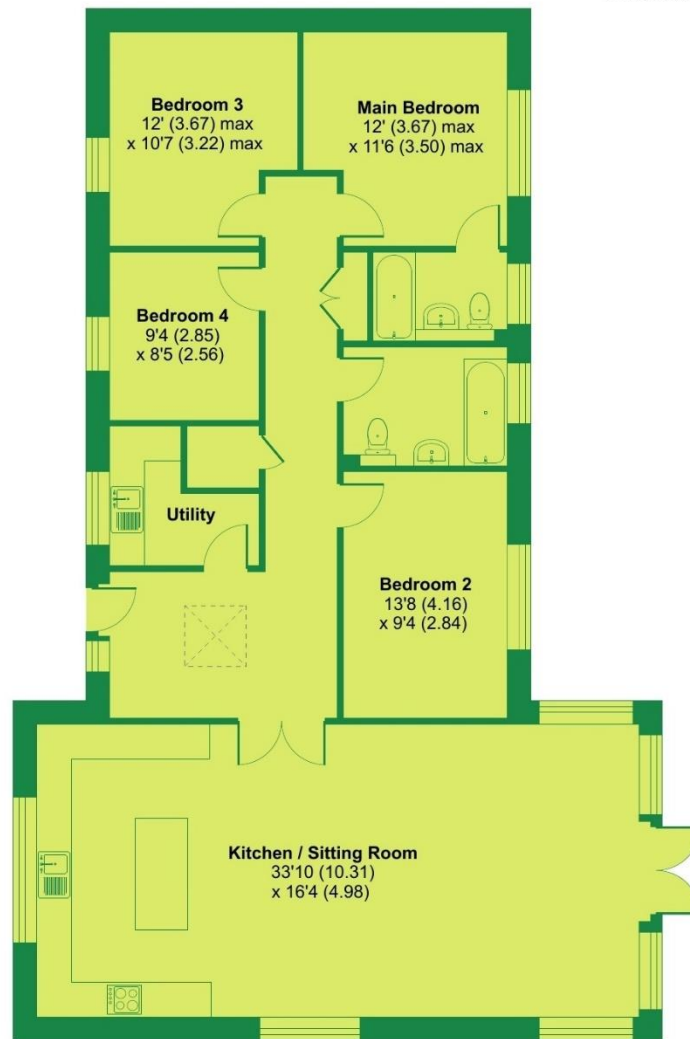
AGENT NOTE: A residence management company is to be set up to manage the communal areas with an annual charge to be agreed.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Brenchley Fields , Runham Farm, Harrietsham, Maidstone, ME17 1WS

Approximate Area = 1428 sq ft / 132.6 sq m

For identification only - Not to scale



GROUND FLOOR



This floor plan was constructed using measurements provided to © nrichcom 2024 by a third party.
Produced for Lambert and Foster Ltd. REF: 1120909

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