



MILL BANK
HEADCORN, KENT, TN27 9RD



**Lambert
& Foster**

COUNTY TOWN OF MAIDSTONE 8.5 MILES | JUNCTION 8 M20 7 MILES | TENTERDEN 9.5 MILES

MILL BANK, HEADCORN, KENT, TN27 9RD

An impressive, detached family house, providing well presented and proportioned five bedroom, three reception room accommodation complemented by an established front and rear garden, total plot size of 0.44 of an acre incorporating ample parking and a detached garage, all occupying a most convenient village location within walking distance of the mainline station and high street amenities.

GUIDE PRICE £945,000

FREEHOLD



DIRECTIONS

Using the what3words app; rent.intersect.leads

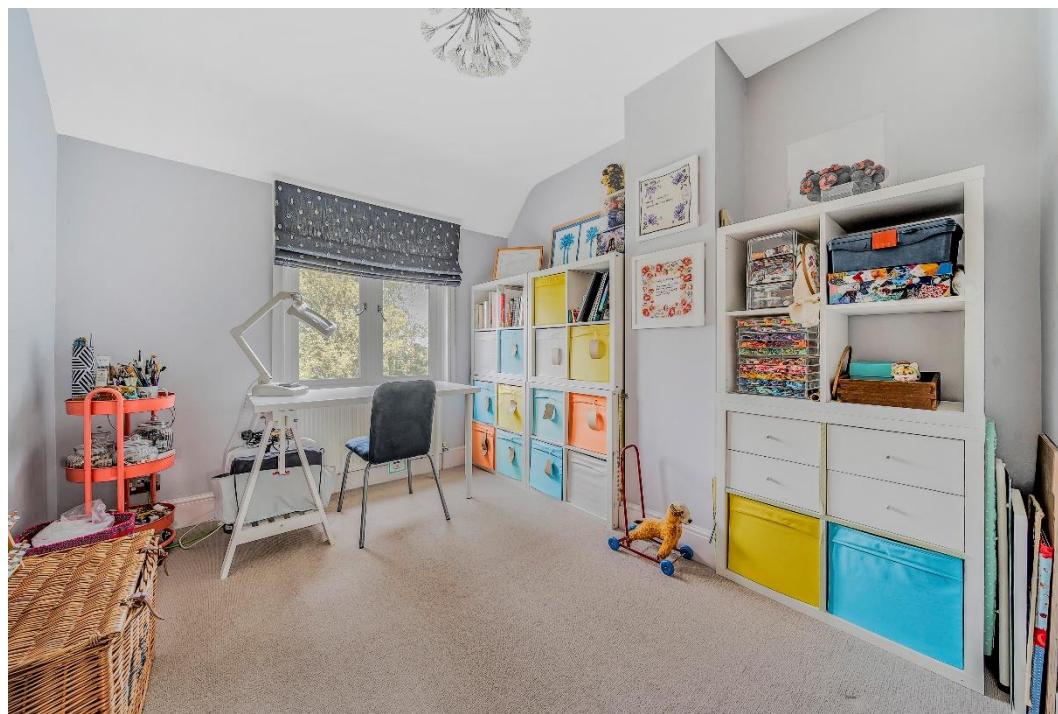
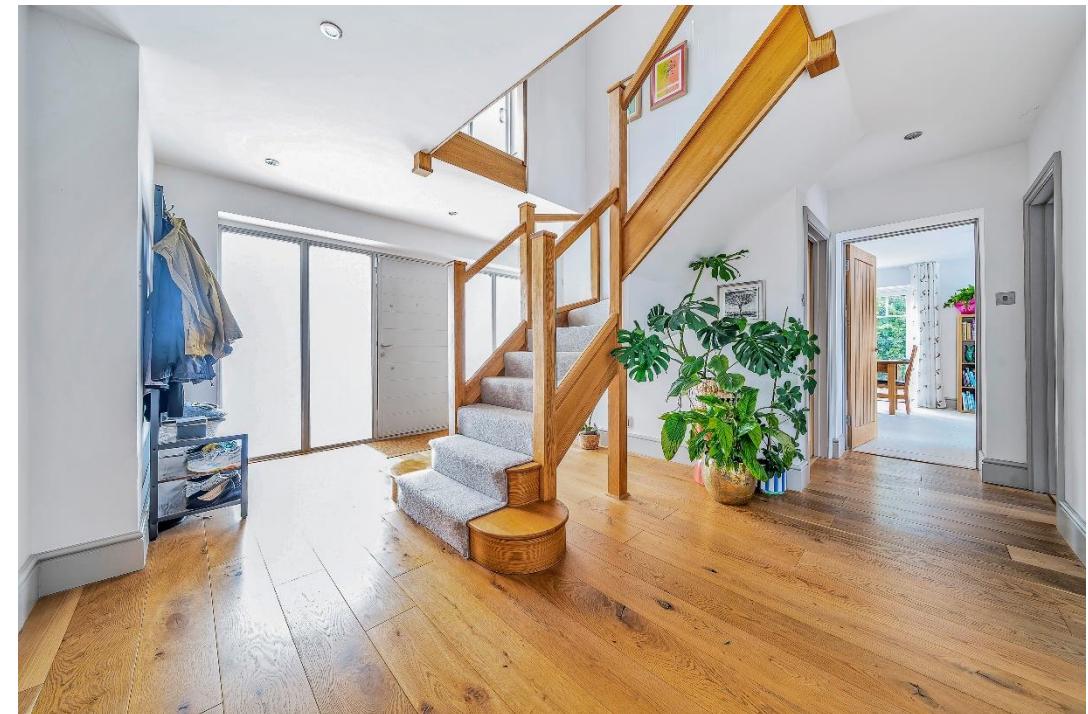


DESCRIPTION

34 Mill Bank is an individual detached family house with origins understood to date back to circa 1930s with a significant later two storey side extension. The property presents predominantly brick elevations with some rendering set with recently fitted UPVC double glazed windows beneath a pitched tiled roof. The very well proportioned and presented accommodation is arranged over two floors with a range of features including oak and tile flooring, underfloor heating, a galleried landing with an oak and glazed staircase.

Three reception rooms comprise a sitting room with modern natural flame gas fire and a double aspect with a pleasant outlook across the garden. The double aspect snug has a fireplace housing a multifuel stove and a bay window overlooking the rear garden. A separate study is ideal for home working. A fine feature is the triple aspect, comprehensively fitted kitchen /breakfast/family room with bifold doors and French windows, opening onto the paved terrace. A range of fitted units with Silestone work tops include an island with breakfast bar, integral appliances include Fisher and Paykel range cooker, Miele dishwasher, space and housing for American-style fridge freezer.

Arranged over the first floor are five bedrooms incorporating both a master bedroom with a range of fitted wardrobes and an en suite shower room and a guest bedroom with an en suite shower room. Bedrooms 3,4, and 5 are served by a family bathroom which has both a bath and a walk-in shower.





GARDENS & GROUNDS

Outside, open access onto stone chipped drive with ample parking, leading up to a detached single garage with attached garden store/potential workshop. The established front and rear gardens are a fine feature, laid to lawn with shrubs and trees, extensive granite paved seating area, bespoke timber potting shed and store. The whole garden is enclosed by established hedging and newly erected fencing.

- Kitchen/breakfast/family room
- Sitting room and separate snug with multifuel stove
- Study and utility room
- Galleried first-floor landing
- Five bedrooms incorporating principal and guest suites with en suite shower rooms
- Established front and rear gardens with a total plot size of 0.44 of an acre
- Drive, ample parking and single garage



FLOORPLANS

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

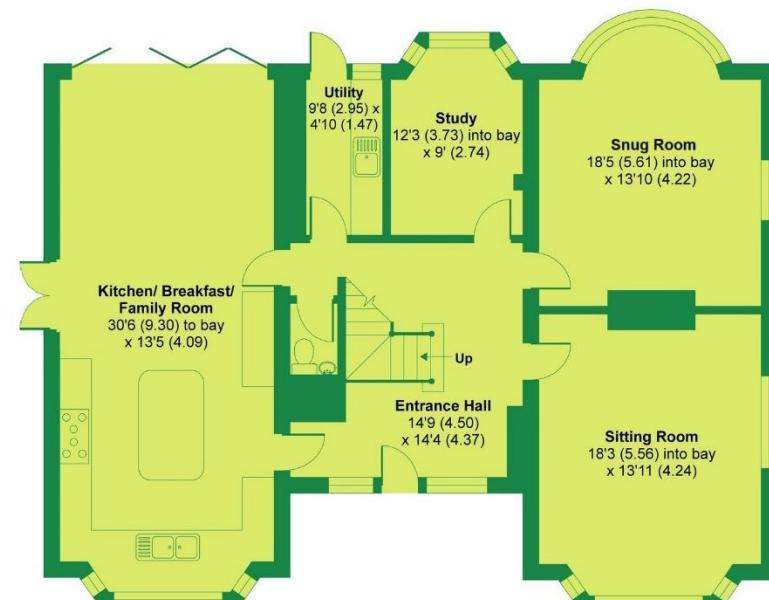
Mill Bank

Approximate Area = 2640 sq ft / 245.2 sq m

Garage = 289 sq ft / 26.8 sq m

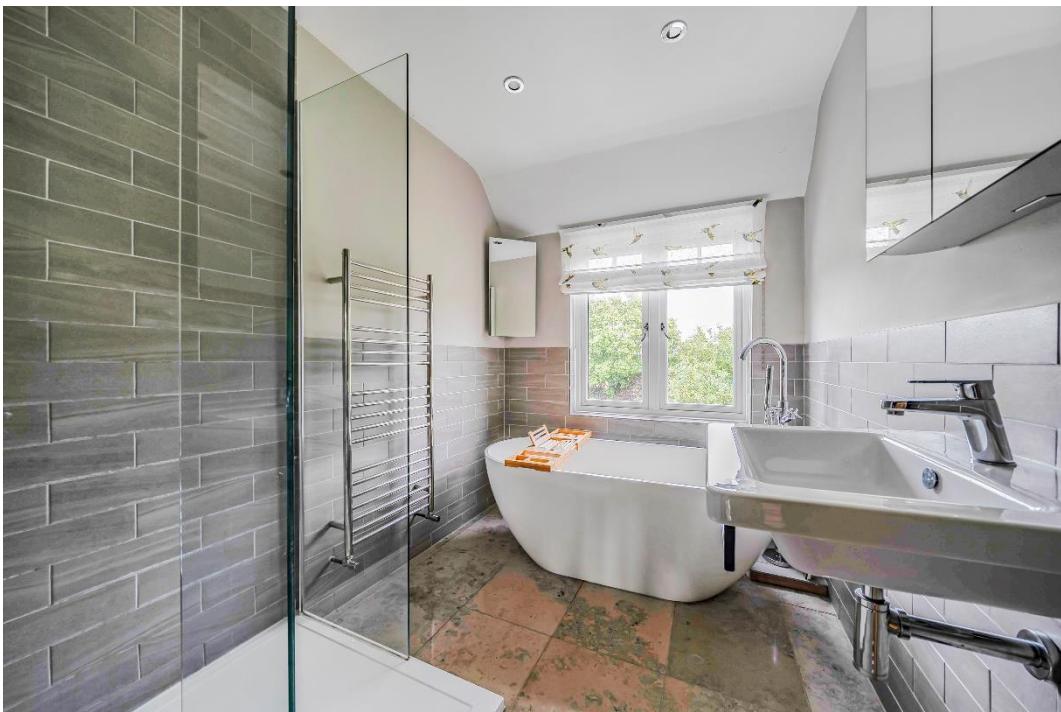
Total = 2929 sq ft / 272 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Lambert and Foster Ltd. REF: 764105



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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** C (70)

PLANNING: Planning permission was granted on 19th December 2022 under application ref: 22/504775/FULL for the erection of a new detached garage and conversion of existing garage to an ancillary studio.

PARTULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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