



Laurel Cottage 87-89 The Street

Mereworth, Maidstone, ME18 5LZ Freehold



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Price Guide £985,000

A striking period house nestled within this picturesque village. Beautifully presented having undergone significant extension and renovation in recent years to now offer an elegant internal layout boasting plenty of character blended with quality modern refinement.

Overview

- Stunning period detached residence
- Central village location
- Beautifully renovated and extended
- Packed with character features
- Offered with quality modern refinement throughout
- Four double bedrooms
- Large reception rooms
- Generous fitted kitchen/breakfast room
- Lovely enclosed garden
- Off street parking & garage

Description

This amazing home is found centrally with the village with weather boarded elevations dating back 500 years and is believed to be one of the oldest original homes within Mereworth. Internally the property is found to offer a spacious internal layout with superb presentation. The central entrance hall offers a feature exposed stone wall with tiled floor and under floor heating that runs through the entire ground floor. Wooden latch doors lead into shower room/cloakroom with a large formal dining room offered wood burning stove and attractive exposed beams that feature throughout the property. Multi paned sliding doors connect through to the living room that offers a light dual aspect with a wood burning stove with this room forming part of the extension. To the adjacent side of the hallway is a stylish fitted kitchen/breakfast room with an impressive range of quality units and generous work surface featuring integrated appliances that adjoins a family room and utility room. The kitchen offers views and access onto the enclosed garden. To the first floor the central landing offers a versatile study space with low wooden door leads into a double bedroom. Remaining on the first floor centrally a beautiful family bath/shower room w.c. is offered with a further double bedroom and then at the end of the landing the extension now offers the principal bedroom which boasts a dressing room entrance with a large double room and stylish En-suite. A further double bedroom to found to the floor above with an En-suite w.c. Externally this impressive residence is found centrally within the village with parking found to the front by way of resin driveway and gated access leading through to garden which is enclosed with level lawn, attractive borders and resin path/patio area with the garden offering a good source of natural sunlight during the day and a useful garage.

Location

The property is found both privately and centrally within the village that offers a village primary school and local church. The village has its own local sports that include a village cricket team played in the local recreation ground that hosts an annual village fete and the surrounding picturesque farmland and woodland offer plenty of local walks. Further leisure activities are available within Kings Hill 2.5 miles away offering David Lloyd gym with tennis facilities and an outdoor pool, an 18 hole testing inland links golf course and a sports park with tennis courts and all-weather football pitches. The property is located on the fringes of the historic market town of West Malling 3.5 miles away which has a mainline railway station and a variety of boutique shops, cafes, restaurants and country pubs. For more extensive amenities Maidstone and Tonbridge town centres are approximately eight miles distant from the property and offer highly regarded primary, secondary and private schooling. The M20 motorway network can be easily accessed and offers links to London and the coast.



Entrance hall
L shaped with flagstone floor found with underfloor heating, exposed stone wall and original beams

Formal dining room

17'7 x 16'
An elegant room with a large wood burning stove, flag stone floor with under floor heating, exposed beams window with views onto the garden

Living room

19'11 x 12'6
A spacious and bright dual aspect room with twin french doors and windows onto the garden feature wood burning stove and part glazed dividing doors

Kitchen/breakfast room

22'10 x 14'6
A striking fitted 'Burnhill' kitchen offered with granite work surfaces and large central island. Range master cooker, fitted dishwasher and recessed sink and instant hot water and fitted floor to ceiling fridge. Attractive exposed timbers, under floor heating with views and access onto the gardens

Family room

Socially open plan from the kitchen with a deep bay window and a light dual aspect, exposed beams and under floor heating

Utility room

Accessed from the family room, wall and base units, sink and space for appliances

Shower room wc

Accessed from the central hallway, offered with a modern cubicle, w.c, fully tiled with opaque window

First floor landing

Stairs rise from the ding room to the landing, ceiling height reduces slightly. Wooden latch doors, exposed timbers, original medieval window

Principal bedroom

20'1 x 16'2
Initially the entrance leads into a dressing area with triple fitted wardrobes, the bedroom is set beyond with window over looking the garden and restricted height to the far side

En-suite shower room

Entered from the dressing area, a fully tiled walk in shower cubicle, floating vanity sink and wc with opaque window and heated towel rail

Bedroom

12- x 10'7
A double room with window overlooking the garden, feature fireplace and exposed beams

Central landing

Large enough for use as a study with exposed beams

Bath/shower room wc

A stunning range of ablutions with a free standing bath, enclosed shower cubicle, wash hand basin and wc blended with tiling and exposed timbers

Bedroom

17'2 x 11'4
Wooden half door entrance leads into a further double room with vaulted ceiling, exposed beams and window over looking the garden

Second floor bedroom

24'3 x 9'7
Accessed via a small loft style stair case with lobby entrance into the final double bedroom with front facing window with countryside views, exposed beams and en-suite wc

Driveway

A resin driveway that provides comfortable parking for two cars

Garage

20 x 10'1
Twin doors to front with door and window to side

Garden

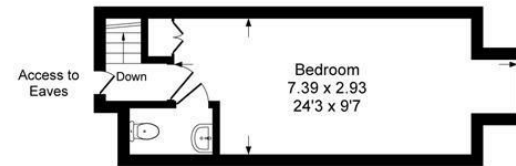
In principle laid to level lawn with stone wall and timber fence boundary, mature shrubs and flower borders. The garden offers sunlight through the day with resin pathway and well placed patio area



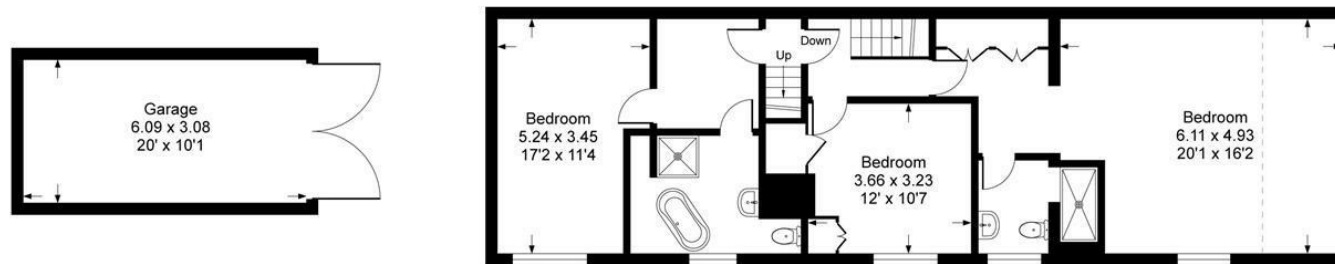


The Street, ME18

Approximate Gross Internal Area = 209 sq m / 2249 sq ft
Approximate Garage Internal Area = 19 sq m / 205 sq ft
Approximate Total Internal Area = 228 sq m / 2454 sq ft
(excludes restricted head height)



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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