



**Oast View Lower Road East Farleigh, Maidstone, Kent, ME15 0HD**  
**Fixed Asking Price £595,000**





The property is situated in a most popular residential area in the village of East Farleigh, which lies about 3-miles to the south west of Maidstone. The village itself has a primary school and a Montessori school, active church, village inns and there is a local station linking through to Charing Cross and St Pancras. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a quite beautifully presented three-bedroom detached family house which is deceptively spacious and has been finished to a very high specification. The property benefits from gas fired central heating and double glazing. The property has been recently extended and now boasts a magnificent kitchen/breakfast room to the rear overlooking the gardens. The special feature is the seating area at the foot of the garden which backs onto the Medway Valley. Internal inspection of this quality family home is thoroughly recommended by the sole selling agents. EPC rating: D. Council Tax Band: E. Tenure: Freehold. Contact: PAGE & WELLS King Street office 01622 756703.



**GROUND FLOOR:**

**Arched Entrance Porch**

Entrance door to ...

**Reception Hall: 12'9 x 6' (3.89m x 1.83m)**

Amtico flooring. Staircase to first floor. Understairs cupboard. Cloaks cupboard.

**Lounge: 15'10 x 11'5 (4.83m x 3.48m)**

Double glazed bay window to the front elevation. Central fireplace with fitted gas coal effect fire.

**Dining Room: 12'5 x 10' (3.78m x 3.05m)**

Amtico flooring. Wide archway with steps leading down to a ...

**Magnificent Kitchen/Breakfast Room: 18'8 x 11'10 (5.69m x 3.61m)**

The kitchen area has an extensive range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap and further cupboards beneath. Range of wall cupboards. Rangemaster double oven with 6-ring gas hob, extractor fan over. Bosch fridge/freezer. Tiled flooring with underfloor heating. Two skylights. Bi-folding doors opening to the rear garden terrace.

**Utility Room: 7'9 x 5'4 (2.36m x 1.63m)**

Range of work surfaces with cupboards beneath. Plumbing for washing machine. Range of wall cupboards. Amtico flooring. Double glazed door to side access. Part tiled walls. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water.

**Cloaks/Shower Room**

Hand basin. Low-level WC. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Tiled walls. Inset ceiling lighting. Extractor fan.

**FIRST FLOOR:**

**Landing**

Access to insulated roof space.

**Bedroom 1: 16'3 x 9'5 (4.95m x 2.87m)**

Double glazed bay window to the front elevation with lovely views over farmland. Full length range of built in wardrobe cupboards.

**Bedroom 2: 12'5 x 9' (3.78m x 2.74m)**

Built in wardrobe cupboards. Double glazed window to the rear elevation with lovely views out to the Medway Valley.

**Bedroom 3: 9'2 x 8'5 (2.79m x 2.57m)**

Double glazed window to the rear elevation, again enjoying lovely views.

**Family Bathroom**

Panelled bath with corner mounted mixer tap and hand held shower. Wash hand basin. Low-level WC. Inset ceiling lighting. Extractor fan. Chrome heated towel rail. Part tiled walls. Double glazed window to the front elevation.

**EXTERNALLY:**

There is a very extensive brick paviour forecourt providing excellent parking. The drive continues to the side of the property through double gates to ...

**Detached Garage: 15' x 10' (4.57m x 3.05m)**

Up and over door. Power and light.

The driveway is bordered by well stocked flower beds. A side gate leads through to ...

**Magnificent Rear Garden**

Immediately behind the property is a paved terrace leading on to an area of lawn with beautifully stocked herbaceous beds. A pathway leads down to a private seating area which has been landscaped with extensive decked terracing, a further paved seating terrace with pebbled finish. Overlooking this area is a ...

**Summerhouse: 9'3 x 9' (2.82m x 2.74m)**

Double doors.

Set within the garden is a ...

**Garden Shed: 12' x 9'10 (3.66m x 3.00m)**

**Garden Office: 11'5 x 4'5 (3.48m x 1.35m)**

Fitted work surface. Inset ceiling lighting. Hard wired internet through to the office.

The beautifully maintained gardens provide a lovely setting for this family house.


**VIEWING**

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

**DIRECTIONS**

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Turn left into Farleigh Lane, continue down over the river. At the junction turn left and continue on into Lower Road where the property will be found on the left hand side.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



**GROUND FLOOR**



**FIRST FLOOR**



**EXTERNALLY**

