



**7 Readers Court, Teston, Maidstone, Kent, ME18 5EY**  
**Price £600,000**



A STUNNING AND BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME LOCATED IN THIS SOUGHT AFTER CUL DE SAC SETTING IN THE HEART OF THE VILLAGE OF TESTON.

This substantial family home has so much to offer. The versatile ground floor accommodation features a sitting room which could alternatively be utilised as a fourth bedroom, cloakroom, stunning kitchen and exceptionally spacious drawing room with a skylight that floods the space with natural light, there is a sun room beyond which features a fully fitted bar area with wooden bench seats and a fully functioning sauna. Completing the ground floor accommodation is a delightful conservatory overlooking the rear garden. The first floor offers three bedrooms, the principal benefits from an en-suite shower room and there is a modern family bathroom suite. The rear garden has been thoughtfully landscaped to make the most of its space. With two levels, it showcases weather resistance decking, sunken pond and a jacuzzi on the top level (available subject to separate negotiation). The lower area offers easy to maintain artificial lawn and a brick built BBQ. There is a garage and off road parking facilities beyond. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C  
Council tax band: E  
Tenure: freehold



## LOCATION

Readers Court is situated on the site of the former Alfred Reed cricket ball factory, originally constructed in 1808 and located in the centre of Teston village. Maidstone, the county town of Kent is approximately 5-miles away where an extensive range of amenities can be found.

## PROPERTY INFORMATION

A quite beautifully presented four bedroom family home with landscaped rear garden offering versatile accommodation

## KEY FEATURES

- Principal bedroom with luxury en-suite shower room
- Sitting room/bedroom 4
- Large drawing room with skylight window
- Modern kitchen
- Conservatory
- Bar with sauna
- Landscaped gardens
- Driveway and garage to rear
- Exceptionally large ground floor footprint (as originally built)

## ROOMS

### GROUND FLOOR:

Spacious Entrance Hall

Cloakroom

Sitting Room: 14'4 x 10'5 (4.37m x 3.18m)

Drawing Room: 20'6 x 13'5 (6.25m x 4.09m)

Kitchen: 14'7 x '3 (4.45m x '0.91m)

Bar: 16'6 x 8'8 (5.03m x 2.64m)

Sauna

Conservatory: 11'8 x 11'1 (3.56m x 3.38m)

### FIRST FLOOR:

Principal Bedroom: 12'11 x 10'10 (3.94m x 3.30m)

En-suite Shower Room

Bedroom 2: 10'5 x 10'11 (3.18m x 3.33m)

Bedroom 3: 9'10 x 6'9 (3.00m x 2.06m)

Modern Family Bathroom

Garage: 18'3 x 9'1 (5.56m x 2.77m)

There is also a driveway.


## EXTERNALLY:

Stunning landscaped gardens to the rear.

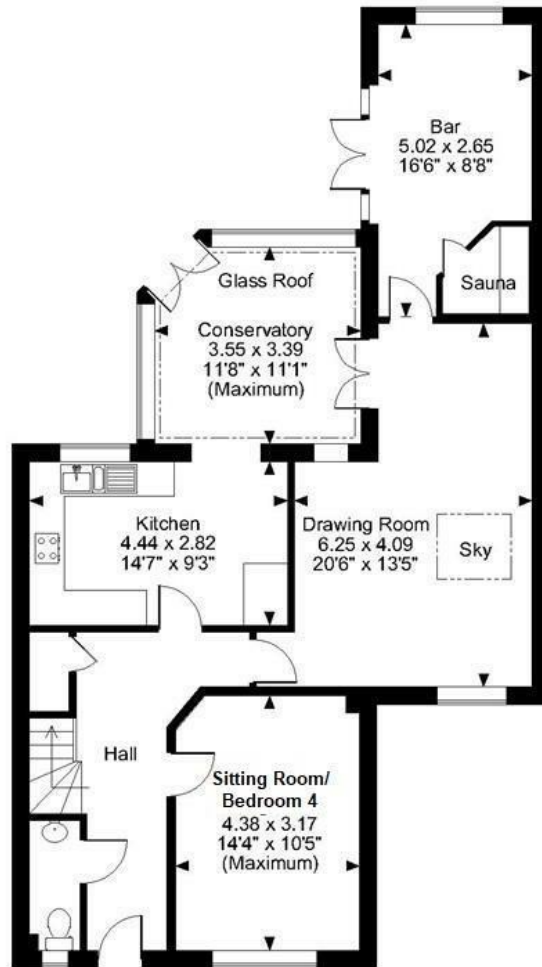
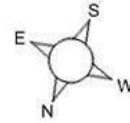
## VIEWING

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

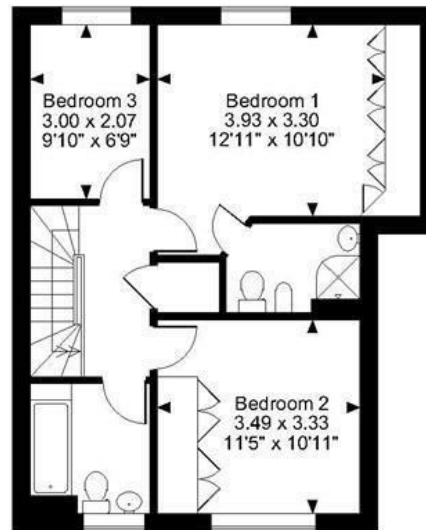
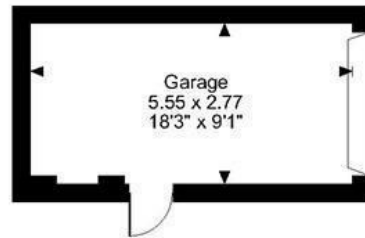
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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	

**Readers Court, Teston, Maidstone**  
 Approximate Gross Internal Area  
 Main House = 1541 Sq Ft/143 Sq M  
 Garage = 165 Sq Ft/15 Sq M  
 Total = 1706 Sq Ft/158 Sq M



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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