



**Ash Farm Scragged Oak Road, Detling, Maidstone, Kent, ME14 3HN**  
**Price £1,100,000**





Ash Farm is situated in a beautiful peaceful setting on the North Downs in an area of Outstanding Natural Beauty. Set back from a quiet country lane, the property is conveniently placed for both the M2 and M20 motorways. Maidstone, the county town of Kent, is about 4-miles distant providing a wide range of shopping, educational and social facilities.

The property was built in the 1970s and has been tastefully extended by our client in more recent times and offers very spacious living accommodation with the potential to create a granny annexe within should this be required. The spacious rooms benefit from oil fired central heating and double glazing. The house has a security system installed together with outside security lighting. The beautiful setting is enhanced with lovely landscaped gardens extending (unmeasured) to about 1.5-acres. Set within the gardens is a heated swimming pool. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: awaited  
Council tax band: G  
Tenure: freehold



#### GROUND FLOOR

Double entrance doors open to ...

#### Entrance Porch

Further part glazed door to ...

**Reception Hall:** 13'11 x 9'7 (4.24m x 2.92m)

Staircase to first floor. Two boxed radiators. Glazed double doors opening to ...

**Dining Room:** 17'1 x 15'9 (5.21m x 4.80m)

Triple aspect room.

**Study:** 13'2 x 10'10 (4.01m x 3.30m)

Study fitted with a range of built in units including drawers, desk top, high level storage cupboards and display shelving. Double glazed window to the rear elevation.

**Lounge:** 27'2 x 15' (8.28m x 4.57m)

Excellent range of work surfaces with cupboards and drawers under. Inset single drainer one and a half bowl sink unit with cupboards under. Range of wall cupboards with lighting under. Built in fridge. Hotpoint stainless steel double oven and grill with extractor fan over. Part tiled walls. Glazed panelled door opening to ...

**Conservatory:** 25'5 x 10'11 (7.75m x 3.33m)

Two wall light points. Double glazed doors opening to the pool terrace.

**Kitchen:** 13'7 x 12'9 (4.14m x 3.89m)

Excellent range of work surfaces with cupboards and drawers under. Inset single drainer one and a half bowl sink unit with cupboards under. Range of wall cupboards with lighting under. Built in fridge. Hotpoint stainless steel double oven and grill with extractor fan over. Part tiled walls. Glazed panelled door to ...

**Utility Room:** 10'9 x 5'9 (3.28m x 1.75m)

Stainless steel sink unit with cupboards beneath. Range of wall cupboards. Wine rack. Hotpoint washing machine. Double glazed door to garden. Door to conservatory.

#### Inner Lobby

Spacious built in cupboard. Door to ...

#### Bathroom

Corner spa bath. Wash hand basin in vanity unit. Low-level WC. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Tiled flooring. Tiled walls. Inset ceiling lighting. Inset wall mirror.

#### FIRST FLOOR:

**Reception Landing:** 21'9 x 9'2 (6.63m x 2.79m)

Attractive arched window.

**Principal Bedroom:** 20'1 x 11'1 maximum (6.12m x 3.38m maximum)

Double aspect room. Extensive range of built in wardrobe cupboards. Further built in storage cupboard. Door to ...

#### En-suite Shower Room

Shower cubicle with power shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled flooring. Tiled walls. Dimplex wall heater. Inset ceiling lighting. Chrome heated towel rail. Wall mirror with lighting and display shelving. Access to eaves storage cupboard.

**Bedroom 2:** 19'9 x 10'11 maximum (6.02m x 3.33m maximum)

Velux window. Eaves storage. Door to ...

#### En-suite Shower Room

Shower cubicle with power shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Chrome heated towel rail. Inset ceiling lighting. Tiled flooring. .

**Bedroom 3:** 19'8 x 10'11 (5.99m x 3.33m)

Eaves storage cupboard. Velux window.

**Bedroom 4:** 16' x 10'2 (4.88m x 3.10m)

Double glazed window to the front elevation. Eaves storage cupboard.

**Bedroom 5:** 10'10 x 8'7 (3.30m x 2.62m)

Skylight to the rear elevation. Built in cupboard.

#### Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Wash hand basin in vanity unit with cupboards under. Inset ceiling lighting. Extractor fan. Tiled flooring. Tiled walls. Dimplex heater. Chrome heated towel rail.

#### Inner Landing

Built in wardrobe cupboards.

#### EXTERNALLY:

The property enjoys extensive frontage to Scragged Oak Road. In and out driveway with electronically operated gates. The driveway widens to provide very extensive parking and in turn giving access to ...

**Attached Garage:** 27'8 x 20' (8.43m x 6.10m)

A spacious garage with a high ceiling. Electric roll up entrance door. Windows to the side elevation. Range of fitted cupboards and work top.

**Boiler Room:** 13'3 x 10'11 (4.04m x 3.33m)

A useful store room housing Worcester oil fired boiler serving central heating and domestic hot water. Door to ...

**Garden Room:** 19'10 x 10' (maximum) (6.05m x 3.05m (maximum))

Door to garage.

#### Garden Cloakroom

Low-level WC. Wash hand basin. Tiled flooring.

**Timber Outbuilding:** 42'3 x 27'9 (12.88m x 8.46m)

Maximum 'L' shaped measurements. Constructed for a cattery with 13 units installed. The building provides very useful storage with potential for a further garage.

#### GARDENS AND GROUNDS:

The gardens are a delightful feature to the property. The front garden has an extensive pea shingled area with well stocked herbaceous beds. Magnificent rear garden. Immediately behind the house is a paved pool terrace and ...

**Heated Swimming Pool:** 30' x 18' (9.14m x 5.49m)

With a maximum depth of 8.5ft. Roman end. The pool is heated and filtered. Situated close by is the ...

#### Pool House

With a filtration system and heat exchange boiler.

Set within the gardens is a greenhouse and two cedarwood summerhouses. The gardens themselves provide extensive areas of lawn with raised flower beds filled with a variety of ornamental trees, shrubs and rhododendrons. The gardens enjoy complete privacy and overlook a valley to provide a peaceful setting for this lovely family home.


#### 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 A249 Sittingbourne Road. On Detling Hill turn left into Scragged Oak Road, proceed for 0.7-mile. At the junction turn left and continue on Scragged Oak Road for 1.7-miles where the property will be found on the left hand side.

### Energy Efficiency Rating

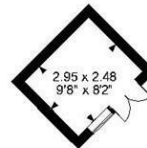
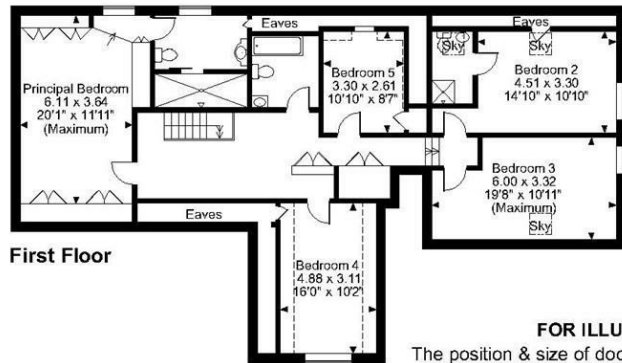
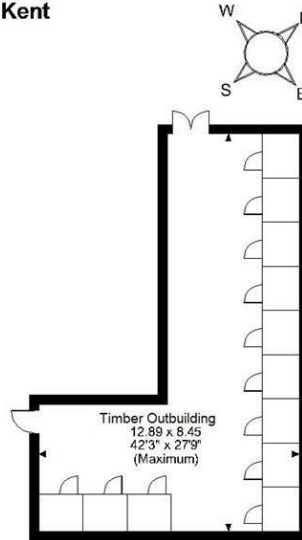
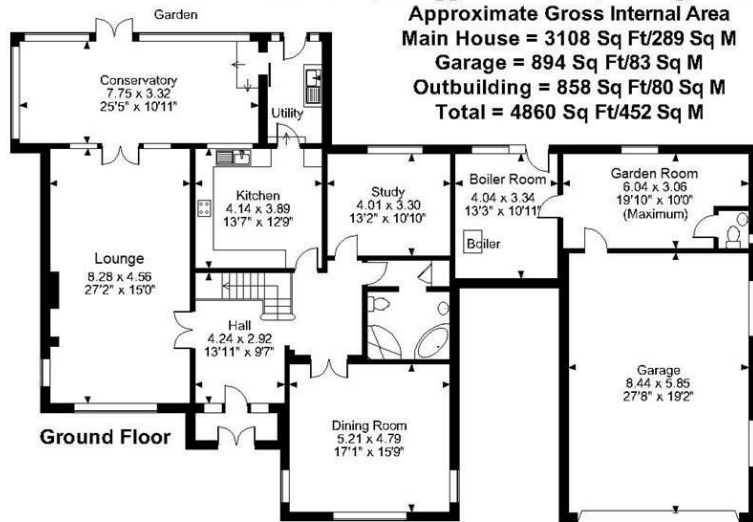
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ash Farm, Scragged Oak Road, Detling, Maidstone, Kent**

**Approximate Gross Internal Area**  
**Main House = 3108 Sq Ft/289 Sq M**  
**Garage = 894 Sq Ft/83 Sq M**  
**Outbuilding = 858 Sq Ft/80 Sq M**  
**Total = 4860 Sq Ft/452 Sq M**



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

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

□ □ □ □ Denotes restricted head height

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