



**3 St. Davids Gate, Barming, Maidstone, Kent, ME16 9EP**  
**Price £625,000**

AN EXCEPTIONALLY SPACIOUS AND WELL PRESENTED 4/5 BEDROOM DETACHED EXECUTIVE HOME SITUATED IN THIS SMALL SELECT CUL DE SAC SETTING IN BARMING.

Page & Wells are delighted to bring to the market this fabulous family home with extensive living accommodation and double garage. Originally built as a 5 bedroom home, one of the bedrooms is now accessed via bedroom two & would make a useful dressing room or office. However, buyers may wish to reinstate the wall if five bedrooms are preferred. There are en-suite facilities to both the principal and guest bedrooms, together with a family bathroom. The ground floor accommodation features a cloakroom, lounge, separate dining room, study, kitchen/breakfast room, utility room and large conservatory. There are 'L' shaped gardens, driveway providing ample off road parking and a double garage. The property is well placed for all local amenities and internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

3 St Davids Gate is situated in the popular Barming area to the west of Maidstone. It is a small cul de sac with only a handful of homes. There are grammar schools close by and a mainline railway station in Barming.

## PROPERTY INFORMATION

An exceptionally spacious 4/5 bedroom detached family home.

## KEY FEATURES

- Double garage
- En-suites to principal and guest bedroom
- Two reception rooms plus study
- Large conservatory
- Extensive parking facilities
- Viewing highly recommended

## ROOMS:

### GROUND FLOOR:

Entrance Hall

Cloakroom

Lounge: 19'8 x 13' (5.99m x 3.96m)

Dining Room: 13'1 x 10'6 (3.99m x 3.20m)

Study: 9'1 x 7'4 (2.77m x 2.24m)

Kitchen/Breakfast Room: 13'3 x 10'7 (4.04m x 3.23m)

Conservatory:

Utility Room: 8'8 x 7' (2.64m x 2.13m)

### FIRST FLOOR:

Principal Bedroom: 16'1 x 13' (4.90m x 3.96m)

En-suite Bathroom

Bedroom 2: 13'9 x 10'10 (4.19m x 3.30m)

Dressing Room/Office: 10'8 x 10'2 (3.25m x 3.10m)

En-suite Shower Room

Bedroom 3: 13' x 10'8 (3.96m x 3.25m)

Bedroom 4: 9'11 x 8'6 (3.02m x 2.59m)

Family Bathroom


### EXTERNALLY:

There is a driveway providing ample off road parking facilities leading to a DOUBLE GARAGE and pleasant gardens to the rear and side.

## VIEWING

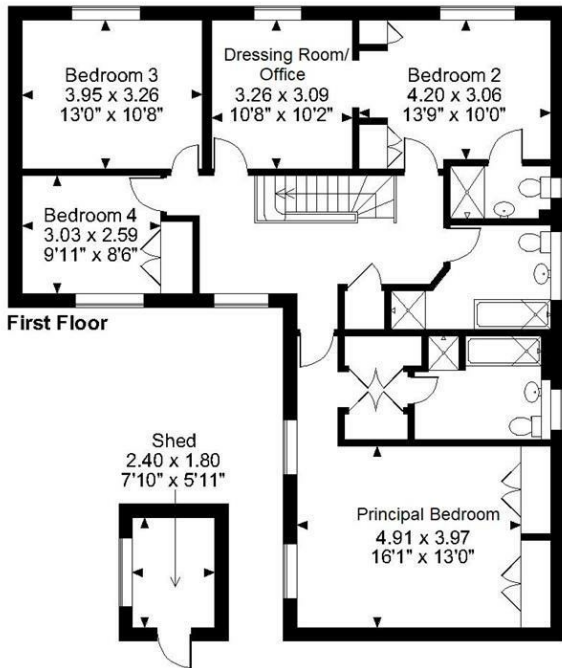
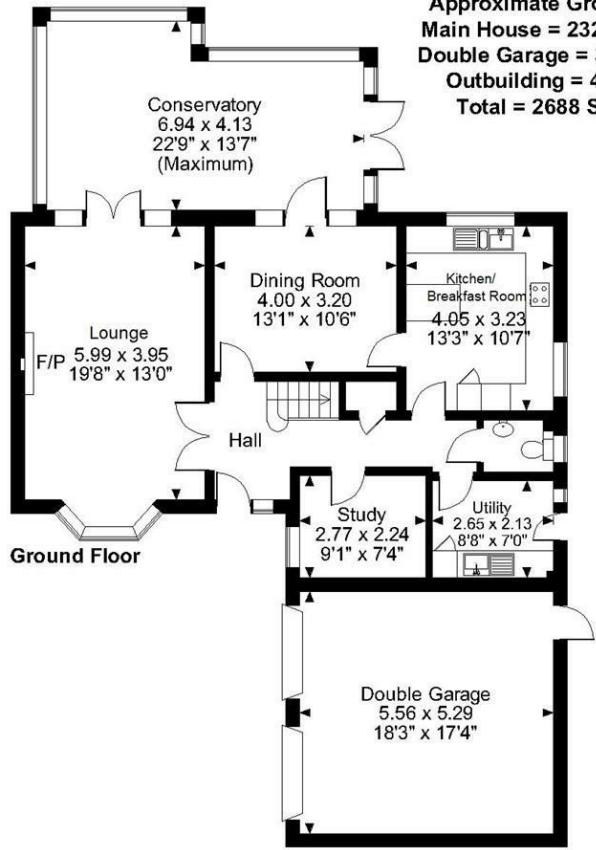
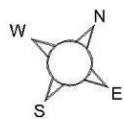
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	86
(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>		
Not energy efficient - higher running costs		
<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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**St. Davids Gate, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 2324 Sq Ft/216 Sq M**  
**Double Garage = 317 Sq Ft/29 Sq M**  
**Outbuilding = 47 Sq Ft/4 Sq M**  
**Total = 2688 Sq Ft/249 Sq M**



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

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592893/JPN

