



8 Rectory Lane, Barming, Maidstone, ME16 9BE
Offers In Excess Of £895,000



The property is situated in a quiet country lane on the edge of Barming close to Maidstone town centre. The house overlooks orchards and is close to the River Medway where there are lovely walks. The immediate area has excellent local amenities with the county town itself providing a wider range of shopping, educational and social facilities.

The property comprises a beautifully presented detached family house with an adjoining granny annexe. The property has attractive rendered and Red Cedar clad elevations under a tiled roof and benefits from recently replaced double glazing and gas fired central heating. The property has been finished to a very high specification and is in lovely decorative order throughout. The gardens are worthy of special mention being of very good size with extensive seating areas, together with a heated swimming pool and pool house. The car charger will remain. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double entrance doors open to ...

Reception Hall: 20'4 x 11'5 (6.20m x 3.48m)

Natural limestone tile flooring. Skylight. Cloaks cupboard. Staircase to first floor. Double glazed double doors open to the garden.

Sitting Room: 19'6 x 11'11 (5.94m x 3.63m)

A beautifully proportioned principal room enjoying double aspect. Inset convector ornamental fireplace. Bi-folding doors open to ...

Conservatory: 12'1 x 11'9 maximum (3.68m x 3.58m maximum)

Triple aspect with double glazing. Double glazed double doors open to the garden.

Dining Room: 19'4x 13' (5.89mx 3.96m)

Set in the heart of the house, this room has bi-folding doors opening on to the pool terrace. Shuttered windows to the front elevation. Natural wood laminate flooring. Inset ceiling lighting. Multi fuel burning stove. STUDY ALCOVE with built in desk, lighting and shelving, double glazed window to the rear elevation. Storage cupboard.

Family Room: 20'1 x 7'7 (6.12m x 2.31m)

Three velux skylights. Natural wood laminate flooring. Meter cupboard. Door to ...

Kitchen: 24'3 x 9'10 (7.39m x 3.00m)

Spacious kitchen enjoying double aspect. Extensive range of granite work surfaces with cupboards and drawers beneath. Inset one and a half bowl sink unit with mixer tap and further cupboards under. Range of wall units. Rangemaster double oven with 6-ring gas hob. Built in wine fridge, Door to ...

Utility Room

Stainless steel sink unit with cupboard under. Plumbing for washing machine. Built in storage area. Low-level WC.

FIRST FLOOR:

'L' Shaped Landing

Airing cupboard housing hot water tank. Access to insulated roof space via a retractable ladder, the roof area is part boarded. Worcester gas fired boiler serving central heating and domestic hot water.

Bedroom 1: 12' x 11'6 (3.66m x 3.51m)

Double aspect room. Range of fitted wardrobe cupboards concealing access to ...

En-suite Bathroom

Luxury suite with low-level WC. Shower unit with glass screen and thermostatically controlled shower. Wash hand basin.

Bedroom 2: 10'2 x 10'2 (3.10m x 3.10m)

Double glazed window to the rear

Bedroom 3: 9'10 x 9'3 maximum (3.00m x 2.82m maximum)

Double glazed window to the front elevation.

Luxury Family Bathroom

Sanitan suite. Panelled bath with mixer tap. Thermostatically controlled shower with glass shower screen. Low-level WC. Tiled flooring. Tiled walls. Extractor fan. Inset ceiling lighting. Heated towel rail. Wall unit with mirror. Lighting and shaver point.

GRANNY ANNEXE

Accessed from the reception hall.

GROUND FLOOR:

Living Room: 17'1 x 10'10 (5.21m x 3.30m)

Double aspect room. Staircase to first floor.

Kitchenette: 6' x 5'2 (1.83m x 1.57m)

Single drainer sink unit with mixer tap and cupboards under. Work surface with space beneath. Plumbing for washing machine. Range of wall cupboards. Tiled flooring. Inset ceiling lighting.

Bedroom 1: 12'7 x 12'3 (3.84m x 3.73m)

Double glazed window to the rear elevation. Skylight. Inset ceiling lighting.

Shower Room

Shower cubicle with Galaxy shower. Pedestal wash hand basin. Low-level WC. Inset ceiling lighting. Tiled walls. Extractor fan. Heated towel rail.

FIRST FLOOR:

Bedroom 2: 12'7 x 8'10 (3.84m x 2.69m)

Velux window with lovely views over the orchards. Inset ceiling lighting.

EXTERNALLY:

Double electric gates opening from Rectory Lane to a tarmacadam driveway which provides extensive parking and turning. Electric car charger to remain. Steps finished in granite and Indian limestone lead to the house. The driveway is bordered by flower beds and external lighting. A side gate leads to a very good size back garden. Immediately behind the house is an extensive paved seating area with steps leading down to the pool terrace, finished in natural Indian sandstone.

Heated Swimming Pool: 32' x 16' (9.75m x 4.88m)

With Roman end. The is pool heated and filtered.

COVERED LOGIA WITH LIGHTING

GARDENS:

The gardens follow on from the pool being laid to lawn with a variety of ornamental trees and shrubs. Set within the gardens is a CEDARWOOD SUMMERHOUSE, GARDEN SHED, SUBSTANTIAL WORKSHOP and POOL HOUSE with filtration system. Adjacent to the pool house is an air source heat pump for the pool heating.


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. Proceed to Barming, turn left Farleigh Lane and continue down before turning right into Glebe Lane. Proceed for a further short distance before turning left into Rectory Lane where the property will be found on the right hand side.

Energy Efficiency Rating

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

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Rectory Lane, Barming, Maidstone

Approximate Gross Internal Area

Main House = 2320 Sq Ft/216 Sq M

Summer House/Storage = 84 Sq Ft/8 Sq M

Outbuildings = 299 Sq Ft/28 Sq M

Covered Outdoor Seating Area external area = 119 Sq Ft/11 Sq M

Total = 2703 Sq Ft/252 Sq M



Annexe

Annexe First Floor

Ground Floor

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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