



**3 Priorsdean Close, Barming, Maidstone, Kent, ME16 9EZ**  
**Offers In The Region Of £775,000**





No forward chain. The property is situated in a stunning setting with glorious views over the Medway Valley and adjoining farmland. Set in a small exclusive cul de sac, the property is on the fringe of Barming. The immediate area has excellent local amenities with county town itself being about 4-miles distant, providing a wide range of shopping, educational and social facilities. The development was built by Berkeley Homes and finished in 1986, with the house enjoying mellowed brick and tile hung elevations under a tiled roof.

The character of the house is enhanced by leaded light glass windows with double glazing and there is gas fired central heating. The house is in immaculate order throughout with all the principal rooms enjoying wonderful views over the surrounding countryside. The gardens are worthy of special mention being beautifully landscaped and maintained. Internal inspection of this quality family home is recommended by the sole selling agents.

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



**GROUND FLOOR:**

**Recessed Entrance Porch**

Double glazed entrance door opening to ...

**Reception Hall:**

Maximum measurements. Staircase to first floor.

**Cloakroom**

Low-level WC. Wash hand basin in vanity unit with cupboards under. Double glazed window to the side elevation. Part tiled walls.

**Lounge: 17'11 x 11'8 (5.46m x 3.56m)**

A beautifully proportioned principal room with attractive central fireplace. Double glazed double doors opening to the south facing where there are wonderful views. Archway through to ...

**Dining Room: 12'4 x 9'9 (3.76m x 2.97m)**

Solid wood flooring. Double glazed leaded light window to the rear elevation.

**Study: 9'1 x 6'9 (2.77m x 2.06m)**

Double glazed leaded light window again with lovely views.

**Kitchen/Diner: 14'8 x 9'5 (4.47m x 2.87m)**

Another spacious room. The kitchen area enjoys an excellent range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with cupboards beneath. Zanussi double oven and grill, 4-ring hob with extractor fan over. Range of wall cupboards. Plumbing for dishwasher. Part tiled walls. Double glazed leaded light door to side access.

**FIRST FLOOR:**

**Landing**

Airing cupboard housing hot water tank. Linen cupboard. Access to insulated roof space.

**Bedroom 1: 12'5 x 12'4 (3.78m x 3.76m)**

Double glazed leaded light window to the rear elevation with lovely views. Archway to ...

**Dressing Room:**

Full length built in wardrobe cupboards. Door to ...

**En-suite Bathroom**

Panelled bath with mixer tap and thermostatically controlled shower, fitted shower screen. Bidet. Low-level. Vanity unit with twin wash hand basins with cupboards beneath. Wall mirror. Shaver point.

**Bedroom 2: 13'10 x 11'4 maximum (4.22m x 3.45m maximum)**

Double glazed leaded light window to the front elevation. Range of built in wardrobe cupboards.

**Bedroom 3: 14'11 x 8'11 (4.55m x 2.72m)**

Double glazed leaded light window to the front elevation. Built in wardrobe cupboards.

**Bedroom 4: 12'5 x 9'9 (3.78m x 2.97m)**

Double glazed leaded light window to the rear elevation, again with views.

**Shower Room**

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with drawers beneath. Low-level WC. Tiled walls. Tiled flooring. Heated towel rail.

**EXTERNALLY:**

A brick paviour driveway provides extensive parking and in turn gives access to ...

**Integral Garage: 16'11 x 14'8 (5.16m x 4.47m)**

Electric roll up door. Plumbing for washing machine. Ideal gas fired boiler providing central heating and domestic hot water. Door to ..

**Garden Store: 7'10 x 5'11 (2.39m x 1.80m)**

Power and light. Door to the rear garden.

**GARDENS;**

The front garden is laid to lawn with further lawn beyond the roadway. There is a very good size rear garden. Immediately behind the house is an extensive paved terrace with steps leading down to an area of lawn. The lawn is bordered by delightful herbaceous beds filled with a variety of


ornamental trees and shrubs. The gardens take full advantage of the surrounding countryside, adjoining farmland and with views to the church and over the Medway Valley.

**VIEWING**

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

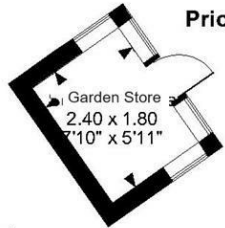
**DIRECTIONS**

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Continue on where Priorsdean Close will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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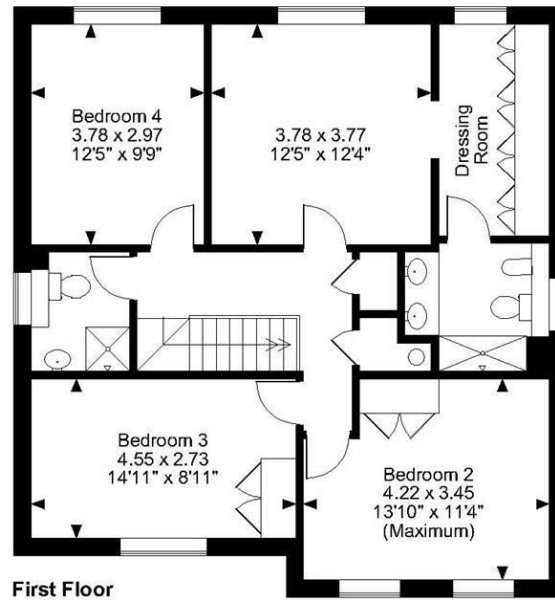
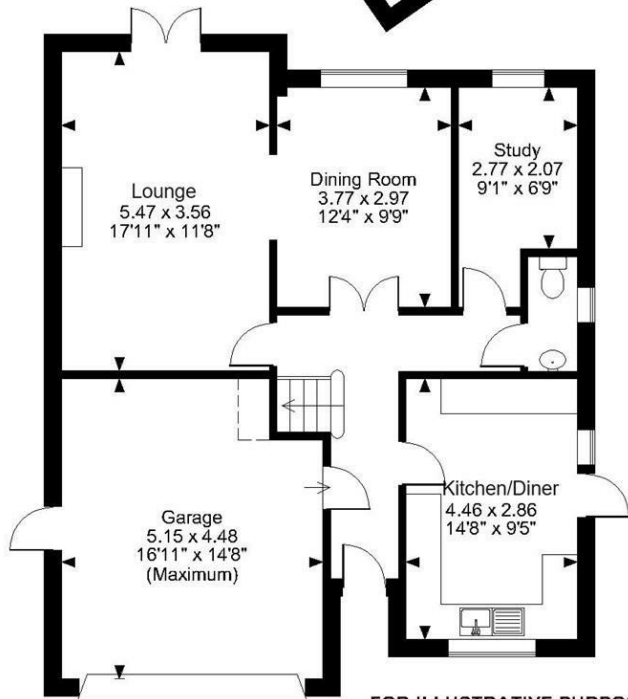
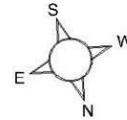
Approximate Gross Internal Area

Main House = 1561 Sq Ft/145 Sq M

Garage = 238 Sq Ft/22 Sq M

Summer House = 47 Sq Ft/4 Sq M

Total = 1846 Sq Ft/171 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.

□ Denotes restricted head height

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