



Church Road, Tovil, Maidstone, Kent, ME15 6QX
Offers In The Region Of £825,000



Grasmere comprises a quite beautiful, detached, Grade II listed period house which has been finished to an extremely high specification. The property sits in a convenient residential setting close to the town centre, which provides a wide range of shopping, educational facilities together with two mainline stations.

The accommodation, extending to nearly 2900 sq ft. is beautifully presented with the house having mellowed brick elevations under a slated roof. The property benefits from gas fired central heating and there is a sophisticated security system. There are lovely period features and a combination of quite luxurious fittings including a magnificent kitchen/dining area. The property stands in good sized private gardens and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC: Exempt.
Council Tax: E
Tenure: Freehold



GROUND FLOOR

Pillared Entrance Porch

Part Glazed entrance door to ...

Reception Hall: 16' x 5'6 (4.88m x 1.68m)

Natural pine flooring. Staircase to first floor. Door to ...

Dining Room: 13' x 12' (3.96m x 3.66m)

Pine flooring. Dado rail. Cornice. Sash window to the front elevation. Two wall light points.

Sitting Room: 22'8 x 12'1 (6.91m x 3.68m)

A beautifully proportioned room. Shuttered sash windows to the front elevation. Attractive cast iron fireplace. Feature alcove with built in cupboards. Glazed double doors opening to ...

Kitchen & Combined Conservatory: 29'6 x 22'5 (8.99m x 6.83m)

A quite magnificent room providing a wonderful kitchen together with eating areas. The kitchen itself has extensive granite work surfaces with cupboards, drawers and space under. Inset ceramic sink unit with mixer tap. Island unit with plumbing for washing machine and built in dishwasher. Rangemaster double oven and grill, 6 ring hob with extractor fan over. Built in fridge/freezer and microwave. Range of wall units together with glass fronted display cupboards. Inset ceiling lighting. Tiled flooring. Cupboard concealing Baxi gas fired boiler serving central heating and domestic hot water feeding one of two boilers for the house. Three sets of glazed double doors opening to the garden. Door to ...

Lounge

Another beautifully proportioned principal reception room which could provide extra accommodation if required with lovely central fireplace. Vaulted ceiling. Glazed door to garden. Door to ...

Shower Room

Shower cubicle with thermostatically controlled shower. Wash stand and basin. Low level WC. Chrome radiator/towel rail. Tiled flooring. Extractor fan. Inset ceiling lighting.

Cellar: 28' x 22'6 (8.53m x 6.86m)

A magnificent cellar area which could provide office accommodation if required. This is approached from the kitchen via stone steps. Brick flooring. Cupboards concealing Potterton gas fired boiler. Meter cupboard.

Cloakroom

Wash stand with circular wash hand basin. Low level WC. Extractor fan. Inset ceiling lighting.

FIRST FLOOR

Reception Landing

Bedroom: 13'5 x 12'2 (4.09m x 3.71m)

Sash window to the front elevation. Built in wardrobe cupboard. Door to ...

Luxury En-suite Shower room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin. Extractor fan. Inset ceiling lighting. Chrome radiator/towel rail.

Bedroom: 13'5 x 12' (4.09m x 3.66m)

Sash window to the front elevation. Built in wardrobe cupboard.

Bedroom: 12' x 9'3 (3.66m x 2.82m)

Double glazed window to the rear elevation.

Bathroom

Panelled bath with side mounted tap. Thermostatically controlled shower with shower screen. Low level WC. Wash hand basin. Inst ceiling lighting. Extractor fan. Chrome radiator/towel rail. Double glazed window to the rear elevation.

SECOND FLOOR

Bedroom: 14'1 x 14'1 (4.29m x 4.29m)

Some restricted head room. Exposed beams. Window to the front elevation.

EXTERNALLY

Electronically operated gates mounted on brick pillars open to a substantial curved parking forecourt. A pathway leads to the front door flanked by areas of lawn. Well screened boundaries with a variety of ornamental trees and shrubs. Magnificent Yew tree. There are very good sized private and landscaped gardens to the side and behind the house with a number of private seating areas. The gardens are filled with a variety of shrubs and plants and well stocked flower beds which provide a delightful setting for this quality family home.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703
E-mail. Maidstone@page-wells.co.uk

DIRECTIONS

Entering Maidstone on the Loose Road and continue on into the one way system into Sheals Crescent. Turn left into Old Tovil Road and continue on before turning right into Church Road where the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

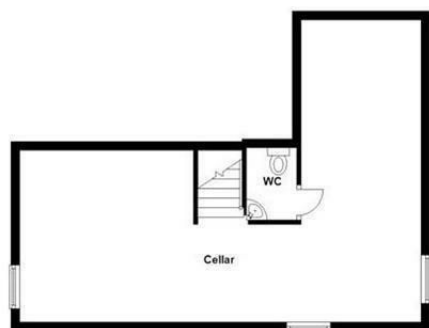
England & Wales

EU Directive
2002/91/EC



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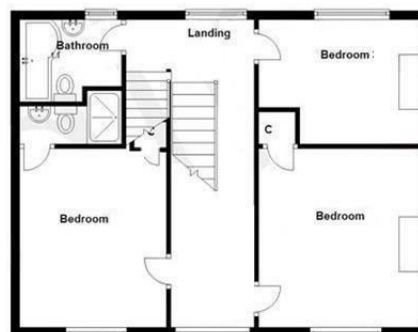
Basement



Ground Floor



First Floor



Second Floor

