



Harple Lane, Detling, Maidstone, Kent, ME14 3EU
Offers In The Region Of £495,000



The property is situated in a country lane at the foot of the north downs about two miles to the north of the county town. Maidstone provides a wonderful range of shopping, educational and social facilities, together with two mainline stations. There is easy access to both the M2 and M20 motorways providing fast travel to London and the Kent coastline.

The property comprises a deceptively spacious 3 / 4 bedroom family house enjoying very large gardens. The house itself has attractive rendered and shiplap elevations under a slated roof, benefiting from double glazing and gas fired central heating.

An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Entrance door to ...

Entrance Hall

Staircase to first floor.

Sitting Room

Double glazed bay window to front elevation.

Dining Room/Bedroom Four

Double glazed bay window to front elevation.

Kitchen / Family Room

A beautifully proportioned room. The kitchen area having an excellent range of Quartz work surfaces with cupboards, drawers and space under. Butler sink. Central island unit with breakfast bar and fitted drawers. Range of Zanussi appliances including built-in dishwasher, oven, 5-ring gas hob with extractor fan over. Carousel unit. Dresser unit with glass fronted display cupboards. Integrated fridge and freezer. Tiled flooring. Inset ceiling lighting. Double glazed window to rear elevation. Bi-folding double glazed doors to garden. Door to ...

Side Lobby

Tiled flooring. Double glazed door to garden. Door to ...

Utility Room

Plumbing for washing machine. Wall unit. Double glazed windows to side elevation. Further area housing Ideal gas fired boiler serving central heating and domestic hot water.

Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Corner wash hand basin with cupboard under. Tiled flooring. Tiled walls. Extractor fan. Heated towel rail. Double glazed window to side elevation.

First Floor:

Landing

Built-in cupboard.

Bedroom One

A well-proportioned principal bedroom. Double glazed window to front elevation over-looking woodland. Full range of built-in wardrobe cupboards.

Bedroom Two

Double glazed window to rear elevation. Walk-in wardrobe cupboard.

Bedroom Three

Double glazed window to rear elevation. Walk-in wardrobe cupboard.

Family Bathroom

Freestanding bath with side mounted mixer tap and shower attachment. Low level WC. Wash hand basin in vanity unit with cupboard under. Heated towel rail. Tiled flooring. Part tiled walls. Extractor fan. Double glazed window to side elevation.

EXTERNALLY

Extensive parking forecourt to the front of the house. The driveway continues to the side to give access to ...

Detached Garage

Up and over door. Power and light.

Gardens

The gardens extend in depth to some 90 meters (unmeasured). There is an extensive paved terrace to the rear of the property. Pathway leads through an area of lawn. Variety of ornamental trees and shrubs. Set within the garden is a summerhouse/playroom. A further stable block divided into two sections with power and light. Greenhouse. Shed.

VIEWING

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

DIRECTIONS

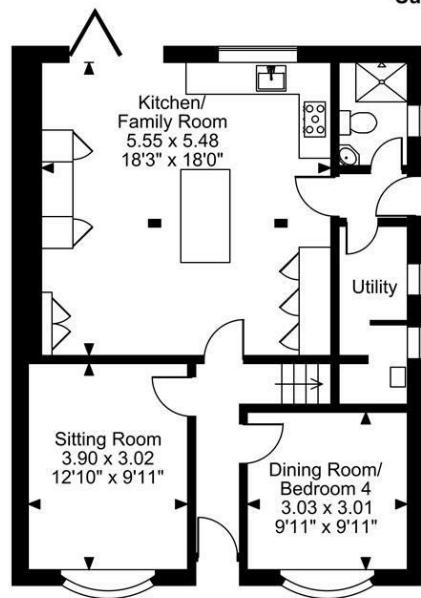
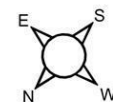
Leave Maidstone on the A249 Sittingbourne Road. Proceed towards Detling. Prior to the village, there is a small lane branching off to the left. Harple Lane is a small lane to the left. The property will be found on the right hand side.

Energy Efficiency Rating

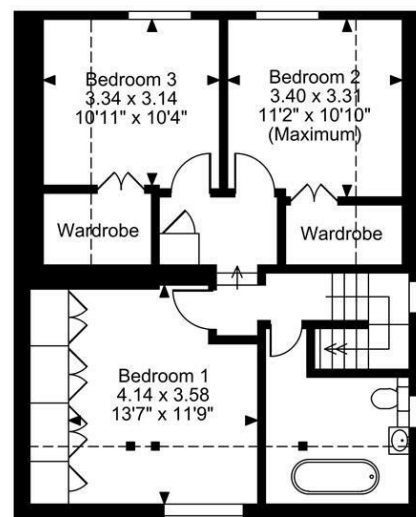
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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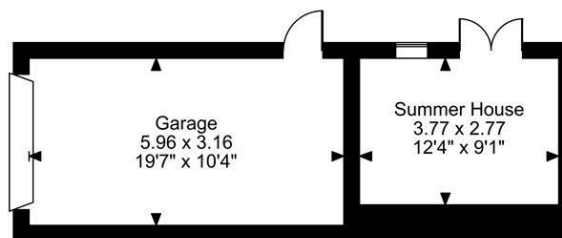
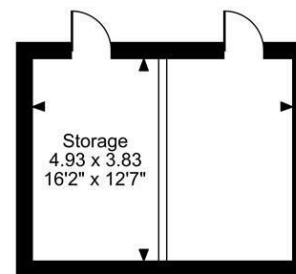
Glenwood, Harple Lane, Detling
Approximate Gross Internal Area
Main House = 1232 Sq Ft/114 Sq M
Garage = 203 Sq Ft/19 Sq M
Summer House and Storage = 315 Sq Ft/29 Sq M
Total = 1750 Sq Ft/162 Sq M



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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