



**Hearts Delight, Borden, Sittingbourne, Kent, ME9 8HZ**

**Price £1,150,000**





Filmer House is situated on the edge of the popular village of Borden, set within a small conservation area, bordered by open countryside. The area has excellent local amenities with both Sittingbourne and Maidstone providing a wide range of shopping, educational and social facilities. There is convenient access to both the M20 and M2 motorways providing fast travel to London and the Kent coastline and an easy commute by train to London.

The property itself comprises a quite beautiful Grade II listed 15th century family home, which has later additions. The property benefits from gas fired central heating, all windows being secondary double glazed. The house has immense character with fine exposed beams, lovely inglenook fireplaces and high quality fittings throughout. The gardens are worthy of special mention, offering total privacy being beautifully landscaped and stocked providing a lovely setting for the property itself. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC Exempt  
Council tax band: G  
Tenure: freehold





Entrance door to ...

#### **Entrance Hall**

Range of pine fronted cupboards. Beamed ceiling.

#### **Study**

Secondary double glazed window to the front elevation. Dragon tie ceiling beam. Fireplace with stone surround.

#### **Drawing Room**

A beautifully proportioned principal room enjoying double aspect with secondary double glazed windows to both front and rear elevations. Heavily beamed ceiling. Magnificent inglenook fireplace with oak bressummer and natural stone and hearth surround. Pine fronted display unit with built in cupboard and shelving.

#### **Family/Dining Room**

A beautifully proportioned room with heavily beamed ceiling enjoying double aspect with secondary double glazed window to the side elevation. Further window to the front. Another magnificent inglenook fireplace with fitted wood burning stove. Tiled flooring. Display recess. Open beam divide to ...

#### **Kitchen**

Excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboard beneath. Range of wall cupboards. Miele combination double oven and grill. Built in fridge/freezer. Breakfast bar. Tiled flooring. Door to ...

#### **Utility Room**

Work surface with cupboard and space beneath. Plumbing for washing machine. Built in cupboard. Potterton gas fired boiler serving central heating and domestic hot water. Tiled flooring. Door to garden.

#### **Family Bathroom**

Low-level WC. Pedestal wash hand basin. Panelled bath with mixer tap. Part tiled walls. Beamed ceiling. Secondary double glazed window to the side elevation.

#### **FIRST FLOOR:**

#### **Landing**

Spacious landing with access to insulated roof space. Built in cupboard. Airing cupboard housing hot water tank. Secondary double glazed window to the side elevation.

#### **Principle Bedroom**

High vaulted ceiling with exposed beams. Exposed wall beams. Secondary double glazed window to the side elevation. Built in cupboard. Attractive fireplace with oak bressummer. Door to ...

#### **En-suite Dressing Room**

Secondary double glazed window to the rear elevation. Range of pine fronted wardrobe cupboards.

#### **En-suite Shower Room**

Shower cubicle with glass surround. Mira shower unit. Low-level WC. Pedestal wash hand basin. Half tiled walls. Eaves storage cupboard. Window to the rear elevation.

#### **Bedroom 4**

Secondary double glazed windows to the front and side elevations. Beamed wall. Small fireplace.

#### **Bedroom 5**

Secondary double glazed window to the front elevation. Exposed wall beams. Walk in cupboard.

#### **Inner Landing**

Access to ...

#### **Cloakroom**

Pedestal wash hand basin. Low-level WC. Exposed beams. Secondary double glazed window to the rear elevation.

#### **Bedroom 2**

Secondary double glazed window to the front elevation. Built in wardrobe cupboard. Fireplace with oak bressummer and natural brick surround.

#### **Bedroom 3**

Built in wardrobe cupboard. Secondary double glazed window to the rear elevation. Exposed beams.

#### **EXTERNALLY:**

The property enjoys excellent frontage to Hearts Delight with a wide opening to a shingled driveway providing extensive parking and turning, giving access to ...

#### **Detached Outbuilding incorporating:**

Brick and timber elevations. Power and light. Door to ...

**Garage: 18'2 x 11' (5.54m x 3.35m)**

**Adjoining Log Store: 13'7 x 8'3 (4.14m x 2.51m)**

**Workshop: 10'10 x 10'4 (3.30m x 3.15m)**

#### **GARDENS:**

The gardens are worthy of special mention being beautifully landscaped and presented. The front garden is laid to lawn with well stocked herbaceous and flower borders. A variety of ornamental trees and shrubs. The gardens continue to both sides of the property with copper beech hedging. A variety of ornamental trees. A very good size rear garden with total privacy with mature tall neat conifer hedging. Attractive rockery with fish pool. At the back of the property is a delightful courtyard with brick walling with flower borders. A paved area with covered pergola. Set in the gardens is a greenhouse. Garden shed 18' x 9'4. Light and power. External cellar 17'6 x 13'2.

#### **VIEWING**

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

Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

# Filmer House, Hearts Delight, Borden, Sittingbourne

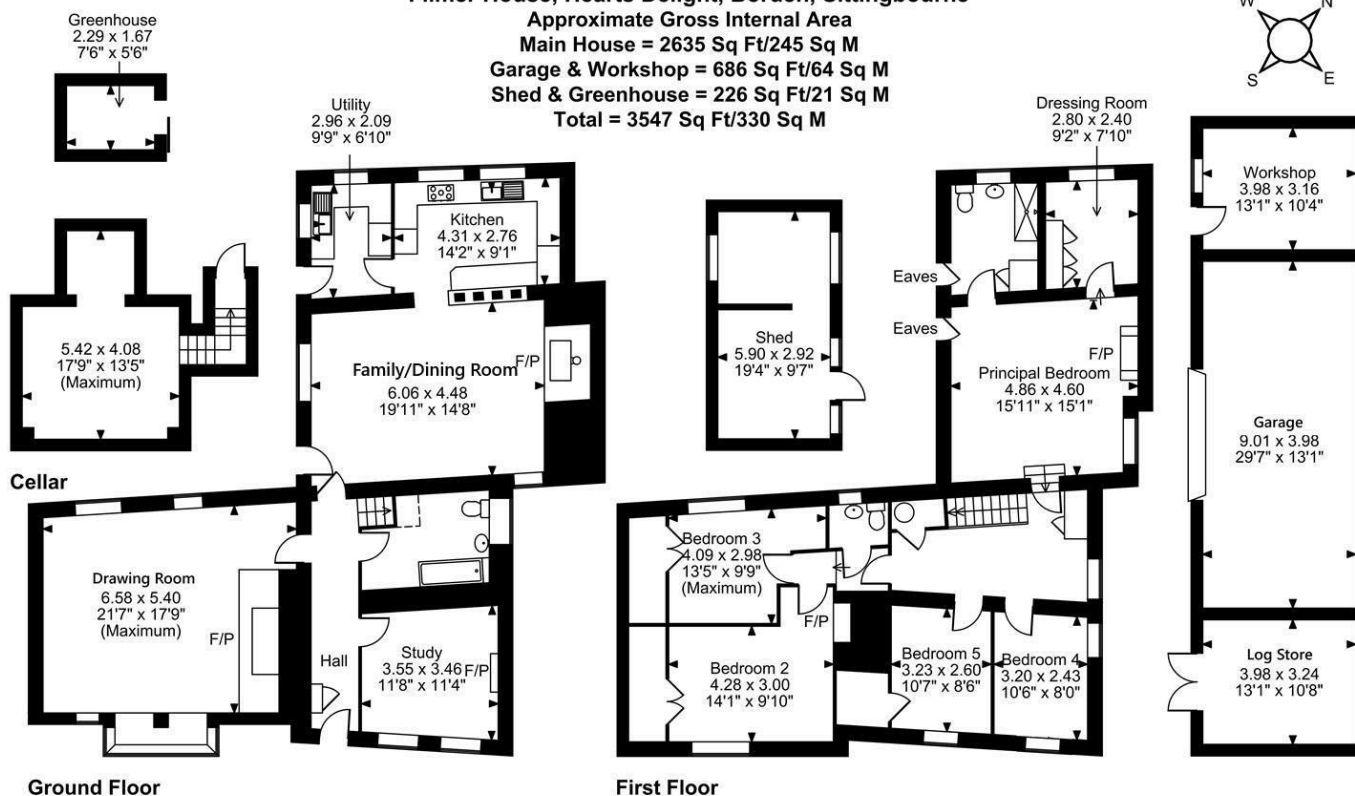
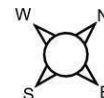
Approximate Gross Internal Area

Main House = 2635 Sq Ft/245 Sq M

Garage & Workshop = 686 Sq Ft/64 Sq M

Shed & Greenhouse = 226 Sq Ft/21 Sq M

Total = 3547 Sq Ft/330 Sq M



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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