



Grey Wethers, Sandling, Maidstone, Kent, ME14 3DW

Price £625,000

The property is situated in an exclusive residential area on the northern outskirts of Maidstone, at the foot of the North Downs, surrounded by an area of Outstanding Natural Beauty. This area provides wonderful countryside walks. Maidstone, the county town provides a wide range of shopping, educational and social facilities. There is convenient access to both the M2 and M20 motorways providing fast travel to London and the Kent coastline.

The property comprises a beautifully presented four bedroom detached family house which has been extended greatly by our clients to provide wonderful family accommodation. The magnificent kitchen/living room is worthy of special mention with wide bi-folding doors opening to the landscaped garden. There are four good size bedrooms, two enjoying luxury en-suite facilities. The property benefits from gas fired central heating and double glazing. This house is both a family home with an entertaining space. There are easily maintained landscaped gardens providing a lovely setting for this property and 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:

Entrance door to ...

Entrance Porch

Further part glazed door to ...

Reception Hall

Staircase to first floor. Understairs cupboard concealing Glow Worm gas fired boiler serving central heating and domestic hot water.

Cloakroom

Wash hand basin. Low-level WC. Inset ceiling lighting. Tiled flooring. Chrome heated towel rail.

Lounge

A well proportioned principal room with attractive central fireplace. Inset ceiling lighting. Wide archway through to ...

Magnificent Dining/Family Room

Inset ceiling lighting. Porcelain flooring with underfloor heating. Feature roof with skylight. Full length bi-folding doors opening the garden.

Study/Play Room

Double glazed double doors opening to the garden. Inset ceiling lighting.

Kitchen

Granite work surfaces. Excellent range of cupboards and drawers. Inset one and a half bowl sink unit with mixer tap. Range of wall cupboards. Integrated dishwasher and washing machine. Island unit with wine rack, cupboards and drawers. Rangemaster double oven and grill, 5-ring hob and warming plate with extractor fan over. Tiled flooring. Electric fan heater. Double glazed window to the front elevation.

FIRST FLOOR:

Landing

Access to insulated roof space.

Principal Bedroom

Double aspect with double glazed windows to both front and side elevations with fitted shutters. Inset ceiling lighting. Door to ...

En-suite Dressing Room

Fully fitted. Further door to ...

En-suite Bathroom

Panelled bath with side mounted mixer tap. Low-level WC. Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with drawers under. Mirror fronted cabinet. Part tiled walls. Tiled flooring with underfloor heating. Double glazed window to the rear elevation.

Bedroom 2

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

En-suite Shower Room

Shower cubicle with overhead shower and fitted screen. Low-level WC. Wash hand basin in vanity unit with cupboards under. Wall unit with cupboard, mirror and pelmet lighting. Part tiled walls. Tiled flooring. Inset ceiling lighting. Extractor fan. Double glazed window to the rear elevation.

Bedroom 3

Double glazed window to the rear elevation. Built in cupboard. Inset ceiling lighting.

Bedroom 4

Double glazed window to the front elevation with shutters. Inset ceiling lighting.

Family Bathroom

Panelled bath with mixer tap and shower attachment, fitted shower screen. Low-level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Inset ceiling lighting. Extractor fan. Wall mirror. Double glazed window to the front elevation.

EXTERNALLY:

There is a very extensive brick paviour driveway to the front of the house, this in turn gives access to ...

Integral Garage: 14' x 8'10 (4.27m x 2.69m)

Electronically operated roll up door. Power and light. Personal door to the house.

GARDENS:

There are delightful gardens to the rear which have been fully landscaped and are easily maintained. A dressed patio with lighting leads on to a large area of artificial lawn with raised flower borders, filled with a variety of ornamental trees and shrubs.

VIEWING

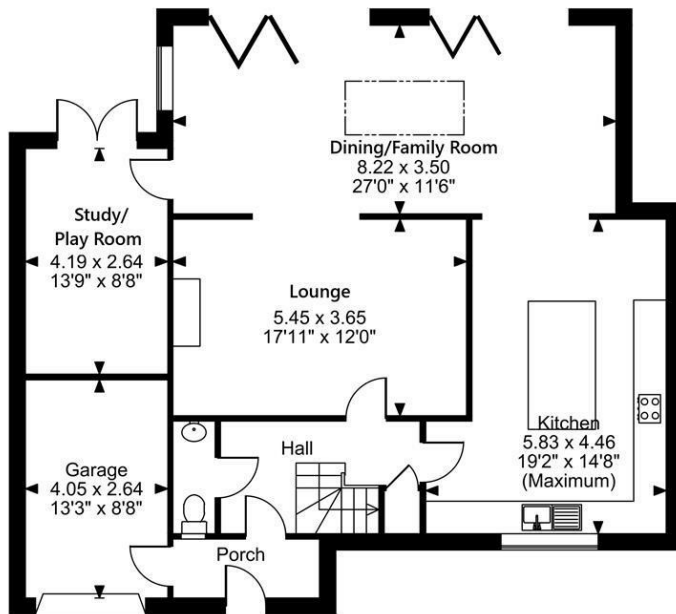
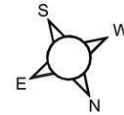
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel - 01622 756703
Email – Maidstone@page-wells.co.uk

Energy Efficiency Rating

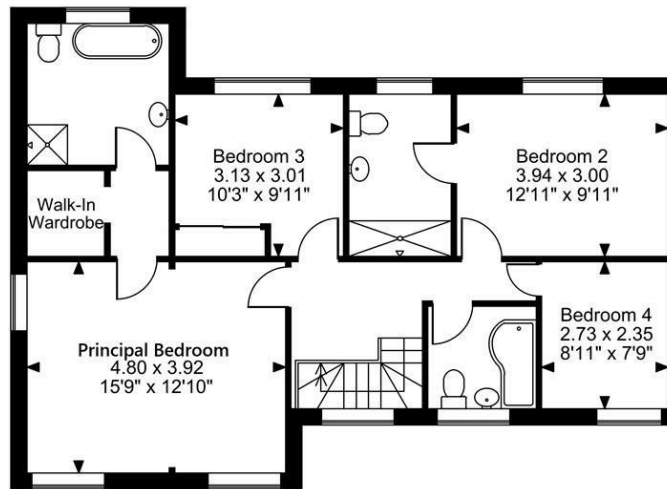
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Grey Wethers, Sandling, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1885 Sq Ft/175 Sq M
 Garage = 115 Sq Ft/11 Sq M
 Total = 2000 Sq Ft/186 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.
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