



Priory Close, East Farleigh, Maidstone, Kent, ME15 0EY
Offers Over £890,000



No forward chain. The property is situated in a quiet cul de sac setting on the outskirts of the village of East Farleigh, in a magnificent position with river frontage. East Farleigh lies about 3-miles to the south west of Maidstone. The village itself has a railway station linking Maidstone and Tonbridge. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations.

Corrie Cravie comprises a spacious detached family house with an adjoining annexe providing versatile living accommodation. The property benefits from double glazing and gas fired central heating. The house itself has attractive brick elevations under a tiled roof. The gardens are worthy of special mention, being of very good size leading down to the River Medway itself, with the benefit of mooring and fishing rights subject to the necessary licences being obtained. Viewing of this lovely family house, which has not been on the market for the last 40-years, is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Pillared Entrance Porch

Double glazed entrance door to ...

Reception Hall

Staircase to first floor. Cloaks cupboard.

Lounge

Double glazed patio doors opening to the garden.

Study

Double glazed window to the front elevation.

Dining Room

Double glazed window to the rear elevation. Door to annexe.

Kitchen

This room enjoys double aspect, having an excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboards beneath. Hotpoint oven. Bosch dishwasher. Range of wall cupboards. Door to ...

Utility Room

Plumbing for washing machine. Double glazed door to side passageway.

Cloakroom

Low-level WC. Pedestal wash hand basin. Half tiled walls. Extractor fan.

FIRST FLOOR:

Landing

Access to loft space.

Bedroom 1

Double glazed window to the rear elevation. Full length range of wardrobe cupboards with central dressing table.

Bedroom 2

Double glazed window to the front elevation. Built in wardrobe cupboard. Eaves storage cupboard.

Bedroom 3

Double glazed window to the rear elevation.

Bedroom 4

Double glazed window to the front elevation.

Family Bathroom

Panelled bath. Fitted Mira shower unit. Pedestal wash hand basin. Low-level WC. Tiled walls. Double glazed window to the side elevation.

ADJOINING ANNEXE:

Entrance Porch

Glazed entrance door. Further part glazed door to ...

Kitchen

Work surface with sink unit with cupboards and drawers under. Range of wall cupboards.

Spacious Living Room

Double glazed window. Double glazed patio door to garden.

Inner Hall

Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin. Low-level WC. Skylight. Tiled flooring.

EXTERNALLY:

A tarmac driveway leads from Priory Close down to the property where it sweeps round to the front providing extensive parking and giving access both to ...

Garage 1

Up and over door.

Garage 2

Up and over door.

GARDENS

There is a large front garden laid to lawn interspersed with a variety of ornamental trees and shrubs. The rear garden is a wonderful feature to the property leading down to the River Medway. Immediately behind the house is a paved terrace with steps leading to an area of lawn. The

lawns are interspersed with a variety of ornamental and specimen trees, screened with mature shrubs and trees to the boundaries. The house enjoys extensive river frontage with the benefit of fishing and mooring rights, subject to the necessary licences being obtained.

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

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming. Turn left into Farleigh Lane, continue down over the River Medway. At the junction turn left into Lower Road before turning left into Priory Close where 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		75
(55-68) D	67	
(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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Corrie Cravie, Priory Close, East Farleigh, Maidstone

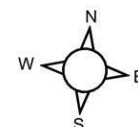
Approximate Gross Internal Area

Main House = 1757 Sq Ft/163 Sq M

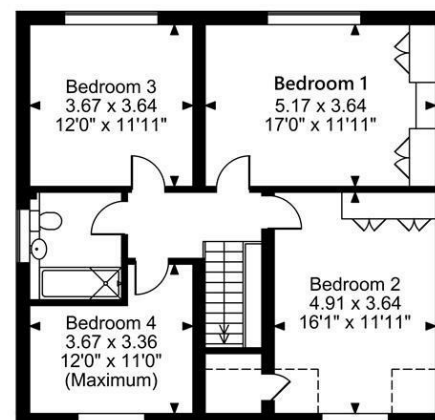
Garages = 395 Sq Ft/37 Sq M

Annexe = 494 Sq Ft/46 Sq M

Total = 2646 Sq Ft/246 Sq M



Annexe



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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