



**Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0NY**

**Price Guide £450,000 - £475,000**





\*\*\*\*GUIDE PRICE £450,000 - £475,000 \*\*\*\* An exciting opportunity has arisen to purchase a brand new home on this exclusive complex in the heart of the rural village of West Farleigh. Currently under construction, if reserving early enough, the fortunate buyers will be able to choose their own carpets & wall colours. The kitchen & bathroom suites will be of a good specification. There are 2 single storey dwellings, ideal for those who want to live in a quiet, tranquil setting & have no stairs to worry about! The remaining two plots are two storey & extend to over 1300 sq ft. In summary, accommodation in each unit consist of two bedrooms, stunning bathroom & an open plan kitchen/dining/living room. Each property benefits from 2 x allocated parking spaces. EV charging points, cycle storage & solar panels. More information can be found on Maidstone Borough Council Planning web portal, reference 23/505810/Full. Anticipated build completion October 2025. Off plan reservations are now being taken. Contact Page & Wells on 01622 756703



### Property Information

1 Chestnut Cottage is a single story dwelling with a total internal area of 71.2 sq m

### Location

West Farleigh is a rural, yet convenient location, surrounded by picturesque walks. The county town of Maidstone is about 4 miles distant, where a vast range of amenities can be found.

### Key Features

- \* Reservations being taken off plan
- \* Single storey
- \* EV Charging points
- \* Choice of carpets & wall colours (subject to early reservation)
- \* Two allocated parking spaces
- \* Quality kitchen & bathrooms
- \* Cycle store
- \* Solar panels
- \* Underfloor heating throughout
- \* Engineered wood flooring to ground floor on all plots
- \* Bathrooms will be half tiled with Porcelanosa or similar

### Agents Note 1

Images provided are an indication of internal finish.

### Agents Note 2

The information provided for marketing purposes is accurate at the time of print, however, our clients reserve the right to make any necessary material amendments to the construction and design at any point. Any such changes will be communicated to all relevant parties as soon as practical.

### Contact

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| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            |                                                                                     |
| (69-80) <b>C</b>                                   |                            |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

