



College Avenue, Maidstone, Kent, ME15 6YJ

Price £850,000



**** A MOST IMPRESSIVE DETACHED FAMILY HOME INCORPORATING A ONE BEDROOM ANNEXE BACKING ONTO THE RIVER MEDWAY WITH MOORING AND FISHING RIGHTS ****

Page & Wells are delighted to bring to market this wonderful home with accommodation appointed over three levels which presents an excellent opportunity for the next buyers. In its current configuration, the lower ground floor features a games room/gym, shower room, cinema room and ample storage. The ground floor features a family room, open plan sitting/dining room, study and a large kitchen. In addition, there is annexe accommodation on this level which provides a sitting room with kitchenette, separate bedroom and shower room. On the first floor, the principal bedroom benefits from a large dressing room, two further double bedrooms and a large family bathroom. Externally, there is ample off-road parking, garaging and redundant boathouses. Additionally, there is a swimming pool, large terrace, sauna and hot tub. The sizeable plot extends all the way down to the River Medway, which can provide a range of leisure activities such as boating, fishing and kayaking. All in all, this really does provide a one-off opportunity to purchase a home offering such versatility in a prestigious location, close to the town centre. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: E. Council Tax Band: F.



KEY FEATURES

- Substantial detached family home
- One bedroom annex
- Large sitting/dining room
- Family room
- Concealed study
- Kitchen and utility room
- Games room/gym
- Cinema room
- Garaging and redundant boathouses
- Swimming pool, hot tub and sauna
- Mooring and fishing rights

ACCOMMODATION

Ground Floor:

Entrance Hall

Concealed Study

Family Room

Sitting/Dining Room

Kitchen

Utility Room

Annexe Sitting Room incorporating Kitchenette

Annexe Bedroom

Annexe Shower Room

Lower Ground Floor:

Games Room

Shower Room

Cinema Room

Ample Storage

First Floor:

Principal Bedroom

Dressing Room

Bedroom Two

Bedroom Three

Large Family Bathroom

EXTERNALLY

There is extensive parking, garaging and redundant boathouses, together with swimming pool, hot tub and sauna. The sizeable gardens extend down to the River Medway and we understand from the vendors that the property enjoys both mooring and fishing rights.

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Victory Bungalow, College Avenue, Maidstone, Kent

Approximate Gross Internal Area

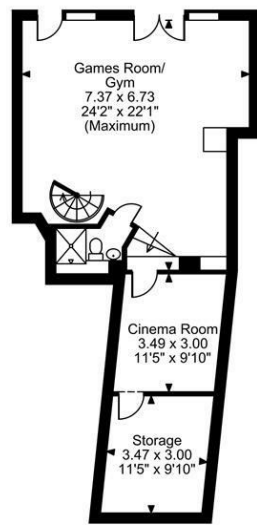
Main House = 2583 Sq Ft/240 Sq M

Garage Building = 428 Sq Ft/40 Sq M

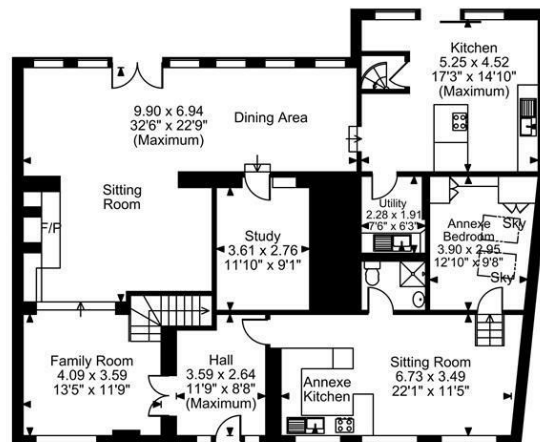
Outbuilding = 547 Sq Ft/51 Sq M

Annexe= 442 Sq Ft/41 Sq M

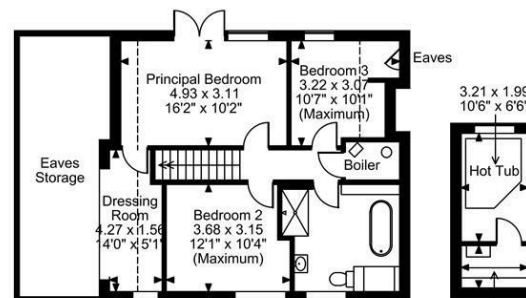
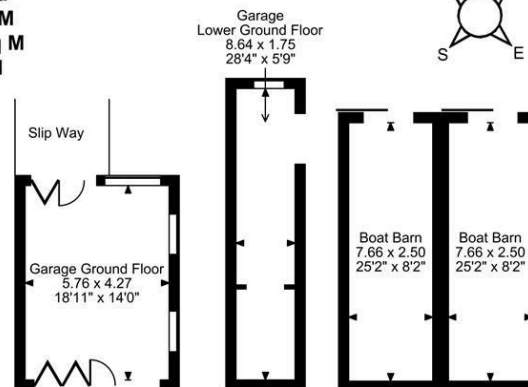
Total = 4000 Sq Ft/372 Sq M



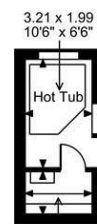
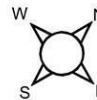
Lower Ground Floor



Ground Floor



First Floor



Sauna

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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