



Vicarage Lane, East Farleigh, Maidstone, Kent, ME15 0LX
Offers In The Region Of £975,000



The property is situated well back from a quiet country lane on the outskirts of the village of East Farleigh. This lovely setting, with views over the Medway Valley to the front and farmland to the rear, provides peaceful surroundings and is conveniently placed for the excellent local amenities. The county town of Maidstone has a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises an architecturally designed family house with accommodation arranged on three floors and provides in excess of 2,500 sq ft of living areas. The house has been finished to a very high specification, benefiting from double glazing and gas fired central heating. The gardens are worthy of special mention, being beautifully landscaped enjoying privacy with amazing views. Set in the garden is a sizeable garden cabin/potential studio. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



ACCOMMODATION

Ground Floor:

Entrance Porch

Entrance door to

Reception Hall

Tiled flooring. Cloaks cupboard. Staircase to first floor. Door to garage.

Office/TV Room

Attractive port hole window to front elevation. Double glazed windows to side. Inset ceiling lighting.

Cloakroom/Utility Room

Double glazed window to side elevation. Low level WC. Work surface with sink unit, mixer tap and cupboards under. Plumbing for washing machine. Range of built-in cupboards and storage units.

First Floor:

Reception Landing

Staircase to second floor.

Magnificent Sitting/Dining Room

Beautifully proportioned room with two large double glazed doors overlooking the landscaped gardens. Attractive fireplace with fitted wood burning stove. Inset ceiling lighting.

Kitchen/Breakfast Room

A impressive bespoke fitted kitchen with an excellent range of work surfaces enjoying cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap. Range of fitted cupboards. Island unit incorporating wine rack and cupboards. Bosch oven, microwave oven and grill. Plumbing for dishwasher. Induction hob with extractor fan over. Inset ceiling lighting. Double glazed door to balcony.

Study/Bedroom Four

Double glazed window to front elevation.

Luxury Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin. Chrome heated towel rail. Extractor fan. Inset ceiling lighting.

Second Floor:

Reception Landing

Airing cupboard with hot water tank. Whole house water pump. Inset ceiling lighting. Opening Sky light.

Principal Bedroom

Double aspect with windows to front and side. Excellent range of built-in wardrobe cupboards. Inset ceiling lighting. Door to

Luxury En-suite Bathroom

Twin wash hand basins. Low level WC. Free standing bath with ball and claw feet. Extractor fan. Chrome towel rail. Inset ceiling lights.

Bedroom Two

Window to rear. Built-in wardrobe cupboards.

Bedroom Three

Window to rear. Built-in wardrobe cupboards.

Family Bathroom

Panelled bath with side mounted mixer tap. Shower cubicle. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Part tiled walls. Extractor fan. Inset ceiling lighting.

EXTERNALLY

A brick paved driveway leads from Vicarage Lane to the property lined by a number of mature specimen trees. The driveway widens to provide excellent parking and in turn gives access to

Integral Garage

Electric sectional door opening to a spacious garage. Baxi gas fired boiler serving central heating and domestic hot water. Leading on from the garage is an extensive workshop and storeroom.

Gardens

The front garden is laid to lawn with mature trees. Immediately to the rear of the property are two paved terraces with large flower borders leading to the lawn. There are raised vegetable beds and further seating area framing the view of the fruit trees and extensive farm land beyond. Set in the garden is an impressive garden room incorporating log store, implement store and further storeroom. This building could easily provide a garden office if required. These gardens back onto farmland and provide a lovely private setting.

VIEWING

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

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed towards Barming. Turn left into Farleigh Lane and continue down, over the River Medway. At the junction, turn left and immediately right. Continue on up into Vicarage Lane where the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

Quartettes, Vicarage Lane, East Farleigh, Maidstone, Kent

Approximate Gross Internal Area

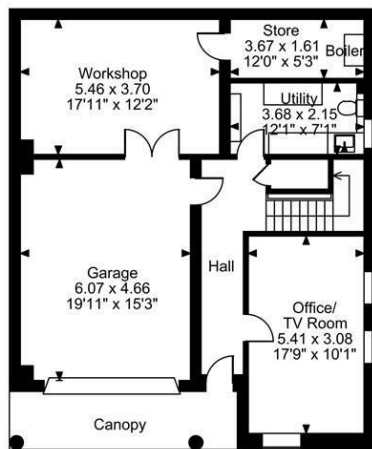
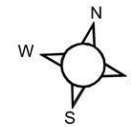
Main House = 2703 Sq Ft/251 Sq M

Garage = 304 Sq Ft/28 Sq M

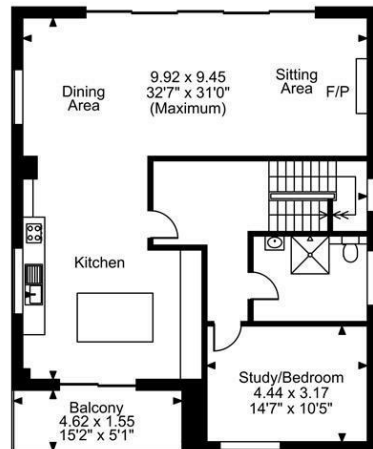
Shed/Garden Office = 183 Sq Ft/17 Sq M

Balcony external area = 83 Sq Ft/8 Sq M

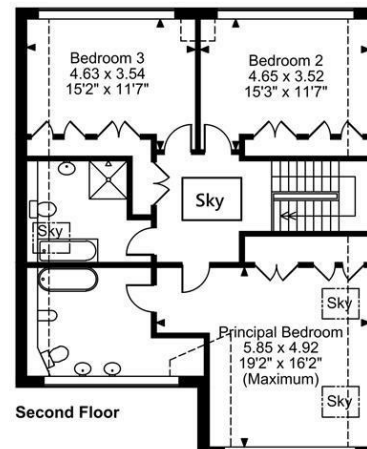
Total = 3190 Sq Ft/296 Sq M



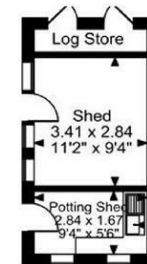
Ground Floor



First Floor



Second Floor



Shed/Garden Office

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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