



Vicarage Road, Yalding, Maidstone, Kent, ME18 6DR

Guide Price £1,150,000 - £1,250,000

When experience counts...

est. 1828
bracketts

Mulberry House is a former Vicarage and holds a prominent position within the village, being one of the most recognisable in the locality. This six bedroom detached family home with its elevated position is immaculately presented and close to all local amenities that the historic village of Yalding has to offer including village store, post office, the village also has a primary school and doctor's surgery. The larger towns of Tonbridge, Tunbridge Wells and Maidstone provide a full array of shopping facilities, whilst Paddock Wood – just over four miles away – has local stores, a Waitrose supermarket and a station with main line services to London and the coast. Internally the property comprises, entrance, sitting room, dining room, study, breakfast room, fitted kitchen, boot room and cloakroom wc. to the first floor there is a family bathroom, five good size bedrooms with principal room benefitting from an en suite shower. To the second floor there is a large bedroom, further attic room and storage space available. Externally the property boasts an established rear garden, mainly laid to lawn with mature shrub & tree screening, natural stone patio and a detached garage accessed via a private driveway to side. We recommend viewing at your earliest convenience.

Six Bedrooms

Detached Family Home

Central Village Location

Close to Amenities, Local Schools
& Countryside / River Walks

Four Reception Rooms

Kitchen / Breakfast Room

Immaculately Presented
Throughout

Rear Garden

Garage & Driveway

Viewing Highly Recommended





LOCATION: Yalding

Yalding is a particularly charming historic village situated around the rivers Teise, Beult and Medway and famous for its medieval bridge crossing. The village which includes two village stores and post office, a primary school and doctor's surgery, a library, a tea room, a cafe, two marinas, recreation ground, farmers market and local festival.

A recently opened riverside Boat House restaurant sits next to the Twyford Bridge offering alfresco dining with views across the Medway, with the river itself popular with kayakers & paddle boarders and other river users being roughly half way along the Medway canoe trail.

Nearby towns include Tonbridge, Maidstone and Tunbridge Wells which provide a full array of shopping facilities, banks and building societies whilst Paddock Wood just over 4 miles away has local stores, a Waitrose supermarket and a mainline station with services to London and the Kent coast.

There are excellent schools which include Grammar schools in Maidstone, Tonbridge and Tunbridge Wells to where there are bus services from the village. Private schools include Sutton Valance, Tonbridge school for boys, Kent College and Prep schools in Tonbridge. Primary Schools include Yalding, Laddingford, Hunton and Collier Street. Recreational amenities include the David Lloyd health club in Kings Hill, leisure centres in Paddock Wood, Tonbridge, Maidstone and Tunbridge Wells and golf at Kings Hill, West Malling and Weald of Kent.

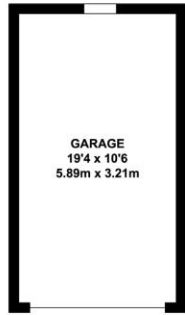
ADDITIONAL INFORMATION:

Council Tax Band G
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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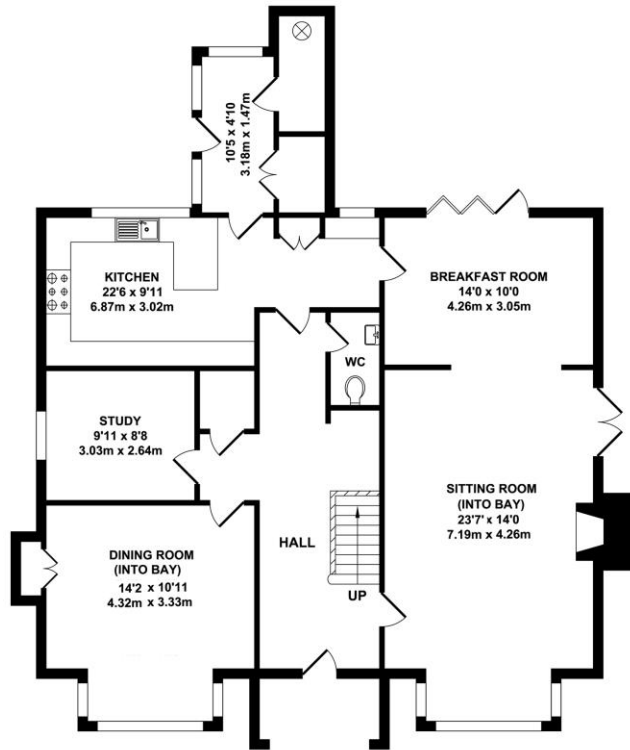
GARAGE
19'4 x 10'6
5.89m x 3.21m

GARAGE
APPROX. FLOOR AREA
204 SQ.FT.
(18.91 SQ.M.)

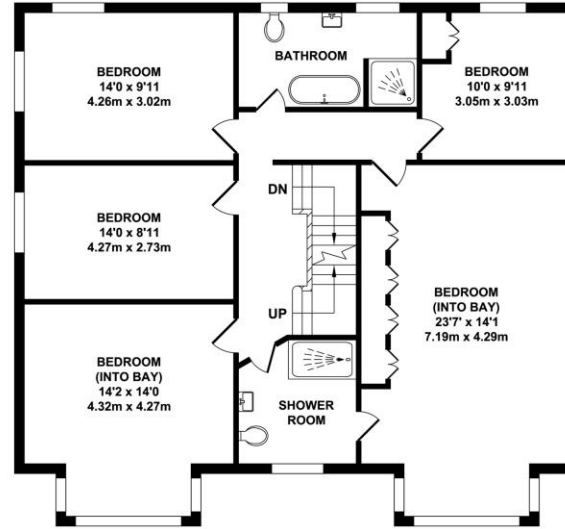


SUMMER HOUSE
7'8 x 5'11
2.34m x 1.81m

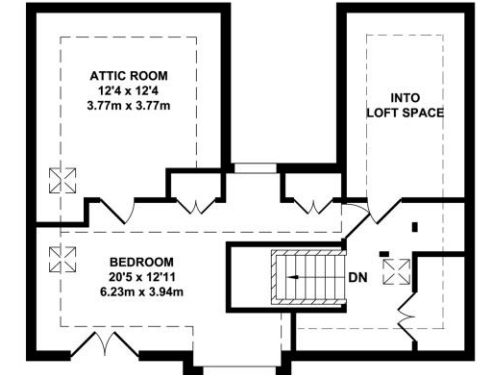
SUMMER HOUSE
APPROX. FLOOR AREA
41 SQ.FT.
(3.78 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1313 SQ.FT.
(121.98 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1163 SQ.FT.
(108.03 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
565 SQ.FT.
(52.46 SQ.M.)

TOTAL APPROX. FLOOR AREA 3285 SQ.FT. (305.16 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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