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The Orpines, Watringbury, Maidstone, Kent, ME18 5BP

£650,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

This spacious family home features well proportioned and versatile accommodation with modern amenities in a fantastic location. You will be greeted by the spacious entrance hall with ample room to tuck away all the family coats and shoes and featuring stylish and practical wooden flooring which flows seamlessly though to the separate dining room, bright and spacious with dual aspect to the rear. The living room has a feature stone fireplace a focal point creating a cosy yet modern feel. The fully fitted kitchen is well equipped with white floor units and wall cupboards providing ample space for storage & working and incorporates stylish, granite style worktops, perfect for creating those family suppers. Offering multiple living space there is a breakfast area too! The easy-care yet stylish grey tiled flooring throughout the kitchen/breakfast area will certainly appeal to the busy family. Another bonus is the handy cloakroom, reached from the hallway and a good size study/bedroom five with wooden flooring completes the ground floor accommodation. Stairs to the first floor to uncover the generous main bedroom fitted with wardrobe cupboards and with its own crisp en-suite and the further three well proportioned bedrooms perfect for either family or guests. There is a modern, family bathroom, fitted with white fittings including shower over the bath and fully tiled with white metro style tiles.

OUTSIDE

The front of the property has ample driveway parking and the double garage adds practicality and convenience. This property boasts an extensive rear garden with swathes of lawn surrounded by well stocked, mature borders of shrubs and trees, plenty of opportunity here to exercise those green fingers and for any children and pets to let off steam! The situation of this well planned and spacious property is also convenient for schools and local amenities, making it an excellent choice for families.



THE LOCAL AREA

Situated in the charming village of Watlington, this spacious home enjoys the benefits of the surrounding countryside yet still conveniently located for road and rail links. Although a small village, Watlington has a lively community and the advantage of a village hall and post office along with convenience store, hairdressers, tea-room/antiques store and pub/restaurant. There is a good primary school and the railway station which serves Paddock Wood (Charing Cross) and Maidstone West (London St Pancras). More comprehensive shopping is available at the nearby market town of West Malling and also at Tonbridge or the county town of Maidstone. The area has a wealth of schooling with primary schools in Kingshill and Mereworth, non-selective secondary schools, renowned grammar schools and many private schools including Tonbridge School. The M20 (Junctio 4) is just over 6 miles, so access to the M26/M25 motorways and beyond is easily available.

ROUTE TO VIEW

From the crossroads in Watlington proceed along the A26 Tonbridge Road, The Orpines will be found on the left hand side and the property will then be found along on the left.

PLEASE NOTE: In accordance with Money Laundering Regulations we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: F

