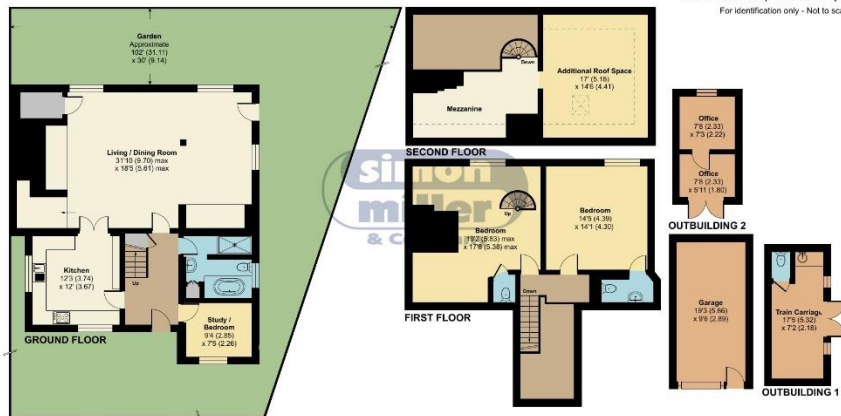


Weaving Street, Weaving, Maidstone, ME14

Approximate Area = 1981 sq ft / 184 sq m (excludes void)  
 Limited Use Area(s) = 118 sq ft / 10.9 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Outbuildings = 231 sq ft / 21.4 sq m  
 Total = 2512 sq ft / 233.2 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richrecom 2024. Produced for Simon Miller & Company. REF: 1071164



15<sup>TH</sup> CENTURY MANOR

WEAVING STREET

WEAVING

ME14 5JJ

OFFERS IN REGION OF £700,000

FREEHOLD

EPC REPORT:



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



Located in this quiet residential road is this rarely available Grade II\* listed 15th Century home. Formerly owned by the Vinters Company from 1557 to the early 1900's, this former Medieval Manor House has since been converted into two residential dwellings and offers a wealth of character throughout. With secluded gardens, the property also benefits from two unique outbuildings, offering flexible additional accommodation as well as garage and driveway to the rear.

- Property Features**
- Former 15<sup>th</sup> Century Medieval Manor House
  - Grade II Listed
  - Quiet Residential Road
  - Wealth Of Character Throughout
  - Stunning Fitted Kitchen
  - Luxurious Four Piece Bathroom Suite
  - Bedrooms With En-Suite Cloakrooms
  - Feature Mezzanine Landing With Further Potential (STPP)

Located in this quiet residential road is this rarely available Grade II\* listed 15th Century home, which was formerly owned by the Vinters Company from 1557 to the early 1900's. This former Medieval Manor House has since been converted into two homes, of which No. 2 offers a wealth of character, combined with modern practicality throughout. With bespoke fitted kitchen and luxuriously appointed four piece bathroom suite, the property also benefits from two bedrooms with en-suite cloakrooms, ground floor 3rd bedroom or study and exceptional living /dining room with Inglenook fireplace with wood burning stove and feature reading nook beside.

The entrance hall with slate flagstone flooring and staircase to the first floor leads to the beautiful four piece bathroom suite, which features a shower with glass block wall and blue tiled walls. With the third bedroom/study to the front, the kitchen beside offers a bespoke range of units with wood work surfaces, slate flagstone flooring which in turn leads to the exceptional living/dining room, the lounge area, with flagstone floor, featuring an Inglenook fireplace with bressumer beam above and wood burning stove and a feature reading nook beside. Open to the dining area, with timber flooring, there is a further feature brick fireplace with bressumer beam above and doorway from here to the rear garden. Upstairs, the first floor offers two double bedrooms, both with ensuite cloakrooms, one with wood panelling and stone fireplace with integral moulded candle brackets and the other with half-vaulted and beamed ceiling, a substantial brick fireplace and spiral staircase leading to the mezzanine landing above with feature Crown Beam. Here, the property offers further potential, (STPP), with a small doorway leading to an enclosed room beyond, with original beams and fitted skylight.

Outside, there is a small cottage garden to the rear, with mature hedge screen and flower beds and gated access to the private shared drive, leading to the single garage with timber door and off road parking in front. The larger private garden to the front offers a large paved terrace, with lawned area beyond and mature hedge screen surround and leads to two unique garden buildings. The timber "pod", with broadband, power and light is ideal for someone wanting a home office or gym, with the beautifully restored Railway Carriage, dating back to the 1800's, with curved timber ceiling, guest cloakroom, sink and plumbing for a washing machine, making this a versatile space to use as a utility area, for entertaining in the Summer or an ideal outdoor sleeping area for those extra weekend guests.

Weaving Street is a popular road in Grove Green, within easy reach of Tesco Supermarket, Doctors Surgery, popular pubs and a well regarded Primary School and is only a short drive to the County Town of Maidstone with its wide range of shopping, leisure and transport facilities.

