



HAWTHORNDEN GROVE
YALDING, MAIDSTONE - £999,950

20 Hawthornden Grove

Yalding, Maidstone, ME18 6FG

**Entrance Hall - Sitting Room - Kitchen/Dining Room - Study - Playroom
- Downstairs Cloakroom - Utility Room - Five Bedrooms - Four
Bathrooms (Three En-Suite) - Front & Rear Gardens**

This delightful property, built in 2021 by Millwood Designer Homes offers spacious and luxurious accommodation throughout. Tucked away within this individual development of select executive family homes, it occupies the largest plot with pleasant views over the development's grounds and an attractive nature pond. Set back from the private road behind a lawned front garden, the house's attractive exterior entices you inside.

You step into the welcoming entrance hall, where striking Amtico flooring, laid in a stylish herringbone pattern, catches the eye. The hallway also features two useful coat/shoe cupboards equipped with rails and lighting. There is a convenient cloakroom located next to the entrance door. Doors at every angle lead to each of the ground floor rooms.

There are three reception rooms in total. The principal reception room spans the depth of the house and is triple access, including a bay window with shutters that flood the room with natural light. It features thick carpets, an inglenook-style fireplace with an inset log burner, and double doors onto one of the patios. The other two reception room are currently configured as a playroom and a study; however, the playroom would also serve perfectly as a snug or second living space.

At the rear of the ground floor is the impressive kitchen/dining room, equipped with an array of fitted cabinets and high-quality quartz countertops. A large island serves as the room's focal point, offering space for four breakfast bar stools and an integrated wine cooler. Additional integrated Siemens appliances include a tall separate fridge and freezer, dishwasher, fan oven, and oven/microwave. The kitchen also features a four-ring induction hob with a built-in extractor within the island, as well as a sink with drainer positioned beneath the window to the side.

There is ample space for a large table and chairs to the rear, with access to both sides of the garden through double doors and bi-folding doors. Beyond the dining area is a useful utility room housing the boiler, with





further storage, a sink/drain, space for a washing machine and dryer, and additional garden access. An impressive turning staircase with a tall window leads to the first-floor galleried landing, which features a large fitted cupboard with a water tank, and shelving, as well as access to the loft. There are five bedrooms, three of which are en-suites. Each en-suite bedroom also benefits from fitted storage. The five bedrooms are immaculately finished with thick carpets and enjoy views over the surrounding grounds of the private road.

The house sits on an enviable plot, the largest within the development. The garden wraps around the house, with two patios flowing seamlessly from the living room and the kitchen/dining room, as well as a substantial lawn. There is an outside tap, lighting, and power supply. At the front of the house, there is a large block-paved driveway with ample parking. A double garage with electric doors offers further secure parking and benefits from additional storage within the boarded roof space. The garage also provides direct access to the garden.

This delightful Millwood Designer Home offers seclusion within a private, semi-rural setting. The house has been immaculately maintained within the last four years and includes the added benefit of the remainder of a 10-year new home warranty.

UPVC Entrance Door leading into

ENTRANCE HALL:

Large welcoming entrance hall, Amtico flooring, two fitted coat/shoe cupboards with lighting, fitted under stairs cupboard.

CLOAKROOM:

Amtico flooring, radiator, WC, wash basin with fitted underneath storage.

PLAY ROOM:

Dual aspect with fitted shutters, one of which is a bay window with views over the pond, radiator, carpeted.

STUDY:

Bay window with shutters, radiator, carpeted.

SITTING ROOM:

Triple aspect, bay window to front with fitted shutters and double doors leading to the garden, internal double doors, inglenook style open fireplace with inset log burner, wood panelling, carpeted, two radiators.

KITCHEN/DINING ROOM:

Double aspect, Amtico flooring, large island with pendant lighting, fitted cabinet lighting, space for four breakfast bar stools, four ring induction with fitted extractor, fitted wine cooler, Siemens fan oven, Siemens fan oven/microwave, tall Siemens tall fridge, tall Siemens freezer, Siemens dishwasher, space for large table and chairs, double doors and bi-fold doors leading to the garden.

UTILITY ROOM:

Amtico flooring, fitted cabinets, plumbing for washing machine and tumble dryer, second sink and drainer, fitted boiler, window to rear, door to garden.

LANDING:

Galleried landing, carpeted, window, double fitted cupboard housing tank with fitted shelving, radiator, loft access.

BEDROOM:

Large double, dual aspect with leafy views overlooking the pond, two double wardrobes with rails, radiator.

EN-SUITE:

Amtico flooring, bath with and shower attachment, frosted window, extractor fan, tall chrome heated towel rail, wash basin with storage beneath, wide walk in shower with rain head and a second hand held.

BEDROOM:

Large double, dual aspect with leafy view overlooking the pond, double fitted wardrobe, single fitted cupboard.

EN-SUITE:

Amtico flooring, frosted window, WC, wash basin, tall chrome heated towel rail, wide walk in shower.

BEDROOM:

Double, dual aspect with pleasant views, fitted wardrobe with rails, carpeted, radiator.

EN-SUITE:

Amtico flooring, frosted window, laminate flooring, walk in shower, chrome heated towel rail, WC, wash basin, extractor.

BEDROOM:

Small double, carpeted, pleasant view, space for bedroom furniture, radiator.

BEDROOM:

Double, space for wardrobes, overlooking the garden, wooden wall panelling, carpeted, radiator.

BATHROOM:

Amtico flooring, tiled walls, bath with shower over, WC, wash basin with fitted storage beneath, chrome heated towel rail, extractor, shaver point.

OUTSIDE REAR:

Two spacious patios accessed from kitchen/diner and sitting room, large lawn, outside power and lighting, walled and fenced borders, planted trees, outside tap



OUTSIDE FRONT:

Blocked paved driveway, double garage with electric door and with boarded roof space and garden access.

SITUATION:

Yalding is a picturesque Kent village at the heart of the village is a beautiful 11th-century church. Other amenities include a primary school, a tearoom, local store, an award winning post office selling, a library and a doctor's surgery. Yalding lies just North of the larger town of Paddock Wood, which local produce offers a variety of shops, Waitrose supermarket and a mainline station with trains into central London.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

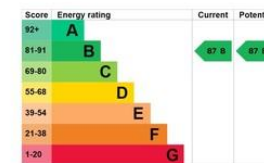
£2400.00 per annum towards any costs to maintain the road and communal grounds.





House Approx. Gross Internal Area 2536 sq. ft / 235.6 sq. m
Garage Approx. Internal Area 369 sq. ft / 34.2 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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