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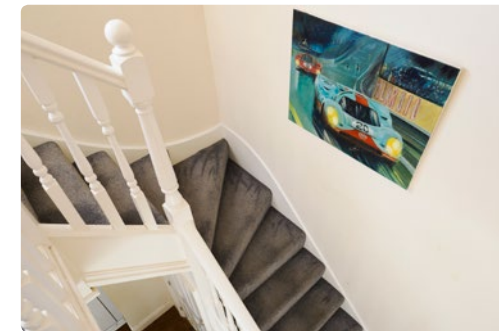
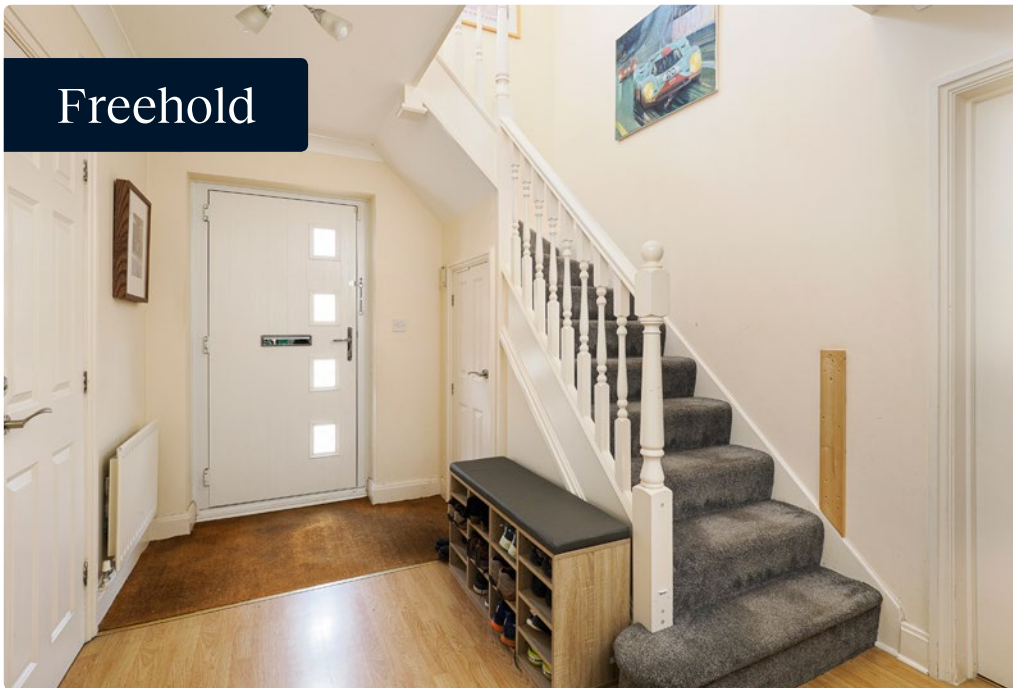
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Primrose Cottage, 4 Downlands, Harrietsham ME17 1LE

4 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



Primrose Cottage, 4 Downlands, Harrietsham ME17 1LE

- Traditionally Styled Detached Residence
- Almost 2000 Sq.Ft Of Versatile Accommodation
- Beautifully Presented Throughout
- Four Bedrooms & Two Bathrooms
- Three Receptions Room, Conservatory & Utility
- Driveway & Double Garage
- Established Garden With Hot Tub
- Situated Within The Village Of Harrietsham

SITUATION:

Harrietsham is a charming village with a post office, convenience stores including an M&S Simply Food and local gastro pub an outstanding rated nursery located by the train station and a primary school. Lenham village is just a mile from here and offers some lovely independent shops, quaint cafes, and public houses in the village square as well as a Forest (preschool) School, primary and secondary school.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world. (5 mins drive away). A couple of minutes further down the road Tudor Park Hotel (7 mins drive) offers health club and Golf course. Maidstone is a main town and less than 8 miles away from Harrietsham and offers an array of high street shopping including a variety of department stores.

There are excellent recreation facilities and outstanding secondary and private schools.

Wider afield, Ashford offers excellent recreational facilities including large two storey supermarket with the Eureka Park offering a selection of restaurants. The development also includes Bannatyne Health Club & Spa, Cineworld and Travelodge. The McArthurGlen Designer Outlet (18 minutes away) is undergoing massive expansion to double the size of this major retail attraction. Ashford International offers high speed links to London and Eurostar offers services to the continent.

The coastal towns are approx. 30 minute drive away, in one direction there is Whitstable with its bustling harbour and vibrant high street. Folkestone is in the other direction and has a very arty vibe and full of colourful shops, cafes and bars that fill the creative quarter whilst the harbour arm lines the shore with live music and street food.



DESCRIPTION:

A substantial four-bedroom detached property offering almost 2000 sq.ft of spacious and versatile accommodation set within a quiet close in the village of Harrietsham. Primrose cottage has seen many improvements over the years as well as reconfiguration of the downstairs space to create a large family kitchen dining area which connects directly to the conservatory with bifold doors, also added by the current owners.



The modern composite front door welcomes you into a large entrance hall with stairs to the first floor, a convenient cloakroom, and storage cupboards. To the left there is a dual aspect sitting room with Aga wood burning stove set within a decorative mantle and exposed brick chimney breast. The window to the front is dressed in contemporary white shutters whilst to the other end of the room there are French doors that lead onto the West facing garden.

The kitchen breakfast room has been reconfigured to incorporate a large island/ breakfast bar which has been finished in rich granite that matches the work tops. The curved solid wood units integrate all main appliances and include additional luxuries such as a Quooker boiling tap, insinkerator and wine cooler. The space has been beautifully finished with brick tiles and under pelmet lighting. The space is so vast that there is also room for a breakfast table which overlooks the garden and is adjacent to the pitched roof conservatory. The kitchen is complemented by a utility room which also leads through to the garage.

The downstairs space is further enhanced by two more reception rooms and an additional office which leads through to the utility. The accommodation is exceptionally versatile with the option to open up more rooms, create a ground floor bedroom or playroom.

To the first floor there is an impressive galleried landing which leads to four double bedrooms and a well-appointed family

bathroom. The main bedroom has a stylish ensuite shower room and walk-in wardrobe and views of the village church.

OUTSIDE:

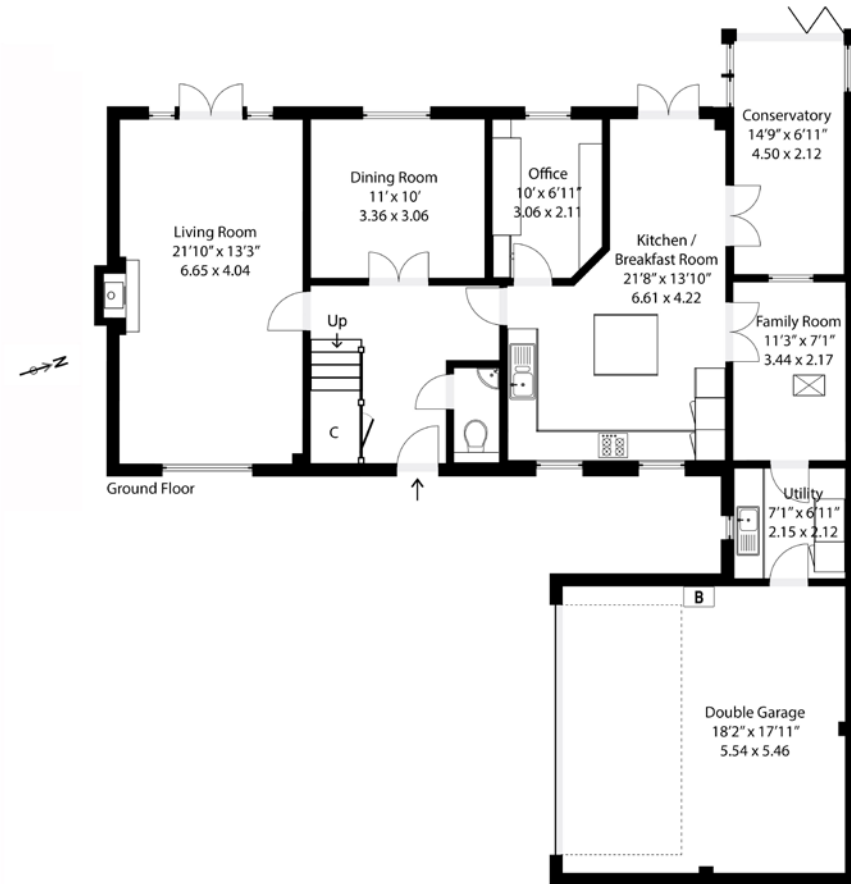
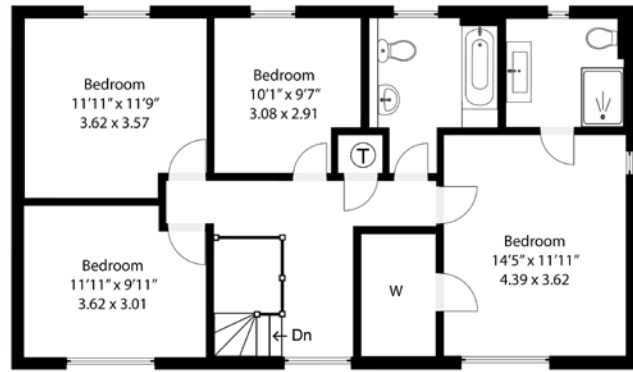
Primrose cottage is set back from the road in this quiet close. An attractive front garden provides a wonderful first impression, beautifully manicured with established shrubs and a Mirabelle plum tree, the greenery surrounds the driveway which leads to a double garage. The house feels wonderfully connected to this private and peaceful west facing garden with French doors leading off many rooms as well as the impressive bi-fold doors opening fully from the conservatory. The patio runs the full width of the house and spills out onto the circular shaped lawn and several flower beds. There is an array of young trees including a pear tree as well as several established climbers. A hot tub with recently installed wooden shelter and bar has been positioned in the far corner and will be left with the sale of the property along with the convenient storage shed.











TOTAL FLOOR AREA: 2286 sq. ft (212 sq. m)
 HOUSE: 1960 sq. ft (182 sq. m)
 GARAGE: 326 sq. ft (30 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All services are mains connected

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