



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



Three Corners, Grove Green Road, Weaving ME14 5JT

5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS





Freehold

## Three Corners, Grove Green Road, Weaving ME14 5JT

- Substantial Detached Family Residence
- Over 2000 Sq.Ft Of Versatile Accommodation
- Four/Five Bedrooms & Two Bathrooms
- Open Plan Kitchen Dining Room & Utility
- Splendid Dual Aspect Sitting Room
- Opportunity To Convert The Garage
- Generous Corner Plot Of 0.19 Acres
- Envious Position Within Weaving



### SITUATION:

Three Corners is situated in the sought-after area of Weaving, on a quiet road with no through traffic, it's within easy reach of Mote Park and the bustling county town of Maidstone. Weaving has a lovely community feel to it and is served by two popular public houses, a medical centre, a dentist, a pharmacy, and a local supermarket, as well as several parks and play areas. The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance.

Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers.

Other amenities within the village include a post office, an supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline station with a regular and direct service to London. Bearsted & Weaving are surrounded by beautiful countryside including Bearsted Woodland Trust, as well as easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling.

For those who enjoy riding, there are stables and livery yard. For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.





#### DESCRIPTION:

A substantial detached residence offering over 2,000 sq.ft of versatile accommodation, including an integral garage that could be further converted, subject to planning consent. The property occupies a generous 0.19-acre plot with a wonderfully private, south westerly facing garden.

Three Corners was built in the 1960s and has been significantly enhanced by the current owners, who have reconfigured the layout to create a large open-plan living area. The improvements also include newly added bathrooms, a high-specification kitchen, new flooring and fine decor. Every effort has been made to ensure the property is exceptionally energy-efficient, with many new windows fitted throughout, air condition units installed and additional insulation.

The front door opens into a spacious entrance hall with stairs leading to the first floor, the flow of the property is well designed with the hallway sitting central allowing each



room to connect beautifully. The kitchen-dining room is positioned at the rear and has been opened up to create a large, sociable living area. The kitchen is fitted with a range of wall and floor units, finished with oak worktops and metro-style tiles. Appliances are integrated and include a double Neff oven, dishwasher, and fridge-freezer.

The space is further enhanced by a separate utility/cloakroom, whilst double internal doors lead to a dual aspect sitting room with a gas fireplace. The ground floor also features a home office, which could alternatively be used as a guest bedroom.

To the first floor, there are further four generously proportioned bedrooms and a recently installed family bathroom. The principal bedroom enjoys double-aspect views and benefits from a luxury en-suite shower room. A vast amount of elegant bedroom furniture is available and can be left with the sale of the property.

#### OUTSIDE:

At the front of the property, a large driveway provides parking for several cars and leads to a double garage. Currently used as storage, and integral to the house, the garage could easily be converted into a small self-contained annexe or additional living accommodation, subject to planning consent.

There is a fully insulated studio, which has been a recent addition and currently serves as a home office/gym, it has an air conditioning unit which means it can be fully functional all year round.

The gardens wrap around the property, extending to approx. 0.19 acres of private space. They are predominantly laid to lawn and bordered by mature trees and established shrubs. A large patio area faces west, offering the perfect spot to enjoy the evening sunshine with a glass of wine.









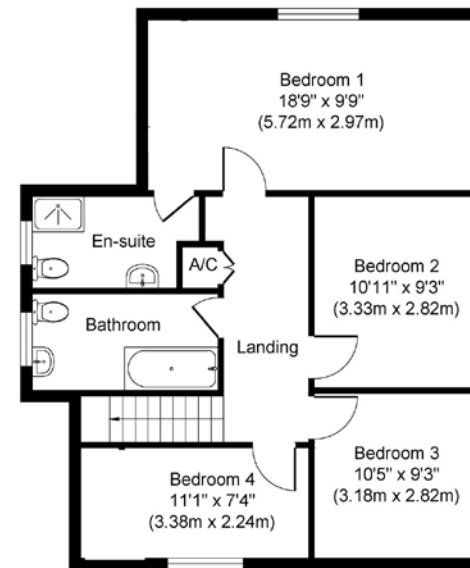
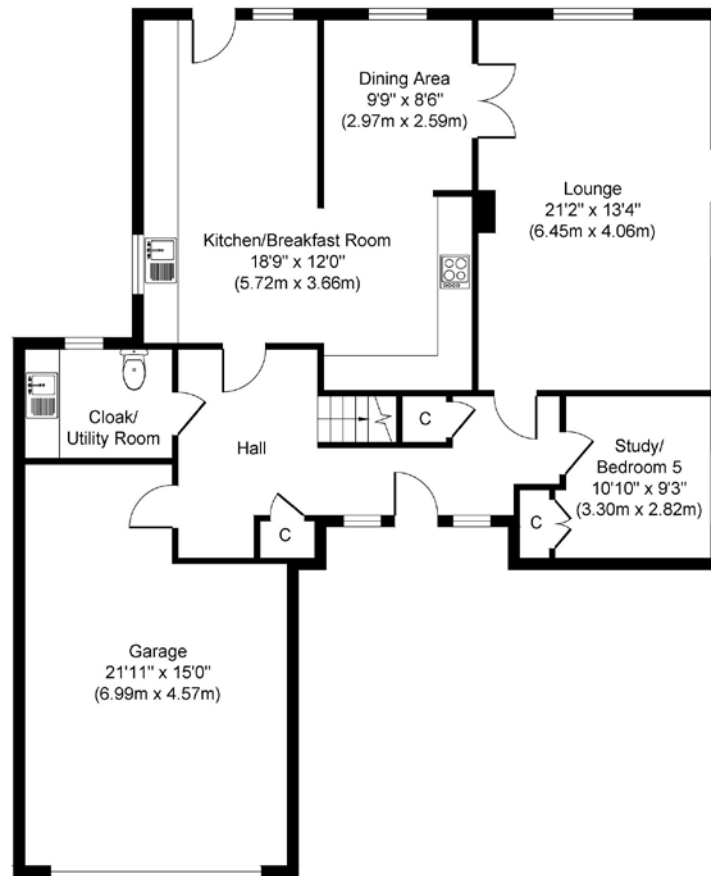












TOTAL FLOOR AREA: 2011 sq. ft (187 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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