



Freehold



## 33, Clarence Court, Weaving, Maidstone, ME14 5UP

- Desirable Detached Family Home
- Over 1500 Sq.Ft Of Charming Accommodation
- Four Bedrooms & Two Bathrooms
- Multiple Receptions & Conservatory
- Recently Installed Kitchen Breakfast Room
- Double Integral Garage & Driveway
- Beautiful Rear Garden With Summer House
- Sought After Location Near Excellent Schools

### SITUATION:

Clarence Court is 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 yards nearby, along with plenty of bridleways. 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. 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:

An enviably located four-bedroom detached residence nestled in Clarence Court, in the sought-after village of Weaving. The property offers almost 1,500 sq. ft. of spacious and versatile accommodation, in addition to a beautifully landscaped rear garden and a double garage, which holds potential for conversion (subject to planning consent).

Built in the mid-1980s, the property has remained with one family who have made several enhancements, including a recently installed kitchen/breakfast room and a well-appointed utility area.

The handsome façade is a mix of exposed brickwork, and leaded windows. The front door opens into a spacious entrance hall with an elegant staircase and full-height ceilings.



The 19 ft sitting room, with its stone mantel fireplace, leads into a double-glazed conservatory via French doors.

To the opposite side of the house, the kitchen/breakfast room has been thoughtfully designed with an array of modern units integrating all main appliances, including integral bins, an oven, microwave with grill, and fridge/freezer.

The space is further enhanced by a utility area, which has ample room for laundry appliances and provides access to the side garden.

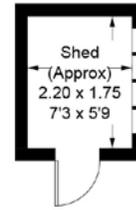
Between the kitchen and sitting room is a formal dining area, which could be knocked through to create an open-plan living space. The ground floor is complete with a cloakroom and a fully fitted office featuring bespoke cabinetry.

To the first floor, a galleried landing with linen cupboard leads to four generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom offers an abundance of fitted wardrobes and an en-suite shower room.

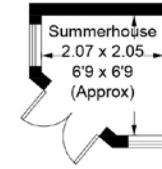
#### OUTSIDE:

To the front of the property, there is ample parking in front of the double garage. The rear garden is mainly laid to lawn, with colourful borders, established shrubs, and a crab apple tree.

A patio area is accessed directly from the conservatory, and two raised decking platforms provide plenty of space to enjoy a morning coffee. To one side, there is a gazebo-style summer house, while to the other, a handy storage shed.



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

### Outbuildings



TOTAL FLOOR AREA: 1826 sq. ft (169 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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