



9 The Manor, Hayle Place Cripple Street  
, Maidstone  
ME15 6DW  
Guide Price £300,000



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## Description

Outstanding second floor apartment forming part of the upper floor of this unique Grade II Listed Manor House. 2 acres of stunning communal gardens. The spacious apartment is accessed by a sweeping grand staircase from an imposing entrance foyer. The views from the sash windows over the extensive formal gardens are a delight. Beyond the garden is the Hayle Place Conservation Area, which in turn joins the Loose Valley Nature Reserve, a beautiful and tranquil park for all to enjoy. The accommodation is bursting with character features where the threshold must be crossed to be fully appreciated. Over 1,000 sq ft. The building was built in 1750 and has that classic symmetrical fenestration commonly used in dolls houses. Garage Agents note: Service charge is £3,000 per annum, whilst the service charge would appear to be higher than similar apartments in the area it does include buildings insurance, ground rent and water bills. There are 146 years remaining on the Lease. Agents Note: It is considered that this property would achieve £1300 pcm as a monthly rental.

## Location

Loose itself has an excellent selection of amenities with a highly regarded infant and junior school as well as the Maidstone Grammar Schools, a selection of shops on the Boughton Parade which provide for everyday needs, together with the idyllic Loose Valley with its stunning amenity land renowned for its natural beauty, together with the Hayle Place Conservation Area perfect for those country walks. Today Loose Valley has an active conservation society and has a charming collection of period properties and the Chequers Pub flanks the fast flowing stream and is within three minutes walk of the property. The county town is some 2 and a half miles distance and has wider selection of amenities and schools for older children and is regularly accessed by bus services. Marden station is 5 miles south of the property (15 minutes drive and is on the Charing Cross line, approx 1 hour). There is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### IMPOSING ENTRANCE DOOR

With pillared pediment and security entry phone.

### ENTRANCE FOYER

A spacious, grand reception area with oak flooring and panelling, sweeping staircase with carved newel posts, wide stairwell with decorative balustrade and handrail.

### SECOND FLOOR LANDING

### APARTMENT 9

### RECEPTION HALL

Panelled entrance door, wall light points, sky light window bathing the room in light.

**LOUNGE / DINING ROOM** 20' 2" x 14' 9" (6.14m x 4.49m)

Wall light points, two sash windows overlooking the communal garden with a western aspect, Adam style fire surround with inset brick fireplace, flagstone hearth and fitted wood burning stove. Two thermostatically controlled electric panel heaters.

**KITCHEN / BREAKFAST ROOM** 14' 4" x 11' 6" (4.37m x 3.50m)

Stripped pine flooring, fitted with units, high gloss doors, solid hardwood work tops and upstand. Sink unit with mixer tap, four burner electric hob, extractor hood above and oven beneath. Space for washing machine and dishwasher, recess low voltage

lighting, breakfast bar, space for American fridge freezer, metro tiled splashbacks, sash window with a stunning outlook. Door to:

### INNER LOBBY

Built-in storage cupboard. Door to:

**SPACIOUS BATHROOM** 8' 6" x 8' 4" (2.59m x 2.54m)

Beautiful period bath suite, featuring a roll top bath with side mixer tap and hand shower, step in shower, pedestal wash hand basin with upstand, WC, metro tiling, chromium plated heated towel rail, strip pine flooring.

**BEDROOM 1** 17' 4" x 11' 8" (5.28m x 3.55m)

Thermostatically controlled panel heater, sash window with a delightful outlook, wall light points.

**BEDROOM 2** 11' 7" x 8' 5" (3.53m x 2.56m)

Thermostatically controlled panel heater, dado rail, window with stunning views, two wall light points.

### OUTSIDE

The property is set within 2 acres of magnificent communal gardens with a sweeping carriage driveway to the front, garage en-bloc at the rear of the building, the formal gardens are extensively lawned, with deep herbaceous beds and Italianate bedding.

### Directions

From our Penenden Heath office, turn right into Penenden Heath Road, at the roundabout take the 2nd left onto Sittingbourne Road. Follow road down and take left fork onto Wat Tyler Way, turn left onto Upper Stone Street continue to follow A229, turn right onto Loose Road/A229., turn right at lights into Cripple Street, turn right into Tea Saucer Hill, follow road down and Hayle place will be found on the left hand side with our For Sale board displayed.



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