



Garden Cottage Kirkdale Road
Loose, Maidstone
ME15 9SG
OIEO £700,000

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Loose
Maidstone
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Description

Charming detached residence set in a 1/4 of an acre of mature gardens adjacent to The Loose Valley nature reserve. The extended accommodation is arranged on two floors and runs to in excess of 2000 square feet with gas central heating, double glazing and photo voltaic cells, well presented with many period features stunning position highly recommended. Agents Note: It is considered that this property would achieve £2200 as a monthly rental.

Location

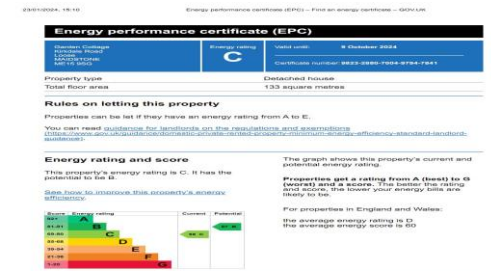
the Loose Valley with its idyllic collection of period properties, fast flowing stream and nature reserve. There are regular bus services into Maidstone town centre, being some two miles distant. The wider area around Loose has shops at Boughton Parade providing for everyday needs with supermarket, chemist and doctors together with a bowls club and a YMCA for sporting facilities. The County town is some two and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London.

Council Tax Band

G

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
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 2090 sq.ft. (194.2 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

ENTRANCE HALL

Attractive entrance door. Outside light. Door to inner hallway with staircase to first floor.

CLOAKROOM

White contemporary suite. Integrated storage cupboards. Heated towel rail.

LOUNGE 14' 6" x 13' 2" (4.42m x 4.01m)

Attractive natural brick fireplace with heavy bressummer beam. Exposed wall and ceiling beams. Double aspect windows featuring a bay. Double radiator. Folding doors to shelved library!

OFFICE 12' 3" x 9' 0" (3.73m x 2.74m)

Two windows to front. Range of built-in storage cupboards.

DINING ROOM 14' 9" x 12' 9" (4.49m x 3.88m)

Radiator. serving hatch. Window to side. Patio doors to:

CONSERVATORY 12' 7" x 11' 7" (3.83m x 3.53m)

Overlooking rear garden with double casement doors.

KITCHEN 12' 2" x 9' 2" (3.71m x 2.79m)

With units having natural wood door and drawer fronts with Granite working surfaces. One and half bowl sink. Four burner gas hob. Eyelevel oven. Integrated dishwasher and fridge/freezer. Breakfast bar. Window overlooking rear garden.

UTILITY ROOM 14' 6" x 7' 11" (4.42m x 2.41m)

Range of wood grain finish door and drawer fronts. Stainless steel sink. Ceramic tiled floor. Window and door to garden. Door to:

DOUBLE GARAGE

With roller shutter door.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 11' 2" (4.01m x 3.40m)

Window. Range of built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. Low level W.C.

BEDROOM 2 12' 8" x 11' 10" (3.86m x 3.60m)

Double aspect windows. Walk-in dressing room.

BEDROOM 3 13' 6" x 9' 2" (4.11m x 2.79m)

Wash hand basin. Built-in cupboard. Window.

BEDROOM 4 7' 6" x 6' 10" (2.28m x 2.08m)

Window.

BATHROOM

White suite with gold plated fittings. Bath with mixer tap and hand shower. Separate shower cubicle. Pedestal wash hand basin. Low level W.C. Gold plated towel rail. Window.

OUTSIDE

To the front of the property is an extensive brick paviour driveway with parking for several vehicles. Front garden with shrubs and picket fencing. The

property stands in just over a quarter of an acre with rockery bed adjacent to house. Extensive lawns well stocked with shrubs and fruit trees. Trellis and vegetable section. Within the rear garden there is a wide selection of garden sheds and workshops with useful covered areas.

Directions

From Maidstone leave via Stone Street, travelling south, a continuation of which is the Loose Road, at the Wheatsheaf traffic lights, bear right following signs to Loose. Continue for some distance turning right in Lancett Lane, at the end of the road turn left into Kirkdale and the property will be found a short distance along on the right as indicated by our signboard.



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