



Tanti Old Chatham Road
Sandling, Maidstone
ME14 3AJ
Guide Price £600,000

Tanti
Old Chatham Road
Sandling
Maidstone
ME14 3AJ



Description

Imposing individually built detached family house, convenient semi-rural position with stunning views to the front over adjacent farmland with the downs beyond. The highly adaptable accommodation has a low maintenance rear garden, there is plenty of room for a growing family with a double garage and sweeping driveway for all of the cars. Generously proportioned with large picture windows, creating airy rooms. Once the threshold is crossed the rooms flow, with an entrance porch, hallway, mezzanine landing, lounge with fireplace, separate equally sized sitting room, kitchen/dining room, 4 good size bedrooms, 2 shower rooms. The property is much loved having only one owner since it was first built in 1975 by Barry Ballard, local builder, architecturally designed utilising this unique outlook and situation, some age related improvement is required, however discerning buyers will acknowledge the huge potential at Tanti! Agents Note: It is considered that this property would achieve £2500 as a monthly rental.

Location

The property occupies an established position in the hamlet of Sandling/Boarley. Situated 2 miles north of the county town, conveniently placed within easy access of the extensive motorway network (M20/A20, M2,M25, M26). The fields surrounding Sandling are adjacent to the north downs and have become famous for their vineyards creating a most attractive and unusual vista. Sandling has a pay and play golf course, museum of rural life and wildlife trust centre, local shops and school (Sandling primary school (Ofsted good) are found in Penenden Heath, 1/2 mile to the east, Maidstone town centre offers a comprehensive selection of amenities consistent with its County town status. 2 railway stations to London and a wide selection of schools for children.

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

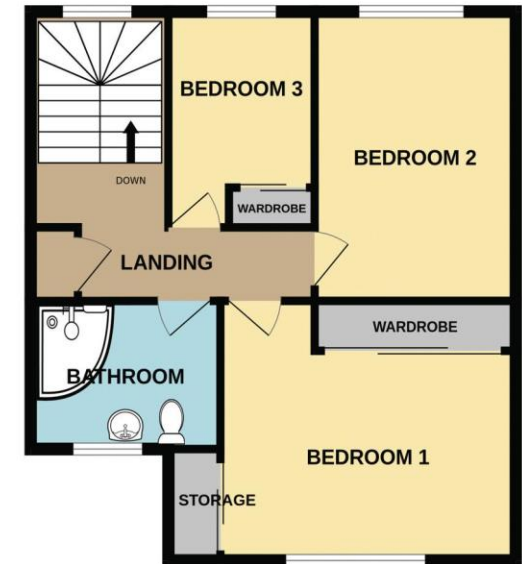
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
1642 sq.ft. (152.5 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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.
Made with Metropix ©2024



ON THE GROUND FLOOR

ENTRANCE PORCH 10' 0" x 6' 9" (3.05m x 2.06m)

Glazed door to reception hall. Staircase to Mezzanine landing, built in cupboard.

SITTING ROOM 16' 2" x 15' 10" (4.92m x 4.82m)

Range of built in cupboards with book shelving, window to front with views.

BEDROOM 4 9' 10" x 9' 6" (2.99m x 2.89m)

Window overlooking rear garden, western aspect, built in cupboards, desktop glazed display cabinets and book shelves.

SHOWER ROOM

Shower cubicle with thermostatically controlled shower, wash hand basin cupboard under, WC, chrome plated heated towel rail, tiled splash backs, extractor fan.

LOUNGE 20' 4" x 12' 10" (6.19m x 3.91m)

Accessed from the mezzanine landing, double aspect windows, featuring a picture window to the front with distant views, fireplace, door to:

KITCHEN/DINING ROOM 22' 6" x 9' 8" (6.85m x 2.94m)

Straddling the rear of the property, range of built in storage cupboards with complementing work surfaces, space for washing machine/dishwasher, AEG 5 burner gas hob, extractor hood above, Bosch double oven and grill, windows and partly glazed door to:

GARDEN ROOM 23' 4" x 8' 7" (7.11m x 2.61m)

Triple aspect windows, door to garden and side.

ON THE FIRST FLOOR

SPACIOUS LANDING

Airing cupboard, access to roof space.

BEDROOM 1 16' 4" x 12' 7" Max (4.97m x 3.83m)

Window to front, delightful views, eastern aspect, range of built in wardrobe cupboards.

BEDROOM 2 13' 5" x 9' 0" (4.09m x 2.74m)

Window to rear, western aspect.

BEDROOM 3 10' 0" x 7' 0" MAX.3.05m x 2.13m)

Window to rear, western aspect, wardrobe, air conditioning unit.

SHOWER ROOM

Cubicle with thermostatically controlled shower, hand basin, WC, chrome plated heated towel rail, tiled splashbacks, shaver point, window to front.

OUTSIDE

To the front of the property there is an extensive brick paved driveway with space for 4/5 vehicles, with access to an attached double garage, 25'4 x 15'4. Light and power, electric door, glazed door and windows to rear. The rear garden is terraced and pleasantly secluded, extending to approximately 30ft enjoying a western aspect, ideal for summer barbecues and sundowners. Seating areas, lawn, well stocked borders and shallow steps circumnavigating the garden.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, passing through Penenden Heath just before the Harvester Public House turn right into Boarley Lane continue down and as the road splits take the upper road, the property can be found on the left hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

