



Foley Cottage Sittingbourne Road
Maidstone
ME14 5HB

Guide Price £650,000 to £675,000

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Description

Foley Cottage forms part of the southern boundary of the former Foley estate, the home of the Whitbread dynasty. Built in the 1830's this charming character cottage exudes character and demands a viewing for this beautiful home to be fully appreciated. Over the last 3 and a half years the present owners have thoroughly refurbished the house and garden creating this stunning cottage we find today.

In practical terms the accommodation offers 4 good sized bedrooms, two separate reception rooms and a study, there's a luxuriously appointed bespoke kitchen with integrated appliances, period style bathroom, downstairs cloakroom, useful cellar storage and they have added a magnificent spacious orangery.

Gardens surround the property, there is a long drive with parking for numerous vehicles leading to a double garage.

Arranged on 3 floors, extending to just over 1600 sq ft with new gas heating with pillared radiators, the original gate house accommodation was extended in the 1960's and the present vendors are only the second owners since 1973, the cottage has been cherished and much loved.

Location

Located on the favoured northern outskirts of the town within half a mile of the centre with it's excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen and two railway stations connected to London (fast service to London Bridge in under an hour). Educationally the area is well served with the local Eastborough, Valley Park, SST and Invicta Schools catering for infants, juniors and seniors. Within half a mile to east of the town is Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. 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
F

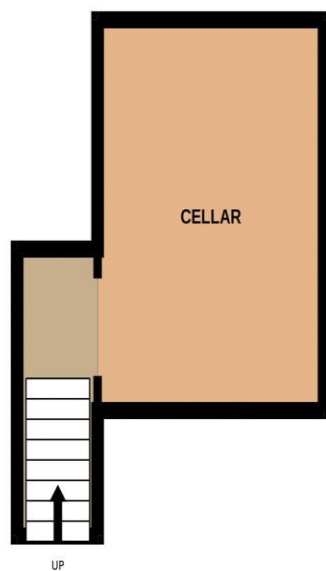
VIEWINGS STRICTLY BY
APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

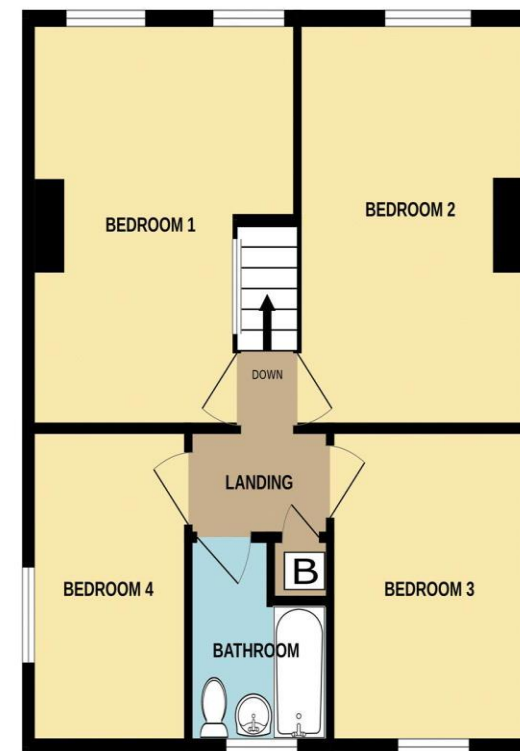
BASEMENT
179 sq.ft. (16.6 sq.m.) approx.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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 PORCH

Two outside lights, half glazed UPVC entrance door with glazed side panels, useful cloak area, door to:

DINING ROOM 14' 0" x 10' 8" (4.26m x 3.25m)

Stunning staircase to first floor with Volute handrail and newel post, iron balustrade, stair runner and rods. Oak flooring, natural brick chimney breast with inset hardwood fire surround, recessed fireplace, Portuguese tiled hearth, pillared radiator, window to front, southern aspect, beamed ceiling, picture rail.

LOUNGE 14' 0" x 10' 8" (4.26m x 3.25m)

Pine fire surround with inset cast iron register fireplace with fitted living flame gas fire, wall light points, picture rail, beamed ceiling, pine flooring, pillared radiator, window to front, southern aspect. Wide access to:

STUDY 10' 8" x 8' 8" (3.25m x 2.64m)

Stripped pine flooring, double aspect windows, radiator.

ORANGERY 18' 7" x 14' 0" (5.66m x 4.26m)

A delightful addition to the accommodation with parquet style tiled flooring, full lantern roof, recessed spotlighting, electric panel heater, double casement doors to garden, windows overlooking the front, side and rear gardens.

KITCHEN

A beautifully fitted bespoke range of units with solid oak block worktops, deep glazed Belfast sink with period mixer taps, metro tiled splashbacks, inset five

burner range style Leisure cooker with double ovens, grill, canopy above with extractor fan. Integrated slimline dishwasher, fridge and freezer, space for washing machine, ceramic tiled floor, vertical radiator, door to:

REAR LOBBY

Quarry tiled floor, stable door to garden.

CLOAKROOM

White period style suite featuring a bowl sink with cupboard beneath and period mixer tap, low level WC, Portuguese tiled floor, panelling to dado height and window to rear.

ON THE LOWER GROUND FLOOR

CELLAR 13' 5" x 10' 6" (4.09m x 3.20m)

Accessed from a trapdoor in the dining room, modern consumer unit, service meters, light and power, wood laminate flooring. Heavily worn brick staircase which demonstrates the age and brevity of the property.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 14' 6" x 12' 10" (4.42m x 3.91m)

Two windows to front affording a southern aspect, radiator, borrowed light to the stairwell.

BEDROOM 2 14' 6" x 11' 4" (4.42m x 3.45m)

Window to front, southern aspect, radiator.

BEDROOM 3 11' 0" x 9' 3" (3.35m x 2.82m)

Window to rear, radiator, access to roof space.

BEDROOM 4 11' 0" x 7' 6" (3.35m x 2.28m)

Window to side, eastern aspect, radiator.

BATHROOM

White traditional suite with chromium plated fittings, P-shaped bath with separate shower over, shower screen, wash hand basin with upstand, low level WC, fully tiled around bath area with Travertine border tile, remaining walls half tiled, ceramic tile floor, chromium plated heated towel rail.

OUTSIDE

To the front of the property there is a lawned area and generous driveway with parking for several vehicles leading to a detached brick double garage measuring 16' 6" by 15' 3" with electric up and over entry door, light and power. The rear garden has an approximate depth of 35 ft and there is a generous garden to the side, lawned with well stocked rockery and shrub borders, close boarded fence with mature trees, patio area adjacent to house and brick pathway.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road at the Chiltern hundreds take the second exit into Sittingbourne Road, taking the fifth turning on the right in Clifton Close and the property will be found on the corner as indicated by our signboard.



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