



2 Gidds Pond Cottages Bearsted Road
Weaving, Maidstone
ME14 5LE

Guide Price £300,000 to £325,000

**2 Gidds Pond Cottages
Bearsted Road
Weaving
Maidstone
ME14 5LE**



Description

Charming Victorian cottage with off road parking. Popular semi rural location, conveniently placed for an excellent selection of local amenities, the accommodation has a living room with log burner, fitted kitchen / breakfast room with split level appliances, two double bedrooms, the principal bedroom has an ensuite, well fitted family bathroom, 80 ft rear garden, useful store room (possible home office), rear vehicular access with parking, plus on street parking.

Location

Located in this convenient position within a 1/4 of a mile of a shopping parade at Grove Green with supermarket, post office, chemist and doctors surgery, 3/4's of a mile from Bearsted mainline railway station with connections to London on The Victorian Line. To the west of the property is access onto the extensive motorway network with Maidstone town centre being some 1 1/2 miles distant, offering a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. Educationally the local St Johns school on Grove Green caters for infants and juniors and there is a wider selection of schools for older children in and around the town centre.

Council Tax Band
C

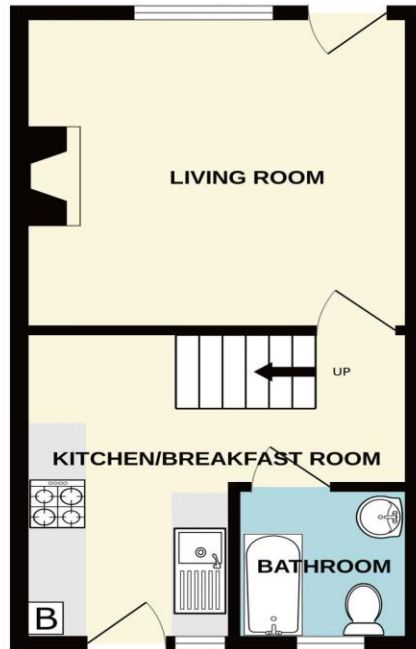
VIEWINGS STRICTLY BY
APPOINTMENT

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

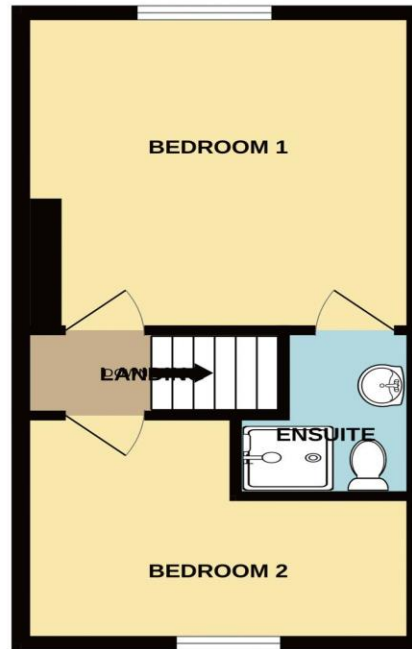


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

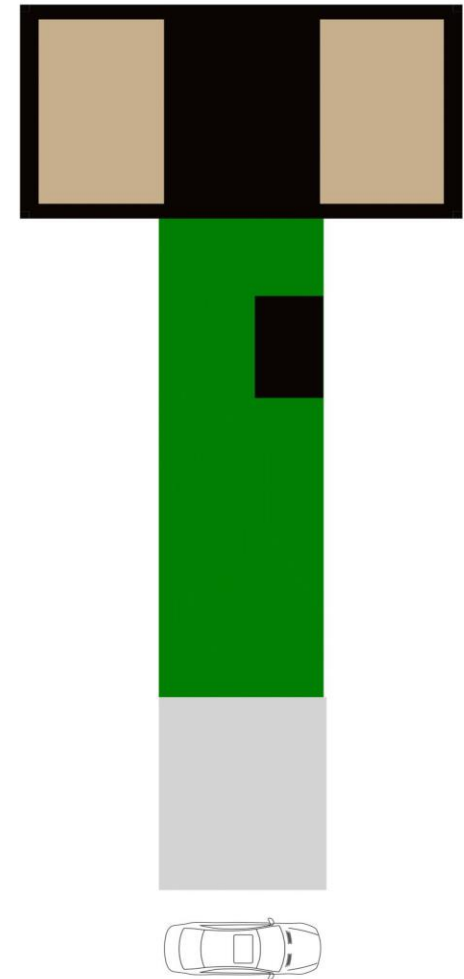
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
75 sq.ft. (6.9 sq.m.) approx.



2 GIDDS POND COTTAGES

TOTAL FLOOR AREA : 697 sq.ft. (64.8 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

LOUNGE 13' 0" x 12' 9" (3.96m x 3.88m)

Attractive composite entrance door with decorative canopy and outside light. Beautiful heavy pine fire surround with inset natural brickwork, raised hearth. Fitted wood burning stove, stripped pine flooring, double radiator, window to front with French shutters and coved ceiling.

INNER HALLWAY

Staircase to first floor.

BATHROOM

White contemporary suite with chromium plated fittings comprising: Panelled bath with separate shower over, curtain and rail, pedestal wash hand basin, low level WC, tiled splashbacks in travertine with complementing granite and quartz tiled floor, chromium plated heated towel rail and window to rear.

KITCHEN / DINER 13' 0" x 7' 7" (3.96m x 2.31m)

Comprehensively fitted with units having white door and drawer fronts with complementing granite effect working surfaces with matching upstand. Stainless steel sink unit with mixer tap and cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner ceramic hob with extractor hood above and stainless steel splashback, oven beneath. Plumbing for automatic washing machine. space for refrigerator. Oak flooring, wall mounted gas fired boiler supplying central heating and domestic hot water throughout, radiator, UPVC casement door and double glazed window

overlooking garden. Space for a dining area and understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 13' 3" x 12' 10" (4.04m x 3.91m)

Window to front affording a southern aspect, double radiator.

EN-SUITE SHOWER ROOM

White contemporary suite with chromium plated fittings comprising: Shower cubicle with mosaic tiling, folding glass door. Wash hand basin with mixer tap and integrated cupboard beneath, low level WC, heated towel rail, travertine tiled floor and extractor fan.

BEDROOM 2 13' 3" x 10' 5" (narrowing to 7'2") (4.04m x 3.17m)

Window overlooking rear garden, pleasant open outlook, double radiator.

OUTSIDE

The rear garden is a particular feature of this property. Adjacent to the back of the house is a substantial utility storeroom measuring 13' by 6' with electric light and power, space for tumble dryer, freezer etc, wood laminate flooring and double glazed windows. There is a paved area leading to an artificial grassed garden, fully fenced boundaries, steps and a retaining wall leading down to the parking area. The garden in whole extends to approximately 80 ft and is a wonderful asset to the property.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the second exit continuing along Bearsted Road passing the Orida Hotel. At the next roundabout take the second exit passing the entrance to Newnham Court, at the next roundabout take the second exit and Gidds Pond will be found after approximately 100 metres on the left hand side.



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