



20 Restharrow Road  
Weaving, Maidstone  
ME14 5UH

Offers in Excess of £495,000



**20  
Restharrow Road  
Weaving  
Maidstone  
ME14 5UH**



Description

Highly desirable colonial style link detached house. Offered for sale in stunning order where the present owners have been in occupation for over 30 years, during that time they have fastidiously maintained their much loved family house creating this exquisite home we find today. The impressive accommodation arranged on two floors extends to 1220 sq ft with room for all the family, boasting hallway, downstairs cloakroom, dining area, lounge, luxuriously fitted kitchen with appliances, conservatory, study, landing, four bedrooms, en-suite and family bathroom. Ample parking to the front, garage and a landscaped low maintenance rear garden facing south bounded by walls. Restharrow Road is very sought after, within 100 meters of St. John's infant and junior school, highly acclaimed with an Outstanding Ofsted report. Beyond the development are further excellent schools for older children and Mote Park with its 450 acres for all to enjoy, the jewel in the County Town's crown and its on your doorstep.

Location

Weaving is located in this attractive position, close to Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. This sought-after location on the Grove Green estate is convenient to an excellent selection of amenities including a large supermarket and shopping parade, medical and community centres, together with St Johns Primary School (Ofsted rated Outstanding) catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London with trains into Victoria Station. Maidstone town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremlins Walk shopping area, two museums, theatre, County library and three further railways stations offering a wealth of travel connections. There is a wide selection of excellent secondary schools in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer superb access to both London and the Channel ports.

Council Tax Band

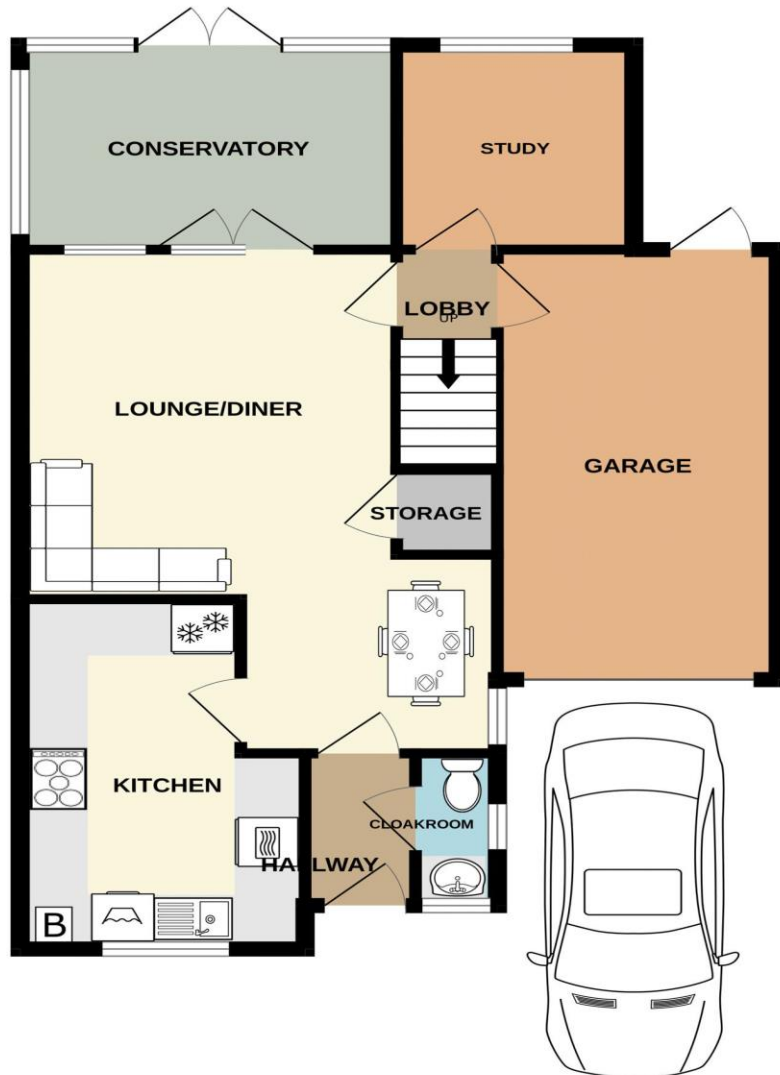
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VIEWINGS STRICTLY BY APPOINTMENT

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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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.  
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## ON THE GROUND FLOOR

### ENTRANCE HALL

Door to:

### CLOAKROOM

White suite, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards under, chromium plated heated towel rail, window to side, half tiled walls and flooring.

**L SHAPED LOUNGE / DINER** *Dining Area: 12' x 7'9" / Lounge: 14' x 11'3"*

Understairs storage cupboard, window to side, low voltage recessed lighting, two double radiators, wide opening to:

**CONSERVATORY** 11' 3" x 8' 0" (3.43m x 2.44m)

Polycarbonate roof with fitted blinds, radiator, double casement doors leading into the rear garden, southern aspect flooding the room with natural light.

**KITCHEN** 13' 7" x 8' 0" (4.14m x 2.44m)

Stunning kitchen with a fantastic range of high and low level units with dove grey high gloss door and drawer fronts, complimenting quartz working surface, integrated dishwasher, Zanussi washing machine, Zanussi microwave, oven and grill, five burner gas hob with modern AEG extractor hood above, fridge freezer and wine rack. Cupboard housing Worcester gas fired boiler, corner pantry cupboard, deep pan draws, carousel corner cupboards, one and a half bowl stainless steel sink with mixer tap and drainer, window to the front, under cupboard concealed lighting, low voltage recess ceiling lighting, partly

tiled walls and splash back with contrasting black metro tiling and vinyl tile effect flooring.

**STUDY** 7' 6" x 7' 3" (2.28m x 2.21m)

Radiator, window overlooking the rear garden, southern aspect.

## ON THE FIRST FLOOR

### LANDING

Access to roof space, built-in airing cupboard housing hot water cylinder.

**BEDROOM 1** 14' 7" x 8' 9" (4.44m x 2.66m)

Two double built-in wardrobes with bedside tables, double radiator, window to front, door to:

**EN-SUITE SHOWER ROOM** 6' 0" x 5' 8" (1.83m x 1.73m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards under, step in shower with Aquastream shower and glass shower door, extractor fan, ceramic tiled walls and flooring, window to front, chromium plated heated towel rail.

**BEDROOM 2** 16' 0" x 8' 5" (4.87m x 2.56m)

Double radiator, access to loft space, dual aspect with windows to front and rear.

**BEDROOM 3** 11' 0" x 7' 8" (3.35m x 2.34m)

Built-in wardrobe with sliding mirrored doors, radiator, window to rear, southern aspect.

**BEDROOM 4** 7' 6" x 6' 7" (2.28m x 2.01m)

Built-in cabin bed with storage under, radiator, window to rear, southern aspect.

**BATHROOM** 5' 5" x 5' 5" (1.65m x 1.65m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboards under, panelled bath with glass screen, Aqualisa shower, ceramic tiled walls and flooring, extractor fan, window to side.

## OUTSIDE

To the front of the property is a brick paviour driveway with ample parking that leads to a garage measuring 16' 9" by 8' 7" with electric, light, power and an up and over entry door. The rear garden is a particular feature of the property and extends to 30 ft, enjoying a southern aspect with an attractive high wall on two sides and close boarded fence to the remaining, attractively landscaped with Indian sandstone patio shaped shingle borders, raised borders with Palm Tree, Fern, Peony and Acer. Pedestrian door into the garage, side pedestrian gate to the front.

## Directions

From Maidstone take the Ashford Road A20 signposted to Bearsted. At traffic lights turn left into New Cut Road. At the 3rd roundabout turn right into Grovewood Drive North. Take the first turning on the right into Provender Way, Restharrow Road will be found 3rd turning on the left just beyond St John's school, the property will be found on the right hand side, as indicated by our signboard.



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