



2 The Hampshires  
Harrietsham, Maidstone  
ME17 1JU  
Price £395,000

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**The Hampshires  
Harrietsham  
Maidstone  
ME17 1JU**



## Description

Fantastic opportunity to purchase this detached house located in this sought after private cul de sac off Hook Lane. The accommodation really delivers and comprises a downstairs cloakroom, lounge / diner, separate kitchen, conservatory backing onto a south facing rear garden, three bedrooms, en-suite, bathroom, garage and driveway! Viewing is highly recommended.

## Location

Situated in the desirable village of Harrietsham, with its shops, pub, restaurant, mainline railway station connected to London on the Victoria Line and an excellent infant and junior school. Maidstone is some five miles distant with Ashford being approximately ten miles distant. The County town offers a more comprehensive selection of amenities with the nearby Lenham Village offering a good selection of local amenities and a secondary school and renowned village square.



## Council Tax Band

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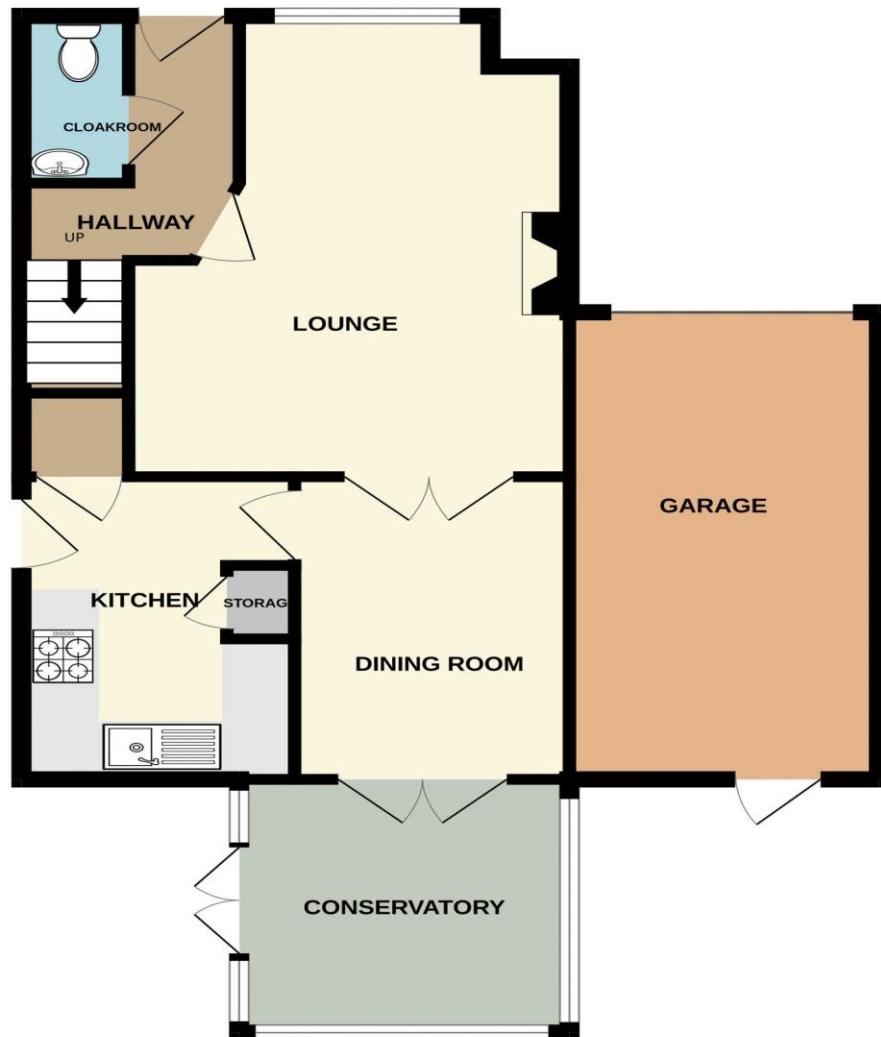
## VIEWINGS STRICTLY BY APPOINTMENT

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

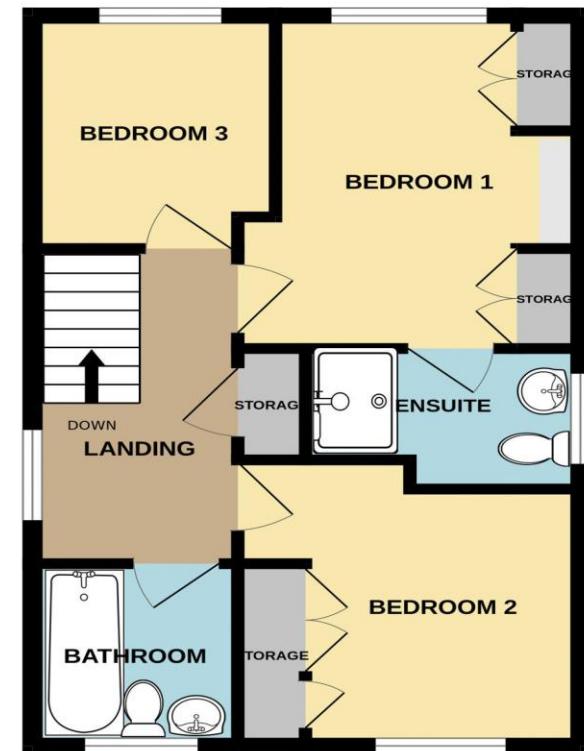


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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

### ENTRANCE HALL

Outside light, UPVC entrance door with window panes, radiator, staircase to first floor, door to:

**CLOAKROOM** 6' 0" x 2' 11" (1.83m x 0.89m)

Low level WC, wash hand basin with tiled splashbacks, ceramic tiled flooring, window to front, radiator.

**LOUNGE** 16' 10" x 13' 5" (narrowing to 9'9") (5.13m x 4.09m)

Fitted living flame electric fire with wooden surround, marble inset and hearth, double radiator, window to front, double doors leading to:

**DINING ROOM** 11' 0" x 8' 1" (3.35m x 2.46m)

Double radiator, door to kitchen, double casement doors to:

**CONSERVATORY** 9' 8" x 9' 3" (2.94m x 2.82m)

Ceramic tiled flooring, polycarbonate roof, radiator, south facing, door leading to the patio in the rear garden.

**KITCHEN** 11' 0" x 8' 1" (3.35m x 2.46m)

A comprehensive range of high and low level units with cream door and drawer fronts with complimenting working surfaces, space for washing machine, integrated fridge freezer, oven and grill with four burner electric hob and extractor hood above, acrylic one and a half bowl sink with mixer tap and window overlooking the rear garden, southern aspect. Built-in understairs storage cupboard

housing gas fired boiler. Single casement door to side pedestrian access.

## ON THE FIRST FLOOR

### LANDING

Window to side, built-in airing cupboard housing water cylinder, access to roof space.

**BEDROOM 1** 12' 6" x 9' 3" (3.81m x 2.82m)

Extensive range of built in wardrobes and overhead cupboards, radiator, window to front, door to:

**EN-SUITE SHOWER ROOM** 5' 1" x 3' 11" (1.55m x 1.19m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, step in shower cubicle with stop start thermostatic shower and glass shower screen door, fully tiled walls and floor, wall mounted stop start control button for the shower, chromium plated heated towel rail, window to side.

**BEDROOM 2** 10' 2" x 8' 11" (3.10m x 2.72m)

Built-in wardrobes, radiator, window overlooking the rear garden, southern aspect.

### BEDROOM 3

Window to front, radiator.

**BATHROOM** 6' 2" x 6' 2" (1.88m x 1.88m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, panelled bath with shower over and glass shower screen, fully tiled walls and flooring, extractor fan, heated towel rail, window to rear, southern aspect.

## OUTSIDE

The property is set within a quiet private cul de sac, brick paviour driveway and pathway to entrance door, attached garage with up and over entry door, side pedestrian access to the rear garden on both sides of the property. The rear garden is secluded and south facing, with two patio areas adjacent to the house and laid to lawn area with mature shrubs, pedestrian door into the garage, fully fenced boundaries.

### Directions

From Maidstone leave via the Ashford Road, A20, passing the Haynes Garage on the left hand side, continuing on through Bearsted beyond the roundabout at Leeds Castle, upon reaching Harrietsham Village after approximately 5 miles. Continue along the A20, take the turning on the right onto Hook Lane and then the first turning on the right into The Hampshires and the property will be found a short distance along on the right hand side.



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