



Newlands Harbourland Close
Maidstone
ME14 3DP

Guide Price £450,000 - £475,000

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Description

Fine non estate detached house in a convenient semi rural position. Backing into open fields with the North Downs beyond, yet within walking distance of Penenden Heath and its excellent amenities. (shops, schools, etc.) The owners have been in occupation for the last 25 years and have maintained and improved the property to a high standard. An inspection is highly recommended with a Southern aspect to the front and stunning views to the rear. The accommodation features, a superb kitchen/breakfast room, bathroom , 4 double bedrooms, cloakroom, landscaped gardens with secluded seating areas, off road parking for 2 vehicles, garage.

Location

Located in this unique position on the outskirts of Penenden Heath, backing onto farmland at the rear, with a delightful outlook. The Heath is within a quarter of a mile and has shops providing for everyday needs, excellent recreational facilities including tennis, bowls, together with numerous countryside walks, children's play area and pre-school. Educationally the area is well served the local Sandling School, also being within a quarter of a mile catering for infants and juniors. North of the property is Boxley Village, steeped in history with its connections to Alfred Lord Tennyson and access onto the Pilgrims Way and North Downs, renowned as an area of outstanding natural beauty. Maidstone the County town is some one and half miles distant, in a southerly direction and offers a more comprehensive selection of amenities consistent with it's County town status. 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
D

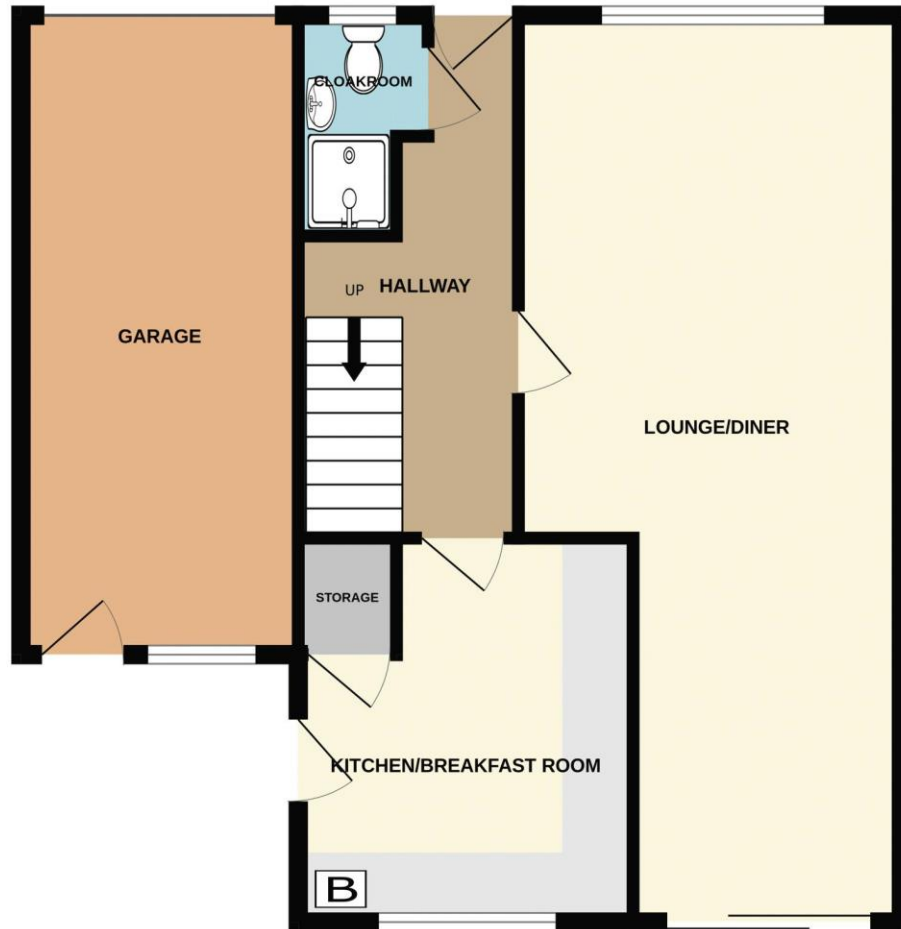
VIEWINGS STRICTLY BY APPOINTMENT

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

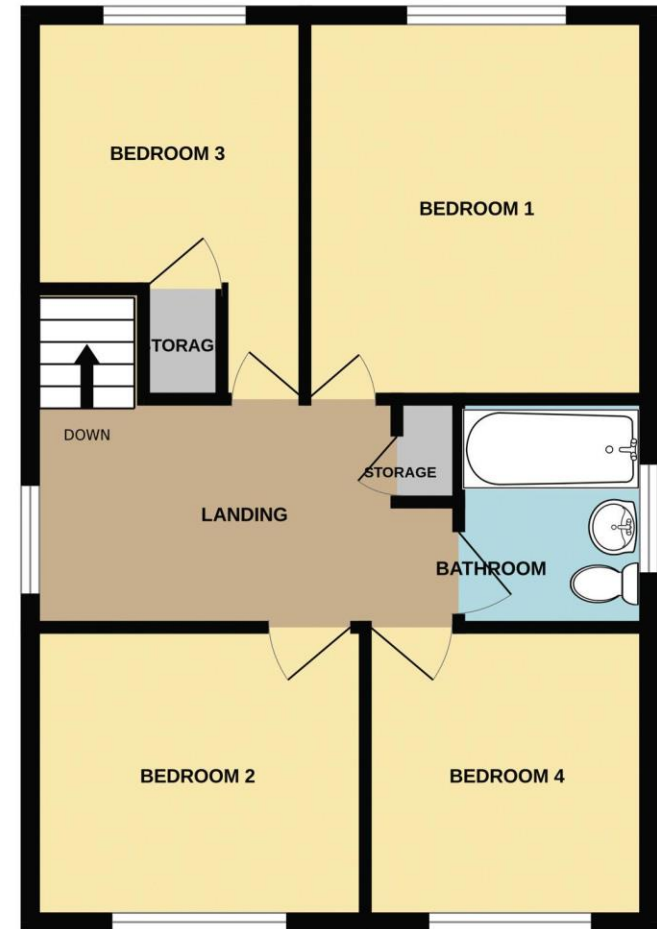


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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ENTRANCE HALL

Half glazed composite entrance door, outside lighting. staircase to first floor with attractive timber balustrade, bespoke low level pine seating area with floating shelves, thermostatic control for central heating, radiator.

SHOWER ROOM/CLOAKROOM

White contemporary suite, shower cubicle, wash hand basin with cupboard beneath, low level wc, ceramic tiled floor, window to front, radiator.

THROUGH LOUNGE / DINING ROOM 27' 7" x 11' 10" *narrowing to 9' 4" in dining room (8.40m x 3.60m)*

LOUNGE AREA

Large picture window to front affording a Southern aspect, wall light points, radiator, circular contemporary style room heater, wide access to:

DINING AREA

Wood laminate flooring, double radiator, wall light points, double glazed sliding patio doors to garden.

KITCHEN 12' 0" x 10' 6" (3.65m x 3.20m)

Fitted with a contemporary range of kitchen units with dove grey door and drawer front and complementing quartz effect working surfaces and upstand, kick plate with LED lighting, recessed low voltage lighting, integrated sound system, vertical radiator, 1 and a half acrylic sink, peninsular breakfast bar, 4 burner electric cooker, with oven and grill beneath, integrated American style fridge freezer with double doors, integrated tumble dryer, space for washing machine, half glazed door to garden, tile effect flooring, window overlooking rear

garden with pleasant views, built in cupboard housing gas fired boiler supplying heating and domestic water throughout, floating shelves.

ON THE FIRST FLOOR

SPACIOUS LANDING 14' 7" x 5' 7" (4.44m x 1.70m)

Window to side, timber balustrade, access to roof space, built in storage cupboard.

BEDROOM 1 11' 7" x 11' 1" (3.53m x 3.38m)

Picture window to front affording a Southern aspect, radiator, laminate flooring, large double built in wardrobe cupboard, radiator.

BEDROOM 2 11' 1" x 9' 2" (3.38m x 2.79m)

Window overlooking rear garden affording stunning views, radiator.

BEDROOM 3 12' 9" x 9' 0" (3.88m x 2.74m)

Range of built in wardrobe cupboards with partly glazed doors, window to front affording a Southern aspect, radiator.

BEDROOM 4 9' 1" x 9' 0" (2.77m x 2.74m)

Laminate flooring, radiator, picture window to rear, stunning views.

BATHROOM

Beautifully fitted white contemporary suite, deep bath with chrome mixer tap and hand shower, wash hand basin, low level WC, Oak joinery with LED lighting and contrasting wood grain finish ceramics with display niches, dado rail, double radiator, window to side.

OUTSIDE

To the front of the property is a herringbone brick patterned driveway, lawn area with temporary parking, attached garage 19'6 x 8'6 with electric light and power, up and over entry door, personal door and window. The rear garden is a particular feature of the property and features bespoke seating areas, dependent upon the time of day from early breakfast to sundowners. To the side is a decked area with pergola, paved area adjacent to house, shrub borders with cambark, raised decked terrace with balustrade, pergola and terrace. At the rear of the garden are steps which overlook the adjacent fields with the North Downs beyond. 60 foot rear garden.

Directions

From our Penenden Heath Office proceed in a northerly direction into the Boxley Road, passing the Bull Public House and the Heath itself on the right hand side. Proceed over the motorway bridge and take the first turning on the left into Harbourland Close, the property will be found a short distance along on the right as indicated by our sign board.



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