



13 Shepherds Gate Drive
Weaving, Maidstone
ME14 5UU

Guide Price £700,000 to £725,000

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Weaving
Maidstone
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Description

A beautifully presented cherished detached family home offering exceptional space and versatility in the highly sought-after area of Weaving. Built in the 1980's, the present owners have resided there since 1994 making them only the second family to own this sought after Hampstead design built by Ward Homes.

This impressive property features four generous double bedrooms, including a principal bedroom with en-suite bathroom, and is complimented by spacious ground-floor accommodation comprising a lounge with wide opening to dining room, sitting room, study, kitchen/breakfast room, and utility room.

Outside, the home boasts a detached double garage and a private driveway for 3–4 vehicles. The pleasant wrap-around garden is south west facing and offers a patio area perfect for outdoor entertaining, together with a lawned section framed by mature trees and shrubs. A further patio creates a secluded courtyard garden, providing an additional, tranquil space to relax.

Ideally located close to excellent local amenities and within easy reach of Ofsted-rated Outstanding primary and secondary schools, this property is perfect for families seeking a spacious home in a prime location.

Location

Within a 1/4 of a mile is the shopping parade at Grove Green with Tesco store, Chemist, Doctors, Post Office and two public houses and Community Centre. The Local infant and junior schools St Johns is highly regarded. With 1/2 a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted mainline railway station is within one mile and offers regular services to London on The Victoria Line. Maidstone The County Town is some two miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
G

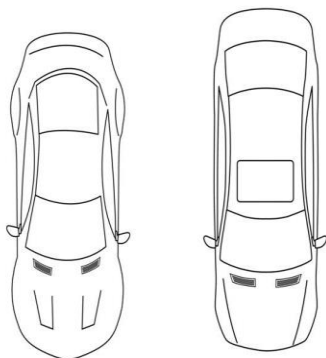
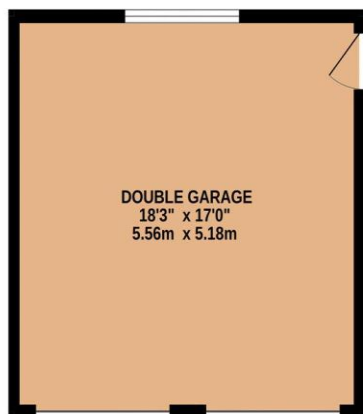
VIEWINGS STRICTLY BY APPOINTMENT

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

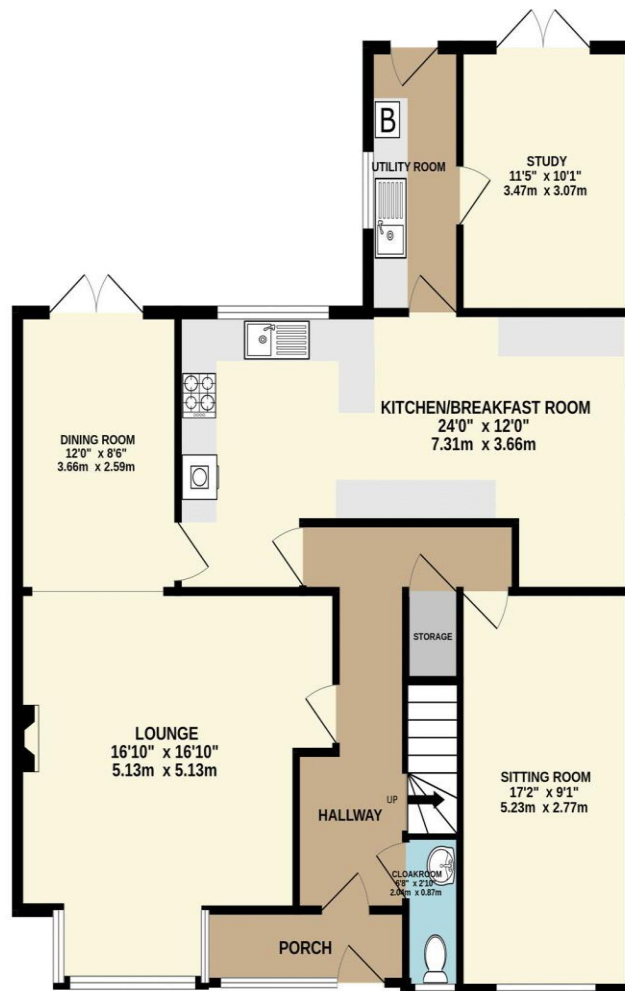


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

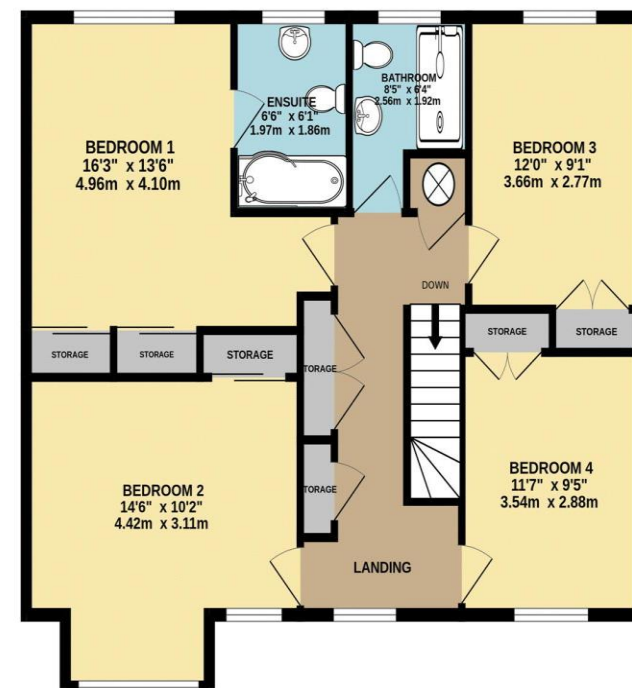
OUTSIDE
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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 PORCH

Glazed entrance door and large picture windows to the front, exposed brick walls, ceramic tiled flooring, light and service meter.

ENTRANCE HALL

Original wooden entrance door with decorative windows and brass furniture, radiator, staircase to first floor, floor to ceiling mirror, understairs storage cupboard.

CLOAKROOM 6' 8" x 2' 10" (2.03m x 0.86m)

White suite with chrome fittings, WC, wash hand basin with mixer tap, cupboard beneath, and tiled splashback, window to front, wood effect flooring and consumer unit.

LOUNGE 16' 10" x 16' 10" (5.13m x 5.13m)

Two windows to front, two radiators, stone fireplace surround, granite inset and hearth with a fitted living flame gas fire, wide opening to:

DINING ROOM 12' 0" x 8' 6" (3.65m x 2.59m)

Radiator and double casement doors leading to the rear garden.

KITCHEN / BREAKFAST ROOM 24' 0" x 12' 0" (7.31m x 3.65m)

A fantastic range of high and low level units with birch wood door and drawer fronts and complimenting granite effect working surfaces under cupboard lighting, ample drawers and cupboards including two wine racks, pull out wicker baskets, open display shelving and glass front display

cupboards offering an exceptional amount of storage. One and a half bowl stainless steel sink with mixer tap and drainer, integrated eye level ovens, four burner electric hob with oven beneath and extractor hood above, space for under counter fridge and freezer. Tiled splashbacks with accent tile, wood effect flooring, two radiators and two windows overlooking the rear garden and courtyard.

UTILITY ROOM

Continuous wood effect flooring, high and low level units with birch wood door fronts and complimenting granite effect working surfaces, stainless steel sink with mixer tap and drainer, cupboard housing Baxi boiler, plumbing for dishwasher and washing machine, window overlooking garden, tiled splashbacks, radiator and single casement door to the rear garden.

STUDY 11' 5" x 10' 1" (3.48m x 3.07m)

Double casement doors to the rear garden, radiator.

SITTING ROOM 17' 2" x 9' 1" (5.23m x 2.77m)

Window to front and radiator.

ON THE FIRST FLOOR

LANDING

Access to loft space (which is boarded and insulated), built-in airing cupboard housing water cylinder, double door built-in storage cupboard and further single cupboard, timber balustrade with decorative newel post, window to front and radiator.

BEDROOM 1 16' 3" x 13' 6" (4.95m x 4.11m)

Two built-in wardrobes with mirrored sliding doors and internal lights, radiator, window to rear and door to:

EN-SUITE BATHROOM 6' 6" x 6' 1" (1.98m x 1.85m)

White suite with chrome fittings, built-in vanity with storage cupboards and low level WC with concealed cistern, wash hand basin with mixer tap and tiled splashback, panelled bath with rainforest shower head and handheld shower attachment, glass screen and tiled surround with mosaic border, large wall mounted mirror, chromium plated heated towel rail, wood effect vinyl flooring, shaver point and glazed window to rear.

BEDROOM 2 14' 6" x 10' 2" (4.42m x 3.10m)

Built-in wardrobe with sliding mirrored doors and internal light, radiator and two windows to front.

BEDROOM 3 12' 0" x 9' 1" (3.65m x 2.77m)

Built-in wardrobe cupboard with bi-folding doors, window to rear and radiator.

BEDROOM 4 11' 7" x 9' 5" (3.53m x 2.87m)

Built-in wardrobe cupboard with bi-folding doors, window to front and radiator.

SHOWER ROOM 8' 5" x 6' 4" (2.56m x 1.93m)

White suite with chrome fittings, low level WC, floating hand wash basin with mixer tap, step-in twin shower with Aqualisa shower, rainforest shower head and handheld shower attachment and tiled surround, chromium plated heated towel rail, recessed lighting, wood effect flooring, extractor, wall mounted illuminated heated mirror and extractor fan.



OUTSIDE

The front of the property has a neat lawn with some mature hedges including topiary Pyracantha, paved pathway leading to the entrance porch, a generous tarmac driveway offering parking for 3-4 vehicles, outside lights, two pedestrian gates to the rear garden and courtyard, access to the double garage and service meter.

The rear garden has been pleasantly landscaped with a patio area that wraps around the property and leads to a secluded courtyard garden with raised beds and Cherry tree and access to the front, shallow steps down from the main patio lead down to a lawn with mature shrub and tree borders including Rhododendron, Fig tree, mock orange Philadelphus and Weigela 'Variegata'.

The rear garden faces south west, has fully fenced boundaries, outside lighting, water butt, outside tap and has access via personal door to the garage.

DOUBLE GARAGE

A detached double garage with power, windows and personal door to the garden and up and over entry door accessed from the driveway, a range of built-in units with granite effect working surfaces, wall mounted cupboards and a boarded loft space providing additional storage.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, continue for approximately a mile and a half. Upon reaching the roundabout take the first exit into New Cut Road, at the next roundabout take the first exit into Grovewood Drive, first left into Shepherds Gate Drive the property will be found on the left hand side on the corner of Shepherds Gate and Henley Fields.





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