



4 Wheatfields  
Weavering, Maidstone  
ME14 5SL

Guide Price £525,000 - £550,000

4  
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## Description

Set in a highly desirable residential area, this well presented four-bedroom detached house offers good living space, a family-friendly layout, and superb access to local amenities. Perfectly positioned for families, the property is within walking distance of both a primary and secondary school rated Outstanding by Ofsted, making it an ideal long-term home. The house benefits from a spacious driveway with ample parking and a double garage, while the landscaped front garden creates a welcoming first impression. Inside, you'll find a bright and airy lounge, a separate dining room perfect for entertaining, and a fully fitted kitchen complete with integrated appliances. A downstairs cloakroom that adds everyday convenience. Upstairs, there are four bedrooms and a modern family bathroom. The east-facing rear garden has been thoughtfully landscaped, offering a private and peaceful outdoor space to relax or entertain. With excellent transport links, close proximity to the town centre, and just moments from the stunning 450-acre Mote Park, this home combines comfort, practicality, and location in one compelling package. The property is being sold with no forward chain. Early viewing is highly recommended – get in touch today to arrange a visit.

## Location

Weavering is located in this attractive position, close to Mote park with its 450 acres, boating lake, leisure centre and swimming pool. This sought after position on the Grove Green estate is convenient to an excellent selection of amenities including Tesco's supermarket and shopping parade, medical and community centres, together with St Johns School (Ofsted rated Outstanding) catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London on The Victoria Line. The 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 two further railways stations connected to London. There is a wide selection of schools for older children 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

E

## VIEWINGS STRICTLY BY APPOINTMENT

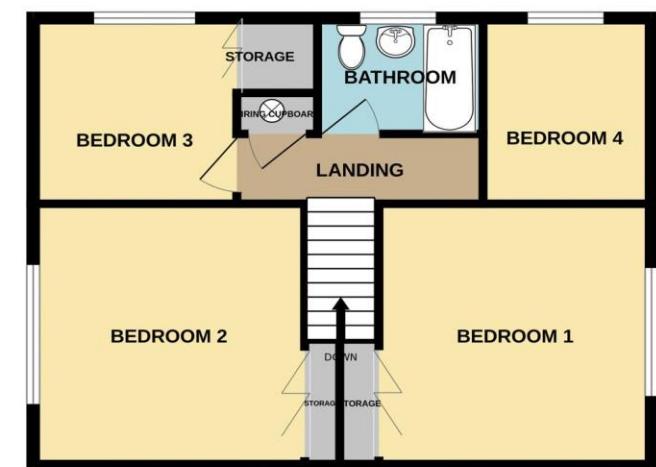
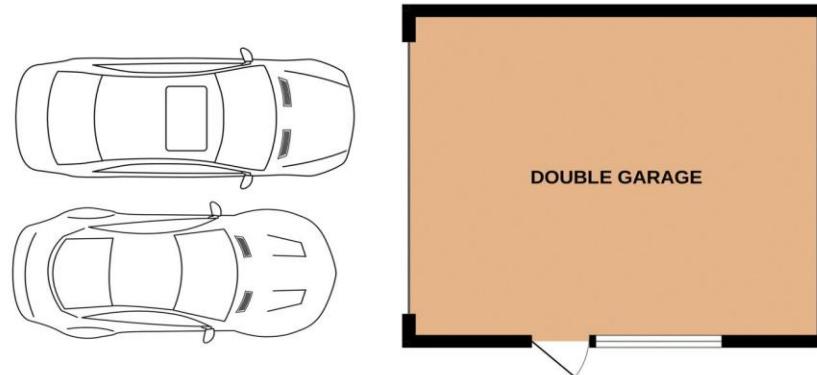
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	75 C

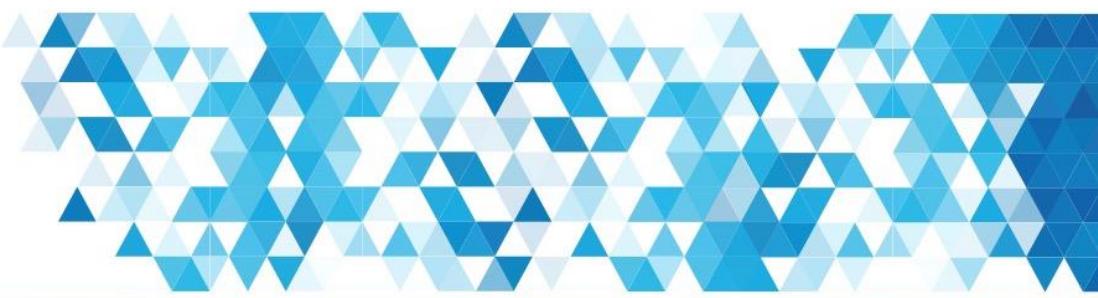
GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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 PORCH

Composite entrance door with chrome furniture and decorative window panes, window to side, consumer unit and leaded light glazed door to:

**ENTRANCE HALL** 10' 2" x 7' 6" (3.10m x 2.28m)

Radiator with decorative cover.

**LOUNGE** 22' 4" (into bay) x 11' 8" (6.80m x 3.55m)

Leaded light glazed double door entrance, feature fireplace with limestone surround and hearth and living flame gas fire, floor to ceiling bay window to front, window to side, radiator, single leaded light glazed door to:

**DINING ROOM** 14' 8" x 9' 1" (4.47m x 2.77m)

Double casement doors to the rear garden, eastern aspect, radiator, staircase to first floor with mahogany and plate glass balustrade with open tread.

**KITCHEN** 12' 5" x 11' 0" (3.78m x 3.35m)

A fantastic range of high and low level units with wood effect door and drawer fronts, display shelving, breakfast bar with further storage under, under cupboard lighting and complimenting granite working surfaces. Integrated appliances which include dishwasher, fridge freezer, Neff oven and grill, Zanussi microwave, Neff four burner induction hob and washing machine. Stainless steel one and a half bowl sink with mixer tap and drainer, cupboard housing Worcester gas fired boiler, vertical radiator, low voltage recessed lighting, ceramic tiled floor,

tiled splashbacks, window to side and single casement door to the rear garden.

### CLOAKROOM

Porcelain tiled floor and walls, window to rear, low level WC with concealed cistern and wash hand basin with mixer tap.

## ON THE FIRST FLOOR

### LANDING

Built-in airing cupboard housing water cylinder.

**BEDROOM 1** 11' 10" x 11' 1" (3.60m x 3.38m)

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

**BEDROOM 2** 11' 5" x 11' 1" (3.48m x 3.38m)

Built-in wardrobes with bi-folding doors, window to side, radiator.

**BEDROOM 3** 8' 7" x 8' 7" (2.61m x 2.61m)

Single wardrobe with bi-folding door, window to front, radiator and access to roof space.

**BEDROOM 4** 8' 7" x 7' 0" (2.61m x 2.13m)

Radiator, window to front.

**BATHROOM** 7' 2" x 5' 5" (2.18m x 1.65m)

White suite with chrome fittings, built-in vanity incorporating low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, panelled bath with push-button start/stop shower over, porcelain tiled walls and flooring, chromium plated heated towel rail, extractor fan and window to front.

## OUTSIDE

The front garden is beautifully kept with lawned areas well stocked with mature shrubs and bulbs, resin pathways and driveway with brick border with ample parking for several vehicles, hedge and fenced boundaries, side pedestrian gate to the rear garden, service meters and outside light. At the end of the driveway is a double garage measuring X by X with an automatic up and over entry door and electric, light and power. The landscaped rear garden faces east and measures 36' by 50'. There is a good sized paved patio adjacent to the house with raised beds, shallow steps leading to an attractive lawned area with raised borders which are well stocked with shrubs and bulbs including Rhododendrons, Fuchsias, Dahlia, Lavatera and Hydrangea. Greenhouse, timber storage shed, personal door to the garage, outside tap and light.

### Directions

From Maidstone take the Ashford Road A20 signposted to Bearsted. At traffic lights turn left into New Cut Road.



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