



Arnage  
Lower Road | East Farleigh | Maidstone | Kent | ME15 0JW

FINE & COUNTRY

# Seller Insight



*It was the delightful period house with its charming walled garden, in a village location and only three miles from Maidstone that attracted the present owners to Arnage. They explain that it completely met their checklist and they have loved the life style it has provided.*

*The house began life in the seventeenth century. It was originally a village shop and post office before its conversion into a domestic residence. When the owners discovered it, the house had been sadly neglected and they worked with great care to form it into a comfortable and attractive home. They also converted the garage into a one bedroom flat which has been particularly useful for overflow guests. They completely rewired and replumbed, installed a new kitchen, some new flooring and decorated throughout.*

*Every room is used and appreciated but the large open living space of the kitchen is the busy daily hub of the home. It is where the family eat and socialise and the large walk in pantry is perfect for extra provisions when catering for large family gatherings. Wine for such occasions can be stored in the cellar.*

*The spacious lounge that flows easily into the dining room, is an elegant and restful space with its beams, fireplace and doors leading into the garden. Three bedrooms enjoy beautiful views across the Medway valley and the master bedroom has a Juliet balcony which enables you to open the curtains and wake up to glorious rural landscapes. It is a good way to start the day.*

*The garden is laid mainly to lawn and to one side is the orangery, and with the log burner warming the room it is a cosy winter spot to sit with a garden view before you. An old well in the lawn is an interesting feature, whilst the mellow brick wall makes acts as an attractive background to this pleasing garden.*

*Arnage has a superb location. For dog walks you simply go out of a side gate into the fields. Community minded East Farleigh has excellent pubs, a primary school and village hall. The station is a ten minute walk and Maidstone is a short car ride away.*

*The owners say that they will miss both the house and location. They have loved their three years at Arnage and take away many happy memories.\**

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

Fine & Country proudly present the exceedingly charming 17th-century residence that is Arnage. Formally having served as the village post office, this unique property has been reimagined to embody an elegant contemporary residence while preserving its timeless charm.

Embrace a lifestyle of spacious entertainment and cherished moments with loved ones. Spread over two floors, the property features light-filled rooms seamlessly connecting entertainment spaces. Recent renovations employ tactile materials that complement the property's period charm, enhancing its allure.

A bespoke fitted kitchen with a breakfast area invites culinary delights, complemented by a large walk-in pantry. The lounge area, with French doors opening to a picturesque rear garden, boasts wooden floorboards, exposed beams, brick walls, and a captivating log-burning stove, setting a warm ambiance. The lounge leads to a dining room flooded with natural light, featuring a unique original phone booth, a relic from the property's former life.

A concealed staircase in the lounge grants access to a wine cellar/informal dining room, adding to the home's allure. Upstairs, clever storage solutions complement four double bedrooms served by two luxurious bath/shower rooms.





# Step outside

Step outside to discover the home's charm extending to a walled garden, offering a tranquil oasis with a lush lawn and a quintessential red brick terrace, ideal for alfresco dining.

The property boasts an elegant glazed garden room with a log-burning stove, perfect for a home office, gym, or hobbies. Accompanied by a spacious storage room and delightful garden views, this area significantly enhances the property's appeal.

Parking is ample, with a large driveway and an electric vehicle charging point. Additionally, a detached double garage, with annex potential subject to planning permission, further augments the property's offerings.

Situated in the semi-rural village of East Farleigh, approximately 3 miles from Maidstone town centre, Arnage enjoys proximity to amenities like a 12th-century church, village hall, primary school, pubs, and a farmers market. Commuting is convenient with East Farleigh railway station offering services to London. Nearby, a range of primary and secondary schools includes Oakwood Park Grammar and Sutton Valence Independent School, catering to education needs.

Freehold  
Council Tax Band G  
EPC Rating C

*Guide price* £800,000 - £825,000



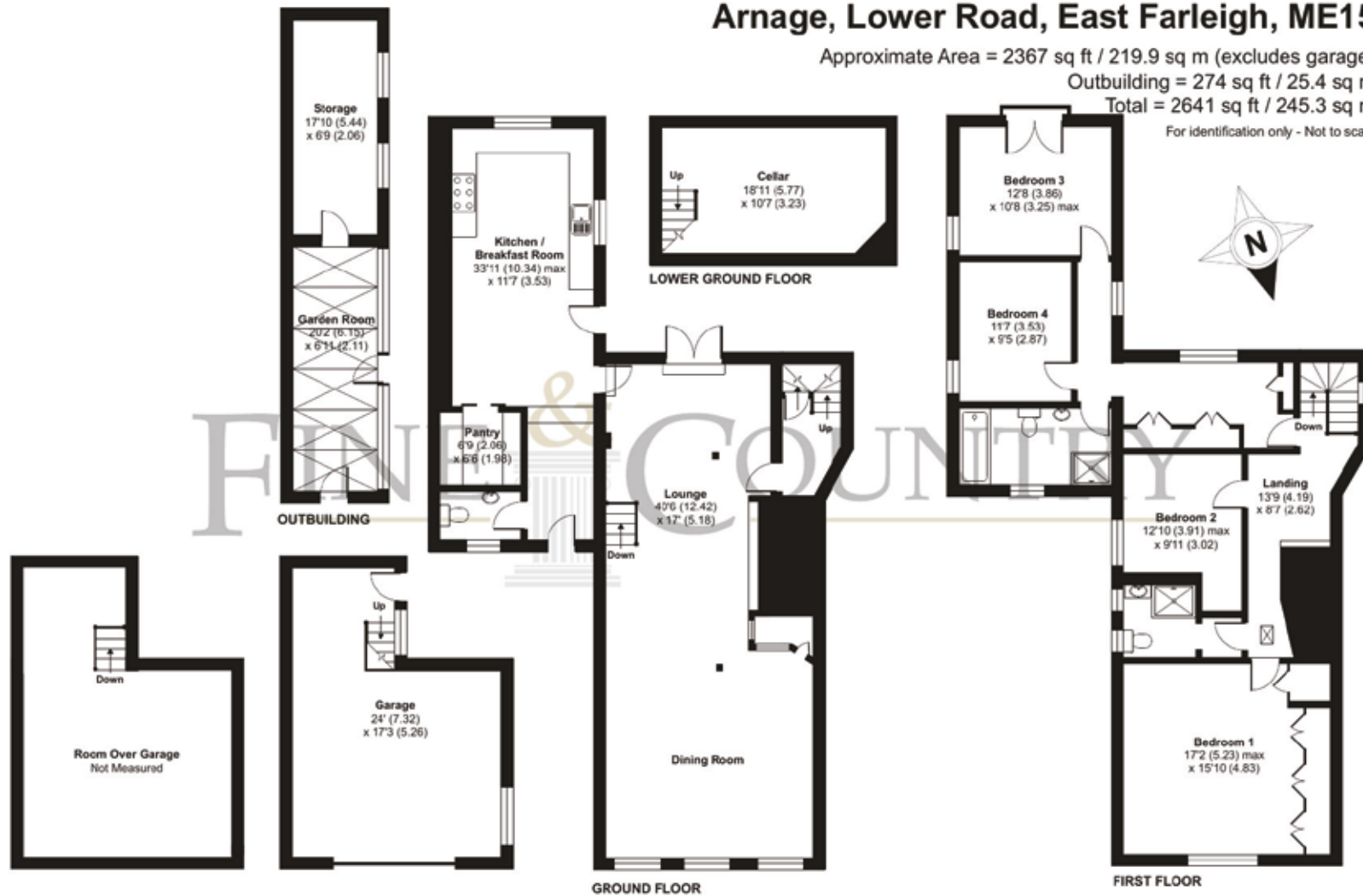
# Arnage, Lower Road, East Farleigh, ME15

Approximate Area = 2367 sq ft / 219.9 sq m (excludes garage)

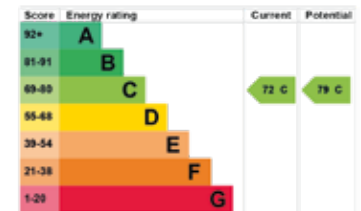
Outbuilding = 274 sq ft / 25.4 sq m

Total = 2641 sq ft / 245.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Fine & Country. REF: 1060468



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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