



, Water Lane, Thurnham, , ME14 3LU
Offers In Excess Of £650,000

Set within an impressive plot of over one acre, this exceptional six-bedroom residence enjoys a picturesque countryside setting and offers outstanding potential for modernisation and personalisation. The grounds are complete with stables, hay barn, and additional storage.

Approached via an in-and-out driveway, the property provides ample parking alongside a detached garage. Inside, the home offers generous and versatile living accommodation, including a bright and spacious kitchen/breakfast room featuring a charming gas fire, a formal dining room, and a welcoming sitting room—also both enhanced by their own feature fireplaces. A spiral staircase leads down to a cellar with direct access to the garden, adding further flexibility to the space.

The first floor hosts the principal bedroom with en-suite, alongside two additional double bedrooms and a family bathroom. The second floor offers three further double bedrooms, one with en-suite and an additional family bathroom, providing ample space for larger families or guests.

Externally, the property boasts a beautifully maintained garden with views across the North Downs, creating a scenic outdoor setting. A charming summer house provides the perfect space for relaxation or entertaining, while a small orchard and adjoining pasture land offers excellent versatility, catering to a range of lifestyle needs, from hobby farming to leisure use. Tenure: Freehold. Council Tax Band: F. EPC rating: TBC.



LOCATION:

Thurnham is a quaint village nestled in the district of Maidstone, characterised by its serene surroundings near the picturesque North Downs. The property is walking distance from The Black Horse, a popular gastro pub, while convenience stores, further dining establishments, and an array of other amenities can be found in the nearby village of Bearsted and the towns of Maidstone and Sittingbourne. Thurnham also features historic landmarks such as Thurnham Castle, adding to the area's charm and offering insights into its rich past. Outdoor enthusiasts will appreciate the abundance of opportunities for hiking, cycling, and exploring the scenic countryside surrounding the village. Additionally, nearby Detling village provides community facilities such as a village hall for gatherings and events, fostering a strong sense of community among its residents. Connectivity through road and public transportation ensures convenient access to surrounding areas, enhancing the overall appeal of Thurnham as a peaceful rural retreat.

ACCOMODATION

LOWER GROUND FLOOR:

Cellar

GROUND FLOOR:

Entrance Hall

Cloak Room

Dining Room

Sitting Room

Kitchen

Breakfast Room

FIRST FLOOR:

Bedroom One

En-Suite

Bedroom Three

Bedroom Four

Bathroom

SECOND FLOOR:

Bedroom Two

En-Suite

Bedroom Five

Bedroom Six

Bathroom

EXTERNALLY:

Front Garden

Driveway

Garage

Rear Garden

1 Acre of Land

Stables

Store

Hay Barn

Summer House

VIEWINGS:

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Water Lane, Thurnham, Maidstone
Approximate Gross Internal Area
Main House = 2478 Sq Ft/230 Sq M
Garage = 239 Sq Ft/22 Sq M
Outbuilding = 823 Sq Ft/76 Sq M
Total = 3540 Sq Ft/328 Sq M

