



**The Hampshires, Harrietsham, Maidstone, , ME17 1JU**  
**Offers In Excess Of £550,000**





**\*\* GUIDE PRICE £550,000 - £575,000 \*\*** An attractive four/five bedroom detached residence situated in a quiet corner plot position in the popular village of Harrietsham, all within walking distance of local amenities and mainline train station. This charming home features an additional room that can be used as a study or a fifth bedroom to suit your needs.

You approach the property via the block paved driveway, accommodating up to five vehicles. Entering through the front door you are welcomed by a bright and airy entrance hall which leads to a dual-aspect sitting room, perfect for entertaining friends and family. The spacious kitchen/dining area seamlessly connects to a well-appointed utility room, study, and a convenient WC. Upstairs, the principal bedroom boasts an en suite shower room as does Bedroom two, while the remaining three bedrooms share the family bathroom.

Externally, the driveway to front runs alongside a small lawn and provides access to the integral garage. The rear garden offers a higher degree of seclusion, mainly laid to lawn with established borders.

Tenure: Freehold. EPC Rating: C. Council Tax band: E.



## LOCATION

The popular village of Harrietsham has excellent amenities including several shops, pub, restaurant, parish church, London line station and reputable school. The larger village of Lenham is some 2-miles distance and Maidstone, the county town of Kent, is approximately 6-miles distance, both offering a wide range of facilities.

## ACCOMODATION

Ground floor:

Entrance hall

Cloakroom

Sitting room

Dining room/snug

Kitchen/breakfast area

Utility room

First floor:

Principal bedroom

Ensuite shower room

Bedroom 2

Bedroom 3

Bedroom 4

Study/bedroom 5

Family bathroom

EXTERNALLY

Front garden

Integral garage


Driveway

Rear garden

VIEWING

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

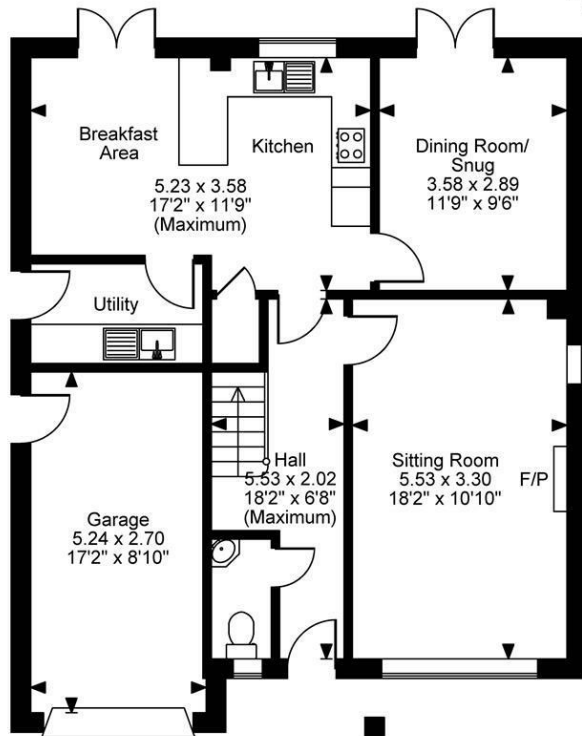
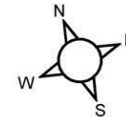
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

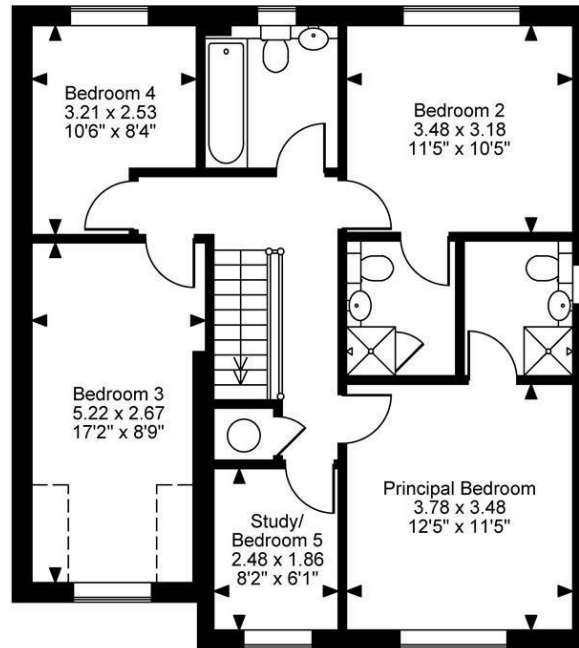
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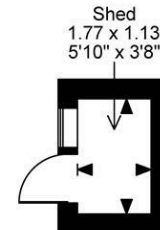
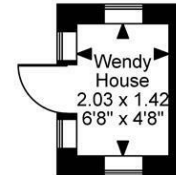
Harrietsham, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1460 Sq Ft/136 Sq M  
 Garage = 150 Sq Ft/14 Sq M  
 Outbuildings = 53 Sq Ft/5 Sq M  
 Total = 1663 Sq Ft/155 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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