



Gallants Lane, East Farleigh, Maidstone, Kent, ME15 0LL
Price £400,000



EXTENDED TWO BEDROOM COTTAGE FEATURING A STUNNING OPEN-PLAN KITCHEN/DINING ROOM AND EXTERNAL STUDIO SET WITHIN THE SOUGHT AFTER SEMI RURAL VILLAGE OF EAST FARLEIGH AND BACKING ONTO OPEN COUNTRYSIDE.

This delightful property enjoys a semi-rural position in East Farleigh, ideal for those seeking country walks and a more private setting. The neighbouring village of Coxheath offers a good range of local amenities, while Maidstone town centre is only a short drive away, providing a wide range of restaurants, shops and mainline services to London.

The home offers spacious and versatile accommodation and has been thoughtfully extended. The ground floor comprises an entrance porch with useful storage cupboards, a welcoming hallway, and a lounge featuring a log burner and an understairs storage cupboard which has been utilised as a study. The lounge flows through to the impressive open-plan kitchen/diner, fitted with a high-specification kitchen including a breakfast bar, utility area and a beautiful dining space benefitting from underfloor heating, electric Velux windows and French doors opening onto the rear garden.

To the first floor, there is a modern family bathroom and two well-proportioned bedrooms, with the principal bedroom benefiting from two built-in single wardrobes.

Externally, the property features a large block-paved driveway providing ample off-road parking, with double wooden gates to the side leading to additional parking, a shingle driveway and a superb detached studio. This versatile space is ideal for use as a home office, cinema room or gym. The private rear garden is neatly enclosed, mainly laid to lawn with well-stocked borders and mature hedging, and enjoys open fields to the rear.

This exceptional home is expected to attract strong interest. Early viewing is highly recommended—contact Page & Wells' Loose office today to arrange your appointment.



GROUND FLOOR

Entrance Porch 6'9 x 5'8 (2.06m x 1.73m)

Entrance Hall

Lounge 13'4 x 12'10 (4.06m x 3.91m)

Kitchen Area 15'8 x 7'9 (4.78m x 2.36m)

Dining Area 12'10 x 10'7 (3.91m x 3.23m)

FIRST FLOOR

Landing

Bedroom 1 13'1 x 10'2 (3.99m x 3.10m)

Bedroom 2 11'3 x 8'6 (3.43m x 2.59m)

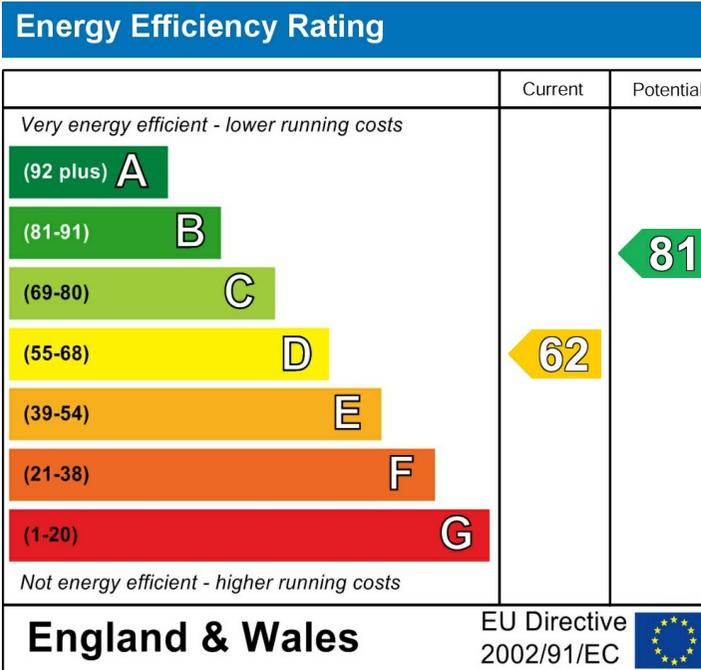
Family Bathroom

Externally

Driveway to the Front and Side

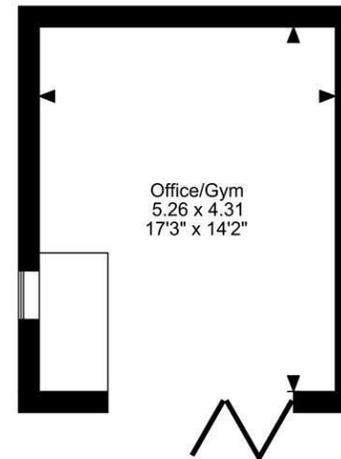
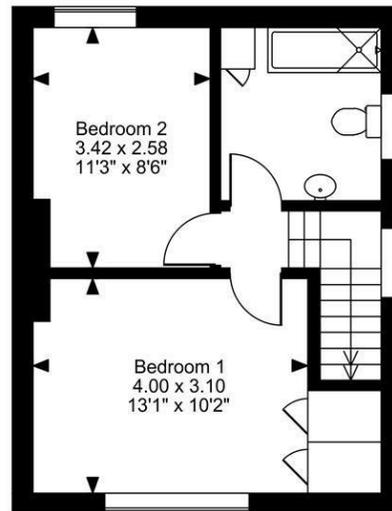
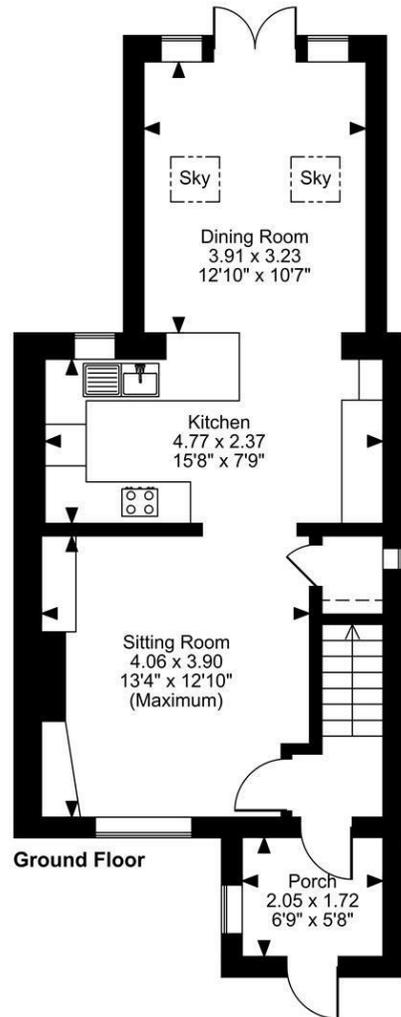
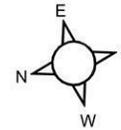
Neatly Enclosed Garden

Studio 17'3 x 14'2 (5.26m x 4.32m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Sycamore Cottage, Gallants Lane, East Farleigh, Maidstone, Kent
Approximate Gross Internal Area
Main House = 900 Sq Ft/84 Sq M
Office/Gym = 244 Sq Ft/23 Sq M
Total = 1144 Sq Ft/107 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8674380/LCO

