



Freehold



11 Shepherds Gate Drive, Weaving ME14 5UU

- Impressive Modern Detached Residence
- Beautifully Presented Throughout
- Four Double Bedrooms - En-Suite To Main Bedroom
- Three Receptions Plus Conservatory
- Open Plan Kitchen/Breakfast Room
- Private & Secluded Rear Garden
- Driveway Parking & Integral Garage
- Prime Location Near Sought After Local Schools

SITUATION:

Shepherds Gate Drive is a highly desirable location within the village of Weaving which is just two miles east of the county town of Maidstone and within walking distance to many local amenities including the 450 acre Mote Park. Weaving has a lovely community feel to it and is served by two popular public houses, a medical centre, a dentist, a pharmacy, and a local supermarket, as well as several parks and play areas. The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance.

Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences. The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the

renowned Crouch Butchers. Other amenities within the village include a post office, an supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline station with a regular and direct service to London. Bearsted & Weaving are surrounded by beautiful countryside including Bearsted Woodland Trust, as well as easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world. For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.



DESCRIPTION:

An impressive modern detached residence, set within Weaving, one of Maidstone's most established and sought-after residential settings, well placed for several highly regarded primary & secondary schools..

Beautifully presented throughout, the property offers in excess of 2,200 sq. ft. of versatile accommodation, including four double bedrooms (each with fitted wardrobes) three reception rooms, a conservatory, an open-plan kitchen/ breakfast room, and an integral garage, all complemented by a wonderfully private and secluded rear garden.

The property is approached via a block-paved driveway, providing ample off-road parking for several cars and leading to the integral garage.

The attractive façade combines warm brick elevations beneath a pitched tiled roof, creating a classic family home with excellent

kerb appeal and exceptionally spacious, well-planned accommodation, perfect for modern living.

The front door opens into a welcoming entrance hall with a staircase rising to the first floor and a convenient ground floor cloakroom.

To the front of the property, the generous dual-aspect sitting room provides an excellent space for relaxing and entertaining, centred around an attractive fireplace and enjoying an abundance of natural light. To the rear, the accommodation flows seamlessly into a formal dining room, creating an ideal setting for both everyday family life and larger gatherings.

Beyond, the double glazed conservatory with underfloor heating enjoys delightful views over the garden and offers an additional reception area that can be enjoyed throughout the year.

The kitchen/breakfast room forms the heart of the home and is fitted with a range of contemporary shaker-style units, complemented by extensive work surfaces and integrated high spec appliances.

The adjoining utility room provides valuable additional storage and workspace, with direct access to the garden.

A separate study offers an ideal home office, playroom, or hobby room, perfectly suited to modern living.

To the first floor, a spacious landing leads to four well-proportioned double bedrooms, all benefiting from built-in storage.

The principal bedroom is particularly impressive, enjoying generous proportions together with fitted wardrobes and a private en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.





OUTSIDE

The rear garden is a particularly attractive feature of the property, offering a high degree of privacy and seclusion.

Mature evergreen boundaries create a peaceful backdrop, while the combination of patio and lawn provides excellent space for outdoor dining, entertaining, and family enjoyment.

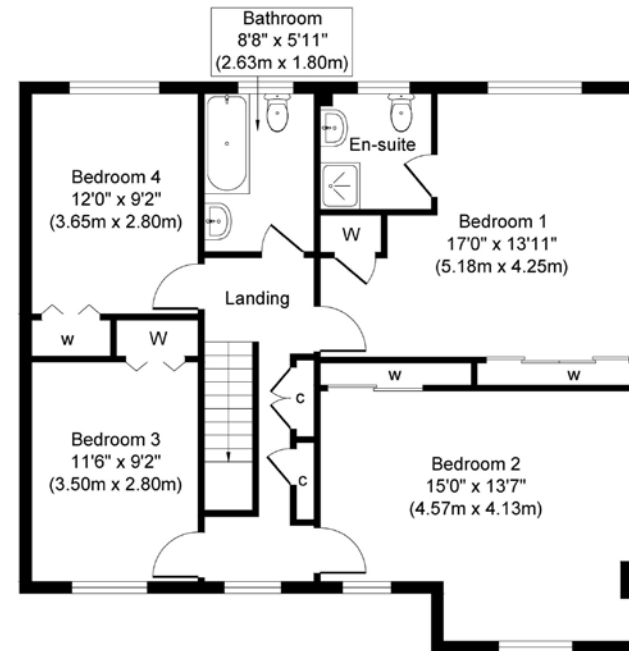
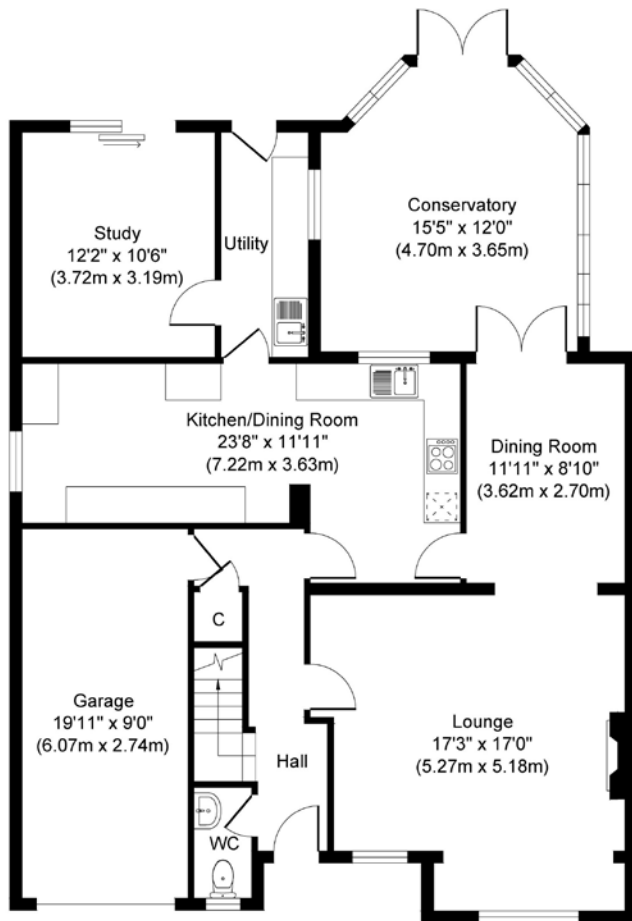
The conservatory and rear reception areas connect effortlessly with the garden, enhancing the indoor-outdoor lifestyle, whilst a useful section of garden to the side of the house offers ample space for an outbuilding.

To the front, the block-paved driveway provides parking for several vehicles and leads to the integral garage, offering excellent storage potential or scope for further adaptation, subject to any necessary consents.









TOTAL FLOOR AREA:
2235 sq. ft (208 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
The property is on all mains services.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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