



Hay Meadow, Lenham, Kent, ME17 2FG

Offers In Excess Of £580,000

An exceptional example of a four-bedroom detached family home, positioned on a desirable corner plot with detached garage, at the edge of the development. This property has been kept in immaculate condition and was only constructed just three years ago.

The expansive ground floor features a double-fronted design, showcasing a dual-aspect sitting room complete with a square bay window at the front and an additional bay window on the side. Opposite the hallway, you'll find an open-plan kitchen and dining area equipped with contemporary units, another square bay window, and French doors that lead to the manicured rear garden. The ground floor also includes a utility room and a convenient cloakroom. The first floor is home to the principal bedroom with its own en-suite shower room, along with three more bedrooms and a spacious contemporary family bathroom featuring a four-piece suite, including both a bathtub and separate shower cubicle.

The front of the property benefits from a wrap around garden which has beautifully planted flowers and shrubs with a pathway leading to the front door and driveway. The rear garden has been thoughtfully landscaped by the current owners, who have created a patio with a fixed pergola with open and close roof and sides, perfect for year-round relaxation and entertaining and meticulously manicured lawn and borders. The property also benefits from a rear access to the garage for added convenience. The generous single garage with storage above is accessed via the driveway, providing parking side by side for two vehicles. Tenure: Freehold. Council Tax Band: F. EPC rating: B.



LOCATION

Lenham is a highly sought-after village nestled between Ashford and Maidstone, offering a variety of amenities, including 17th century pubs, tearooms, shops and historic market square, as well as both primary and secondary schools, and a railway station. The M20 motorway can be easily accessed from Leeds Castle, located approximately five miles away.

GROUND FLOOR

Entrance Hall

Sitting Room

Kitchen/Dining Area

Utility Room

W.C.

FIRST FLOOR

Principal Bedroom

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Front Garden

Detached Garage

Driveway

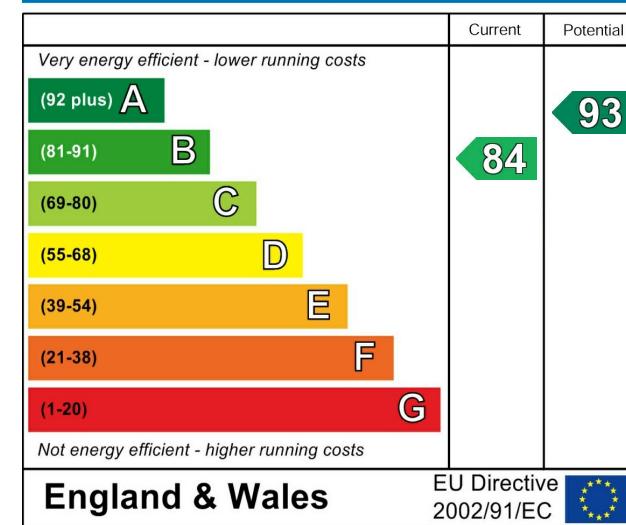
Rear Garden

Pergola

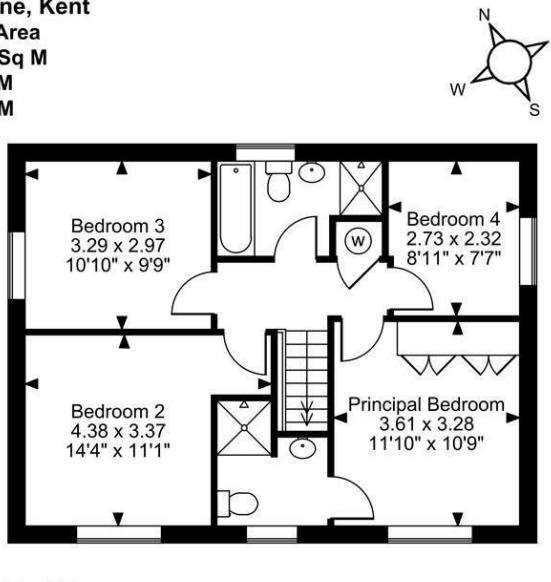
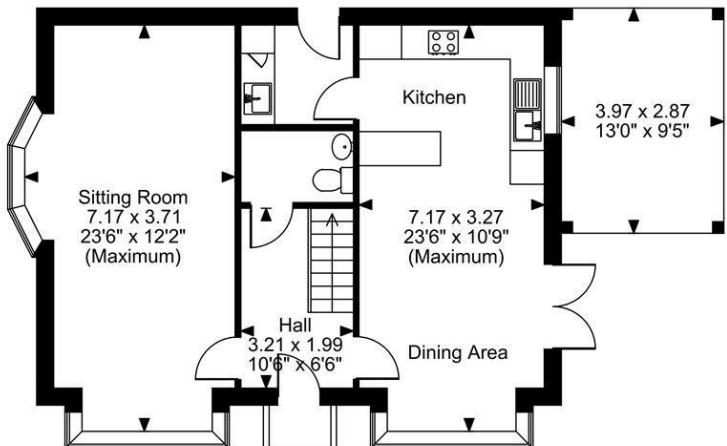
VIEWING

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

Energy Efficiency Rating



Hay Meadow, Lenham, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1239 Sq Ft/115 Sq M
 Garage = 207 Sq Ft/19 Sq M
 Total = 1446 Sq Ft/134 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662299/SS

