



Wheatfields, Weaving, Maidstone, Kent, ME14 5SL

Price £700,000



This impressively extended four-bedroom detached family home is situated in the highly desirable location of Weaving, offering close proximity to exceptional schools.

The property is accessed via a private driveway, providing parking for several vehicles in addition to the attached double garage. Upon entering, the entrance hall leads to a snug/playroom, a sitting room that opens into the rear extension, creating an open-plan family space with French doors to the garden. Completing the ground floor is a modern shaker-style kitchen/dining room, an office/utility room, and a convenient W.C.

The first floor comprises four bedrooms. The generous principal bedroom features a modern en-suite complete with a walk-in shower. Bedrooms two and three are further doubles, while the fourth is a generous single. All bedrooms share the use of the contemporary family bathroom.

The rear garden is predominantly laid to lawn with a part-shrub-lined border. A large patio seating area is ideal for entertaining, and a handy shed will remain. A side access gate offers further convenience for school runs or easy access to nearby Mote Park or Vinters Valley Nature Reserve.

Tenure: Freehold. Council Tax Band: F. EPC rating: TBC.



LOCATION

Located in the highly sought-after area of Weaving, this property is close to Mote Park, which offers 440 acres of beautiful parkland, and just a short distance from the charming village centre of Bearsted. Here, you'll find an attractive green, a variety of shops, pubs, restaurants, a parish church, and a mainline train station providing services to London, Ashford International, and the coast. The area is also well-equipped with excellent infant and primary schools, including St. Johns, Thurnham, and Roseacre, and falls within the catchment area for reputable Grammar schools and excellent secondary schools including SST & Valley.

ACCOMMODATION

GROUND FLOOR

- Porch
- Entrance hall
- Playroom/Snug
- Sitting Room
- Kitchen/Dining Room
- Family Room
- Office/Utility room

W.C

FIRST FLOOR


- Landing
- Principal bedroom
- En-suite shower room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family bathroom

EXTERNALLY

- Front garden
- Driveway
- Double garage
- Rear garden

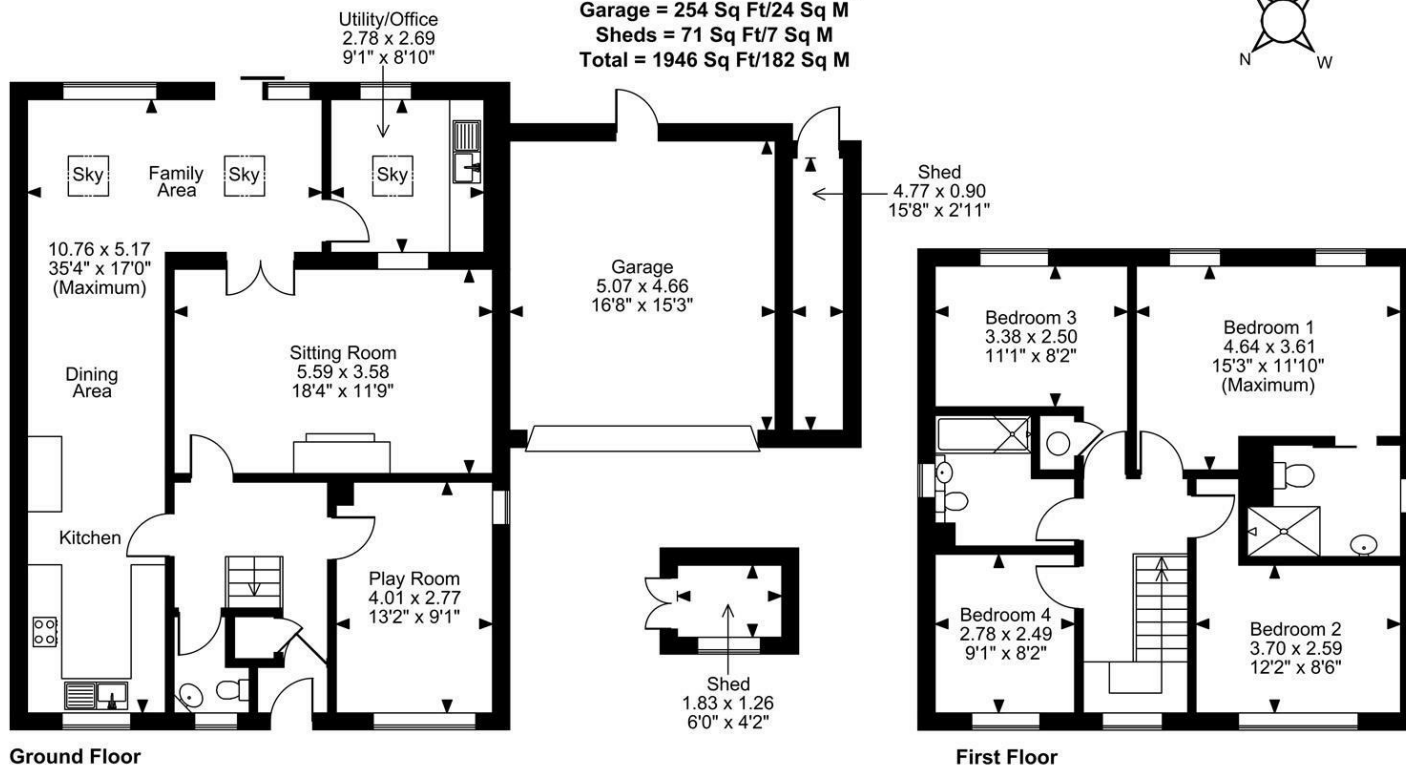
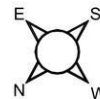
VIEWINGS

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

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Weaving, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1621 Sq Ft/151 Sq M
Garage = 254 Sq Ft/24 Sq M
Sheds = 71 Sq Ft/7 Sq M
Total = 1946 Sq Ft/182 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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