



Pheasant Lane, Maidstone, ME15 9QR
Guide Price £900,000



****GUIDE PRICE £900,000 - £950,000****

An exceptional detached family residence offering over 2,600 sq ft of beautifully presented accommodation, occupying a substantial plot with further potential for future development opportunities, subject to the necessary planning consents. Beautifully maintained and presented in excellent order throughout, the property combines generous family accommodation with versatility and long-term potential in equal measure. The centrepiece of the home is the impressive kitchen/dining room extending to over 26ft in length and in immaculate order creating a superb environment for everyday family life and entertaining. Further reception space is provided by an elegant lounge opening onto the gardens, whilst the separate dining room offers excellent versatility and could equally serve as a playroom, study, home office or additional family room depending on requirements. A useful cloakroom completes the ground floor accommodation.

To the first floor, four well-proportioned bedrooms are arranged around the landing, including a principal suite with en-suite facilities, whilst additional bath and shower rooms comfortably serve the remaining accommodation. Externally, the property offers excellent driveway, detached garages, greenhouse and garden store, offering exceptional versatility for storage, hobbies, workshop use or wider lifestyle requirements. The gardens are a particular feature of the home, having been beautifully maintained to create an attractive and established setting that enhances the overall feel of the property. The generous plot may also appeal to purchasers wishing to explore further possibilities, with potential scope for future development or additional use of the site, naturally subject to all necessary planning permissions and investigations.

Occupying a desirable position on Pheasant Lane, this is a rare opportunity to acquire a substantial family home that offers both an exceptional lifestyle setting and future potential



LOCATION

The property occupies a highly regarded position within Loose, one of Maidstone's most sought-after residential locations, favoured for its excellent schooling and convenience for families. The home is within walking distance of a number of well-regarded primary schools including Loose Primary School, Tiger Primary School and Five Acre Wood School,. The highly regarded Maidstone Grammar Schools and Sutton Valance Independent School are also within easy reach.

Everyday amenities are conveniently nearby, including Sainsbury's Local, together with a range of local shops, eateries and green spaces, including Loose Valley Conservation Area.

For commuters, excellent rail connections are available from both Marden and Staplehurst railway stations, offering regular high-speed and direct services into London, making the location equally appealing for those balancing family life with commuting requirements.

GROUND FLOOR

Entrance Hall

Lounge 19'5" x 12'6" (5.94m x 3.83m)

Kitchen/Breakfast Room 26'2" x 19'5" (8.00m x 5.93m)

Dining Room 15'11" x 12'5" (4.87m x 3.80m)

Downstairs WC

FIRST FLOOR

Bedroom 1 15'3" x 14'6" (4.67m x 4.43m)

En-Suite

Bedroom 2 16'6" x 12'5" (5.04m x 3.80m)

Bedroom 3 12'5" x 12'5" (3.81m x 3.79m)

Bedroom 4 10'11" x 7'11" (3.35m x 2.43m)

Family Bathroom

Shower Room

EXTERNALLY

Garage 1 17'4" x 10'1" (5.30m x 3.08m)

Garage 2 14'5" x 8'1" (4.40m x 2.48m)

Greenhouse 11'3" x 7'4" (3.45m x 2.25m)

Garden Store 16'0" x 6'2" (4.89m x 1.90m)

Cellar 14'0" x 11'9" (4.28m x 3.59m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pheasant Lane, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 2169 Sq Ft/202 Sq M
 Garages = 293 Sq Ft/27 Sq M
 Greenhouse & Garden Store = 184 Sq Ft/17 Sq M
 Total = 2646 Sq Ft/246 Sq M
 Quoted Area Excludes 'External W.C.'

