

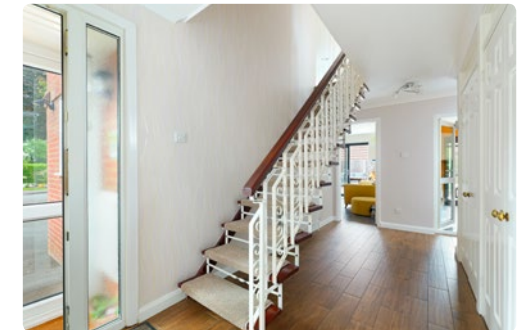


Freehold



13, Harvesters Way, Weaving, Maidstone, ME14 5SH

- Substantial Detached Family Residence
- Over 1500 sq.ft Of Spacious Accommodation
- Thoughtfully Extended & Reconfigured
- Kitchen Diner & Two Additional Reception
- Four Bedrooms & Two Bathrooms
- Westerly Facing Landscaped Rear Garden
- Large Driveway & Double Garage
- Desirable Location Close To Maidstone



SITUATION:

Harvesters Way is a desirable location within the village of Weaving, just two miles east of Maidstone and within walking distance of a range of local amenities, including the 450-acre Mote Park and 90-acre Vinters Valley Nature Reserve.

Weaving enjoys a strong community feel and is served by two popular public houses, a medical centre, dentist, pharmacy, supermarket, and several parks and play areas.

The property is well placed for excellent schooling, with St John's CE Primary School, Invicta Grammar School, and Maidstone School of Science and Technology all within walking distance.

Bearsted, located just over a mile away, is an attractive Kentish village centred around a picturesque village green. Amenities include The White Horse and The Oak on the Green public houses, The Fish on the Green

restaurant, Crouch Butchers, a post office, library, doctor's surgery, petrol station, golf club, tennis club, and a mainline station offering regular direct services to London.

Bearsted and Weaving are surrounded by beautiful countryside, including Bearsted Woodland Trust, with easy access to the North Downs and Pilgrims' Way, making the area ideal for outdoor enthusiasts.

The nearby village of Leeds is home to Leeds Castle, set within over 500 acres of parkland and renowned as one of the country's most iconic historic attractions.

For a wider range of shopping, leisure, and educational facilities, Maidstone offers several grammar schools, Fremlin Walk Shopping Centre, three railway stations, and a hospital.



A substantial detached four-bedroom residence offering in excess of 1,500 sq ft of beautifully appointed and thoughtfully extended accommodation. Originally built in the mid-1980s and lovingly maintained by the current owners for the past 24 years, the property has been transformed into a versatile family home, boasting spacious open-plan living areas and a range of flexible reception spaces.

Occupying a sought-after position on Harvesters Way, the property benefits from a generous driveway, double garage, and stunning landscaped west-facing rear garden. Set within the charming village of Weaving, it is ideally located close to highly regarded schools, excellent local amenities, and convenient transport links. The front door opens into a spacious entrance hall with a coat cupboard, cloakroom, and staircase rising to the first floor.

The impressive kitchen/dining room has been opened up to create a sociable family



space, with newly installed aluminium sliding doors providing direct access to the garden. The contemporary Wren kitchen offers an extensive range of wall and base units complemented by oak worktops and metro-style tiling. Integrated appliances include a Neff Hide&Slide oven with warming drawer, gas hob, dishwasher, and microwave.

The lounge features an elegant fireplace with a wood-burning stove and benefits from a pocket door leading through to the family room. Forming part of the extension completed in 2017, this superb additional reception space is flooded with natural light from two Velux roof windows fitted with solar-powered blinds. It also features double doors opening onto the rear garden, together with air conditioning for year-round comfort. The ground floor is further enhanced by a well-appointed utility room with convenient access to the garden.

On the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted

wardrobes and an en-suite shower room. At the time of the 2017 extension, planning permission was granted for a two-storey addition, and foundations remain in place above the utility room. Although the original permission has now lapsed, there may be scope to explore a similar proposal again, subject to the necessary consents.

OUTSIDE:

The west-facing rear garden has been expertly landscaped to create an attractive and low-maintenance outdoor space. Composite decking, an Indian sandstone patio, and sleeper-edged borders combine to provide colour, texture, and visual interest throughout the seasons.

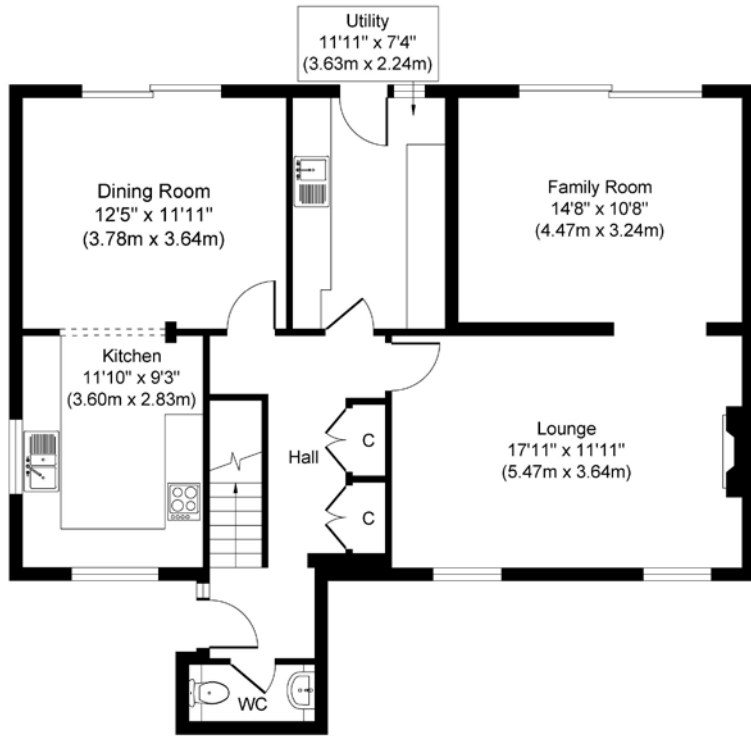
There is ample space for al fresco dining and entertaining, while direct access to the double garage presents exciting potential for conversion into a home gym, studio, or annexe, subject to the necessary planning permissions and building regulations.



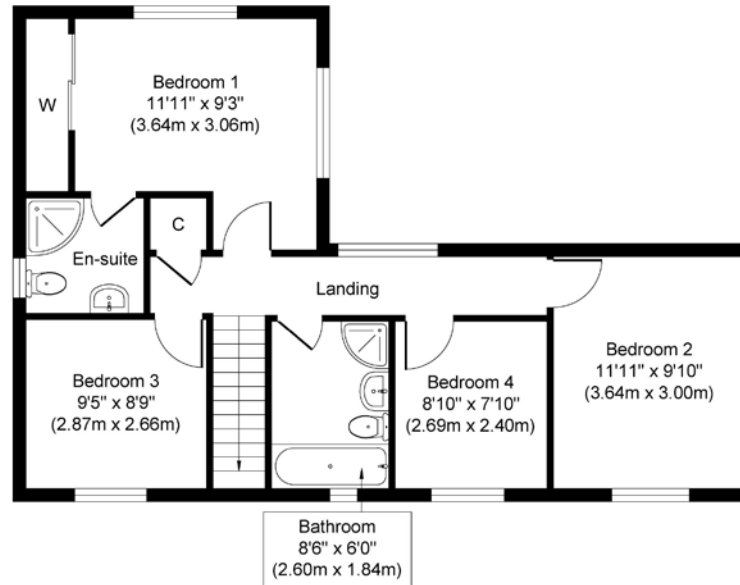




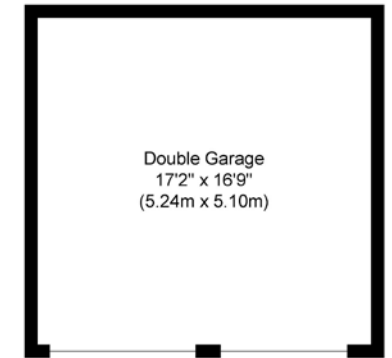




Ground Floor
Approximate Floor Area
929 sq. ft
(86.26 sq. m)



First Floor
Approximate Floor Area
618 sq. ft
(57.44 sq. m)



Garage
Approximate Floor Area
286 q. ft
(26.53 sq. m)



TOTAL FLOOR AREA: 1547 sq. ft (143 sq. m)
GARAGE: 246 sq. ft (24 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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