



**Firs Lane, Hollingbourne, Maidstone, , ME17 1XJ**

**Price £975,000**



Situated in a peaceful semi-rural location, this stunning four/five bedroom detached family residence is part of the exclusive Firs Lane development, found on a private street between Bearsted and Hollingbourne. With only three eco-friendly, executive homes in the community, this thoughtfully crafted house harmoniously marries luxury and comfort.

The ground floor boasts a spacious entrance hall leading to an open-plan kitchen and dining area, featuring a high-end designer kitchen fitted with premium stone countertops, an induction hob, electric oven, built-in refrigerator, washing machine, and wine cooler. The sophisticated Bethersden Woodgrain Kitchen showcases natural Davos Oak cabinetry enhanced by LED under-cabinet lighting. At the rear, a generous lounge opens up through bi-fold doors to a beautifully landscaped garden, complete with a patio, lawn, and shed creating an inviting backdrop for entertaining family and friends while offering breath-taking countryside views. Additionally, a study/family room, utility room and WC complete the downstairs accommodation.

On the upper level, quality finishes continue, highlighted by the main bedroom which benefits from a Juliette balcony and includes a fabulous expansive and contemporary en-suite bathroom with both bath and shower. The elegantly designed and generously proportioned family bathroom includes a separate bath and shower unit, and caters to the other three double bedrooms.

This home is equipped with additional features such as energy-efficient underfloor heating powered by an air source heat pump and solar panels for improved sustainability. The property also provides driveway parking along with a detached oak barn carport that includes an electric vehicle charging point.

There will be the opportunity to accommodate specific requests. Tenure: Freehold. EPC Rating: B. Council Tax Band: Awaiting.



## LOCATION

The property is situated between Bearsted and Hollingbourne taking full advantage of good commuter links with access to the M20 motorway and situated on a main bus route, whilst there are mainline train stations at both Bearsted and Hollingbourne. Both villages are served by shops, pubs, restaurants and schools. Further nearby amenities include Leeds Castle, Mote Park and a golf course. Maidstone, the county town of Kent, is c3-miles away.

## ACCOMMODATION

**Ground Floor:**

Entrance Hall

Cloakroom

Utility Room

Open Plan Kitchen/Dining/Sitting Room

Study/Family Room

Which could be used as a fifth bedroom if desired.

**First Floor:**

Landing

Principal Bedroom

• Large En-suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

**EXTERNALLY**

Driveway

Carport

Front & Rear Gardens

Shed

## VIEWING

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) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Sycamore Place, Firs Lane, Hollingbourne, Maidstone, Kent**

**Approximate Gross Internal Area**

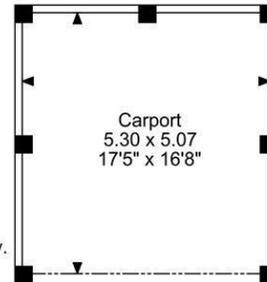
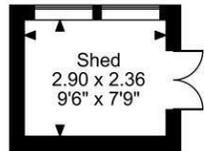
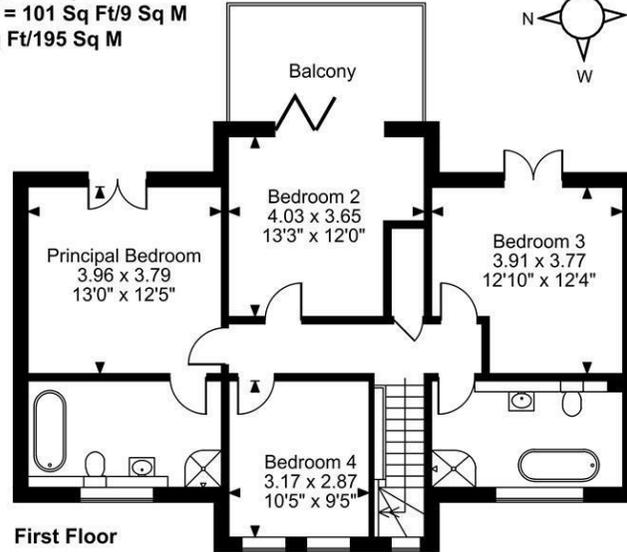
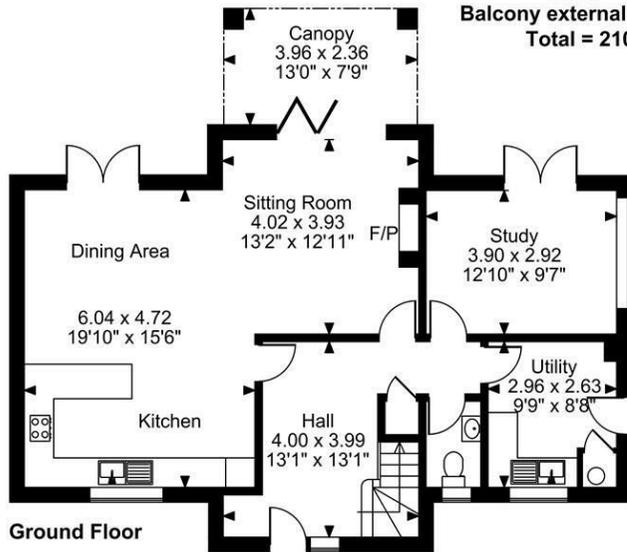
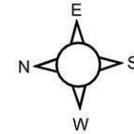
**Main House = 1738 Sq Ft/161 Sq M**

**Carport = 289 Sq Ft/27 Sq M**

**Shed = 74 Sq Ft/7 Sq M**

**Balcony external area = 101 Sq Ft/9 Sq M**

**Total = 2101 Sq Ft/195 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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