

Ferris & Co



£1,050 pcm

Holding deposit equivalent to 1 week's rent on application



Grain Store Cottage Jubilee Corner
Maidstone, ME17 1HA

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Westwood House
Thurnham Lane
Maidstone, Kent
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DESCRIPTION

A rare opportunity to rent this newly built detached cottage bungalow, occupying an idyllic rural setting adjoining open paddocks where sheep graze and backing directly onto ancient woodland teeming with wildlife. Designed with exceptional energy efficiency in mind, the property benefits from photovoltaic solar panels generating electricity, high levels of insulation, underfloor heating with individual room thermostats, a Klargester wastewater treatment system and an internal fire sprinkler system. Perfect for discerning tenants seeking a peaceful countryside lifestyle with outstanding eco credentials, this unique home offers a tranquil retreat while embracing sustainable living.

Gain Store Cottage is located within the parish of Ulcombe, half a mile from the village center. Located on the edge of the village, with local infant and junior school, church, village hall and playing field. The busy village of Headcorn, with its wide selection of amenities, has a mainline railway station connected to London on the Charing Cross line some 3.6 miles distant. Harrietsham Village also has a mainline railway station connected to London on the Victoria Line and is some 4.5 miles distant. A wider selection of amenities may be found at the County town which is some nine miles with two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. There is also a wider selection of schools and colleges for older children. The M20/A20/M2/M25 and M26 motorways are close by and offer direct access to both London and the Channel Ports.

ENTRANCE HALL

Half-glazed uPVC entrance door, luxury wood-effect vinyl flooring, and access to the loft space, which houses the hot water cylinder with immersion heater supplying domestic hot water, together with the photovoltaic inverter serving the solar panel system.

BEDROOM 12' 4" x 8' 0" (3.76m x 2.44m)

Window to the side enjoying an easterly aspect with delightful countryside views, underfloor heating with individual thermostatic timer control, and door leading to:

EN-SUITE SHOWER ROOM

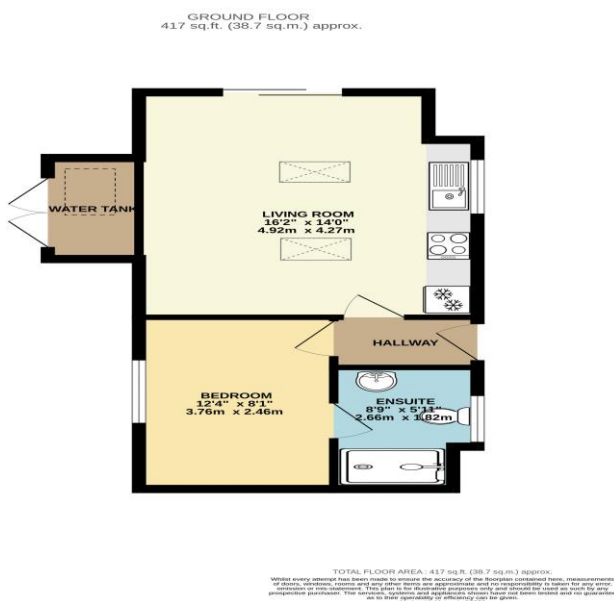
Contemporary white suite with chrome fittings comprising a spacious walk-in shower enclosure with sliding glass door, thermostatic rainfall shower with handheld attachment, vanity wash hand basin with cupboard beneath, and low-level WC. Chromium-plated heated towel rail, half-tiled walls with full-height tiling to the shower enclosure, illuminated LED wall mirror, and luxury wood-effect vinyl flooring.

OPEN PLAN KITCHEN / LIVING ROOM 16' 2" x 14' 0" (4.92m x 4.26m)

A superb open-plan living space, bathed in natural light from dual-aspect windows and twin Velux roof lights. Featuring luxury wood-effect vinyl flooring, underfloor heating with individual thermostatic control, and sliding patio doors opening onto the garden, enjoying a sunny southerly aspect. The contemporary kitchen is fitted with a stylish range of high-gloss white wall and base units complemented by slate-effect work surfaces. Incorporating a stainless steel sink with mixer tap, Candy four-ring electric hob with oven below, integrated fridge and freezer, plumbing for a washing machine, attractive metro-tiled splashbacks, and ample preparation space.

OUTSIDE

Occupying a delightful position in the corner of a paddock on a working farm, the property enjoys an idyllic rural setting with grazing sheep and backs directly onto ancient woodland, creating a peaceful haven rich in wildlife. The property further benefits from allocated off-road parking for two vehicles.



DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Street, passing the village green on the right hand side, continue through Roundwell, at the junction with the Ashford Road, A20, turn left heading for Ashford. Continue for some distance passing through the three roundabouts, continuing along the A20, turn right just before the motorway bridge into Chegworth Road. Continue through Chegworth, at the junction with Lenham Road, continue straight over, down Ulcombe Hill, passing through the village and the football pitch and community center, continuing on for approximately half a mile Jubilee Corner will be found on the right hand side with the property being a short distance along on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 111 A |
| 81-91 | B | | |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |