



Ashford Road, Weaving, Maidstone, Kent, ME14 4AG
Offers In The Region Of £850,000



Nestled on an enviable plot, spanning over one-third of an acre in a highly sought-after location on the Weaving/Bearsted borders, just moments from the entrance to Mote Park and exceptional schools, this impressive family residence boasts five bedrooms and an additional self contained annexe. With a generous living space of 2,675 square feet internally and spanning 3,209 square feet in total, this delightful property offers ample room for a growing family and an ideal option for those considering multi-generational living.

Presented in excellent condition throughout, the property also provides the opportunity to personalise and extend further, and there is even potential for a building plot to the side, subject to planning permission and the usual consents.



SUMMARY

Approaching the property, you are greeted by a generous driveway that provides parking for approximately ten vehicles, making it an excellent choice for car collectors and those who love to entertain. The large garage can accommodate up to four additional vehicles.

Step inside the spacious entrance hall, which leads to three well-proportioned double bedrooms. The expansive kitchen/breakfast room can easily fit a large dining table, perfect for informal family gatherings, while the formal dining room, with its attractive bay window, adds an elegant touch for entertaining. The sitting room is exceptionally generous in size and features a large bay window and access to the gardens. Conveniently, the downstairs accommodation includes the first of two family bathrooms and a utility room.

On the first floor, you will find the sizeable principal bedroom, an excellent-sized second bedroom, and the second family bathroom.

The property is further enhanced by a spacious annexe above the large garage, currently set up as a studio but offering potential for reconfiguration into a one-bedroom apartment.

Surrounded by beautifully maintained gardens, this home provides a tranquil oasis for both relaxation and entertaining. Marketed for the first time in several decades, this property is sure to attract significant interest, so an early viewing is highly recommended.

LOCATION

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, in particular the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to outstanding schools including St Johns, Thurnham infant school, Roseacre junior school, Maidstone School of Science & Technology (SST), Valley Park & nearby Grammar schools. Walking distance from the picturesque Village Green with a selection of fantastic pubs, café and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Marks and Spencer, Tesco supermarket and Notcutts are also close by.

ACCOMODATION

GROUND FLOOR:

Entrance Hall

Kitchen 17'5" x 13'1" (5.32 x 4)

Sitting Room 23'3" x 16'2" (7.1 x 4.94)

Dining Room 13'5" x 11'11" (4.1 x 3.65)

Utility 8'3" x 5'7" (2.53 x 1.71)

Bathroom

Bedroom 3 12'7" x 10'5" (3.85 x 3.2)

Bedroom 4 21'1" x 9'11" (6.44 x 3.03)

Bedroom 5 15'4" x 8'6" (4.68 x 2.6)

FIRST FLOOR:

Bedroom 1 17'7" x 14'7" (5.36 x 4.46)

Bedroom 2 15'3" x 11'5" (4.66 x 3.5)

Bathroom

EXTERNALLY:

Driveway

Garage 28'8" x 18'2" (8.75 x 5.56)

Self contained studio flat 28'7" * 18'8" (8.72 * 5.69)

Rear Garden

VIEWING:

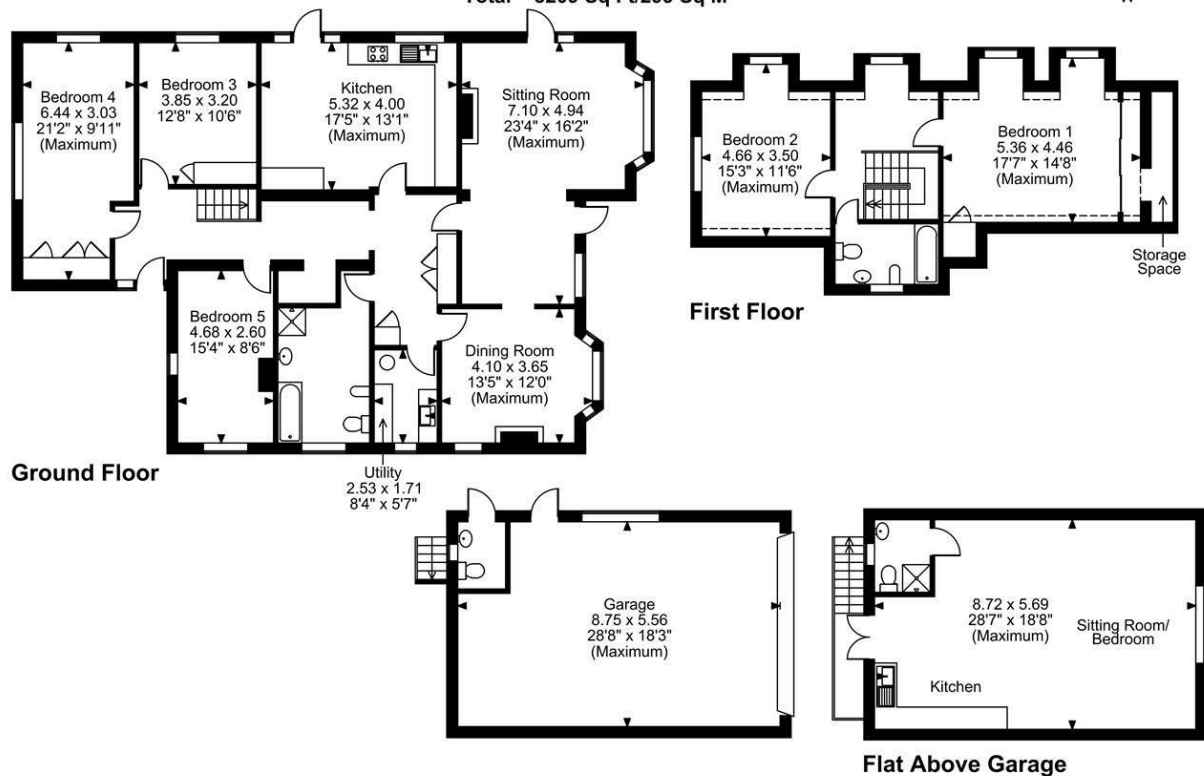
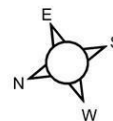
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

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

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Ashford Road, Weaving, Maidstone
 Approximate Gross Internal Area
 Main House = 2151 Sq Ft/200 Sq M
 Garage = 524 Sq Ft/49 Sq M
 Flat Above Garage = 534 Sq Ft/50 Sq M
 Total = 3209 Sq Ft/299 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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