



Vicarage Lane, East Farleigh, Maidstone, ME15 0LX
Price £1,200,000



SUBSTANTIAL FIVE BEDROOM FAMILY HOME ON APPROX. 1/3 ACRE WITH SOUTH FACING GARDEN AND COUNTRYSIDE OUTLOOK

This flexible and well-proportioned five bedroom home is well suited to family life, offering adaptable accommodation across two floors and set within grounds of approximately one third of an acre.

The ground floor is arranged around a spacious entrance hall and includes a generous open plan kitchen diner, with the dining area opening directly onto a south facing patio and garden beyond. A separate lounge provides a comfortable main reception space, while three additional reception rooms offer valuable versatility, whether required as further bedrooms, a playroom, study or hobby space. A ground floor shower room adds further practicality. Upstairs, the main bedroom benefits from a dressing room and an ensuite featuring both a bath and separate shower. There are three further double bedrooms, along with an especially large room positioned over the double garage, currently used as a games room. A family bathroom and additional shower room serve this level.

Externally, the property enjoys a sweeping driveway providing parking for several vehicles and access to the double garage. The rear garden faces south and is predominantly laid to lawn, with a substantial patio adjoining the house and open countryside beyond the boundary.

Situated in the semi-rural village of East Farleigh, the house enjoys views towards the River Medway to the front and countryside to the rear. The village primary school and train station are within walking distance, with a wider choice of well-regarded schools available in nearby Maidstone and at Sutton Valence.



GORUND FLOOR

Entrance Hall 12'3" x 11'5" (3.74m x 3.50m)

Lounge 21'10" x 14'1" (6.67m x 4.30m)

Reception/Playroom 14'11" x 10'3" (4.56m x 3.14m)

Kitchen 21'3" x 14'11" (6.50m x 4.55m)

Dining Room 15'0" x 14'11" (4.58m x 4.56m)

Utility Room 6'10" x 5'10" (2.10m x 1.79m)

Study 11'6" x 9'4" (3.52m x 2.86m)

Playroom/Bedroom 6 13'1" x 9'6" (4.01m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1 15'8" x 14'2" (4.80m x 4.33m)

En-Suite

Dressing Room 6'6".203'4" x 7'8" (2..62m x 2.34m)

Bedroom 2 15'7" x 10'5" (4.77m x 3.20m)

Bedroom 3 13'6" x 9'9" (4.13m x 2.98m)

Bedroom 4 13'5" x 11'8" (4.10m x 3.56m)

Bedroom 5/Games Room 22'8" x 16'4" (6.92m x 4.98m)

Family Bathroom

Shower Room

EXTERNALLY

Outhouse 9'2" x 9'1" (2.80m x 2.78m)

Summer House 8'0" x 5'8" (2.45m x 1.75m)

Shed 6'6" x 4'11" (2.00m x 1.50m)

Garage 21'10" x 15'10" (6.68m x 4.85m)

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

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Kasten, Vicarage Lane, East Farleigh, Maidstone

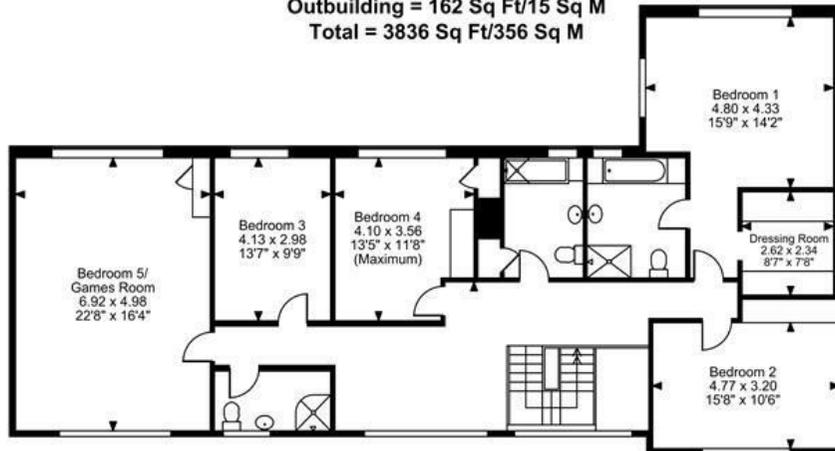
Approximate Gross Internal Area

Main House = 3325 Sq Ft/309 Sq M

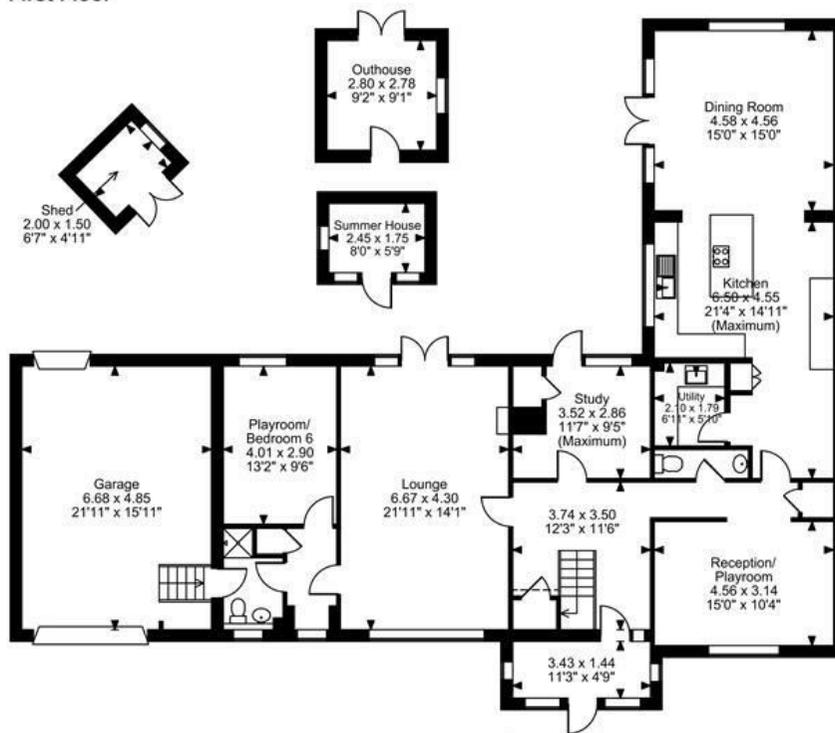
Garage = 349 Sq Ft/32 Sq M

Outbuilding = 162 Sq Ft/15 Sq M

Total = 3836 Sq Ft/356 Sq M



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8683146/LCO

