

Ferris&Co



£1600 pcm

Holding deposit equivalent to 1 week's rent on application



9 The Square Upper Street
Maidstone, ME17 1SD

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this professionally refurbished Victorian end of terrace. Formerly a farm workers cottages, delightful semi-rural setting. With stunning views over adjacent fields, front and rear. Arranged on 3 floors extending to 850sq'. Ample parking to the front. 50ft rear garden. Luxuriously appointed kitchen, bathroom and en-suite. Highly recommended. Available from March 2026. Pets welcome

Leeds village is located next to Leeds Castle and offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

ENTRANCE DOOR

Outside light.

LOUNGE 12' 0" x 11' 6" (3.65m x 3.50m)

UPVC double glazed sash window. Recessed fireplace with exposed brickwork. Fireside meters cupboard. Double radiator. Recessed low voltage lighting. Wood laminate flooring.

KITCHEN 11' 6" x 11' 0" (3.50m x 3.35m)

Comprehensively fitted with units with Peninsula breakfast bar, enamel sink, 4 burner electric hob with extractor hood above, oven beneath. Integrated microwave, dishwasher, space for fridge freezer. LED floor plinth lighting. Wood

laminate flooring. Recessed low voltage lighting. Staircase to first floor. Wide access to:-

DINING ROOM 10' 7" x 7' 0" (3.22m x 2.13m)

Windows and doors overlooking rear garden.

ON THE FIRST FLOOR

LANDING

Decorative balustrade and hardwood handrail. Window to rear.

BEDROOM 2 12' 2" (maximum) x 11' 6" (3.71m x 3.50m)

Built in linen cupboard with lagged copper cylinder. Window to front. Delightful outlook. Double radiator.

BEDROOM 3 7' 2" x 6' 3" (2.18m x 1.90m)

Window to rear. Pleasant outlook. Radiator.

BATHROOM

Delightful contemporary suite with chromium plated fittings in white. P shaped bath with mixer tap and shower attachment. Glass shower screen. Aquaboard splashback. Pedestal wash hand basin, low level W.C. Window with views. Extractor fan. Vinyl flooring. Heated towel rail.

ON THE SECOND FLOOR

LANDING

PRINCIPAL BEDROOM 10' 8" x 10' 5" (3.25m x 3.17m)

Dormer window to front affording stunning views over farmland. Radiator. Double built in wardrobe cupboard.

EN-SUITE SHOWER ROOM

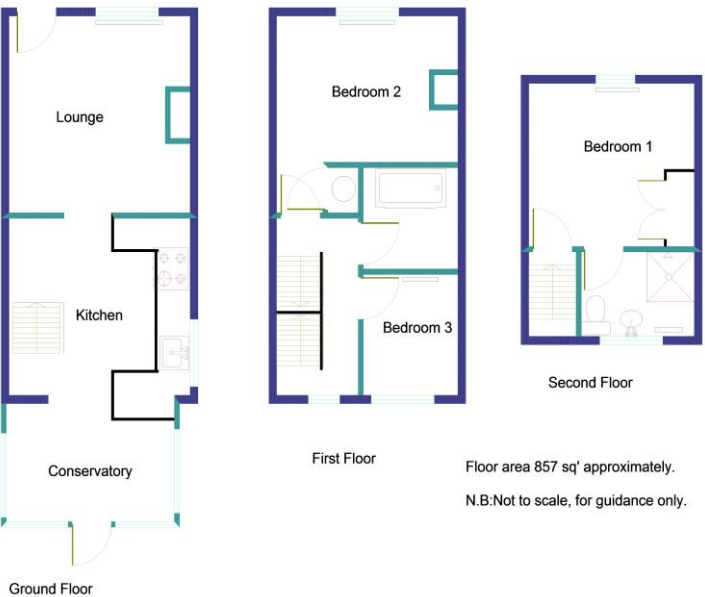
White contemporary suite with chromium plated fittings in white. Shower cubicle. Aquaboard surround. Wash hand basin, Low level W.C. Dormer window to rear. Heated towel rail.

OUTSIDE

50ft rear garden laid to lawn. Front garden arranged as an extensive brick paviour driveway with parking for numerous vehicles.

DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

