



Teston Corner, North Pole Road, Teston, Near Maidstone, , ME18 5BA
Offers In The Region Of £1,200,000



The property is situated in a truly tranquil setting bordering a conservation area. Set in the woods approximately a mile from the centre of Teston, the property is conveniently placed for access to the M20 and to Maidstone town centre, which is about 4-miles distant.

The property comprises a detached character property being formerly part of the Barham Court Estate. The property has had a more recent tasteful extension and now provides very extensive living accommodation which includes four bedrooms, two shower rooms and an en-suite bathroom. The house stands in grounds of approximately two and a half acres with an area of paddock, stabling and there is an extensive area of chestnut woodland. An internal inspection of this delightfully situated family home is highly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



ACCOMMODATION

Ground Floor:
Entrance door to ...

Entrance Hall
Staircase to first floor.

Living Room
A triple aspect room with double glazed double doors. A further two sets of bi-folding doors. Four skylights. Access to ...

Sitting Room
Double glazed window to side elevation. Two sets of bi-folding doors to Living Room. Inset log burner. Inset lighting.

Dining Room
A double aspect room with bi-folding doors opening to south facing terrace. Double glazed window to side elevation. Central fireplace with fitted wood-burning stove.

Spacious Kitchen/Breakfast Room
The kitchen area has an extensive range of work surfaces with cupboards and drawers under. Inset twin-bowl sink unit with mixer tap. Range of wall cupboards. Bosch double oven and grill. 4-ring induction hob with extractor fan over. Inset lighting. Double glazed window to side elevation. Opening to ...

Utility Area
Further work surfaces with cupboards under. Plumbing for washing machine. Range of cupboards. Sink unit. Access to roof space. Door to ...

Shower Room
Shower cubicle with Triton shower unit. Wash hand basin. Low level WC. Inset ceiling lighting. Access to roof space. Double glazed window to rear elevation.

Rear Porch
Double glazed door to rear paved terrace.

Further Adjoining Porch

Utility Room
Work surface with cupboards and drawers under. Inset sink unit with mixer tap. Range of wall cupboards. Plumbing for dishwasher and washing machine. Range of built-in cupboards. Access to roof space. Double glazed door to rear porch.

First Floor:

Landing
Bedroom One
A double aspect room with built-in wardrobe cupboards. Dressing table with drawers under. Door to ...

• **En-suite Bathroom**
Panelled bath. Low level WC. Wash hand basin with mixer tap. Double glazed window to rear elevation. Tiled walls.

Bedroom Two
Double glazed window to front elevation. Built-in wardrobe cupboards.

Bedroom Three
Double glazed window to side elevation. Built-in wardrobe cupboards.

Bedroom Four
Bay window to front elevation.

Family Shower Room
Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin. Range of built-in drawers. Wall cupboards. Tiled walls. Double glazed windows to side and rear elevations.

EXTERNALLY
A long private driveway leads to the property widening to provide extensive parking and access to ...

Integral Double Garage
Electronic up and over door to front. Personal door and window to side. Grant oil fired boiler serving central heating and domestic hot water. Loft storage area.

Gardens
The gardens and grounds surround the property with extensive areas of lawn. Surrounding the house is a very extensive paved terrace with a further enclosed paved terrace to the rear. Bordering the formal gardens is a small area of paddock with a stable block (approx 42' x 11'6) providing four loose boxes and tack room. The remaining area of land is mature chestnut woodland. The whole grounds extend to approximately 2.5 acres (unmeasured).

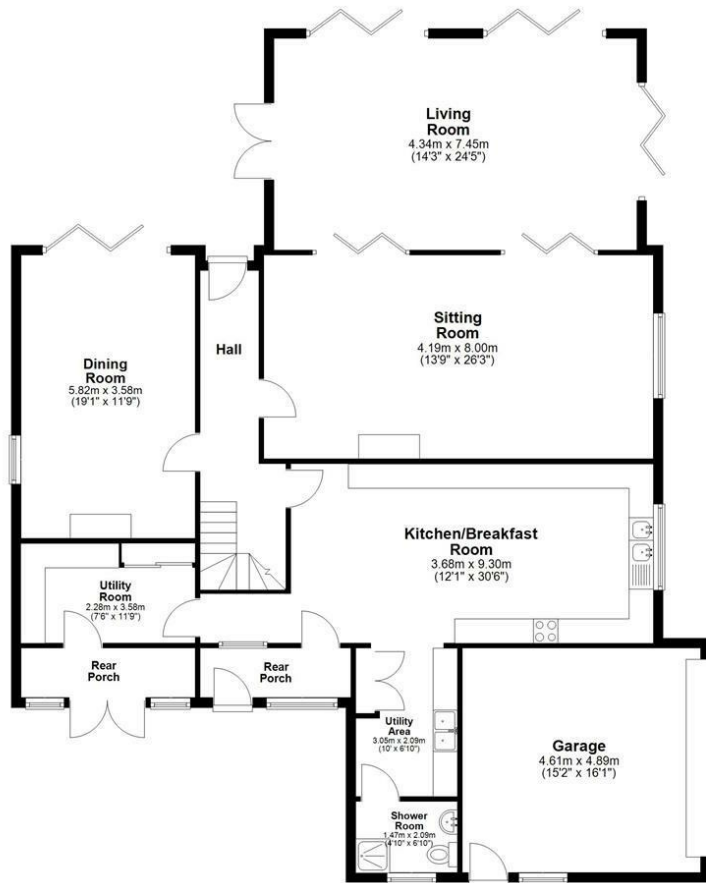
VIEWING
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS
From the centre of Watlingbury traffic lights proceed up Red Hill. Continue on towards East Malling turning right into Barming Road, which continues in to North Pole Road. Continue for approximately half a mile. There is a private driveway to the right, opposite Cider House. Take the private driveway and bear right, which leads to the house.

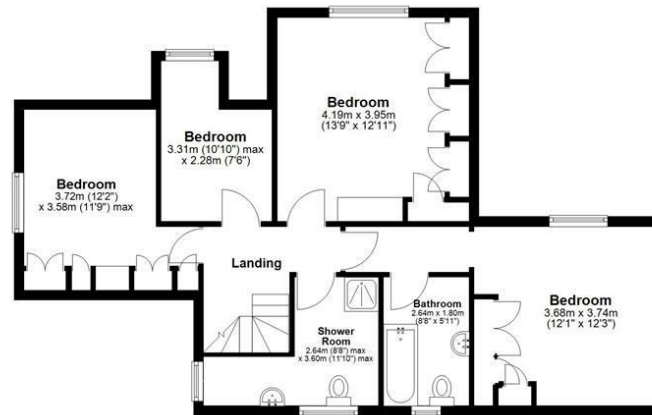
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor



Total area: approx. 223.4 sq. metres (2404.2 sq. feet)

