



Freehold



## 7 Henley Fields, Weaving, Maidstone, ME14 5UY

- Striking Link Detached House
- Spacious Living Room With Open-Plan Dining Area
- Modern Fitted Kitchen Breakfast Room
- Separate Ground-Floor Study/Home Office
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Three Bedrooms & Two Bathrooms
- Enclosed Rear Garden With Patio Area
- Garage & Off-Road Parking

### SITUATION:

Henley Fields is a desirable location within the village of Weaving which is just two miles east of the county town of Maidstone and within walking distance to many local amenities including the 450 acre Mote Park. Weaving has a lovely community feel to it and is served by two popular public houses, a medical centre, a dentist, a pharmacy, and a local supermarket, as well as several parks and play areas.

The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance. Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers.

Other amenities within the village include a post office, an supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline station with a regular and direct service to London. Bearsted & Weaving are surrounded by beautiful countryside including Bearsted Woodland Trust, as well as easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world. For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.



**DESCRIPTION:**

This beautifully presented three-bedroom link-detached home is located within the highly sought-after Grove Green development and offers over 1,000 sq. ft. of stylish and versatile accommodation, including an attached garage with excellent potential for conversion into additional living space, subject to the necessary planning consents.

The property enjoys a desirable south-facing rear garden and is ideally suited to families and professionals alike.

The accommodation begins with a bright and welcoming entrance hall, leading through to a spacious living room that flows seamlessly into the open-plan dining area, creating an ideal space for both everyday living and entertaining.



The modern fitted kitchen is well-appointed with an integrated electric hob and oven, while a separate ground-floor study provides the perfect home office, playroom, or additional reception space.

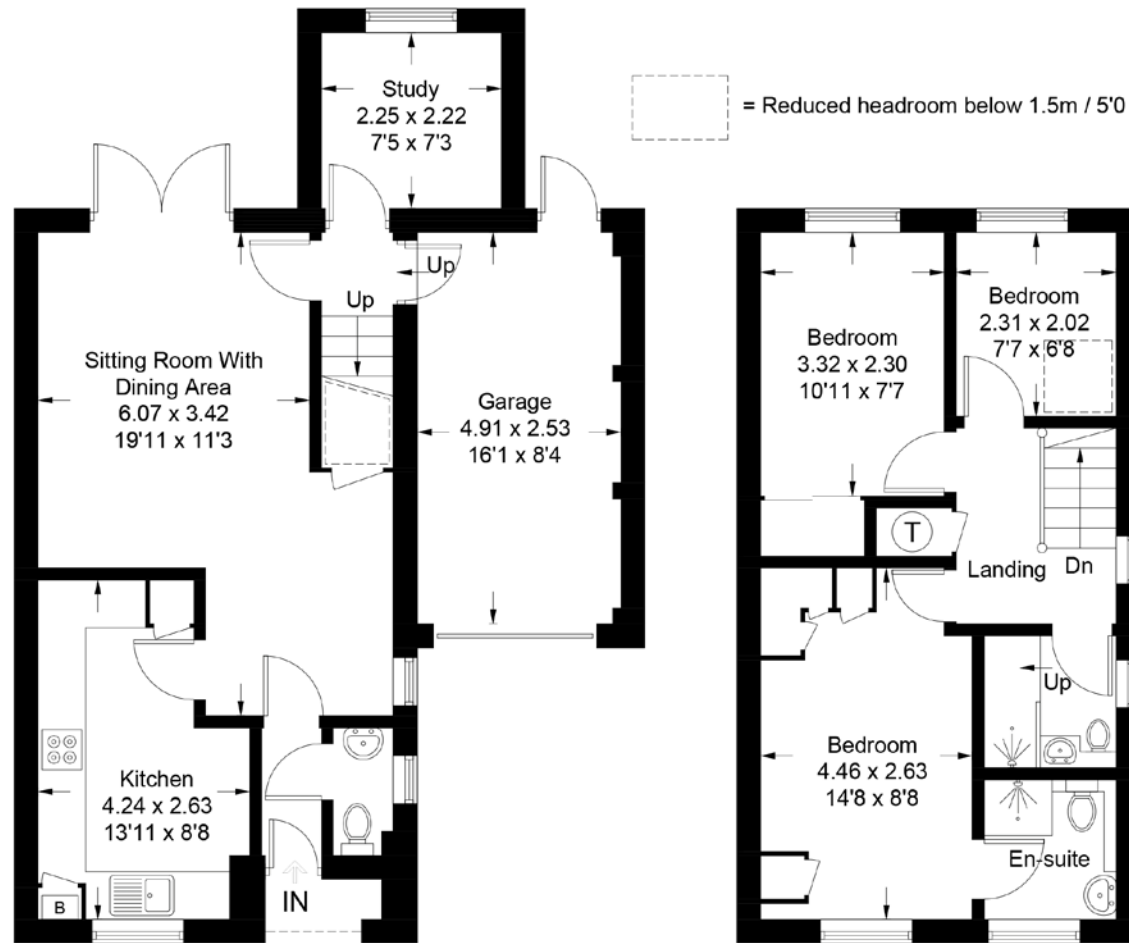
Upstairs, the generous principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. The second double bedroom also features fitted wardrobes, complemented by a well-proportioned third bedroom.

The recently refitted family bathroom is finished to a high standard and includes a modern white suite with a shower.

**OUTSIDE:**

The enclosed south-facing rear garden is mainly laid to lawn with an attractive patio area, ideal for al fresco dining and entertaining. To the front, the property offers off-road parking and an attached garage.

Finished throughout in a tasteful neutral décor, this attractive home is ready to move straight into, offering modern, comfortable living in one of the area's most popular residential locations.



TOTAL FLOOR AREA: 1022 sq. ft (95 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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