

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£850,000**

**Freehold**

3x  2x  2x 

Fairbourne Lane, Harrietsham, Maidstone,  
Kent, ME17

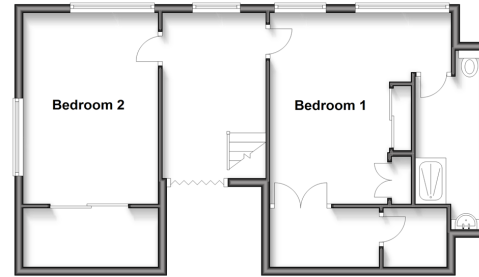
*Wards*

Helping you move forwards

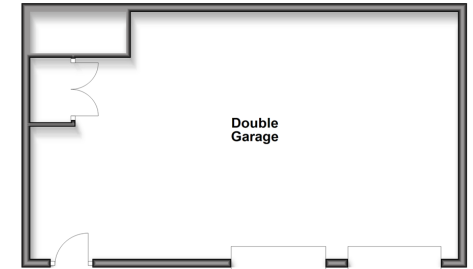
**Ground Floor**  
Approx. 1201.4 sq. feet



**First Floor**  
Approx. 609.3 sq. feet



**Outbuilding**  
Approx. 616.1 sq. feet



## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Breakfast Room: 15'7 x 12'6 (4.75m x 3.81m)  
 Utility Room: (L-shaped) 10'0 x 7'9 (3.05m x 2.36m)  
 plus 5'6 x 4'8 (1.68m x 1.42m)  
 Rear Lobby: 5'10 x 4'6 (1.78m x 1.37m)  
 Lounge: 15'9 x 12'6 (4.80m x 3.81m)  
 Family Bathroom: 8'2 x 7'9 (2.49m x 2.36m)  
 Bedroom 3: 12'7 x 10'1 (3.84m x 3.08m)  
 Dining Room: 12'9 x 10'0 (3.89m x 3.05m)  
 Conservatory: 16'5 x 12'7 (5.01m x 3.84m)

### FIRST FLOOR

Landing  
 Bedroom 1: (L-shaped) 14'10 x 10'7 (4.52m x 3.23m)  
 plus 4'8 x 13'0 (1.42m x 3.97m)  
 En-suite Shower Room: 13'9 x 7'3 (4.19m x 2.21m)  
 narrowing to 9'9 x 2'9 (2.97m x 0.84m)  
 Bedroom 2: 14'9 x 10'2 (4.50m x 3.10m)

### OUTBUILDINGS

Double Garage

### OUTSIDE

Front, Rear and Side Gardens  
 Paddock



## Main features

- Perfect equestrian opportunity with 4.34 acres
- Offered chain free
- Located in a quiet rural location
- Large private driveway with double garage included
- Bedroom 1 comes with en-suite shower room and walk-in wardrobe



### Nearest Schools

Primary Schools: Harrietsham C of E Primary 0.9 miles, Platts Heath Primary 1.0 miles, Kingswood Primary 1.3 miles  
Secondary Schools: Swadelands School 2.2 miles, Sutton Valence School 3.2 miles



### Transport Information

Train Stations: Harrietsham 1.0 miles, Lenham 1.9 miles, Hollingbourne 2.6 miles



### Address

Fairbourne Lane, Harrietsham, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(59) POTENTIAL: C(72)

12328444/20251018/SG/LNR