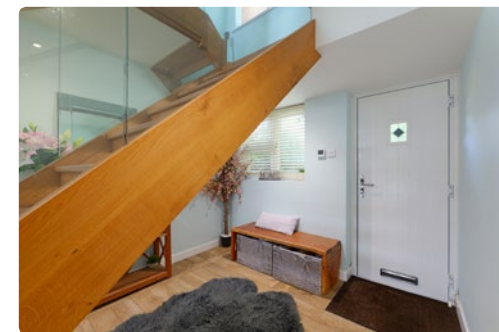
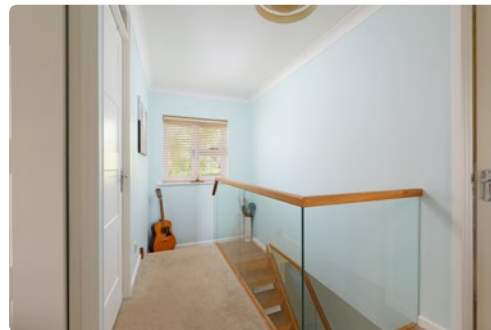
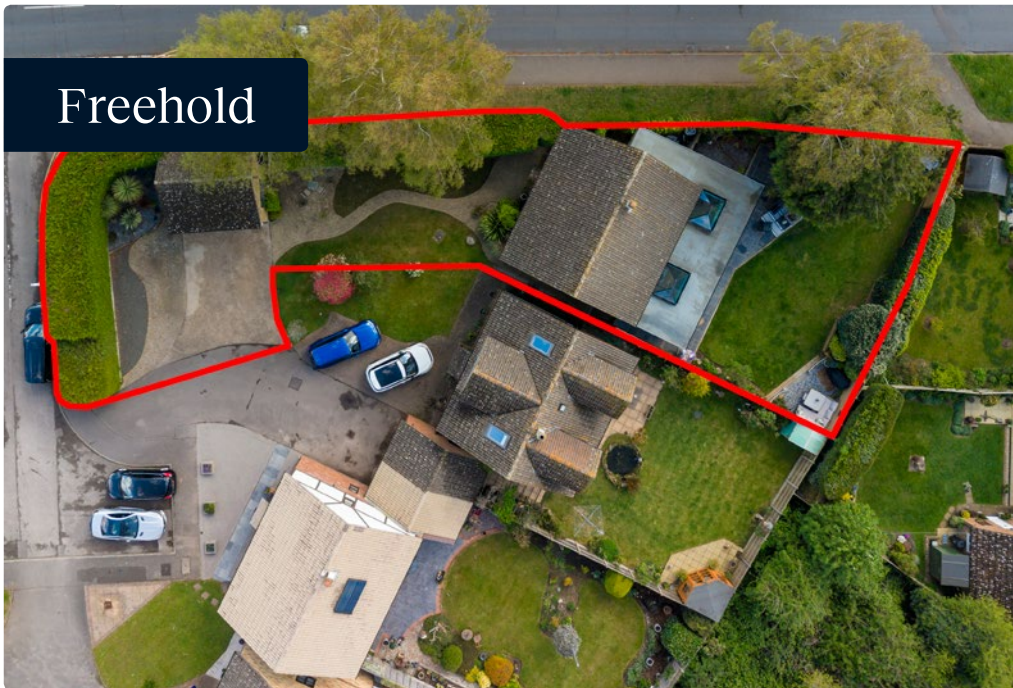




Freehold



## 1, Shearers Close, Weaving, Maidstone ME14 5UQ

- Creatively Extended Detached Residence
- Four Bedrooms & Two Luxury Bathrooms
- Open Plan Living Area With Bi-fold Doors
- Kitchen With Quartz Work Tops & Large Island
- Separate Snug With Bi-ethanol Fireplace
- South Facing Rear Garden With Integrated Lighting
- Resin Driveway & Double Garage With Office Space
- Sought After Location Within Grove Green

### SITUATION:

Shearers Close is ideally located within Grove Green, part of the village of Weaving, approximately two miles east of the county town of Maidstone. The property is within easy walking distance of a range of local amenities, including the stunning 450-acre Mote Park.

Weaving enjoys a strong sense of community and is well served by everyday conveniences, including two popular public houses, a medical centre, dentist, pharmacy, local supermarket, and a selection of parks and play areas.

The area is particularly well regarded for its excellent educational facilities across both primary and secondary levels. Notably, St John's Church of England Primary School, Invicta Grammar School, and School of Science and Technology Maidstone are all within walking distance.

The nearby village of Bearsted, just over a mile away, is a quintessential Kentish setting centred around an attractive village green, surrounded by a variety of period homes. The village offers a selection of well-regarded eateries and pubs, including The White Horse, Oak on the Green, and Fish on the Green, along with independent shops such as Crouch Butchers.

Additional amenities in Bearsted include a post office, supermarket, library, doctor's surgery, petrol station, as well as leisure facilities such as Bearsted Golf Club and Bearsted & Thurnham Tennis Club. The village also benefits from a mainline railway station offering regular direct services to London.

Bearsted and Weaving are surrounded by picturesque countryside, including Bearsted Woodland Trust, with easy access to the North Downs and the historic Pilgrims' Way, making the area ideal for walking and outdoor pursuits.



A creatively enhanced 1980s detached four-bedroom residence, ideally positioned in a highly sought-after area of Grove Green. Thoughtfully extended, the property offers over 1,800 sq. ft. of elegantly presented accommodation, set on a generous plot with a detached double garage and an exceptionally private south-facing rear garden.

The current owners demonstrate a clear eye for detail and a flair for interior design, having created a wonderfully bright and airy open-plan living space with clearly defined areas for relaxing, dining, and cooking. Striking bi-fold doors seamlessly connect this space to the garden.

The façade is primarily of exposed brick beneath a pitched tiled roof, complemented by dark-framed windows and a charming gabled porch over the front door. A curved paved pathway leads from the resin driveway, past a neatly landscaped lawn.

The front door opens into a welcoming



entrance hall, featuring a beautifully crafted oak-framed staircase with a contemporary glass balustrade. To the right is a well-appointed utility room and cloakroom, while to the left, a dual-aspect sitting room enjoys views over the front garden.

To the rear, the impressive open-plan space forms the heart of the home. The kitchen is finished with quartz worktops and metro-style tiling, complemented by a Kettle boiling water tap and many integrated appliances. A substantial central island with an oak breakfast bar provides both a functional workspace and a sociable focal point.

Overhead, skylights flood the dining area with natural light, while bi-fold doors open directly onto the garden. A partial dividing wall, with decorative panelling, creates a cosy snug area, centred around a contemporary bioethanol fireplace.

To the first floor, there are four generously proportioned bedrooms and a well-appointed family bathroom. The principal bedroom

benefits from air conditioning, and an en-suite bathroom, and attractive views over the rear garden.

#### OUTSIDE:

The property occupies a generous plot, with a large resin driveway to the front providing ample parking and leading to the double garage, which has been partially divided to incorporate a home office, while retaining useful storage space. The front garden is mainly laid to lawn, with a curved pathway guiding you to the entrance.

The south-facing rear garden has been fully landscaped and is enclosed by contemporary slatted fencing, offering a high degree of privacy. Thoughtfully designed seating areas are positioned to enjoy the sun throughout the day. A spacious patio extends from the bi-fold doors, leading to a pergola with a hot tub.

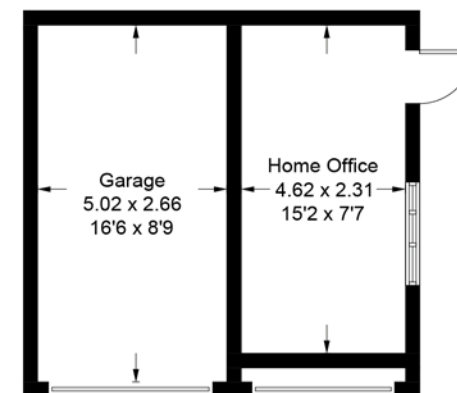
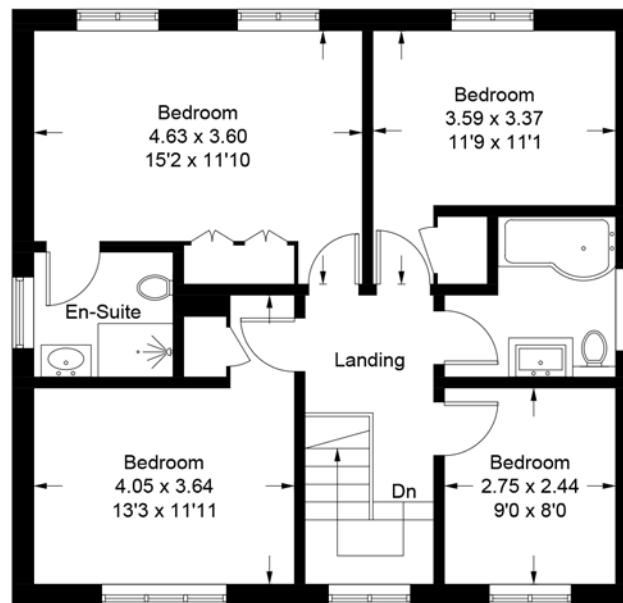
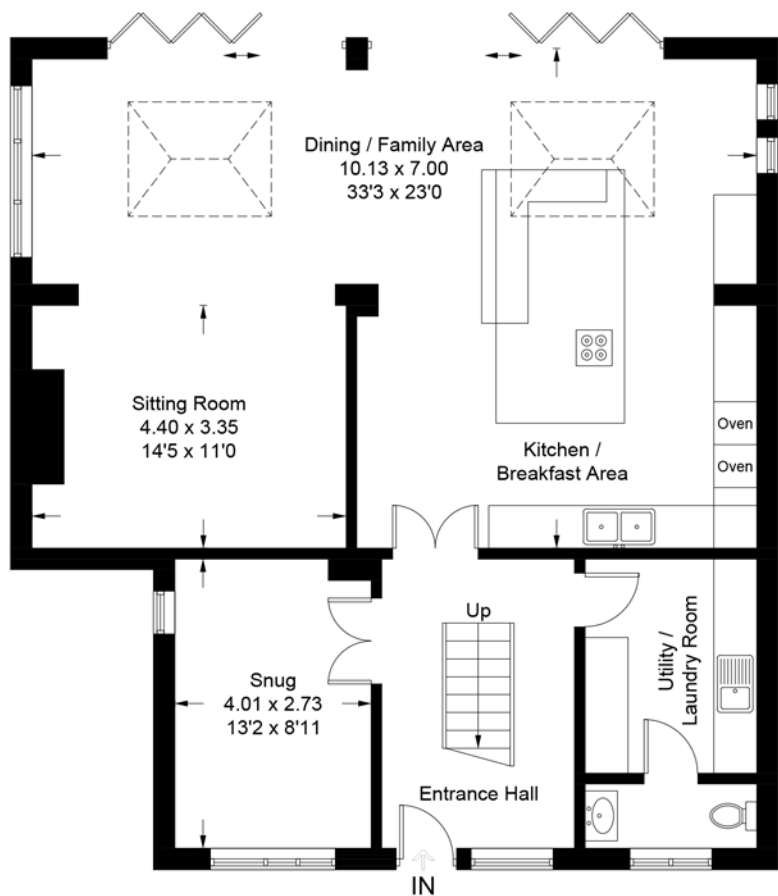
The garden is further enhanced by integrated lighting, creating a warm and inviting ambience in the evening.











**Outbuilding**  
(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 2066 sq. ft (192 sq. m)  
HOUSE: 1810 sq. ft (168 sq. m)  
GARAGE: 256 sq. ft (23 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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