**Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0NY**

**Guide Price £450,000 - £475,000**

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

****GUIDE PRICE £450,000 - £475,000**** An exciting opportunity has arisen to purchase a brand new home on this exclusive complex in the heart of the rural village of West Farleigh. This property comprises an entrance hall, kitchen/ living room, bathroom and 2 bedrooms. Externally the property has a pleasant garden, benefits from 2 x allocated parking spaces, EV charging points & solar panels.

To arrange your viewing contact Page & Wells King Street Office 01622 756703

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## Property Information
1 Chestnut Cottage is a detached new build single storey dwelling.
This property is in the final stages of construction and available to view via appointment only.

## Location
West Farleigh is a rural, yet convenient location, surrounded by picturesque walks. The county town of Maidstone is about 4 miles distant, where a vast range of amenities can be found.

## Key Features
* Single storey.
* EV Charging points.
* Solar panels.
* Underfloor heating throughout.
* Laminate flooring to hall and kitchen/Diner/Living Room.
* Half tiled bathroom.

## Entrance Hall
* With 2 large storage cupboards.

## Kitchen/Diner/Living Room
* Integrated fridge/freezer.
* Integrated hob and single oven.
* Integrated dishwasher.
* Integrated washing machine.
* The living area has bi-fold doors opening to the garden.

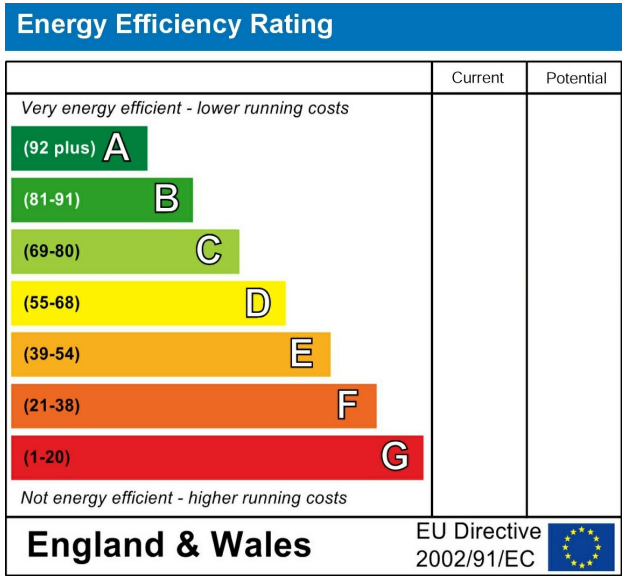
## Bedroom 1
* Fitted wall lights.
* Carpet.
* Window to side elevation.

## Bathroom
* Half tiled walls.
* Tiled floors.
* Sink with draw under.
* Bath with shower overhead.
* Heated towel rail.

## Bedroom 2
* Carpet.
* Fitted wall lights.
* Windows to front and side elevation.

## Contact
Page & Wells
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703
Email : sales@page-wells.co.uk

## Agent Note
EPC to be carried out upon the building works being complete.

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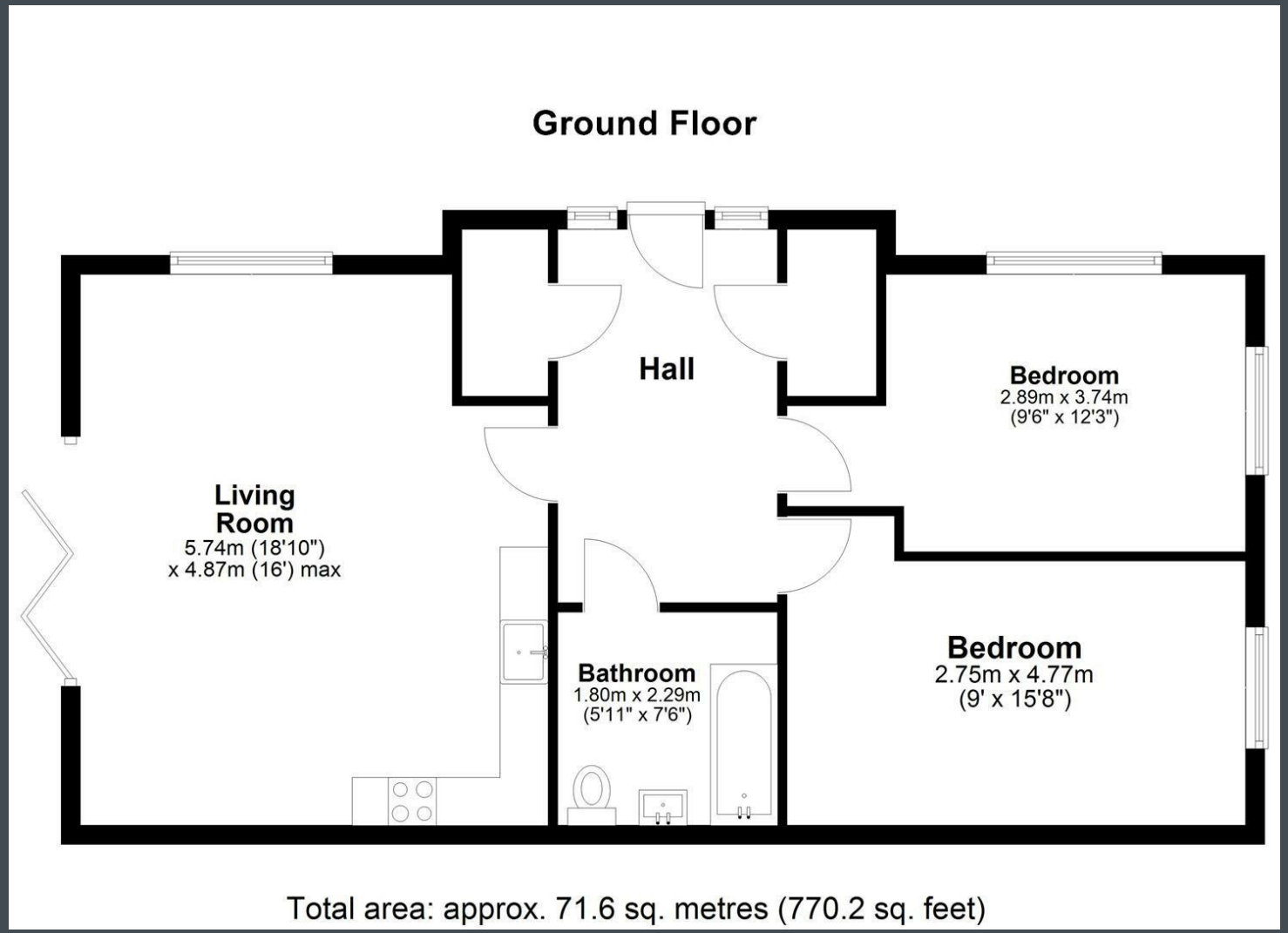
Ground Floor
Hall
Bedroom
2.89m x 3.74m
(9'6" x 12'3")
Living
Room
5.74m (18'10")
x 4.87m (16') max
Bathroom
1.80m x 2.29m
(5'11" x 7'6")
Bedroom
2.75m x 4.77m
(9' x 15'8")
Total area: approx. 71.6 sq. metres (770.2 sq. feet)