

Rivercroft

11A Beaconsfield Road, Maidstone, Kent, ME15 6RU



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



FOR SALE

Rivercroft

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Key Features

- 0.32 Acres Site - Development Opportunity
- Commercial Workshops & Outbuildings
- River Moorings
- 4 Bed Converted Bungalow
- EPC - B (84)
- Solar Panels

Description

A unique opportunity to purchase this property which benefits from a verity of options. The sale includes a 4 Bed Detached House with commercial outbuildings formally trading as a vehicle workshops and servicing bay plus boat moorings to the River Medway all on a site of on 0.32 Acres.

The property is held under two separate titles, K260368 and K444205 which has one access route within the title and also benefits from a secondary right of access providing flexibility to split the two titles in the future.

The property would suit an owner occupier looking for the work-life balance a property such as this could offer such as the current owner who has resided at the property and run a successful car servicing business from the site for many years enjoying the flexibility and lifestyle the river offers.



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Accommodation

This is a unique property offering a verity of alternative options. The house itself, Rivercroft, is an extended / converted bungalow benefiting from 4 reception rooms on the ground floor plus kitchen and 4 bedrooms on the first floor plus shower room. Externally the garden is laid to lawn with access leading to the commercial workshops. In addition, there are two separate buildings, a garage and the boat house situated on an area of approximately 0.2 acres which has access to the boat moorings onto the River Medway.

Rivercroft

Ground Floor

Reception Room - 3.36m x 3.64m

Dining Room - 4.36m x 3.63m

Study - 3.07m x 2.61m

Bathroom - 1.85m x 2.60m

Living Room - 4.82m x 3.65m

Kitchen - 2.85m x 3.63m

First Floor

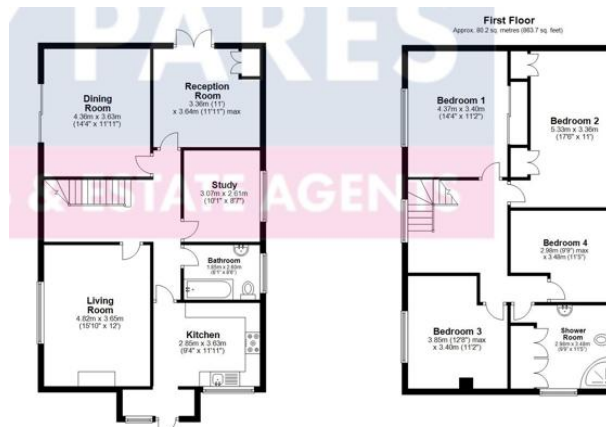
Bed 1 - 4.37m x 3.40m

Bed 2 - 5.33m x 3.36m

Bed 3 - 3.85m x 3.40m

Bed 4 - 2.98m x 3.48m

Shower Room - 2.98m x 3.48m



Workshop

Bay 1 - 44.78 sq m = 482 sq ft

Bay 2 - 43.68 sq m = 470 sq ft

Garage -

48.76 sq m = 523 sq ft

Boat House -

50.83 sq m = 547 sq ft

N.B. The workshop equipment and commercial fixtures and fittings may be available by separate negotiation.

Rateable Value

Council Tax - Band D

Price

Unconditional Guide Price £750,000

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

EPC

B - 84

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on Beaconsfield Road, less than 1 mile from Maidstone Town Centre, the County Town of Kent. Locally the property is exceptionally well positioned being just a 10 minute walk via the footbridge to the Lockmeadow complex which has a multitude of leisure activities anchored by the Odeon cinema and various restaurants. The property benefits from direct access to the River Medway via the Moorings giving options for an alternative transport route.

Maidstone itself benefits from excellent connectivity being on junctions 6 and 7 of the M20 motorway and has rail services via two main stations, Maidstone East and Maidstone West offering services to London in 1 hour.

The property is well located for various schools in the area:

Archbishop Courtenay Primary School - 0.3 miles

South Borough Primary School - 0.9 miles

St Michael's C of E School - 0.4 miles

For all Viewings and Enquiries contact:



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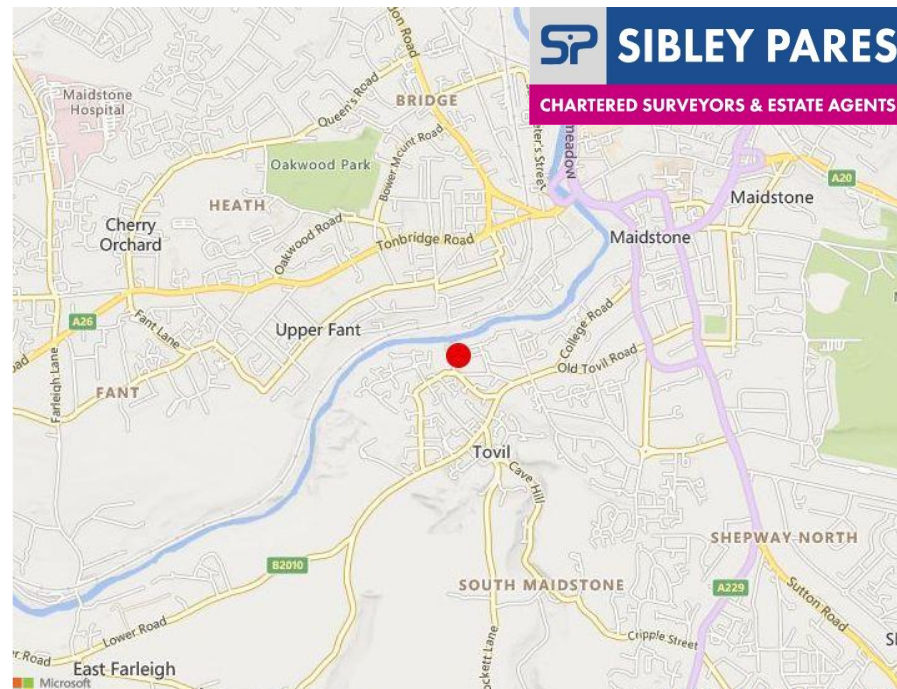
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