



2 MAIDSTONE ROAD , BOROUGH GREEN , KENT, TN15 8BD

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 **Hillier**
Reynolds

GUIDE PRICE
£800,000- £850,000

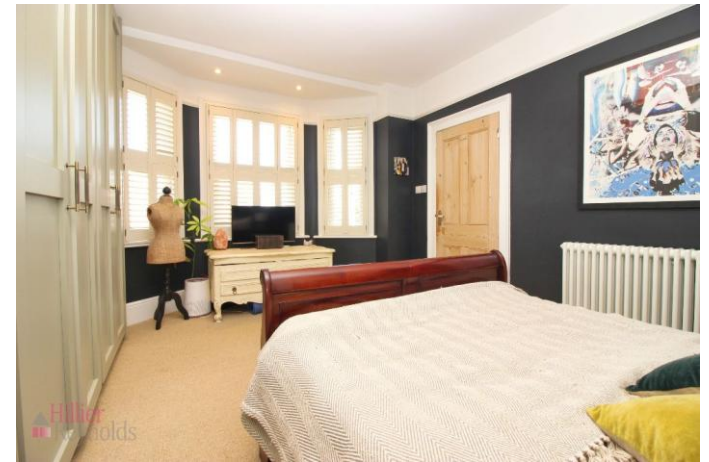
FREEHOLD

Beautifully presented four
bedroom detached character
property.

South facing rear courtyard
garden. Detached garage
and two parking spaces.

Central village location. NO
ONWARD CHAIN.





We are delighted to market this beautifully presented four bedroom detached character property which enjoys a central village location. This handsome well-maintained family home is located within easy walking distance of the village centre and M25 with regular services to London Bridge, Charing Cross and Victoria. The property is offered for sale with NO ONWARD CHAIN.

From the moment you enter this unique and spacious property you will fully appreciate the attention to detail and effortless blend of stylish modern decor whilst still retaining all the character features associated with a property of this age. The kitchen/breakfast room is simply stunning with a large central island and double aspect bi-fold doors which open out onto a Mediterranean style, south facing courtyard which is a fantastic outdoor entertaining area. There is direct access into the detached garage as well as a gate leading to the parking area where there is space for approx. 2 cars.

The dining room is located next door to the kitchen and also has bi-fold doors that connect effortlessly to the outdoor space. The lounge is well-proportioned with a large bay window and log burner. There is an additional reception room at front of the property that is currently used as a music room however would make an ideal study or children's playroom.

Hidden behind a cleverly designed unit are stairs leading down into the basement where you will find a bar and family entertainment room. A cloakroom completes the downstairs accommodation.

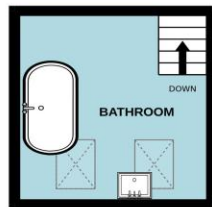
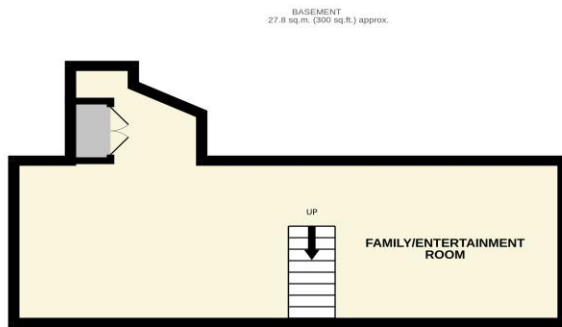
Upstairs this fabulous home continues to impress with four stylish and tastefully decorated double bedrooms. The master bedroom is located at the rear of the property and has a good selection of fitted wardrobes as well as an en suite shower room. Bedroom two is located at the front of the house and has a large bay window as well as plenty of built in wardrobes. With two further double bedrooms and a stunning family shower room space and storage are premium.

On the top floor you will find a haven of peace and tranquillity as the current owners have utilised this space as a stunning bathroom with free standing bath, perfect for escaping to at the end of the day.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Mary's Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

We are expecting a high level of interest in this exceptional family home so viewing is highly recommended to avoid disappointment.

ACCOMMODATION



TOTAL FLOOR AREA : 178.2 sq.m. (1918 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hallway

Study - 11'8" (3.56m) x 10'11" (3.33m)

Lounge - 15'2" (4.62m) x 11'4" (3.45m)

Dining Room - 11'0" (3.35m) x 9'5" (2.87m)

Kitchen/Breakfast Room - 20'8" (6.30m) x 19'3" (5.87m) reducing to 12'9" (3.89m)

Lower Ground Floor

Family/Entertainment Room - 28'3" (8.61m) x 9'5" (2.87m)

First Floor

Bedroom 1 - 18'1" (5.51m) x 8'5" (2.57m)

En-suite

Bedroom 2 - 15'2" (4.62m) x 9'6" (2.90m)

Bedroom 3 - 11'5" (3.48m) x 9'9" (2.97m)

Bedroom 4 - 11'8" (3.56m) x 11'2" (3.40m)

Shower Room

Second Floor

Bathroom - 11'3" (3.43m) x 10'5" (3.18m)

Outside

Fully enclosed south facing Mediterranean courtyard style entertaining area. Gate leading to rear of property with parking for approx. 2 cars.

Garage - 17'4" (5.28m) x 13'8" (4.17m) + mezzanine above



Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road for 100 yards and the home can be found on the right hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

For more information or to arrange an appointment to view, please contact us on:

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