



Caring Lane, Leeds, Maidstone, Kent, ME17 1TJ
Offers In Excess Of £1,150,000



****GUIDE PRICE £1,150,000 - £1,250,000**** Nestled at the foot of the North Downs in a tranquil semi-rural hamlet, Spout House is an exceptionally beautiful Grade II Listed family residence. This historic property artfully combines charming period features with sophisticated contemporary interiors, creating a delightful blend of classic allure and modern comfort.

Tenure: Freehold. Council Tax Band: G. EPC rating: E.



SUMMARY

Originally dating back to the 14th century with additions in the 18th, 19th, and 20th centuries, Spout House showcases nearly 3,000 square feet of flexible living space that is both practical and inviting, whilst the fully insulated cabin/office takes the total square footage to 3,275 square feet.

The heart of the home is the stylish kitchen/breakfast room, finished in Quartz and boasting a comprehensive selection of high-quality appliances, with a dedicated utility room adjoined. Adjacent to the kitchen is the versatile sitting room/snug is enhanced by a log-burning stove, creating a warm and inviting atmosphere which could be used as a dining room or play room if desired. The central dual aspect drawing room boasts a fabulous inglenook fireplace with log burner and leads to a further reception room currently used as a dining room, leading onto a newly built oak framed sun terrace, providing breath-taking views over the beautifully landscaped gardens, ideal for enjoying morning coffee or evening relaxation.

On the first floor, the property continues to impress with four generous double bedrooms, which are served by a contemporary family bathroom. The luxurious principal suite on the second floor features extensive built-in storage, a dedicated dressing room, and a lavish en-suite bathroom.

Outside, Spout House is graced by a stunning walled garden that stretches across expansive lawns, newly laid block paved pathways, and includes a charming pond with decked area.. An extensive sandstone terrace provides a fantastic space for entertaining and alfresco dining, while a substantial oak-framed summer house offers a versatile area that can serve as an office, gym, or studio, all with lovely views towards the main house.

Access to the property is via electronically operated gates leading to a long, sweeping driveway that accommodates ample parking for multiple vehicles. A detached oak-framed double garage offers secure parking for cherished vehicles and additional storage space.

Spout House is the epitome of a traditional Kentish residence, seamlessly blending modern amenities with historical charm. This remarkable family home in an enchanting setting is an opportunity not to be missed.

LOCATION

Caring Lane is nestled in a breathtakingly beautiful setting, boasting excellent connections to the M20, providing easy access to London and the Channel Ports, as well as Bearsted mainline station. This coveted semi-rural location is situated on the outskirts of the charming village of Bearsted, where residents enjoy a delightful array of shops, cafe's, highly reputable schools including nearby Sutton Valence private school, gastro pubs, restaurants, a historic parish church, and a picturesque village green. It's an idyllic place to call home, blending the tranquility of rural life with convenient amenities.

ACCOMODATION

GROUND FLOOR:

- Entrance hall
- Cloakroom
- Utility room
- Kitchen

- Sitting room
- Drawing room
- Dining room
- Balcony

FIRST FLOOR:

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bathroom

SECOND FLOOR:

- Principal bedroom
 - Dressing room
 - Ensuite
- EXTERNALLY**
- Driveway
 - Double garage
 - Front garden
 - Rear garden
 - Cabin/office
 - Shed

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

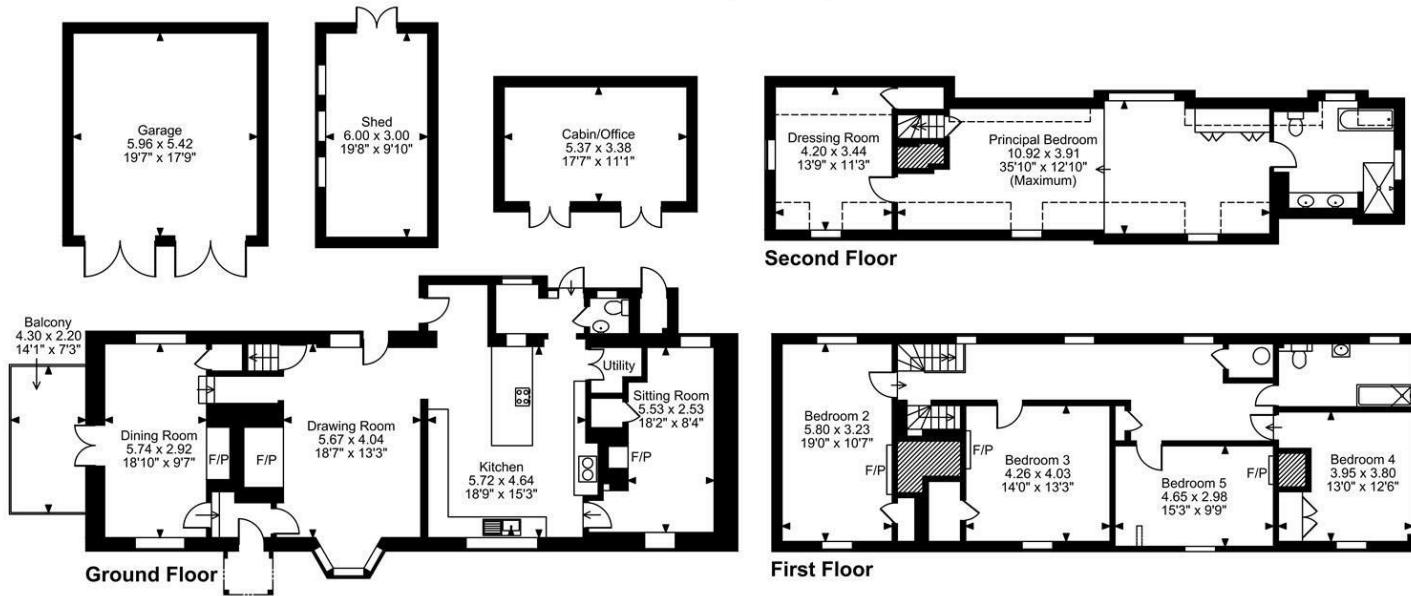
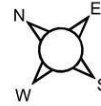
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Caring Lane, Leeds, Maidstone, Kent
Approximate Gross Internal Area
Main House = 2886 Sq Ft/268 Sq M
Garage = 348 Sq Ft/32 Sq M
Cabin/Office & Shed = 389 Sq Ft/36 Sq M
Balcony external area = 102 Sq Ft/9 Sq M
Total = 3623 Sq Ft/336 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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