Merry Oaks Headcorn Road
Platts Heath, Maidstone
ME17 2NH

Asking Price £575,000

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Description

An exceptional detached family bungalow enjoying an exquisite semi-rural setting, backing directly onto Forestry Commission land and conveniently located close to the village infant and junior schools. Beautifully presented and tastefully decorated throughout, the property offers spacious and versatile accommodation extending to approximately 1,500 sq ft, with generously proportioned bedrooms and living areas.

Occupying a substantial, elevated plot, the property is set well back from the road and benefits from ample off-road parking together with a large integral garage. To the rear is an impressive garden measuring approximately 75' x 50', enjoying a south-easterly aspect and a wonderful outlook, flanked by woodland.

Adding considerably to the appeal of the setting, Forestry England, on behalf of the Forestry Commission, purchased Pleasant Farm in 2020 and has since undertaken an extensive tree-planting initiative to create Pleasant Forest — an attractive new woodland and wildlife habitat surrounding Platts Heath. The property is being sold with no forward chain.

Location

Platts Heath is a sought after hamlet 2 miles south of Lenham Village. Platts Heath has its own highly regarded Infant and Junior school, together with community centre and is renowned for being the source of the River Len. Lenham is a busy and sought after Village with its historic square, flanked by period properties offering a selection of shops providing for every day needs together with a mainline railway station connected to London on the Victoria line. The Village also boasts a highly regarded Senior school with a 'Good' Ofsted report. Maidstone may be accessed via the A20 and is 10 miles to Maidstone and 9 miles to Ashford.

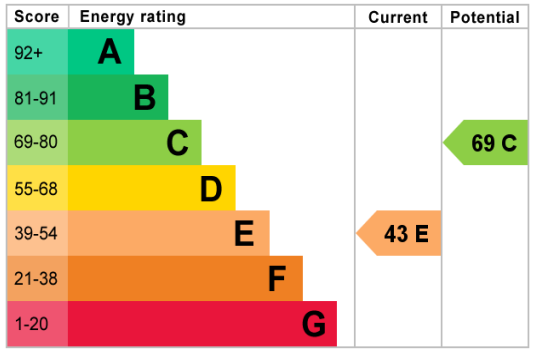
Council Tax Band

F

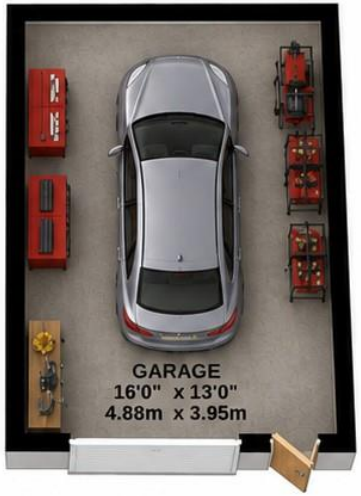
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) 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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ENTRANCE HALL *26' 0" x 12' 2" (max) (7.92m x 3.71m)*

A welcoming partially glazed composite entrance door, finished in an attractive sage green with adjoining side window, opens into the hallway featuring oak flooring, a radiator with decorative cover, built-in linen cupboard, access to the roof space and low-voltage recessed lighting.

DINING ROOM *13' 10" x 10' 6" (4.21m x 3.20m)*

Oak flooring, window to the side aspect, traditional column-style radiator and a wide opening leading through to:

LOUNGE *19' 1" x 14' 0" (5.81m x 4.26m)*

Oak flooring flows throughout, complemented by an imposing brick feature fireplace with slate hearth and media wall above. Bespoke fireside cabinetry provides deep shelving, oak display tops, cupboards beneath and concealed lighting above. The room enjoys a superb triple aspect, with two windows overlooking the south-easterly facing rear garden and a sliding casement door opening directly onto the patio. Three traditional column-style radiators and wall light points complete the room.

KITCHEN *15' 10" x 8' 2" (4.82m x 2.49m)*

A comprehensive range of Shaker-style wall and base units with elegant gold fittings, complemented by marble-effect work surfaces. Appliances include a five-ring Neff induction hob with extractor hood above, twin Neff eye-level ovens, integrated fridge/freezer, washing machine and dishwasher. Further features include a dedicated waste disposal cupboard and ceramic sink with brass mixer tap and drainer. Low-voltage recessed lighting completes the kitchen, while a window and double casement doors overlook and open onto the south-easterly facing rear garden.

BEDROOM 1 *13' 9" x 13' 2" (4.19m x 4.01m)*

Bay window to the front aspect, traditional column-style radiator, low-voltage recessed lighting and door leading through to:

EN-SUITE SHOWER ROOM

White suite comprising a corner step-in shower enclosure with Aqualisa shower, wash hand basin with built-in storage beneath and low-level WC. Further features include tiled splashbacks, recessed shelving with inset mirror, vinyl flooring and a window to the side aspect.

BEDROOM 2 *14' 4" x 11' 7" (4.37m x 3.53m)*

Bay window to the front aspect, built-in wardrobes providing ample storage and a traditional vertical column-style radiator.

BEDROOM 3 *11' 1" x 8' 2" (3.38m x 2.49m)*

Feature half-panelled walls, traditional column-style radiator and a window to the front aspect.

BEDROOM 4 *10' 3" x 8' 2" (3.12m x 2.49m)*

Window overlooking the rear garden with a south-easterly aspect, recessed area ideal for fitted wardrobes, traditional column-style radiator and low-voltage recessed lighting.

BATHROOM

White suite with a stylish combination of chrome and brass fittings, comprising a panelled bath with handheld shower and tiled splashbacks. Oak flooring continues the quality finish, while a window to the rear enjoys a south-easterly aspect. Low-voltage recessed lighting and two wall light points complete the room.

OUTSIDE

To the front, the property offers generous off-road parking for up to four vehicles, complemented by attractive ragstone retaining walls with plum slate detailing. Shallow paved steps with an iron balustrade lead to the entrance, while a lawned area with mature trees and shrubs provides an attractive approach. Further features include gated pedestrian access to the rear garden, outside lighting, a 1,000-litre plastic oil storage tank and access to the garage.

The wonderfully secluded rear garden enjoys a desirable south-easterly aspect and measures approximately 75' x 50'. Backing directly onto Forestry Commission land, it benefits from a delightful natural backdrop with countryside walks virtually on the doorstep. A generous paved patio adjoins the house, providing an ideal space for outdoor entertaining, beyond which lies an extensive lawn bordered by a variety of established trees and shrubs, including a mature cherry tree. The garden is enclosed by fenced boundaries and also benefits from outside lighting, a water butt and a useful lean-to store positioned to the side of the property.

GARAGE 18' 9" x 13' 8" (5.71m x 4.16m)

Equipped with electric lighting and power, with access via an electric roller door. The garage also houses the oil-fired boiler and sump pump.

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