

**RUSH
WITT &
WILSON**



**West Lodge The Priory, East Farleigh, Maidstone, Kent ME15 0HA
Offers In The Region Of £789,950**

Rush Witt & Wilson are pleased to offer this simply stunning, extended and improved former gate house offering a beautiful blend of character features and contemporary styled living with the extra benefits of a detached studio/potential annex.

The well-proportioned accommodation comprising an entrance hallway, kitchen/breakfast room, impressive 31' living/dining room with feature fireplace and two sets of double doors giving access to the gardens, master bedroom with walk-in wardrobe and en-suite bathroom, two further double bedrooms, snug/bedroom 4, family bathroom and cellar. Outside the property benefits from a detached studio (considered suitable for a number of uses such as an annex or air home income opportunity, subject to any necessary permissions being obtained), extensive off road parking, an attached single garage, decked terrace with detached wooden lodge and good sized lawned gardens to the side and rear.

An internal inspection of this generously proportioned and delightful former gate house is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.



Entrance Hallway

Wooden entrance door, radiator and connecting doors leading to:

Snug/Bedroom 4

14'5 into bay x 11'11 (4.39m into bay x 3.63m) Being double aspect with Bay window to the front and further window to the side elevation, built in storage cupboard, arched opening from hallway and radiator.

Bedroom 2

12'0 into bay x 11'11 (3.66m into bay x 3.63m) With bay window to the front elevation, two radiators and floor to ceiling built in wardrobes to one wall.

Bedroom 3

11'11 x 9'2 (3.63m x 2.79m) With window to the side elevation and radiator.

Bathroom

White suite comprising corner bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, tiled walls and flooring, storage cupboard housing wall mounted boiler and hot water cylinder, further cupboard with space and plumbing for washing machine and tumble dryer above, radiator and obscured glazed window to side elevation.

Access to loft space which is fully boarded and runs the length of the property.

Kitchen/Breakfast Room

22'1 x 11'9 (6.73m x 3.58m) Fitted with a range of traditional style cream cupboard and drawer base units with matching wall mounted cupboards, complimenting wood-block work surface with tiled splash backs, inset butler sink, integrated dishwasher, breakfast bar, space and point for range style cooker with stainless steel extractor canopy above, space and point for free standing fridge/freezer, tiled flooring, spiral staircase to the cellar, window to the rear elevation and stable door giving access to the paved terrace and garden.

Archway with steps descend to:

Cellar

11'6 x 10'1 (3.51m x 3.07m) With laminate flooring, storage cupboard and radiator.

Living/Dining Room

31'3 max x 20'3 (9.53m max x 6.17m) The impressive Living/Dining Room is triple aspect with windows to the side and rear, two sets of double doors giving access to the side terrace and rear garden, feature fireplace with stone surround and radiator.

Master Bedroom

13'10 x 11'10 (4.22m x 3.61m) With feature window to the side elevation with built in window seat and storage beneath, radiator, large walk in wardrobe with shelved and hanging storage.

Connecting door leading to:

En-Suite Bathroom

White suite comprising roll top bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, corner shower cubicle, obscured glazed window to rear elevation, fully tiled walls and floor

Outside

Gardens

'West Lodge' is accessed via a tarmac driveway through cast iron double gates with stone pillars leading to an attached single garage and large gravelled parking area providing off road parking for several vehicles. To the side of the driveway is a small area of lawn boarded by conifer hedging to one side and large decked terrace giving access to the Detected Lodge and enjoying pleasant views over the adjoining orchard and countryside beyond.

A generous paved terrace accessed from the Kitchen/Breakfast Room and double doors from the Living/Dining Room is considered ideal for outside dining and entertaining and leads to established side and rear gardens offer good sized areas of lawn being boarded with a range of established shrubs and trees.

Detached Studio (L shaped)

31'2 max x 17'4 max (9.50m max x 5.28m max) Fantastic space with range or windows to all four elevations, two entrance doors and bi-fold doors to the rear elevation opening to a decked terrace and gardens beyond, wall mounted electric heaters, wooden flooring, two roof lanterns, kitchenette with a range of modern cupboard and drawer base units and matching wall mounted cupboards, complimenting work-surface with tiled splash backs and inset stainless steel sink unit and separate cloakroom with low level WC and wash-hand basin.

Detached Lodge

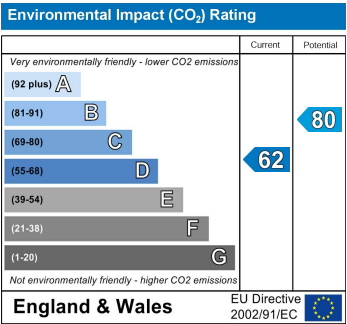
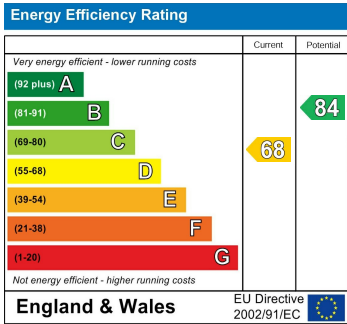
Detached timber lodge with light and power connected.

Agent Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Please note the entrance driveway also provides access to the two neighbouring properties to the rear of West Lodge.





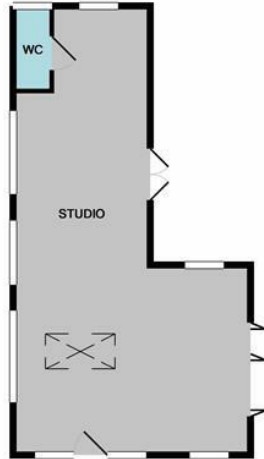


BASEMENT
APPROX. FLOOR
AREA 144 SQ.FT.
(13.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2479 SQ.FT. (230.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2018



GROUND FLOOR
APPROX. FLOOR
AREA 2335 SQ.FT.
(216.9 SQ.M.)



RUSH & WILT WILSON

Residential Estate Agents
Lettings & Property Management



94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwiltwilson.co.uk
www.rushwiltwilson.co.uk