



Firs Lane, Hollingbourne, Maidstone, , ME17 1XJ

Price £775,000



Nestled in a tranquil semi-rural setting, this exquisite detached family home is part of the exclusive Firs Lane development, located on a private gated road between Bearsted and Hollingbourne. Comprising just three executive, eco-friendly residences, this thoughtfully designed four-bedroom home seamlessly blends comfort and luxury.

The ground floor accommodation comprises entrance hall, open-plan kitchen/dining area boasting a high-specification designer kitchen equipped with premium stone worksurfaces, an induction hob, electric oven, built-in fridge freezer, washing machine, and wine cooler. The Bethersden Woodgrain kitchen range adds sophistication, showcasing natural Davos Oak cabinetry and LED under-cabinet lighting. At the back, the spacious lounge features large bi-fold doors that open to the beautifully landscaped rear garden, which includes a patio and lawn, making it an inviting space for gatherings with family and friends while offering picturesque views of the countryside from the patio.

Upstairs, the quality finishes continue, with the main bedroom benefiting from a contemporary en-suite shower room. The elegantly fitted family bathroom serves the other bedrooms, one of which could conveniently be adapted into a study for those working from home.

Additional features of this home include economical underfloor heating throughout, powered by an air source heat pump, along with solar panels for enhanced energy efficiency. The property also includes driveway parking and a detached oak barn carport with an electric vehicle charging point.

You are invited to put your own stamp on the property by selecting your choice of flooring/carpets, and any specific requirements will be considered. Tenure: Freehold. EPC Rating: B. Council Tax Band: Awaited.



LOCATION

The property is situated between Bearsted and Hollingbourne taking full advantage of good commuter links with access to the M20 motorway and situated on a main bus route, whilst there are mainline train stations at both Bearsted and Hollingbourne. Both villages are served by shops, pubs, restaurants and schools. Further nearby amenities include Leeds Castle, Mote Park and a golf course. Maidstone, the county town of Kent, is c3-miles away.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

First Floor:

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Driveway


Carport

Gardens

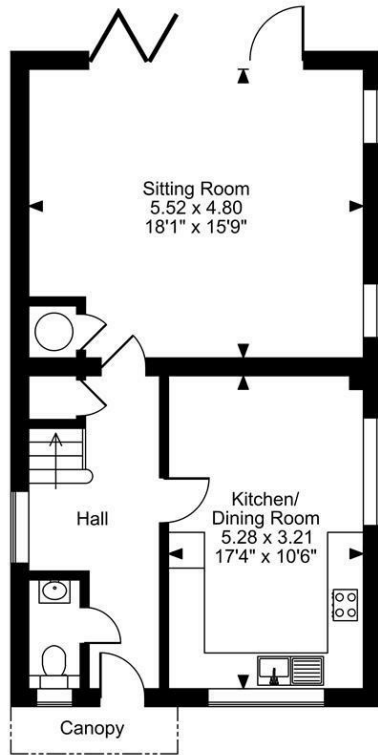
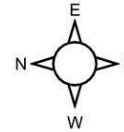
VIEWING

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

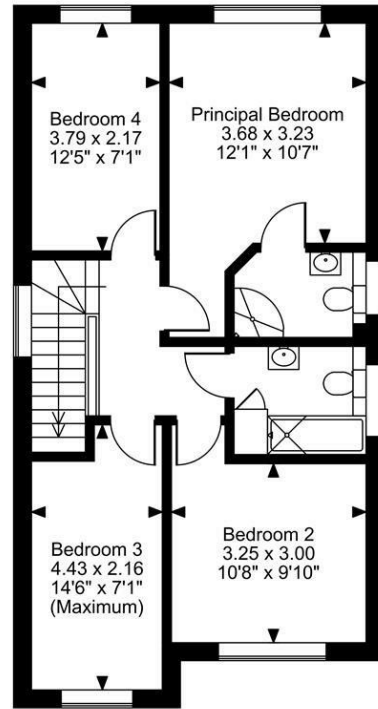
Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 91 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

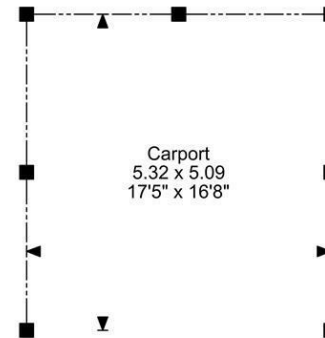
Firs Lane, Hollingbourne, Maidstone
Approximate Gross Internal Area
1255 Sq Ft/117 Sq M
Carport external area = 290 Sq Ft/27 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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