



Leney Road, Watringbury, Maidstone, ME18 5DQ
£625,000



Located in the charming village of Watlington, this splendid 4 BEDROOM, DETACHED house on Leney Road offers a perfect blend of modern living and spacious comfort. Boasting an impressive 1,725 square feet, this property is set on a large plot, providing ample outdoor space for relaxation and recreation. One of only 3 houses built in this style you are being offered a rare opportunity with this home.

The house has been heavily extended and inside the downstairs space is vast with a huge 20ft lounge/breakfast room, separate dining room, study, conservatory, convenient utility room and downstairs cloakroom. Particular attention is paid to the kitchen/breakfast room which again is a huge living space which makes this home ideal for families.

With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. There is a family bathroom as well as an ensuite to the master bedroom.

Outside you will find a magnificent garden with an abundance of lawn, mature beds and patio space. offering several seating areas the experience all day sunshine. This house provides a driveway allowing for several vehicles spanning across the front of the house and the double garage adds to the prestige of this home. Additional benefits include alarm and CCTV.

This delightful residence is perfect for those seeking a peaceful yet connected lifestyle, with local amenities and transport links just a stone's throw away. Whether you are looking for a family home or a place to entertain, this property on Leney Road is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

- Stunning Detached House
- Prestigious Watlington Village Location
- 4 Bedrooms
- Multiple Reception Rooms
- 20ft Lounge
- Beautiful Landscaped Garden
- Double Garage
- Driveway For Multiple Vehicles
- CCTV/Alarm Fitted
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





LOCAL AREA INFORMATION FOR WATERINGBURY

Westbury is conveniently situated on the edge of the Village of Wateringbury with its local post office and shops. Also within close driving distance are Kings Hill, West Malling and Paddock Wood. All with excellent range of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, David Lloyd Leisure Centre, golf course and much more. There are doctors surgeries in both Wateringbury and King Hill.

Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.



For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

Local Primary Schools include Wateringbury and Mereworth . There are Grammar Schools for both Boys and Girls in Tonbridge and Maidstone. Local Independent Schools include Sutton Valence, Tonbridge and Sevenoaks Public Schools, also The Schools at Somerhill and Hilden Grange at Tonbridge and Kent College for Girls at Pembury. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

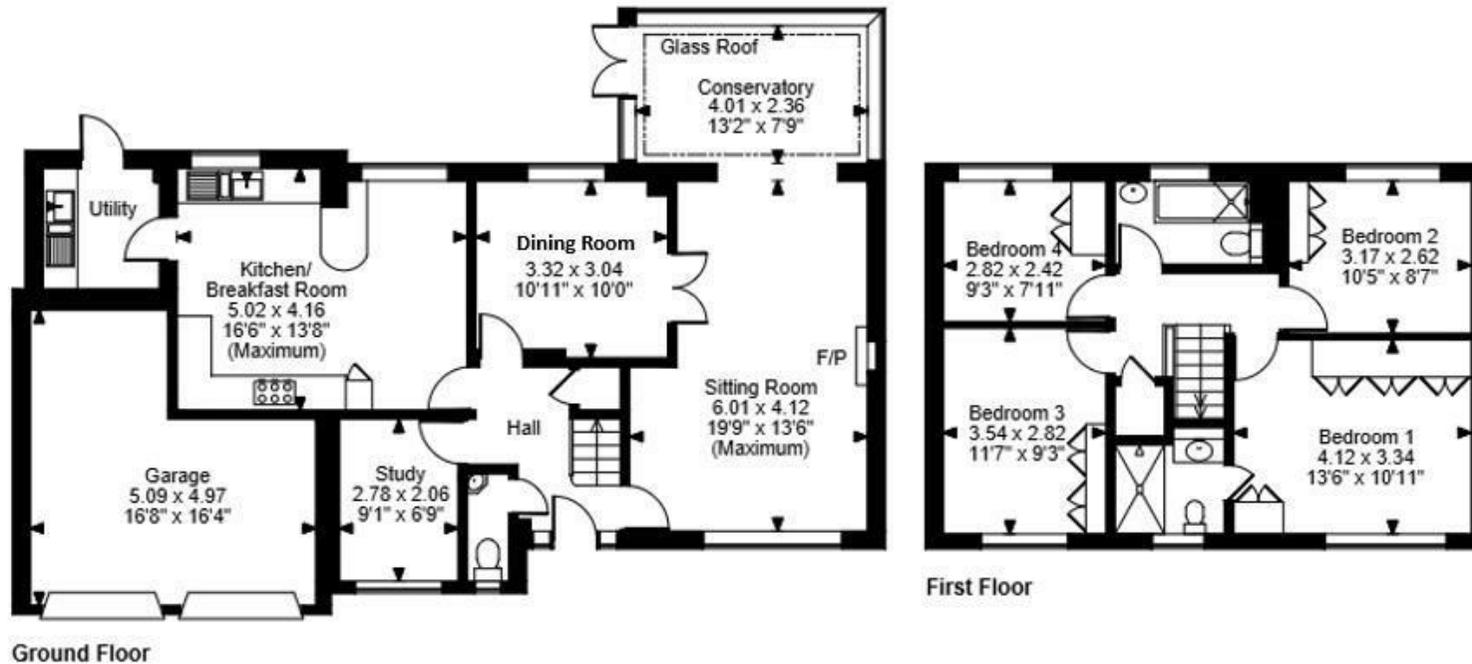
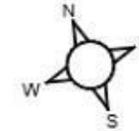


ADDITIONAL INFORMATION

- Freehold
- Detached House
- Council Tax Band F
- EPC Rating C
- UPVC Double Glazing
- Gas Central Heating (regularly serviced)
- Gas, Electric, Mains Drainage, Water, Broadband and Phone Line
- Loft - part boarded with ladder
- Fully Alarmed
- CCTV Installed



Leney Road, Watlingbury, Maidstone
Approximate Gross Internal Area
Main House = 1506 Sq Ft/140 Sq M
Garage = 219 Sq Ft/20 Sq M
Total = 1725 Sq Ft/160 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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