



Garden Cottage Kirkdale Road, Loose, Maidstone, Kent, ME15 9SG
Guide Price £800,000

GUIDE PRICE £800,000 - £850,000NO FORWARD CHAIN*GARDEN COTTAGE IS AN EXCEPTIONAL FOUR BEDROOM DETACHED HOME IN A MOST SOUGH AFTER QUIET LOCATION WITH A STUNNING WEST FACING GARDEN AND FABOUS VIEWS OVER SURROUNDING COUNTRYSIDE AND WALKS IN THE LOOSE CONSERVATION AREA

For educational facilities, there are several private and state schools within each reach including; Ofsted 'Outstanding' Loose Primary School, Sutton Valance Preparatory School and the Maidstone Grammar Schools. For the commuter, local stations provide excellent links to London from Marden and Staplehurst with frequent services to London Bridge in approximately 50 minutes. Local amenities include Sainsbury's, a Post Office and the popular 'Chequers' Public House.

Whilst retaining several characterful features, including exposed beams and brick built fireplace, the current owners have upgraded the property with insulation, electric garage double doors, solar panels and fitted office furniture. The accommodation is arranged over two floors. On the ground floor there is an entrance porch, useful ground floor cloakroom, entrance hall, lounge with feature bay window and library, fitted kitchen with granite worksurfaces, dining room leading into a conservatory, study with fitted units and a spacious utility/ laundry room with door leading into the double garage. On the first floor there is a family bathroom with bath and separate shower unit, four bedrooms including an ensuite to the main bedroom and dressing room to guest suite.

Externally, the driveway provides off road parking for at least three cars and leads to the double garage. To the rear, a wonderful WEST FACING GARDEN which has been well cared for by the present owner. The garden is predominately laid to lawn and includes established borders of shrubs, hedging, raised vegetable beds, green house, shed and extensive brick built outbuilding for conversion or storage.

Call Page and Wells to book your viewing today!



GROUND FLOOR

Entrance Hall 10'8" x 6'5" (3.27m x 1.97m)

Hall 13'2" x 10'2" (4.02m x 3.11m)

Lounge 14'6" x 13'2" (4.42m x 4.02m)

Kitchen 12'2" x 9'2" (3.71m x 2.81m)

Dining Room 14'9" x 12'9" (4.52m x 3.89m)

Office 12'3" x 9'0" (3.74m x 2.76m)

Conservatory 12'7" x 11'7" (3.85m x 3.55m)

Utility Room 14'6" x 7'11" (4.43m x 2.42m)

FIRST FLOOR

Bedroom 1 13'2" x 11'2" (4.02m x 3.41m)

En-Suite

Bedroom 2 12'8" x 11'10" (3.88m x 3.61m)

Bedroom 3 13'6" x 9'2" (4.13m x 2.81m)

Bedroom 4 7'6" x 6'10" (2.29m x 2.09m)

Bathroom

EXTERNALLY

Beautiful Garden

Garage 18'5" x 17'11" (5.62m x 5.47m)

Shed 9'8" x 5'9" (2.95m x 1.77m)

Greenhouse 7'6" x 4'3" (2.29m x 1.30m)

Outbuilding divided into three areas:

Area 1 26'8 x 9'7 (8.13m x 2.92m)

Area 2 17 x 9'3 (5.18m x 2.82m)

Area 3 9'7 x 8'4 (2.92m x 2.54m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		69
(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	

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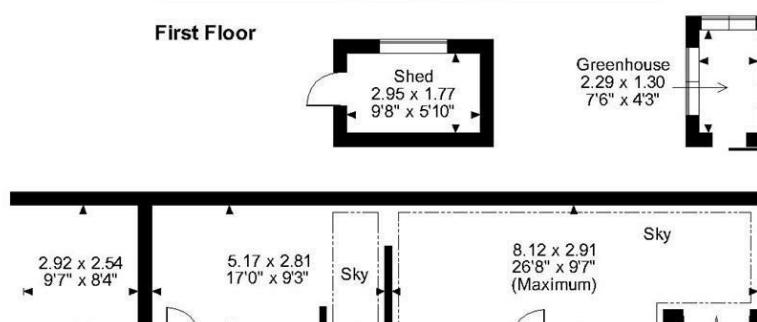
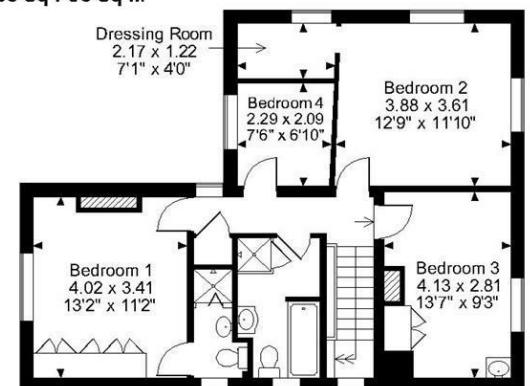
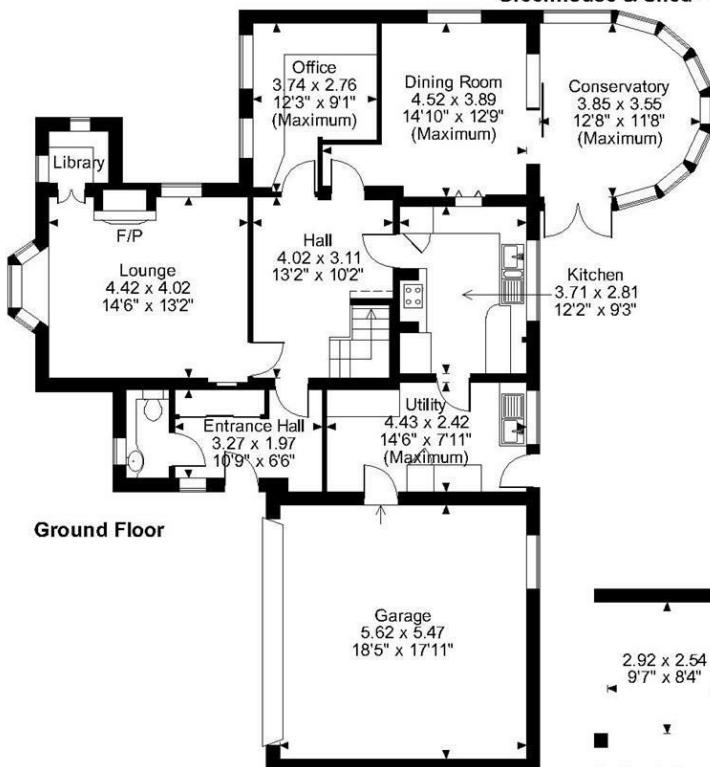
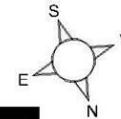
Approximate Gross Internal Area

Main House = 1785 Sq Ft/166 Sq M

Garage = 331 Sq Ft/31 Sq M

Outbuilding = 490 Sq Ft/46 Sq M

Greenhouse & Shed = 88 Sq Ft/8 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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