



Somerfield Road, Maidstone, , ME16 8JJ

Price £850,000



West Hill Cottage is situated in unquestionably one of Maidstone's most sought after private residential no through roads close to the town centre. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a quite charming detached period house dating from the early 19th century with later additions, enjoying mellowed brick and stone elevations under a slated roof. The property is in immaculate order throughout benefiting from gas fired central heating and double glazing. There are delightful private gardens and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council tax band: G
Tenure: freehold



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Further door to ...

Cloaks/Shower Room

Shower cubicle with Triton shower unit. Low-level WC. Pedestal wash hand basin. Tiled flooring. Meter cupboard. Double glazed window to side elevation.

Reception Hall: 9'11 x 6'11 (3.02m x 2.11m)

Feature slate flooring.

Sitting Room: 22'11 x 15'10 (6.99m x 4.83m)

A beautifully proportioned principal room enjoying triple aspect. Feature parquet flooring. Central fireplace in natural brick surround with fitted wood burning stove.

Dining Room: 15'10 x 11'11 (4.83m x 3.63m)

Maximum measurements. Double glazed window to the front elevation. Hard wood flooring. Central fireplace. Staircase to first floor.

Kitchen/Breakfast Area: 22'5 x 15'1 (6.83m x 4.60m)

Maximum measurements. The KITCHEN AREA has been beautifully fitted and newly installed. Range of quartz work surfaces with cupboards and drawers beneath. Inset sink unit with mixer tap. Excellent range of wall cupboards. Built in AEG dishwasher and fridge. Built in Neff double oven and grill, 4-ring induction hob with extractor fan over. Slate flooring. Walk in larder cupboard. The kitchen follows through to a BREAKFAST AREA with matching flooring. Door to Conservatory. Door to Utility Room.

Conservatory: 18'4 x 9'3 (5.59m x 2.82m)

Maximum measurements. Enjoying double aspect. Slate flooring. Double glazed double doors opening to the garden.

Utility Room: 9'2 x 6' (2.79m x 1.83m)

Work surface with cupboards and drawers under. Circular sink unit with mixer tap. Range of wall cupboards. Plumbing for washing machine. Double glazed door to garden.

FIRST FLOOR:

Spacious Reception Landing

Principal Bedroom: 16'5 x 11'9 (5.00m x 3.58m)

Excellent range of built in wardrobe cupboards. Double glazed window to the side elevation. Access to insulated roof space. Door to ...

En-suite Shower Room

Low-level WC. Wash hand basin. Tiled shower cubicle with thermostatically controlled shower. Extractor fan. Tiled walls. Shaver point. Heated towel rail.

Bedroom 2: 17'3 x 9'2 (5.26m x 2.79m)

Double glazed window to the rear elevation. Door to ...

En-suite Shower Room

Low-level WC. Pedestal wash hand basin. Tiled shower cubicle with thermostatically controlled shower. Shaver point. Extractor fan. Double glazed window to the rear elevation.

Bedroom 3: 12'10 x 12'3 (3.91m x 3.73m)

Double glazed window to the front elevation. Built in wardrobe cupboard.

Bedroom 4: 10'2 x 7'4 (3.10m x 2.24m)

Double glazed window to the front elevation.

Family Bathroom

Free standing roll top bath with side mounted mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Half panelled walls. Heated towel rail.

EXTERNALLY:

The property is approached through double wrought iron gates leading to a very extensive paved forecourt providing ample parking and turning and in turn gives access to ...

Detached Double Garage: 18'3 x 16'2 (5.56m x 4.93m)

Electronically operated up and over door. Wash hand basin. Staircase to first floor ...

Study/Storage: 18'3 x 9'11 (5.56m x 3.02m)

With some restricted head room. Enjoying double aspect with port hole window.

There is a delightful courtyard to the rear of the property enclosed by established ragstone walling. A wrought iron gate leads to a good sized garden to the side of the property with an extensive area of lawn, flower beds, enjoying considerable privacy. Set in the garden is a covered seating area with decked terracing.


VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

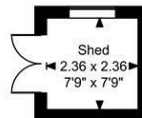
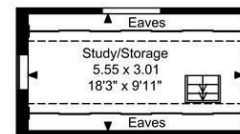
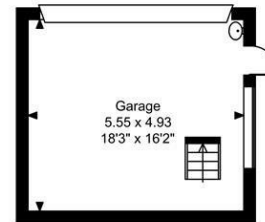
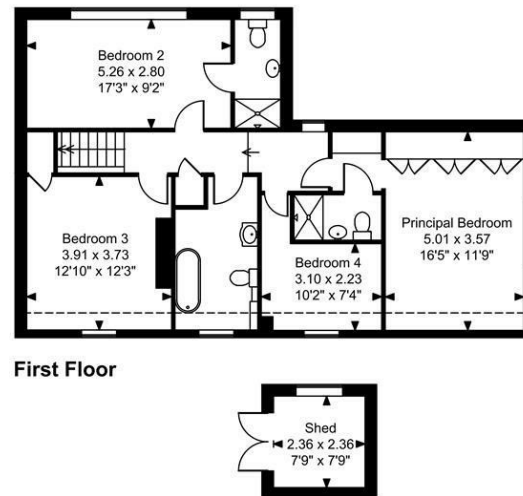
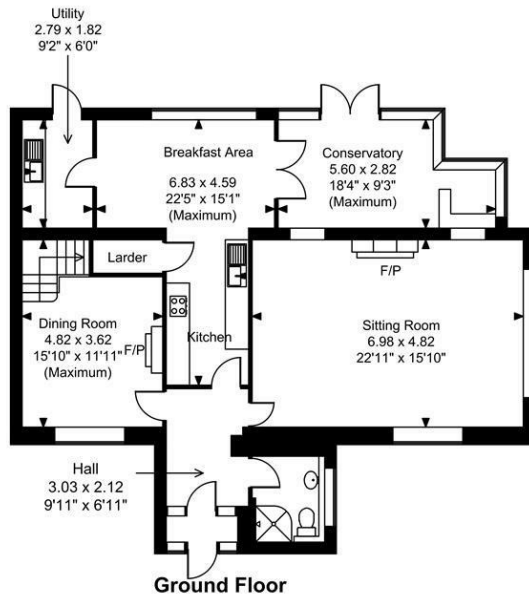
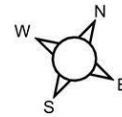
Leave Maidstone on the A20 London Road and proceed towards Allington. After a short distance turn left into Somerfield Road where the property will be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

West Hill Cottage, Somerfield Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 2018 Sq Ft/188 Sq M
Garage Building = 391 Sq Ft/36 Sq M
Shed = 60 Sq Ft/6 Sq M
Total = 2469 Sq Ft/230 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8626475/SS

