



**Station Hill, East Farleigh, Maidstone, Kent, ME15 0JG**

**Guide Price £525,000 - £550,000**

**\*\* GUIDE PRICE: £525,000 - £550,000 \*\*** The property is situated in a delightful setting in the heart of East Farleigh. The elevated position of the property takes full advantage of the glorious views over the River Medway. East Farleigh itself lies about 3-miles to the south west of Maidstone. There are excellent local amenities close by and the county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a picturesque period cottage enjoying mellowed brick elevations under a tiled roof. The house has been finished to a very high specification and offers immense character throughout. There are lovely landscaped gardens with river views together with ample parking. Tenure: Freehold. EPC Rating: D. Council Tax Band: C. An internal inspection of this delightful home is highly recommended by the Sole Selling Agents.



## ACCOMMODATION

### Ground Floor:

Double glazed double doors open to ...

### Conservatory 11'9" x 9'6" (3.58m x 2.90m)

Oak flooring. Door to ...

### Kitchen 14'8" x 10'4" (4.47m x 3.15m)

Beautifully fitted kitchen with extensive range of Quartz work surfaces with cupboards and drawers under. Wall cupboards. Breakfast bar. Butler sink. Rangemaster double oven. 5-ring gas hob with extractor fan over. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. Porcelain flooring with under floor heating. Attractive fireplace with fitted wood burning stove and natural brick walling. Door concealing staircase to first floor. Door to ...

### Living Room 13'1" x 11'10" (3.99m x 3.61m)

Attractive fireplace with natural brick surround. Fitted wood burning stove. Recess shelving. Inset ceiling lighting. Television stand with cupboards under. Porcelain flooring with under floor heating. Double glazed window to front elevation.

### First Floor:

### Landing

High level cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water.

### Bedroom One 13' x 12'2" (3.96m x 3.71m)

Double glazed window to front elevation with views of the valley and river. Original fireplace with natural brick surround. Built-in wardrobe cupboards.

### Bedroom Two 10'6" x 7'6" (3.20m x 2.29m)

Double glazed window to rear elevation. High level cupboards. Built-in wardrobe cupboards.

### Luxury Family Bathroom

Roll top bath with mixer tap and shower attachment. Fitted thermostatically controlled shower and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Part panelled walls. Built-in cupboard. Inset ceiling lighting. Chrome heated towel rail incorporating radiator. Double glazed window to rear elevation.

## EXTERNALLY

The property enjoys extensive frontage to Station Hill. Brick steps lead to the property through security wrought iron gate. Pathway leading to the cottage. The gardens are an absolute feature to the property having being recently landscaped. Immediately in front of the house is a paved and brick forecourt incorporating a fish pond. Area of lawn with seating area with canopy over. Further terrace with fitting pergola with climbing plants. Double gates open to a newly installed parking area with ragstone walling surround providing parking for several cars. Behind the cottage is a lovely walled seating area with brick paved terrace.

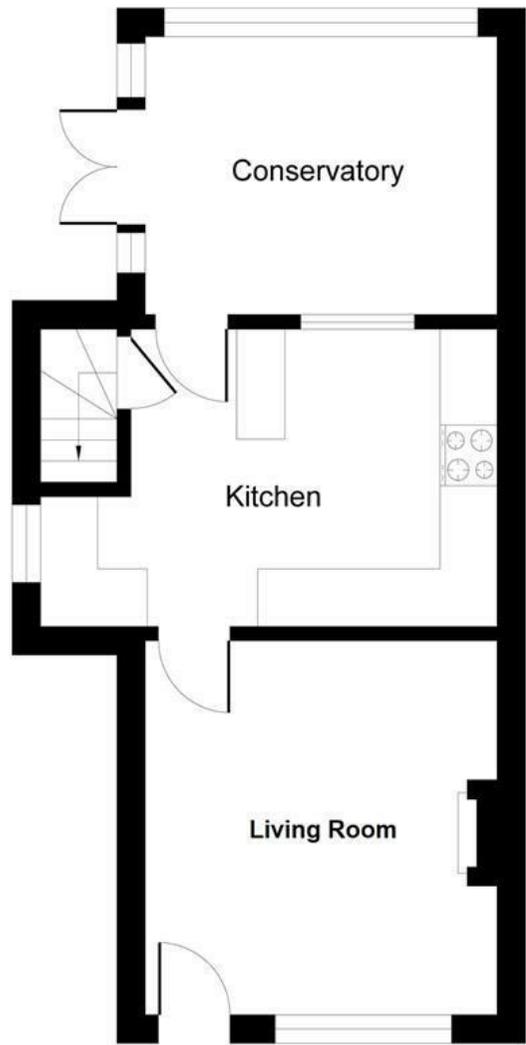
## VIEWING

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

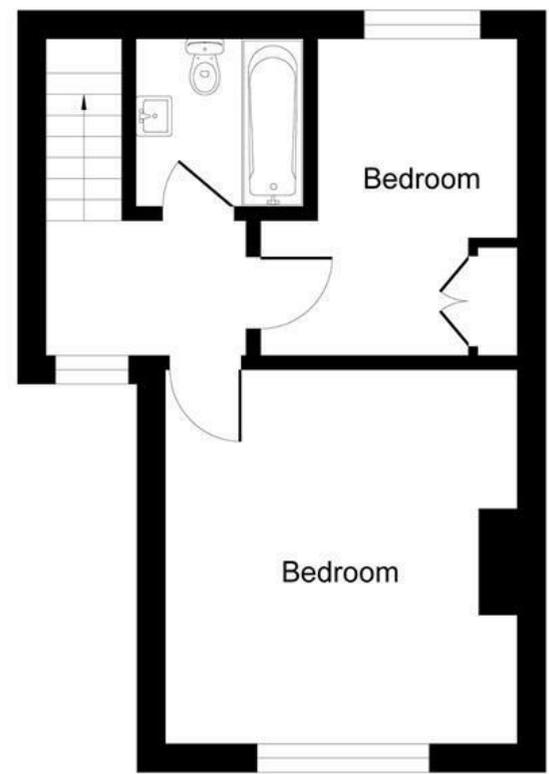
## DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed to Barming. Turn left into Farleigh Lane. Continue down and over the River Medway. Continue on into Station Hill, where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
786 sq ft - 73 sq m

