



**Cedar Drive, Barming, Maidstone, Kent, ME16 9HD**

**Guide Price £760,000**





**\*\* GUIDE PRICE: £760,000 - £785,000 \*\*** The property is situated in one of Maidstone's most sought-after residential roads on the western outskirts of the town. Set in the heart of Barming, this quiet cul-de-sac position is served with excellent local amenities and good schools. The county town itself providing a wide range of shopping, educational and social facilities and is about 3-miles distant. There is lovely surrounding countryside being close to the Medway Valley.

The property comprises a beautifully presented spacious five bedroom detached family house with the accommodation arranged on three floors. The house benefits from gas fired central heating and double glazing. The gardens are worthy of special mention being beautifully landscaped and looked after and within is a useful garden office/gymnasium. An internal inspection of this high quality house is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.





## ACCOMMODATION

### Ground Floor:

Entrance door to ...

### Entrance Porch

Cloaks recess. Shoe store. Glazed panelled door to ...

### Reception Hall

Staircase to first floor.

### Sitting Room

A well proportioned principal room enjoying double aspect. Central fireplace with recessed glass display shelving. Internal archway. Double glazed patio doors opening to the rear garden terrace.

### Kitchen/Dining Room

Another beautifully proportioned room. The kitchen area having an excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap and cupboards beneath. Neff double oven and grill. Neff 5-ring hob with extractor fan over. Integrated Hotpoint fridge and freezer. Range of wall cupboards. Tiled flooring. Part tiled walls. Inset ceiling lighting. Double glazed window to rear elevation. Access to ...

### Utility Lobby

Inset one and a half bowl sink unit with cupboards under. Integrated Bosch dishwasher. Chrome heated towel rail. Double glazed window to rear elevation. Double glazed door to garden.

### Cloakroom

Wash hand basin in vanity unit with cupboard under. Low level WC. Tiled flooring. Double glazed window to rear elevation.

### Utility Room

Double aspect. Work surface with space under. Plumbing for washing machine. Tiled flooring. Walk-in cupboard concealing Worcester gas fired boiler providing central heating and domestic hot water. Hot water tank.

### First Floor:

### Reception Landing

Double glazed window to front elevation. Inset ceiling lighting. Staircase to second floor.

### Bedroom Two

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

### Bedroom Three

Double glazed window to rear elevation. Built-in wardrobe cupboard.

### Bedroom Four

Double glazed window to rear elevation. Built-in wardrobe cupboard.

### Bedroom Five/ Study

Double glazed window to rear elevation.

### Family Bathroom

Panelled bath with side mounted tap. Shower cubicle with glass screen. Wash hand basin. Low level WC. Inset ceiling lighting. Part tiled walls. Tiled flooring. Double glazed window to side elevation.

### Second Floor:

### Landing

Velux window.

### Bedroom One

Two Velux windows. Recessed wardrobe. Inset ceiling lighting.

### Shower Room

Shower cubicle with glass screens. Wash hand basin. Low level WC. Chrome heated towel rail. Tiled walls. Tiled flooring. Inset ceiling lighting. Velux window to rear elevation.

### EXTERNALLY

The FRONT GARDEN has a stone finish providing very extensive parking for the property. There are two side accesses to a magnificent REAR GARDEN of very good size and enjoying considerable privacy. Immediately behind the house is a paved seating terrace with pergola over with climbing plants and grapevine. The gardens lead on with meandering pathways with well-stocked herbaceous and flower borders. Feature

carp pool with waterfall. The gardens include a variety of specimen trees including three palm trees. At the foot of the garden is a useful GARDEN OFFICE/GYMNASIUM with power and light, and further additional STOREROOM included. The gardens also have a sizeable shed and greenhouse.


### VIEWING

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

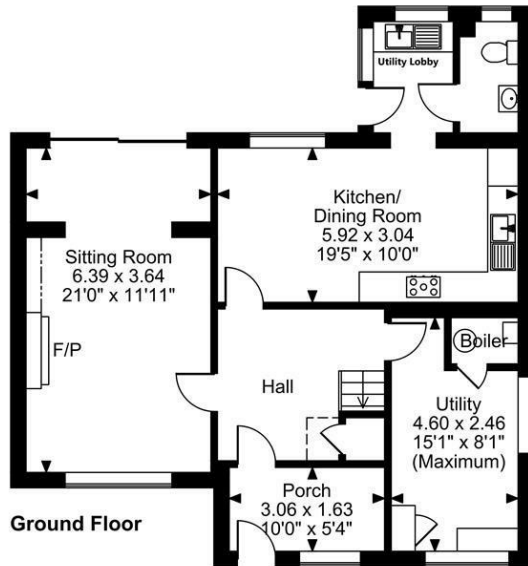
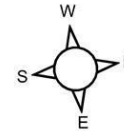
### DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed through Barming towards Teston where Cedar Drive will be found on the right hand side.

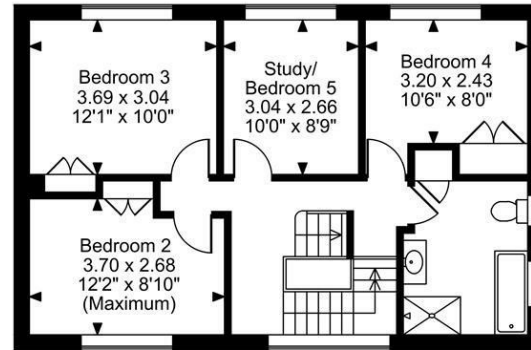
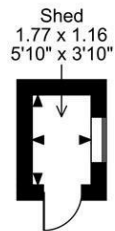
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

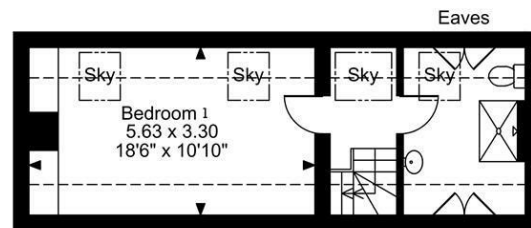
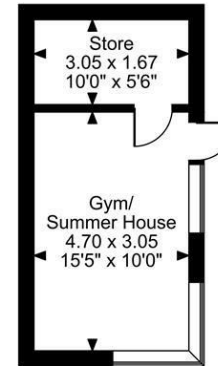
**Cedar Drive, Barming, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1699 Sq Ft/158 Sq M**  
**Outbuildings = 344 Sq Ft/32 Sq M**  
**Total = 2043 Sq Ft/190 Sq M**



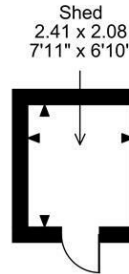
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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