



**Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0PA**  
**Offers In The Region Of £750,000**



The property is situated in a lovely setting in the heart of West Fairleigh with views out over farmland both from the front and rear. This most sought-after area is conveniently placed for access to the county town, where there is a wide range of shopping, educational and social facilities.

The property comprises a beautifully spacious detached chalet bungalow enjoying brick and rendered elevations under a tiled roof. The accommodation benefits from double glazing and gas fired central heating. There is a lovely garden to the rear with an open outlook. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



## ACCOMMODATION

### Ground Floor:

#### Entrance Porch

Double glazed entrance door to ...

#### Entrance Hall

Staircase to first floor.

#### Living Room

Double glazed bay window to front elevation. Central fireplace with fitted wood burning stove.

#### Kitchen/Dining Room

A beautifully proportioned room with the KITCHEN AREA enjoying an extensive range of work surfaces with cupboards, drawers and space under. Elan double oven and grill. 6-ring gas hob. Range of wall cupboards. Butler sink. Plumbing for dishwasher. Tiled flooring. Inset ceiling lighting. Double glazed window to rear elevation. Double glazed doors opening to garden. Door to ...

#### Utility Room

Work surface with cupboards and space beneath. Wall unit. Range of built-in cupboards. Wall-mounted Worcester gas fired boiler serving central heating and domestic hot water. Double glazed door to garden.

#### Bedroom Three

Double glazed bay window to front elevation. Range of pine fronted wardrobe cupboards and fitted drawers.

#### Bedroom Four

Double glazed window to side elevation.

#### Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Extractor fan. Inset ceiling lighting. Tiled flooring. Double glazed window to side elevation.

### First Floor:

#### Landing

Velux window.

#### Bedroom One

A very spacious room with double glazed window to rear elevation enjoying lovely views out over the garden and beyond to the Downs. Door to ...

#### Jack & Jill Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Tiled flooring. Tiled walls. Light and shaver point. Door to ...

#### Bedroom Two

Double aspect room with double glazed window to front elevation. Velux window to side. Again, this room enjoys lovely views out over the farmland.

### EXTERNALLY

The property enjoys very extensive parking to the front of the house. Raised flower beds with brick surround.

The REAR GARDEN is a lovely feature to the house being a very good size. Immediately behind the house is a seating terrace. Beyond is an area of lawn. At the rear of the garden is a sizeable vegetable garden. Garden shed. Greenhouse.

### VIEWING

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

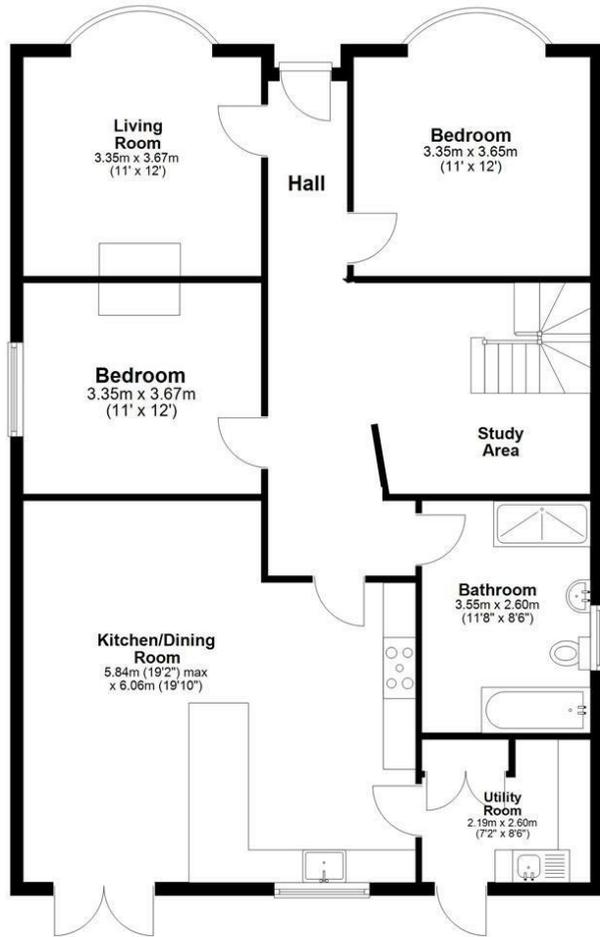
### DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed to Barming. Turn left into Farleigh Lane. Continue over the River Medway. At the junction, turn right into Lower Road. Follow on to West Farleigh before turning left into Charlton Lane, where the property will be found after a few 100 yards on the left hand side.

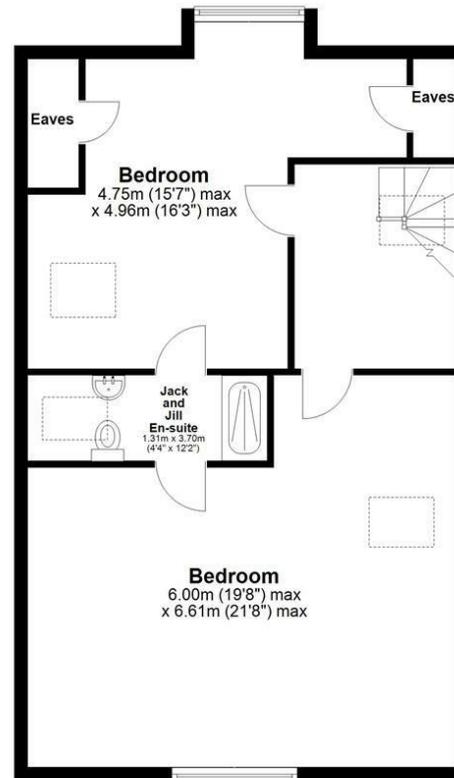
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(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	

### Ground Floor



### First Floor



Total area: approx. 183.8 sq. metres (1978.1 sq. feet)

