



Ibbett Mosely

Saxtons Lower Road, West Farleigh,
Maidstone, ME15 0PF



A fabulous opportunity to take this sizeable barn conversion and modernise to meet your needs. Tucked away with views over fields to the rear this property has all the potential to be a stunning family home.

With four reception rooms including dining room, study, conservatory and spacious sitting room with feature fireplace. A barn conversion with period exposed ribs and timbers to make the most of with its four double bedrooms and ensuite to master.

A good sized garden to the side and large patio terrace looking out over farmland to the rear. No onward chain.

Guide Price £925,000

Description

A great opportunity to modernise and develop a barn conversion from the 1980s. Offering fantastic spacious accommodation throughout with exposed beams and ribs from the period barn before conversion. Four reception spaces offering the opportunity to open up the spaces within to make open plan living and making most of the views across open farmland to the rear.

The property offers four double bedrooms and two bathrooms including ensuite facilities to the principle room.

Externally the house boasts a good sized garden to the side that is private and mainly laid to lawn. A large social terrace across the rear looks out over farmland and a paddock owned by the

- Barn Conversion from the 1980's
- Period Charm with Exposed Ribs & Beams
- No Onward Chain
- Ensuite to Master Bedroom
- Conservatory
- Views Over Farmland
- Double Garage Prime for Development (STPP)
- Semi Rural but Connected Location in West Farleigh
- Good Sized Garden
- EPC Rating F - Council Tax Maidstone G

local church. A double open garage and store to the end of a long drive for multiple vehicles offers great potential for development subject to planning consent. This could easily give sufficient space for an annexe for extended family.

Location

West Farleigh is a popular village that sits on the banks of the River Medway. At its heart is a picturesque medieval stone bridge linking Teston and a small marina in the adjoining East Farleigh. This property, the adjacent church and churchyard are just a couple of minutes away on the southerly side of the river. West Farleigh is a short distance from East Farleigh that has its own rail station and village school. Mainstream amenities can be found within Maidstone and its surrounding suburbs, which are only a short drive away. Notably this region benefits from





excellent schooling, with several secondary and grammar schools being easily reached. Transport links to the capital are very comfortable, with a choice of mainline stations within a short drive and the motorway network's nearest junction at Aylesford being just four miles away.







Approx. Gross Internal Area 2089 ft² ... 194.1 m² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Borough Green 01732 882266

EPC Rating- F

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London