



Daye House, 31 South Street, Barming, Maidstone, Kent, ME16 9EX
Price guide £650,000 - £675,000

PRICE GUIDE £650,000 - £675,000. Dating back to around 1770, Daye House is situated in a quiet, no through road on the outskirts of Barming adjoining orchards and with lovely views out over farmland and the Medway Valley.

The property comprises a beautiful detached Grade II listed house that has retained much of its original character. Period features and exposed beams abound throughout with the main rooms benefitting from high ceilings. A recent extension has enhanced the accommodation and windows throughout are either double-glazed or have secondary double-glazing. The present owners have lived there for over 40-years and have created a beautiful home with magnificent landscaped gardens which have a high degree of privacy and far-reaching views.

The immediate area has excellent local amenities with Maidstone the county town about 3-miles distant providing a wide range of shopping, educational and social facilities. The property is within walking distance of local shops, two pubs, Barming church, a primary school and Maidstone Hospital. Barming village has many amenities including pre-school facilities, an active Scout Group, a dance school and active clubs and societies. There is good access by bus to Maidstone and Tunbridge Wells and by train to several London stations.

Internal inspection is thoroughly recommended by the sole selling agents. EPC: Exempt. Contact: PAGE & WELLSW King Street Office.



GROUND FLOOR:

Front entrance door to ...

Entrance Hall

Staircase to first floor. Doors to sitting room and ...

Dining Room: 14'2 x 12'10 (4.32m x 3.91m)

A lovely room with corner fireplace with period pine surround. Period unit with display shelving and cupboards. Exposed ceiling beams. Wall light points. Secondary double glazed window to the front elevation.

Sitting Room: 14'5 x 12' (4.39m x 3.66m)

Double glazed window to the front elevation. Beautiful inglenook fireplace with bread oven. Oak bressummer. Exposed beams. Feature period corner display cabinet. Two wall light points. Door to cellar. Door to ...

Kitchen/Breakfast Room: 18'9 x 12'3 (5.72m x 3.73m)

A lovely family room combining kitchen and dining space. The kitchen area has an excellent range of work surfaces with cupboards, drawers and space under. One and a half bowl sink unit with mixer tap and cupboard beneath. Range of wall units with lighting under. Neff double oven and grill, 4-ring Samsung hob with extractor fan over. Part tiled walls. Glazed double doors opening to the gardens. Door to ...

Utility Room: 10'4 x 8'3 (3.15m x 2.51m)

One and a half bowl sink unit with mixer tap and cupboard beneath. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water. Tiled flooring. Built in airing cupboard and storage cupboard. Part glazed door to garden. Access to ...

Lobby

Door to ...

Shower Room

Shower cubicle with Aqualisa shower unit. Wash hand basin. Wall mirror. Tiled walls. Light and shaver point. Extractor fan. Inset ceiling lighting.

Cloakroom

Low-level WC. Wash hand basin. Built in cupboards. Extractor fan. Part tiled walls. Mirror with light and shaver point. Inset ceiling lighting.

LOWER GROUND FLOOR:

Cellar: 12'10 x 12' (3.91m x 3.66m)

Accessed from the lounge. This dry room, with lovely ragstone walls and original alcoves, is currently used as a study. Night storage heater. Two storage cupboards. Two wall light points. Extractor fan.

FIRST FLOOR:

Reception Landing

Approached by original oak staircase. Cupboard over bread oven. Secondary double glazed window to the front elevation. Door concealing staircase to second floor.

Principal Bedroom: 14'9 x 12'8 (4.50m x 3.86m)

Secondary double glazed window to the front elevation. Exposed beams. Original Ducks Nest fireplace. Walk in wardrobe. Door to ...

En-suite Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Wash hand basin in vanity unit with cupboards beneath. Pine flooring.

Bedroom 2: 14'9 x 12'7 (4.50m x 3.84m)

Maximum 'L' shaped measurements. Secondary double glazed window to the front elevation. Exposed beams. Built in cupboard. Door to En-suite Dressing Room. Door to ...

En-suite Shower Room

Shower cubicle with Mira shower unit. Low-level WC. Pedestal wash hand basin. Extractor fan. Inset ceiling lighting. Part tiled walls. Chrome radiator/towel rail.

Dressing Room: 12'5 x 10' (3.78m x 3.05m)

Maximum measurements with some restricted head room. Door to eaves storage area. Door to ...

Occasional Bedroom: 8' x 8' (2.44m x 2.44m)

Secondary double glazed window to the rear elevation.

SECOND FLOOR:

Reception Landing

Bedroom 3: 12'6 x 11'10 (3.81m x 3.61m)

Secondary double glazed window to the front elevation. Exposed beams.

Bedroom 4: 12'6 x 11'7 (3.81m x 3.53m)

Secondary double glazed window to the front elevation. Exposed beams.

EXTERNALLY:

An entrance gate leads to a walled front garden. Extensive paviour with inset flower beds. A large variety of ornamental trees and shrubs. An established wisteria. A shared driveway leads to the side of the house opening to a 5-bar gate which gives access to ...

Detached Garage: 16'7 x 8'8 (5.05m x 2.64m)

Up and over door. Windows. Personal door. Power and light.

THE GARDENS:

The large L-shaped east and south facing gardens to the rear of the house are an absolute feature. There is an attractive rockery with a fish pool and waterfall. The gardens lead on with areas of lawn with well stocked herbaceous and flower beds filled with an enormous variety of shrubs and trees. In the top corner of the garden is a seating terrace with an octagonal summerhouse. The gardens continue round to a sizeable vegetable garden with a greenhouse and a variety of fruit trees. Adjoining the house is a useful Implement Store 9' x 4'6 with power and light. Further timber garden shed. The gardens back onto farmland with lovely views out over the Medway Valley and provide a peaceful and beautiful setting for this quality family home.

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 and proceed to Barming. Turn left into South Street and continue down where the property will be found on the left hand side.



Total area: approx. 2228.3 sq. feet

