



MOLONEY COUNTRY PROPERTY



GREENHILL FARM BARN · OTHAM

GREENHILL FARM BARN, GREENHILL, OTHAM, MAIDSTONE, KENT ME15 8RR

A NEWLY CONVERTED 4 BED RAGSTONE BARN IN AN ELEVATED LOCATION ON THE RURAL OUTSKIRTS OF THE TOWN. FINISHED TO AN IMPECCABLE STANDARD WITH BESPOKE KITCHEN, STYLISH BATH AND SHOWER ROOMS AND LUXURIOUSLY APPOINTED ACCOMMODATION, ARRANGED OVER 2 FLOORS WITH FIRST FLOOR KITCHEN/DINING ROOM AND MASTER SUITE. ALLOCATED PARKING FOR 2 VEHICLES , LANDSCAPED SOUTH FACING COURTYARD. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: : ENTRANCE HALL, SITTING ROOM, STUDY/PLAYROOM, UTILITY ROOM, 2 DOUBLE BEDROOMS, SHOWER ROOM, FIRST FLOOR LANDING, KITCHEN/DINING ROOM, MASTER SUITE WITH DRESSING ROOM AND EN-SUITE BATH/SHOWER ROOM, BEDROOM 4. O.R.P. FOR 2 CARS, COURTYARD GARDEN.



Composite part glazed door to:

ENTRANCE HALL: Stairs to first floor. Understairs storage cupboard housing Cyclone pressurised water cylinder with fitted dual immersion heater. Wood effect laminate floor. Inset ceiling lights. Underfloor heating throughout the ground floor.

SITTING ROOM: 5.48m x 3.60m (18' 0 x 11' 10) Double aspect with windows to both sides, double doors out to the garden. Glazed door to:

STUDY/PLAYROOM: 3.43m x 2.64m (11' 3 x 8' 8) Double doors leading out to the terrace. Inset ceiling lights.

UTILITY ROOM: 1.75m x 1.68m (5' 9 x 5' 6) Fitted with white high gloss base units with co-ordinating worktops and matching up-stands, inset with stainless steel sink unit with mixer tap. Plumbing for washing machine, space for under counter fridge. Consumer unit. Inset ceiling lights, extractor . Wood effect laminate floor.

SHOWER ROOM: Fitted with white suite comprising hand basin set onto storage unit, WC, Large shower cubicle with sliding glass door, rainhead shower & hand shower attachment. Tiled walls, Heated towel rail. Ceramic tiled floor. Inset ceiling lights, extractor.

BEDROOM TWO: 3.88m x 2.74m (12' 9 x 9' 0) Window to front. Inset ceiling lights.

GUIDE PRICE £750,000



BEDROOM THREE: 2.89m x 2.74m (9' 6 x 9' 0) Window to the rear. Inset ceiling lights.

Oak staircase with vaulted ceiling over to:

FIRST FLOOR LANDING:

KITCHEN/DINING ROOM: 5.48m x 4.80m (18' 0 x 15' 9) Double aspect room with windows to side and rear enjoying stunning views. Comprehensively fitted with a range of two tone navy and grey shaker style base and wall units, including a central island, with solid oak woodblock worktop over and matching up-stands, including saucpan drawers, waste & recycling bins and display shelving. Inset sink with mixer tap. Blaupunkt induction hob with integrated extractor, Blaupunkt eye level double oven. Integrated Neff fridge/freezer and dishwasher. CDA wine fridge. Inset ceiling lights.

MASTER BEDROOM SUITE: 3.71m x 3.40m (12' 2 x 11' 2) Vaulted ceiling with inset lights. Window to rear enjoying stunning views. Door to:-

DRESSING ROOM: 2.50m x 1.25m (8' 4 x 4' 9) Vaulted ceiling with inset lights.

EN-SUITE BATH AND SHOWER ROOM: 3.28m x 1.83m (10' 9 x 6' 1) Window to the front. Contemporary white suite comprising free standing bath with mixer tap to the side. Double walk in shower cubicle with glass screen to side, wash hand basin set onto storage unit, W.C Chrome ladder style heated towel rail. Tiled walls. Inset ceiling lights, extractor.

BEDROOM FOUR: 2.82m x 1.83m (9' 3 x 6' 0) Window to front.

OUTSIDE: To the front of the property is a shared driveway laid with grey granite stone chippings, leading to parking for 2 vehicles to the side. The courtyard garden is situated to the side of the property with fenced and walled boundaries, inset with pedestrian gate with an Indian sandstone terrace, shingled areas and timber edged raised planted beds.





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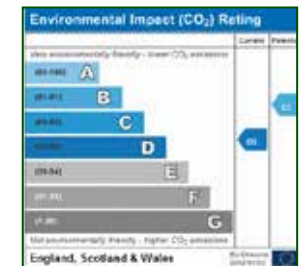
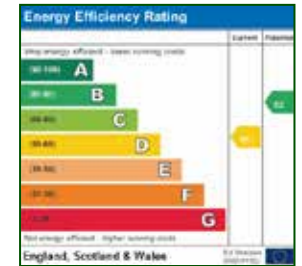
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Cont.



Not to Scale.
For Illustrative Purposes Only.



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