



**Eaglesham Marley Road, Harrietsham, Maidstone, Kent, ME17 1BS**  
**Offers in the region of £650,000**



The property stands in a lovely setting at the foot of the North Downs on the outskirts of the village of Harrietsham. There are lovely rural views from the property which stands itself in about 2.8-acres. The property comprises a beautifully spacious single storey residence with the potential for extension subject to the necessary consents being obtained. The property benefits from oil fired central heating and double glazing. Set within the grounds is a useful range of outbuildings. The property is conveniently placed for easy access onto the M20 motorway and to mainline stations providing fast travel to London and the Kent coastline. Internal inspection is thoroughly recommended by the sole selling agents. EPC: D. Contact: PAGE & WELLS' Maidstone office 01622 756703.



Double glazed entrance door to ...

**'L' Shaped Entrance Hall: 16' x 10' (4.88m x 3.05m)**

Maximum 'L' shaped measurements. Access to insulated roof space.

**AGENT'S NOTE:**

There is scope for extension into the loft space subject to the necessary consents being obtained.

**Lounge: 18'6 x 16'10 maximum measurements (5.64m x 5.13m maximum measurements)**

Two double glazed bay windows overlooking the gardens with lovely views to the Downs. Attractive fireplace with natural stone surround. Fitted wood burning stove. Picture rail. Access to ...

**Dining Room: 17' x 13' (5.18m x 3.96m)**

Natural wood flooring. Double glazed bay window again with views. Double glazed double doors opening to the gardens.

**Kitchen: 12' x 9'9 (3.66m x 2.97m)**

Excellent range of work surfaces with cupboards, drawers and space beneath. Range of built-in cupboards. Wall cupboards. Belling oven, 4-ring hob with extractor fan over. Inset one and half bowl stainless steel sink unit with further cupboards beneath. Worcester oil fired boiler serving central heating and domestic hot water. Plumbing for dishwasher. Part tiled walls. Double glazed window to the side elevation. Archway to ...

**Utility Room: 10'6 x 8' (3.20m x 2.44m)**

Work surface with drawers beneath. Range of wall cupboards. Plumbing for washing machine. Tiled flooring. Extractor fan. Part glazed door to ...

**Conservatory: 13' x 11'3 maximum measurements (3.96m x 3.43m maximum measurements)**

Tiled flooring. Double glazed windows. Two double glazed doors opening to the gardens. Door to ...

**Cloakroom**

Wash hand basin. Low-level w.c. Tiled flooring. Half tiled walls.

**Bedroom 1: 14' x 11'5 (4.27m x 3.48m)**

Double glazed window.

**Bedroom 2: 14'1 x 12' (4.29m x 3.66m)**

Double glazed window to the side elevation. Wash hand basin in vanity unit with cupboards under.

**Bedroom 3: 13'3 x 12' (4.04m x 3.66m)**

Built-in wardrobe cupboard. Double glazed window.

**Bedroom 4: 13' x 8' (3.96m x 2.44m)**

Double glazed window.

**Spacious Family Bathroom**

Corner panelled bath with mixer tap and shower attachment. Low-level w.c. Bidet. Shower cubicle. Wash hand basin with cupboards beneath. Tiled walls. Alcove with display shelving. Double glazed window.

**EXTERNALLY:**

Accessed from a quiet country lane a tarmac driveway leads to the side of the property where it widens to provide extensive parking and turning and in turns gives access to ...

**Detached Double Garage: 34' x 12' (10.36m x 3.66m)**

Situated close by is a ...

**Detached Office: 17' x 13' (5.18m x 3.96m)**

(Which was formerly a garage).

**Detached Barn: 40' x 21' (12.19m x 6.40m)**

**Open Fronted Barn: 45' x 17'6 (13.72m x 5.33m)**

**GARDENS:**

The gardens and grounds are a lovely feature to Eaglesham. The property itself is surrounded by formal gardens which are

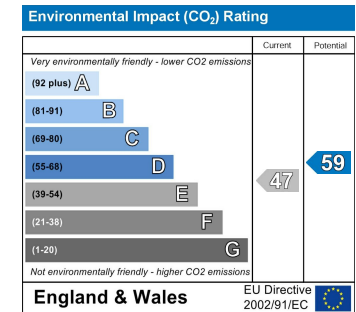
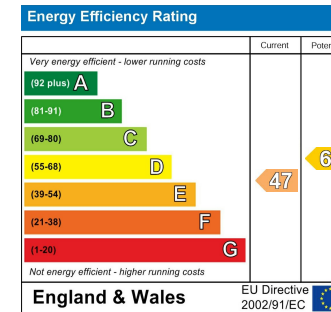
laid to lawn with well screened boundaries. Two yorkstone terraces provide seatings areas. A variety of ornamental trees and shrubs. Beyond the formal gardens is an area of paddock and woodland, in all extending to about 2.8-acres.

**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 A20 Ashford Road to Harrietsham. Proceed under the railway bridge before turning left into Church Lane. Continue to the T-junction turning right into Marley Road. Continue for some distance bearing left at the Y-junction where the property will then be found after some distance on the right hand side.



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Ground Floor

