West Lawn, Mill Street, Loose Village, Kent, ME15 0EE
Offers in excess of £670,000
AN ELEGANT AND EXCEPTIONALLY WELL PRESENTED VICTORIAN RAGSTONE HOUSE WITH A WEALTH OF CHARACTER AND PERIOD FEATURES SITUATED IN THE HEART OF LOOSE VALLEY

West Lawn has been beautifully updated and maintained to a high standard by the current owners. The property is situated in an elevated position in the heart of the village. Believed to be built in the 1860s by Loose Valley mill owner, Captain Antrum, using local Kentish ragstone and retaining many early Victorian features such as high ceilings with picture and dado rails, feature fireplaces and sash windows. The current owners have also installed a new gas central heating system whilst being sympathetic to the house by adding period style cast iron radiators.

Page and Wells are delighted to be selling this fine family home and would strongly recommend a viewing at your earliest convenience so call us on 01622 746273.
Situation
The property is situated in Loose which sits about 3 miles to the south of Maidstone. Tucked away in the picturesque conservation valley with a trout stream running through it, the peaceful village has a wealth of history including a Norman Church and C17 country pub. There are many lovely walks in the surrounding area ideal for dog walkers and there is a real village spirit within the community with a number of annual events which draw in the locals. One of the benefits of Loose is that you are only 3 miles away from Maidstone, the county town of Kent with its super array of shops, farmers markets, boutique stores, supermarkets and restaurants, pubs, bars and nightclubs.

Within walking distance of the property is the extremely sought after Primary School with an ‘outstanding’ Ofsted report. There is also a post office and a parade of shops including a Sainsbury’s Local all within less than a mile.

Maidstone has Grammar Schools for both boys and girls and there are some popular independent schools in the area including Linton Park (SIS rated Outstanding 2016) and Sutton Valence Preparatory School (ISI rated Excellent 2013)

Commuting
For the commuter there is a bus stop half a mile from the property which benefits from a regular service to Maidstone and to Staplehurst train station. From Staplehurst you can commute to London Bridge in under 1 hour and from Maidstone East train station you can get to London Victoria and Blackfriars in just over 1 hour. There is also the M20 motorway network which offers links to the Kent Coast and London.

On the Ground Floor

Spacious Entrance Hall
Ornate door to front, radiator, sweeping staircase to first floor.

Downstairs Cloakroom
Comprising low level WC, corner wash hand basin, radiator, window to side, tiled flooring.

Rear Lobby/Utility Area
Space and plumbing for washing machine and tumble dryer, door to side leading onto the gardens, radiator, tiled flooring.

Drawing Room 12’6 x 12’3 (3.81m x 3.73m)
Sash window to front with secondary glazing, stripped wood flooring, radiator, TV point, picture rail, ornate feature fireplace with gas fire and attractive surround.

Family Room 12’6 x 12’6 (3.81m x 3.81m)
Sash window to front with secondary glazing, stripped wood floor, marble mantle piece with feature open fireplace and surround, radiator.

Dining Room 12’3 x 11’3 (3.73m x 3.43m)
Sash window to side with secondary glazing, radiator, feature open fireplace and attractive surround, stripped wood flooring, built in cupboards with shelving.

Luxury Fitted Kitchen 12’6 x 10’3 (3.81m x 3.12m)
A fine range of fitted kitchen units with granite worksurfaces, integrated appliances to include double electric oven and microwave, induction hob with extractor hood above, space for American fridge/freezer, window to rear and stable door to side, radiator, tiled flooring and tiled walls, inset Butler sink and drainer.

On the Lower Ground Floor

Basement 1 12’9 x 11’9 (3.88m x 3.58m)
Radiator, phone point, built in cupboards, double glazed window to front.

Basement 2 11’9 x 11’6 (3.58m x 3.51m)
Radiator, built in cupboards, double glazed window to front.

On the First Floor

Landing
Sash window to rear with far reaching views over the valley, secondary glazing, access to loft space, airing cupboard with radiator.

Master Bedroom 12’6 x 12’8 (3.81m x 3.31m)
Radiator, sash window to front and secondary glazing, walk in dressing area, picture rail, feature fireplace and attractive surround. Attractive Village views including church and steeple.

En Suite Shower Room
Comprising WC, wash hand basin, shower cubicle with power shower unit and glass screen, tiled walls and flooring, extractor fan.

Bedroom 2 12’6 x 12’3 (3.73m x 3.43m)
Sash window to front and secondary glazing, radiator, built in cupboard. Views along brook and brook field.

Bedroom 3 12’3 x 11’3 (3.73m x 3.43m)
Sash window to side and secondary glazing, radiator, feature fireplace and attractive surround, lovely view across the valley.

Luxury Family Bathroom 10’6 x 8’3 (3.20m x 2.51m)
Heritage suite comprising roll top bath with mixer taps and shower attachment, WC, wash hand basin, corner shower cubicle with power shower and ‘rain forest’ shower head, tiled flooring, radiator, part tiled walls, window to side.

Externally
Outside further enhances the property with a stunning landscaped garden to the front and rear.

The property is approached via the original wrought iron gate and steps with a path leading to the front door. The rest of the front garden is laid to lawn with well stocked borders, seating area overlooking the village from an elevated position and side gate leading to the rear.

The rear garden is everything you would expect with a patio area immediately to the rear. The rest of the garden is predominantly laid to lawn with a selection of shrubs and well stocked borders, mature trees offering privacy and seclusion and a charming reading area to the very rear of the garden with seating and shingled area.

Garage/Workshop 31’3 x 20’6 (9.53m x 6.25m)
This excellent area can be utilised for many uses but is currently used as a garage and storage area.

There is an electric up and over door to front, power and lighting and windows to rear. Inside there is a cloakroom comprising WC, wash hand basin and window to rear.

There is also a Kitchen area with wall and base units, worksurfaces, inset sink and drainer, space and plumbing for washing machine and window to rear.

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