THE WATER TOWER
STEDE HILL • HARRIETSHAM

A stunning conversion of a Edwardian water tower with contemporary addition

Harrietsham 1.2 miles • Harrietsham station 1.6 miles • M20 Junction 8 4.7 miles
Maidstone 9 miles • Ashford International station 12.7 miles
(all distances approximate)

Reception hall • Sitting room • Open plan kitchen/breakfast/family room • Utility room
Master bedroom • 3 further bedrooms • 2 bathrooms
Driveway providing parking for several cars • Landscaped gardens

For sale Freehold
Situation

The Water Tower sits in a rural elevated position along Stede Hill and is conveniently located 1.2 miles from Harrietsham with its primary school, shop, pub and station with links to London Victoria.

Maidstone is approximately 9 miles away with a comprehensive range of shops, schools and recreational facilities. The M20 at junction 8 is 4.6 miles providing links to the national motorway network, channel tunnel, London and the Kent coast.

There are numerous schools in the area including Maidstone Grammar School for Boys and Maidstone Girls Grammar school together with Sutton Valence and its associated prep school.

Sporting facilities include golf at The Ridge and Chart Hills, the country club at Marriott Tudor Park together with recreational facilities at the nearby world renowned Leeds Castle.

The Water Tower

The Water Tower is a truly unique property dating from 1903 and having been superbly converted and renovated by the current vendors together with the addition of a superb contemporary single storey extension. The vendors have gone to great lengths to preserve the integrity of the original building yet adapting it for the needs of the modern homeowner.

There are a wealth of materials used including glass, flint and exposed brickwork. A key note is the green roof blending the house into its surroundings.
**Ground Floor**

The front door opens to the spacious reception hall with full glass wall overlooking surrounding farmland. The hall opens to a feature full height stairwell with impressive spiral staircase to the three floors of the tower. The sitting room is to the front and formed from the original ground floor of the tower with double doors to the front. A corridor leads from the entrance hall to the remaining ground floor. There is a utility room with space and plumbing for washing machine together with the under floor heating manifold. The kitchen/breakfast/family room is a superb feature of the property with a woodburning store and curved wall with sliding glazed doors to the garden. The kitchen has been fitted with a range of striking German high gloss units with white quartz work surfaces. There are a range of integrated appliances. Of particular note is the striking glass corner to the room.

The corridor continues past the kitchen to the two ground floor bedrooms, both with full height windows. The bedrooms can be used for a variety of purposes. Between the two bedrooms is a spacious bathroom with bath and separate shower cubicle. Throughout the reception rooms and kitchen/breakfast/family room is an impressive oak floor.

**The Tower**

The spiral staircase leads to the three floors of the tower. On the first floor is a bedroom which could be adapted to be a dressing room for the master bedroom or a study if required. On the second floor is a spacious bathroom with separate shower cubicle and a high level window. The staircase continues to the superb master bedroom. Both ends of the room are entirely glass creating a dramatic space with views over the surrounding countryside.
Externally

The Water Tower is approached from Stede Hill via a gravel driveway providing parking for several cars. The vendors have paid great attention to the external landscaping to ensure it fits with the property. There are retaining walls, a large decked terrace, areas of lawn and an array of shrubs. Whilst the gardens are not large they are easily maintained and abut farmland providing a delightful outlook.

Local Authority

Maidstone Borough Council, Tel: +44 (0) 1622 602000.

Fixtures and Fittings

Items known as vendors fixtures and fittings together with carpets curtains and garden statuary are specifically excluded from the sale but may be available through separate negotiation.

Services

Mains water, mains electricity, oil fired central heating, private drainage.

Directions

From the M20 exit at Junction 8 and take the third exit signposted to Leeds Castle/Bearsted. At the next roundabout take the first exit staying on the A20 towards Lenham. Proceed over the next two roundabouts and under the M20. After approximately 1.7 miles turn left into Church Road. Continue along Church Road and proceed up Stede Hill. Go past Pilgrims Way and continue past Stede Court on the right. The Water Tower can then be found after a short distance along on the right.
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