



Ash Cottage Penfold Hill, Leeds, Maidstone, Kent, ME17 1RQ
Price £750,000

Page and Wells are proud to be offering for sale this delightful, detached Grade II Listed period property, most likely dating back to the 16th Century. The property affords stunning views towards Leeds Castle and is situated in an area of outstanding natural beauty. The property is situated on the edge of Leeds village and is very accessible to the M20 motorway and main line train stations at both Bearsted and Maidstone.

The property provides a charming family home and could easily adapt itself to allow separate living accommodation for a separate family unit and also offers the opportunity to work from home with the useful external Office / Studio.

The accommodation provides six bedrooms, three with en-suites, two period laden reception rooms with inglenook fireplaces and a cottage style kitchen overlooking the secluded rear gardens. The whole plot extends to approximately one fifth of an acre. There is ample, secure, off road parking and we thoroughly recommend an internal inspection to fully appreciate the size and character of the property.



GROUND FLOOR:

Period entrance door leading into the ...

Entrance Hall

Useful coats hanging area. Door leading into ...

Guest Bedroom / Third Reception Room 12'1 x 9'2 (3.68m x 2.79m)

Secondary glazed window to front. Radiator. Beam to wall and ceiling. Large walk-in wardrobe. Doorway through to

En-Suite Shower Room

Walk-in enclosed shower with independent shower unit. Tiled walls. Low-level w.c. Wash hand basin with drawer storage beneath. Tiled floor.. Eaves storage. Potterton gas fired boiler serving domestic hot water and central heating. Door to rear garden.

Dining Area: 18'9 x 12'6 minimum (5.72m x 3.81m minimum)

Double aspect with secondary glazed window to the front. French doors leading to the rear garden. Two radiators. Magnificent inglenook fireplace with large grate and canopy above. Heavily beamed ceiling. Useful walk-in alcove storage cupboard.

Lounge: 24' x 18'6 (7.32m x 5.64m)

Double aspect. Two secondary glazed windows to the front. Secondary glazed window to the rear. Two radiators. Part exposed stonework to one wall. Inglenook fireplace. Useful alcove recess. Heavily beamed ceiling.

Kitchen/Breakfast Room: 13'9 x 10'3 (4.19m x 3.12m)

Beautiful cottage style kitchen with an excellent range of high and low-level units incorporating one and a half bowl sink unit with mixer tap set within a tiled work surface. Breakfast bar. Four-ring gas hob with extractor fan above. Radiator. Double electric oven. Microwave housing. Secondary glazed window to the rear. Vinyl floor covering. Stable door to the rear garden. Beamed ceiling. Door through to ...

Inner Lobby

Large walk-in storage cupboard. Stone steps leading down to ...

Bathroom

Secondary glazed window to the front. Stepped white corner bath/jacuzzi. Low-level w.c. Pedestal wash hand basin. Radiator. Tiled floor. Partly tiled walls. Exposed stonework to the walls. Beamed ceiling.

From the dining area glazed door leading into the ...

Inner Hallway

Triple aspect. Two secondary glazed windows to the side. Two to the rear. One to the side and doorway to the rear garden. Understairs storage recess. Ornate beamed entrance. Staircase to the ...

FIRST FLOOR:

Snug / Landing 10' x 8'6 (3.05m x 2.59m)

Beamed ceiling. Radiator. Beamed recess alongside the chimney breast. Two secondary glazed windows to the rear.

Bedroom 1 : 13' x 12' (3.96m x 3.66m)

Two secondary glazed windows to the front. Distant views across the grounds of Leeds Castle. Distinctive feature of a beam running from one wall to the other. Walk-in wardrobe. Radiator.

En-Suite Shower Room

Enclosed shower cubicle with independent shower. Pedestal wash hand basin. Low-level w.c. Vinyl floor. Tiled walls. Heated chrome towel rail. Secondary glazed window to the front.

Bedroom 2 : 13'3 x 11'6 (4.04m x 3.51m)

Two secondary glazed windows to the front with distant views towards Leeds Castle. Radiator. Useful storage recess.

En-Suite Shower Room

Shower cubicle with multi-functional Italian multi head jet independent shower unit. Corner wash basin set within vanity unit. Low-level w.c. Vinyl floor. Partly tiled walls. Antique style radiator. Secondary glazed window to the side.

Bedroom 3 : 13'3 x 10'3 (4.04m x 3.12m)

Two secondary glazed windows to the front with far reaching views across the grounds of Leeds Castle. Beamed storage recess. Radiator.

Bedroom 4 : 14' x 10'3 (4.27m x 3.12m)

Two secondary glazed windows overlooking the rear gardens. Radiator. Access to loft space.

Bedroom 5 12'9 x 7' (3.89m x 2.13m)

Two secondary glazed windows overlooking the rear gardens. Radiator.

Family Bathroom: 9'9 x 5'9 (2.97m x 1.75m)

Luxury fitted suite of Villeroy and Boch. Tiled enclosed bath. Low-level w.c. Pedestal wash hand basin. Tiled walls. Secondary glazed window to the side. Antique style radiator.

EXTERNALLY:

Wrought iron gate to the side of the property with steps leading to the side and rear gardens. Brick patio adjacent to the whole of the rear of the property . Brick built storage shed. Wooden storage shed. Gravelled seating area. The garden has been laid to lawn with an incredible wealth of flowers, shrubs and trees. Steps leading down to off-road parking on the driveway for numerous vehicles with double gates having further hard standing for one car to the front. OUTSIDE OFFICE/GYM 18' x 9' (5.49m x 2.74m). Fully insulated. Light, power and heating. Outside tap. The plot , in total, extends to approximately one fifth of an acre.

ENERGY PERFORMANCE

Ash Cottage is exempt from EPC requirements.

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

DIRECTIONS

From our offices situated on the Ashford Road, proceed in an easterly direction towards Leeds Castle. Proceed past the Castle, across the bridge whereby the property will be found after a short distance on the right hand side.

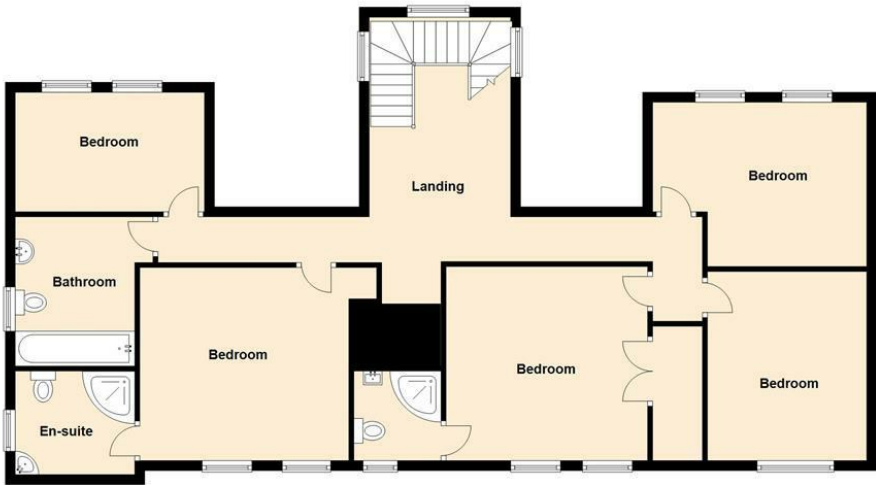




Ground Floor



First Floor



Basement



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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