

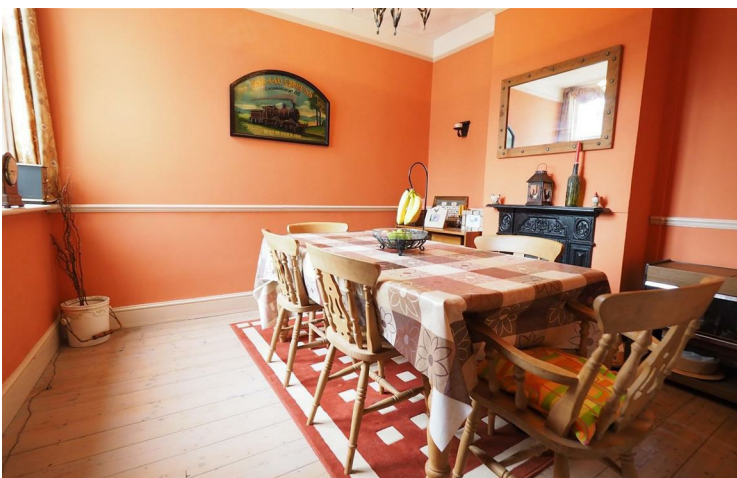


Miracle Cottage Gravelly Bottom Road, Kingswood, Maidstone, Kent, ME17 3PZ
Price £550,000

Miracle Cottage is a substantial detached cottage style chalet house situated in a choice position amidst secluded gardens of approximately 0.4 of an acre. The popular village of Kingswood is served by a general store, primary/junior school, community hall and bus service to Maidstone town centre, which is approximately 6-miles distance. The larger villages of Lenham and Headcorn are close by, each served by a comprehensive range of amenities including excellent schools, shops and London line station.

The property is believed to have been constructed in 1928 with later additions and affords exceptionally spacious and adaptable accommodation with cast iron fireplaces, picture and dado rails to many of the rooms. Having the benefit of gas fired central heating and part double glazing, the accommodation is arranged as follows.

AN EARLY INSPECTION OF THIS UNUSUAL PROPERTY IS HIGHLY RECOMMENDED BY THE SOLE AGENTS.



GROUND FLOOR:

Enclosed Entrance Porch

Part glazed front door. Part panelled walls. Quarry tiled floor. Part glazed inner door to ...

Spacious Entrance Hall

Laminate flooring. Radiator. Dividing arch to ...

Inner Hall

Quarry tiled floor. Window.

Sitting Room: 14'9 x 13'6 into bay window (4.50m x 4.11m into bay window)

Double radiator. Attractive cast iron fireplace with ceramic tiled slips. Boarded floor. Part glazed door to entrance hall.

Lounge: 15'3 x 12'6 (4.65m x 3.81m)

Double aspect. Double radiator. Brick fireplace with wood burning stove. Double French doors to rear garden. Part glazed door to entrance hall.

Dining Room: 11'9 x 12'3 (3.58m x 3.73m)

Cast iron fireplace. Double radiator. Boarded floor. Two sash windows. Part glazed door to entrance hall.

Good Sized Kitchen: 14'6 x 9' (4.42m x 2.74m)

Wooden doored units comprising one and a half bowl sink unit with cupboards and drawers under. Range of floor and wall cupboards. Recess housing Rayburn solid fuel stove. Cooker hood. Under-stairs cupboard. Part tiled walls. Timber panelled ceiling. Quarry tiled floor. Double glazed window. Two double glazed French doors to garden.

Adjoining Utility Room: 8'3 x 6'6 (2.51m x 1.98m)

Wooden doored units comprising butler sink. Floor and wall cupboards. Plumbing for washing machine. Part tiled walls. Quarry tiled floor. Double glazed

window. Gas fired boiler for central heating and domestic hot water.

Bathroom

White suite comprising panelled bath. Wash hand basin with cupboard below. Low-level WC. Shower enclosure. Heated towel rail. Part tiled walls. Beamed ceiling.

Bedroom 4/Study: 11'9 x 11' (3.58m x 3.35m)

Three sash windows. Cast iron fireplace with ceramic tiled slips. Built in wardrobe cupboard. Double radiator. Laminate flooring.

FIRST FLOOR:

Spacious Landing

Railed staircase and ...

Study Area: 10'3 x 5'9 (3.12m x 1.75m)

Double glazed window. Radiator. Two built in cupboards with access to eaves.

Bedroom 1: 16' x 13'3 (4.88m x 4.04m)

Triple aspect. Three double glazed windows. Radiators. Access to eaves.

Bedroom 2 13'6 x 8'6 (4.11m x 2.59m)

Double aspect. Double glazed windows. Radiator.

Shower En-suite

White suite comprising tiled shower enclosure. Wash hand basin. Low-level WC. Radiator. Tiled floor. Double glazed window.

Bedroom 3: 10'3 x 9' (3.12m x 2.74m)

Two double glazed windows. Radiator.

Cloakroom

White suite comprising low-level WC. Wash hand basin. Tiled floor. Radiator. Double glazed window.

EXTERNALLY:

Large Detached Garage/Workshop

Double doors to front. Door and window to side. Power and light points. The garage is approached by an extensive gravelled drive with two entrance gates.

Summerhouse/Games Room

Entrance recess. STORAGE ROOM 14'6 x 8'3 max (4.42m x 2.51m max) with skylight. SITTING ROOM 14'3 x 9'9 (4.34m x 2.97m) with built in bar. Tiled floor. Wood burning stove. Window.

GROUNDS:

The gardens extend to just over 0.4 of an acre and are fully enclosed enjoying a high degree of seclusion. The front garden has a frontage of approximately 60' and is enclosed by fencing, mature hedge, various trees and shrubs. Extensive gravelled drive and turning area providing car parking for 5 to 6 vehicles. The large rear garden is well screened and comprises an extensive lawned area with numerous mature trees, shrubs, flower borders, brick paths, flagstone patio and pergola.

VIEWING

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

DIRECTIONS

From the Agent's Bearsted office proceed in an easterly direction on the A20 Ashford Road for approximately 3 miles, turning right into Broomfield Road. Continue for approximately one mile into the village of Kingswood, turning left into Gravelly Bottom Road. The property will be found, after a short distance, on the left hand side.

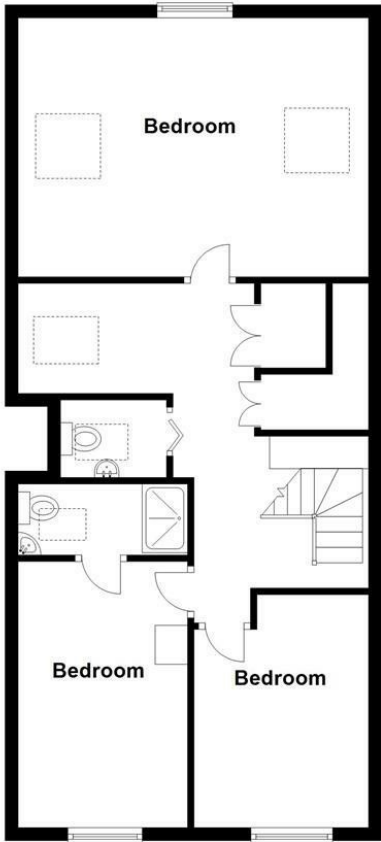




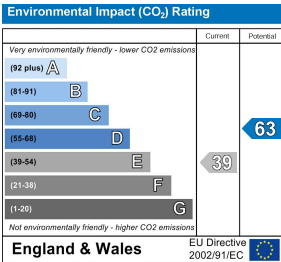
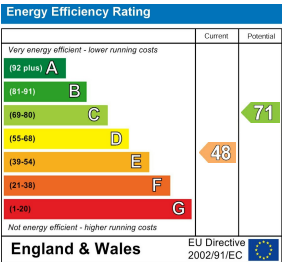
Ground Floor



First Floor



Total area: approx. 165.4 sq. metres (1780.5 sq. feet)



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