

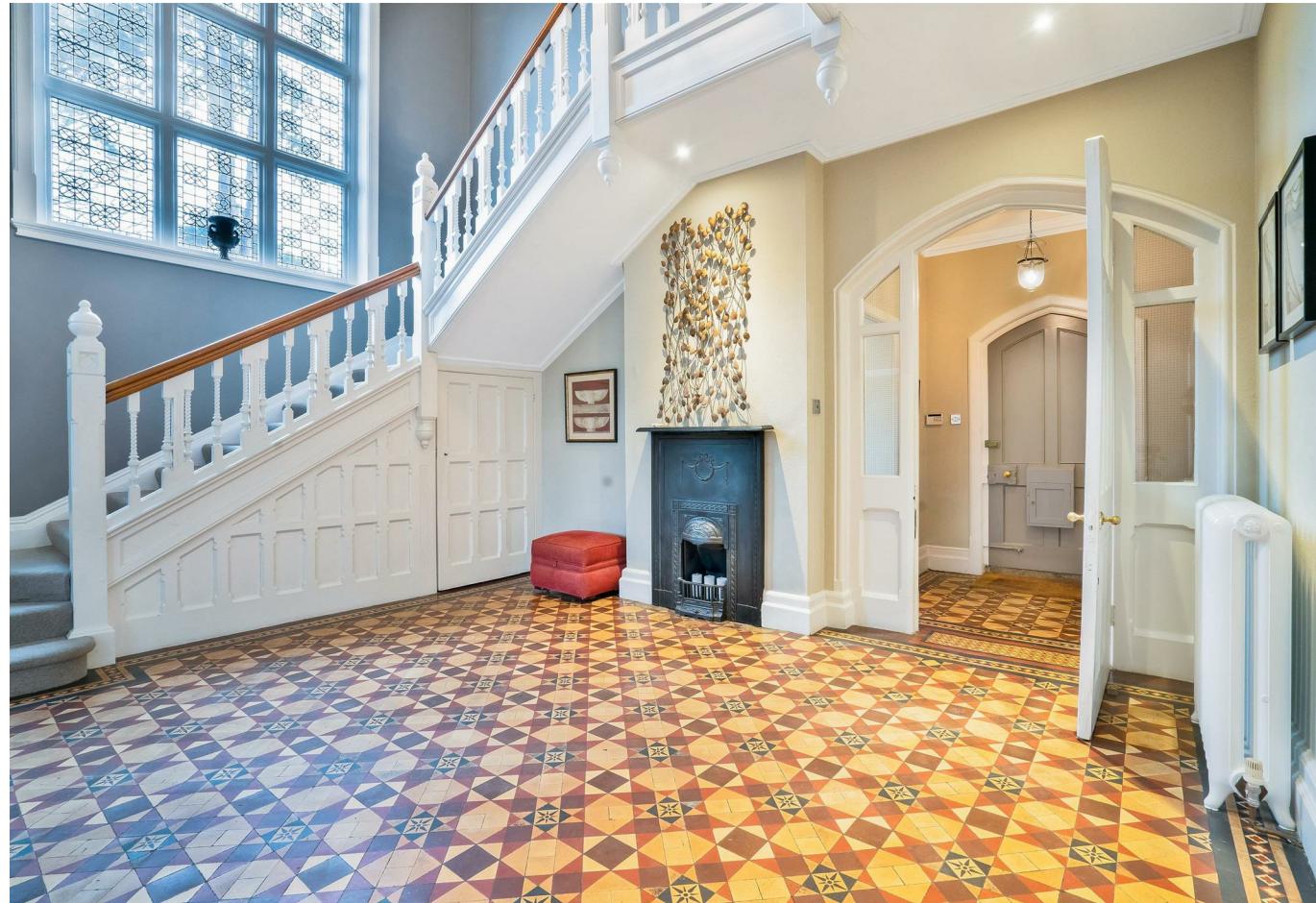


**Weavering House Grovewood Drive South, Weavering, Maidstone, ME14 5BX**  
Offers in the region of £900,000

Weavering House is the major portion of a magnificent Victorian mansion, formerly the residence of Lady Margaret and Hon. Henry Marsham, daughter and son of the third Earl of Romney (of Mote House/Park). The property was constructed in 1879 having most attractive elevations of mellowed red brick, tile hanging, exposed timbers and stone lintels and mullions to some windows under a Kent peg tiled roof. The exceptionally spacious and well-proportioned accommodation has been renovated throughout and has a wealth of Victorian features including lofty ceilings with fine cornicing and wide skirting boards, cast iron fireplaces, sash windows, exquisite Victorian tiled and oak flooring. The property has a stunning reception hall with a galleried landing and decorative panelled ceiling with a height of approximately 26', massive leaded light window and wide curved oak balustraded staircase; superb bespoke fitted kitchen/family room; two luxury bathrooms; gas fired central heating; security system and tasteful decor throughout.

Situated adjacent to Mote Park, a local beauty spot where fine recreational facilities are available, between Maidstone and Bearsted, each offering a comprehensive range of excellent shopping and educational facilities, London line stations and easy access to the motorway network. There is an infant/junior school, shopping parade and several inns within easy walking distance.

Weavering House is approached by a long and impressive tree lined private drive with two 5-bar entrance gates culminating to an extensive parking area and space for garaging (subject to the necessary planning consents being obtained).



## ON THE GROUND FLOOR

### **Impressive Arched Entrance Porch 7'3" x 7' (2.21m x 2.13m)**

Two windows with leaded lights. Attractive wide panelled entrance door. Victorian tiled floor. Part glazed inner door to ....

### **Entrance Vestibule 6'9" x 6'9" (2.06m x 2.06m)**

Matching Victorian tiled floor. Traditional style radiator. Door to ....

### **Utility Room 7'6" x 6'3" (2.29m x 1.91m)**

Range of wooden doored units with wooden worktops comprising butler sink with fitted shelves. Corner cupboard. Plumbing for washing machine. Manchester clothes dryer. Traditional style radiator. Sash window.

### **Downstairs Cloakroom**

WC. Radiator. Part panelled walls. Tiled floor. Sash window.

### **Magnificent Reception Hall 19'9" x 14'3" (6.02m x 4.34m)**

Large feature window with leaded lights. Victorian tiled floor. Two traditional radiators. Cast iron fireplace. Large under stairs cupboard. Wide curved staircase with oak balustrade. Galleried landing. Feature panelled decorative ceiling having a height of approximately 26'.

### **Beautifully proportioned Drawing Room 19'8" x 19' (5.99m x 5.79m)**

Double aspect. Large sash bay window over-looking rear garden. Victorian cast iron fireplace with wooden surround and granite hearth. Oak flooring. Three radiators.

### **Dining Room 15'1" inc cupboards x 12'2" (4.60m inc cupboards x 3.71m)**

Sash window. Radiator. Comprehensive range of built-in floor to ceiling cupboards covering an entire wall.

### **Large bespoke fitted Kitchen/Family Room 19'4" x 15'1" (5.89m x 4.60m)**

Attractive matt grey painted wooden doored units comprising twin butler sink. Comprehensive range of floor cupboards with shelves, drawers and granite worktops. Matching wall cupboards. Island breakfast bar with granite and oak worktops. Floor to ceiling cupboard. Wine rack. Large walk-in

pantry. Cooker recess. Cupboard housing modern gas fired boiler for central heating and domestic hot water. Three sash windows. Double French doors to rear garden. Amtico flooring.

## ON THE FIRST FLOOR

### **Spacious Galleried Landing**

Feature lofty decorative panelled ceiling. Large leaded window. Radiator.

### **Principal Bedroom 19'8" x 14'5" (5.99m x 4.39m)**

Double aspect. Sash windows. Radiator. Victorian cast iron fireplace. Two built-in double wardrobe cupboards.

### **Bedroom Two 19'4" x 15'1" (5.89m x 4.60m)**

Double aspect. Sash windows. Two radiators. Storage cupboard.

### **Bedroom Three 15'1" x 12'2" (4.60m x 3.71m)**

Sash window. Radiator. Large walk-in wardrobe cupboard with excellent storage facilities. Secondary door to bathroom.

### **Family Bathroom 19' x 6'7" (5.79m x 1.83m)**

Modern white suite comprising Victorian style roll top bath. Large wash hand basin. WC. Large tiled shower enclosure. Heated towel rail. Radiator. Vinyl floor covering. Cupboard housing secondary modern gas fired boiler for central heating and domestic hot water. Cast iron fireplace. Sash window.

## ON THE SECOND FLOOR

Staircase to ....

### **Bedroom Four 19' x 9'5" (5.79m x 2.87m)**

Window. Radiator. Victorian fireplace. Wooden floor.

### **Study/Bedroom Five 13'4" x 11'9" (4.06m x 3.58m)**

Double aspect. Two radiators. Fireplace. Access to roof space.

### **Bathroom 15'1" x 12'2" (4.60m x 3.71m)**

White suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Wooden flooring. Window.

## AGENT'S NOTE

The rooms on the second floor could easily be used as an annex or office suite.

## EXTERNALLY

The property is set well back from Grovewood Drive South and is approached by a long private drive culminating to an extensive parking area and space for garaging (subject to the necessary planning consents being obtained).

### **Gardens**

The FRONT GARDEN is screened by a coniferous hedge and is laid to lawn with various trees and shrubs including pleached lime trees. Gravelled seating area. The SOUTH FACING REAR GARDEN is fully enclosed and measures approximately 75' x 60' and comprises extensive lawned area with various mature trees, shrubs and flower borders. Raised sun terrace. Decked and gravelled area. Outside lighting and water.

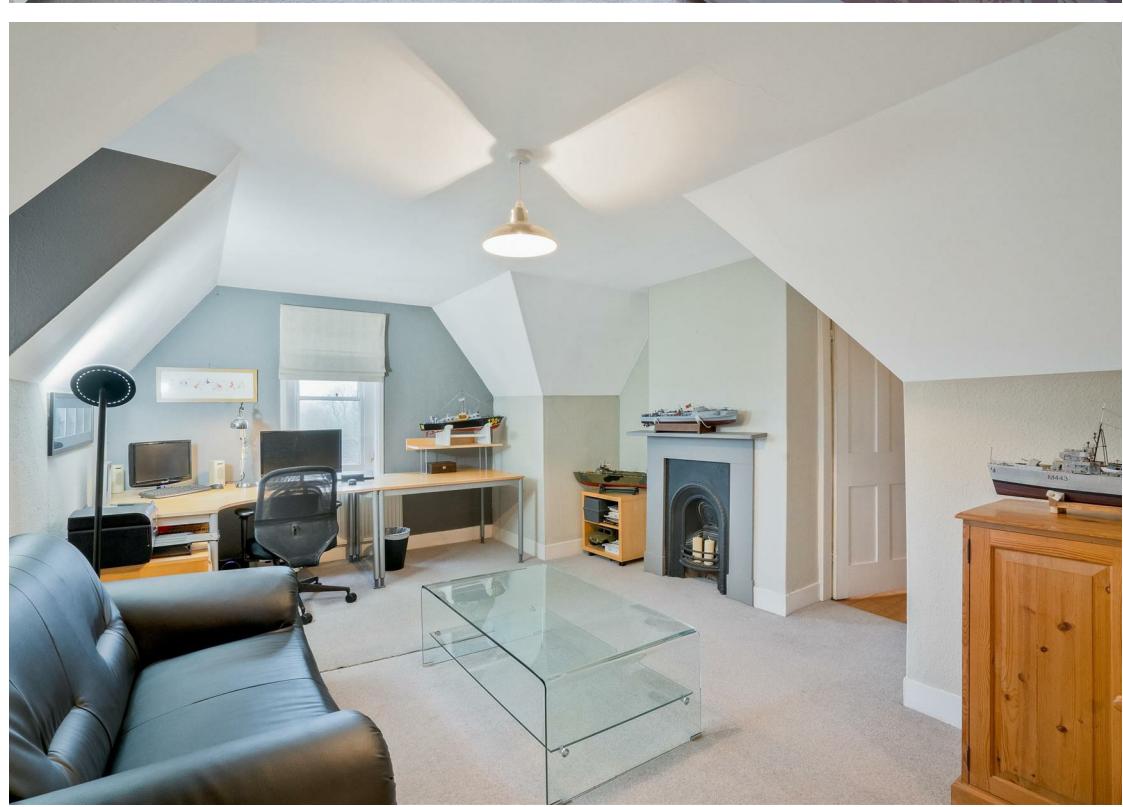
### **Large Shed 13'9" x 6' (4.19m x 1.83m)**

## VIEWING

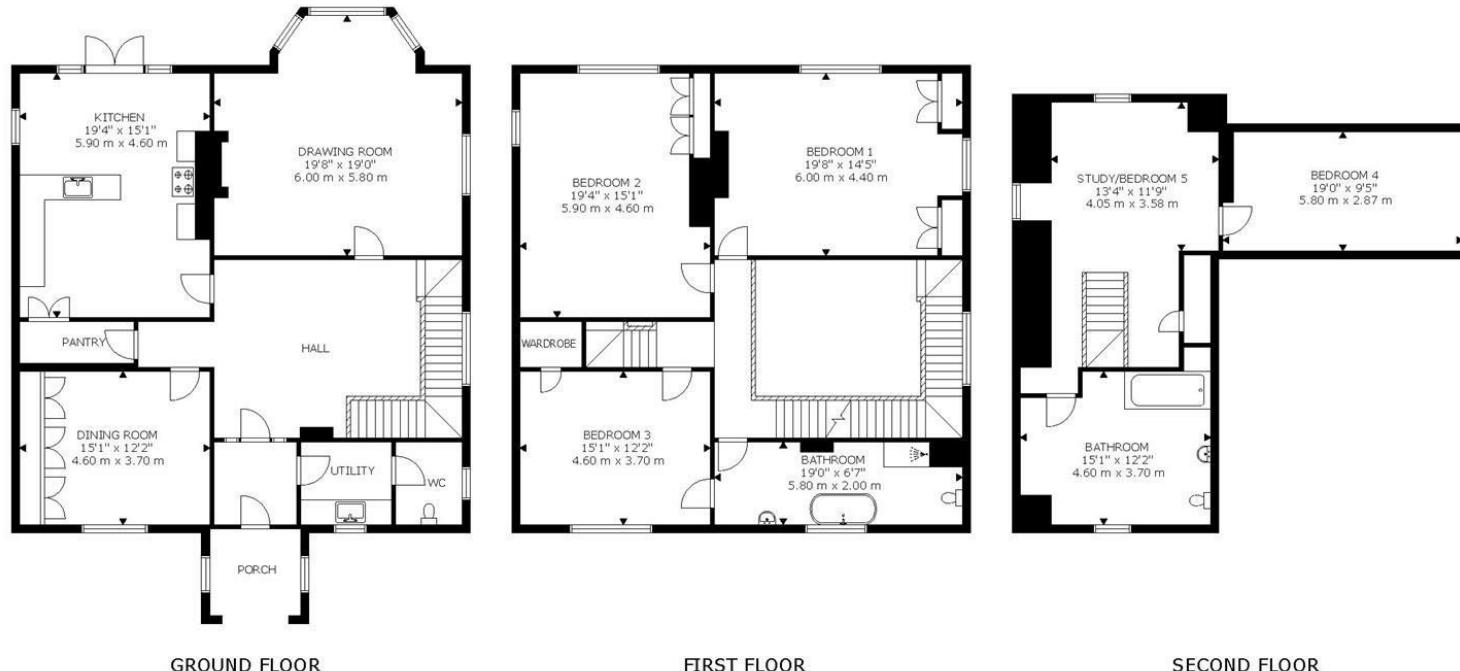
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## DIRECTIONS

From the Agent's Bearsted Office proceed towards Maidstone on the A20 Ashford Road and, after approximately 1.5 miles, turn right into New Cut Road. Take the first turning on the right into Grovewood Drive South and, after a few hundred yards, Weavering House will be found on the right hand side approached by a long private drive with two double 5-bar entrance gates.







**GROSS INTERNAL AREA**  
**GROUND FLOOR:** 1345 sq ft, 125 m<sup>2</sup>  
**FIRST FLOOR:** 1259 sq ft, 117 m<sup>2</sup>  
**SECOND FLOOR:** 689 sq ft, 64 m<sup>2</sup>  
**TOTAL:** 3294 sq ft, 306 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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