



Priory Close, East Farleigh, Maidstone, Kent, ME15 0EY

Guide Price £975,000 - £1,100,000



**** NO FORWARD CHAIN ** *** GUIDE PRICE: £975,000 - £1,050,000 *** AN OUTSTANDING FAMILY HOME OFFERING EXTENSIVE ACCOMMODATION, SITUATED IN A SOUGHT-AFTER CUL-DE-SAC SETTING IN THE VILLAGE OF EAST FARLEIGH *****

Page & Wells are delighted to bring to the market this rarely available extended family home offering versatile accommodation. The ground floor features a large living room which opens onto the dining room. There is a useful cloakroom and a spacious kitchen/breakfast room. In addition, there is a snug/office, gym, sauna and shower room, which it is felt with a few minor alterations, could provide annex accommodation. The first floor features six bedrooms, five of which benefit from en-suite facilities. There is an in and out driveway to the front, an integral garage and wraparound gardens which include an outbuilding (currently utilised as an office) and two garden sheds. The rear garden is south facing. The property is a short walk from East Farleigh railway station, riverside walks along the River Medway and the local primary school. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



KEY FEATURES

- Cul-de-sac setting
- Six bedrooms
- Five en-suites
- Gym and sauna
- Snug/Office
- Large kitchen/breakfast room
- In and out driveway
- Integral garage
- Wraparound garden, with the rear being south facing

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Living Room
Opening to ...

Dining Room

Kitchen/Breakfast Room

Snug/Office

Gym

Sauna

Shower Room

First Floor:

Principal Bedroom

- En-suite Bathroom

Bedroom Two

- En-suite Shower Room

Bedroom Three

- En-suite Shower Room

Bedroom Four

- En-suite Shower Room

Bedroom Five

- En-suite Shower Room

Bedroom Six

Shower Room

EXTERNALLY

There is an in and out driveway to the front of the property, integral garage and a wraparound garden which features a useful office space and two garden sheds at the rear.

AGENT'S NOTE

With a few minor alterations, it is felt that the snug/office, gym and sauna, together with the shower room, could be reconfigured to provide annex accommodation.

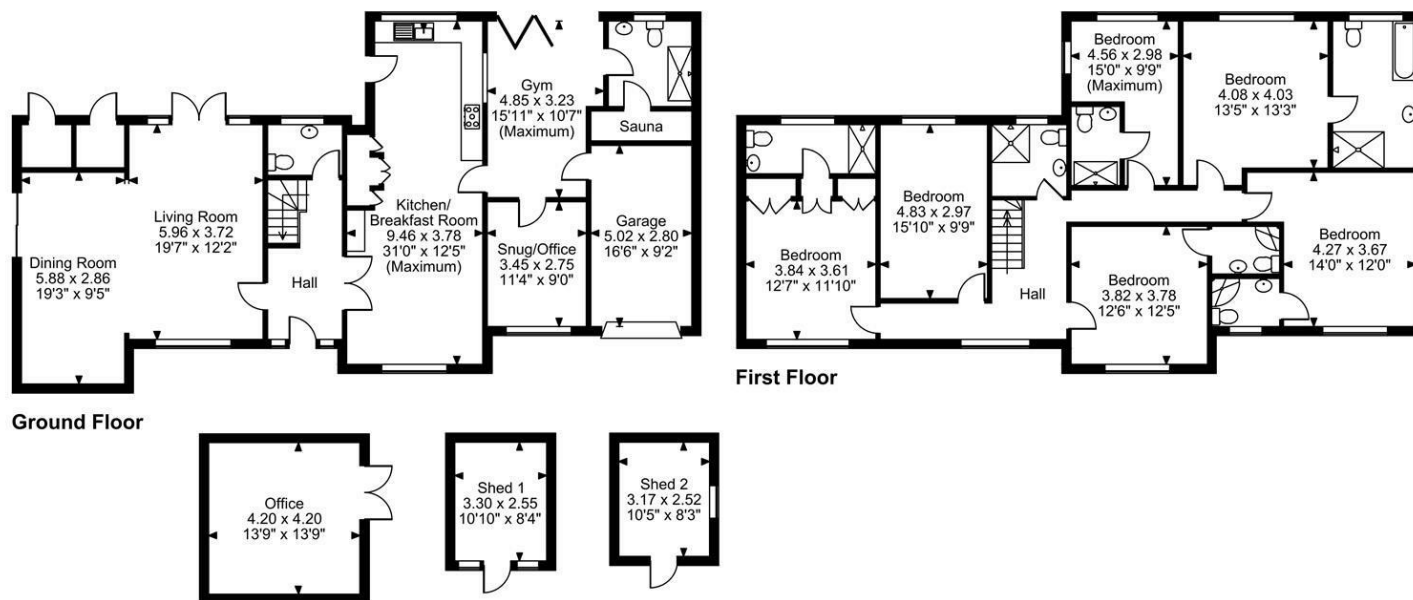
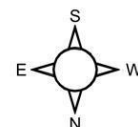
VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	

Friarsfield, Priory Close, East Farleigh, Maidstone
Approximate Gross Internal Area
Main House = 2785 Sq Ft/259 Sq M
Garage = 151 Sq Ft/14 Sq M
Office & Sheds, External Rooms = 403 Sq Ft/37 Sq M
Total = 3339 Sq Ft/310 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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