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Pennine Old Lain, Harrietsham, Kent. ME17 1AZ.

£845,000 Freehold

Property Summary

"There is so much space with this substantial detached bungalow in Harrietsham. A stunning 22ft by 16ft kitchen/dining room with a vaulted ceiling and found in a truly tucked away position". - Philip Jarvis, Director.

Book now to view this well proportioned four double bedroom bungalow found in ever popular Harrietsham.

Tucked away along a private cul-de-sac, the current owners have spent much time and effect in developing this bungalow into a most comfortable home.

There is a 24ft sitting room with double doors leading onto the patio and a useful study found to one side. The kitchen/dining room measures 22ft by 16ft and again has a further set of double doors onto the garden and a vaulted ceiling. There is also a large useful utility room off this kitchen.

The master bedroom has an ensuite shower room and there are three further double bedrooms. There is also a family bathroom and shower room.

Set back from the private lane, there is a long brick block driveway and turning area for at least six cars. This leads to the double garage.

The rear garden measures approximately 60ft and enjoys a sunny aspect. There is a large patio area, large raised pond and area laid to lawn.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

Features

- Substantial Four Double Bedroom Bungalow
- 24ft Sitting Room With Doors Overlooking Garden
- Master Bedroom With Ensuite Shower Room
- Double Garage & Long Driveway
- Internal Viewing Location
- Council Tax Band E
- Stunning 22ft by 16ft Kitchen/Dining Room
- Study & Utility Room
- 60ft Sunny Aspect Rear Garden
- Tucked Away Private Cul-De-Sac Location
- Popular Village Location
- EPC Rating: D

GROUND FLOOR

Double Glazed Entrance Door To

Hall

Laminate floor. Feature horizontal radiator. Downlighting. Double airing cupboard. Access to loft.

Sitting Room

24' 2" x 12' (7.37m x 3.66m) Double glazed doors with double glazed side panels to rear garden. Doubled glazed window to side. Feature coal effect gas fire. Radiator. Laminate floor. Double wooden doors to

Study

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to side. Radiator.

Kitchen/Dining Room

22' 0" x 16' 4" (6.71m x 4.98m) Double glazed doors with double glazed side panels to rear garden. Double glazed window to side. Vaulted ceiling with two double glazed Velux windows to side. Range of base and wall units. Inset stainless steel one and a half bowl sink unit with glass top. Marble worktops. Two Hoover fan assisted ovens. Built in Hoover microwave and coffee machine. Large three ring self cleaning gas hob. Stainless steel extractor over. Built in dishwasher. Space and plumbing for American style fridge/freezer Butcher block island. Two feature radiators. Laminate floor. Ceiling light to remain.

Utility Room

10' 0" x 7' 0" (3.05m x 2.13m) Double glazed window to rear. Range of base and wall units. Cupboard housing boiler. Plumbing for washing machine and tumble dryer. Laminate floor.

Bedroom One

15' 0" x 9' 7" (4.57m x 2.92m) Accessed off the study. Double glazed doors with double glazed side panels onto rear garden. Radiator. Two double wardrobe cupboards. Radiator. Recess lighting.

Ensuite Shower Room

Two double glazed frosted window to rear. Modern suite of concealed low level WC, vanity hand basin and fully panelled corner shower. Chrome towel rail. Laminate tiled floor.

Bedroom Two

15' 5" x 10' 0" to wardrobe door (4.70m x 3.05m) 11' 4" x 9' 5" (3.45m x 2.87m) Double glazed bow window to front. Range of wardrobe cupboard to one wall. Further triple built in wardrobe cupboard. Radiator. Laminate floor.

Bedroom Three

11' 2" plus doorwell x 9' 7" (3.40m x 2.92m) Double glazed bow window to front. Radiator. Built in sliding triple wardrobe cupboard. Laminate floor.

Bedroom Four

11' 1" x 9' 7" (3.38m x 2.92m) Double glazed window to side. Radiator.

Bathroom

Double glazed frosted window to side. Modern side of concealed low level WC, wall hung vanity hand basin and panelled bath with shower attachment. Chrome hand rail. Downlighting. Laminate floor.

Shower Room

Double glazed frosted window to side. Suite of concealed low level WC and wall hung vanity hand basin, fully panelled corner shower unit. Chrome towel rail. Downlighting. Laminate floor.

EXTERIOR

Front Garden

Long front garden laid to lawn with shrub beds. Garden storage area.

Driveway

Long brick block drive for at least six cars with a turning area.

Double Garage

Up and over door. Power and lighting.

Rear Garden

Approximately 60ft in length. Two extensive patio areas. Raised pond with brick pump room. Area to lawn with shrub beds. Small vegetable garden. Brick shed measuring 11' x 9' with power and lighting and wooden shed 10' x 9' 6". Access to front of bungalow via wide side access. The passage way is suitable for storage. There is also a storage area to the other side of bungalow.

Agents Note

1. Old Lain leading to the property is a private lane owned by four bungalows.

2. There are two small parcels of land, one opposite and one to the right hand side of the bungalow that are included in the title.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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