





11 Downlands, Harrietsham, Kent. ME17 1LE.

£795,000 Freehold

Property Summary

“The finish of this home is superb. It’s rare to see such a high calibre of presentation.” – Mathew Gilbert, Senior Branch Manager.

We are proud to present to the market this immaculately presented, four-bedroom detached and extended home, within a sought-after cul-de-sac on the edge of the popular commuter village of Harrietsham.

From the front door, you’re welcomed into a spacious entrance hall. There is an impressive open-plan kitchen/living room, with bifold doors opening onto the garden. The ground floor also features a dining room, a lounge with a feature fireplace also offering an additional set of bifold doors, along with a utility room and separate cloakroom.

Upstairs, there is a good sized landing with a seating area, this leads to the master bedroom, which benefits from a ensuite. There are three further double bedrooms, all with built-in wardrobes, and a family bathroom.

Outside, the home continues to impress with manicured front and rear gardens, a driveway, and a detached double garage.

Harrietsham is a thriving village set along the A20, offering excellent commuter links via the M20 at Junction 8 and a mainline railway station with direct services to London Victoria. Nearby villages such as Lenham and Bearsted provide a wider selection of shops, cafes, and amenities.

This property really does need to be seen to appreciate the standard throughout so please book a viewing without delay.

Features

- Stunning Four Bedroom Detached Home
- Detached Double Garage
- Cul-De-Sac Location
- EPC Rating: D
- Ensuite To Master Bedroom
- Incredibly High Specification
- Utility Room
- Council Tax Band G

Ground Floor

Front Door To

Entrance Hall

Double glazed frosted window to front and side. Radiator. Built in cupboards. Stairs to first floor. Alarm panel.

Lounge

18' 3" x 13' 0" (5.56m x 3.96m) Double glazed window to front. Double glazed bi-fold doors to rear. Feature panelled walls. Wall lights. Flame effect electric fireplace. Radiator. TV point.

Kitchen/Living Room

23' 11" x 23' 9" (7.29m x 7.24m) Double glazed window to rear and side. Sky lantern. Double glazed bi-fold doors to rear. Range of base and wall units with Quartz worktops. Induction hob with extractor. Sink with boiling tap. Integrated dishwasher. Integrated microwave and two separate electric ovens. Kitchen island and breakfast bar with base units and wine chiller. Feature wall with TV point. Two radiator.

Utility Room

Double glazed obscured window to side. Wall and base units with Quartz worktops. Space for washing machine and tumble dryer. Tall cabinet housing gas boiler. Radiator.

Dining Room

13' 8" x 10' 5" (4.17m x 3.17m) Double glazed window to front. Radiator. Built in cabinets. Feature panelled walls.

Cloakroom

Double glazed frosted window to front. Half tiled walls. radiator. Concealed low level WC and feature wash hand basin with drawer.

First Floor

Landing

Double glazed Velux window to front. Double glazed Velux window to rear. Radiator. Hatch to loft access.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m) Double glazed window to front. Radiator. Built in triple wardrobes.

Ensuite

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin and corner shower cubicle with glass screen. Tiled walls. Chrome heated towel rail. Underfloor electric heating.

Bedroom Two

17' 4" x 7' 9" (5.28m x 2.36m) Double glazed window to front. Radiator. Built in double wardrobe.

Bedroom Three

13' 3" x 9' 7" (4.04m x 2.92m) Double glazed window to rear. Radiator. Built in double wardrobe.

Bedroom Four

13' 2" x 8' 5" (4.01m x 2.57m) Two double glazed window to rear. Radiator. Built in wardrobe.

Family Bathroom

Fully tiled walls. Chrome heated towel rail. Double ended bath with shower attachment. Low level WC and wash hand basin. Cupboard housing water tank.

Exterior

Front Garden

Steps and paved patio pathway leading to front entrance. Two lawned areas. Pedestrian access to both sides.

Driveway

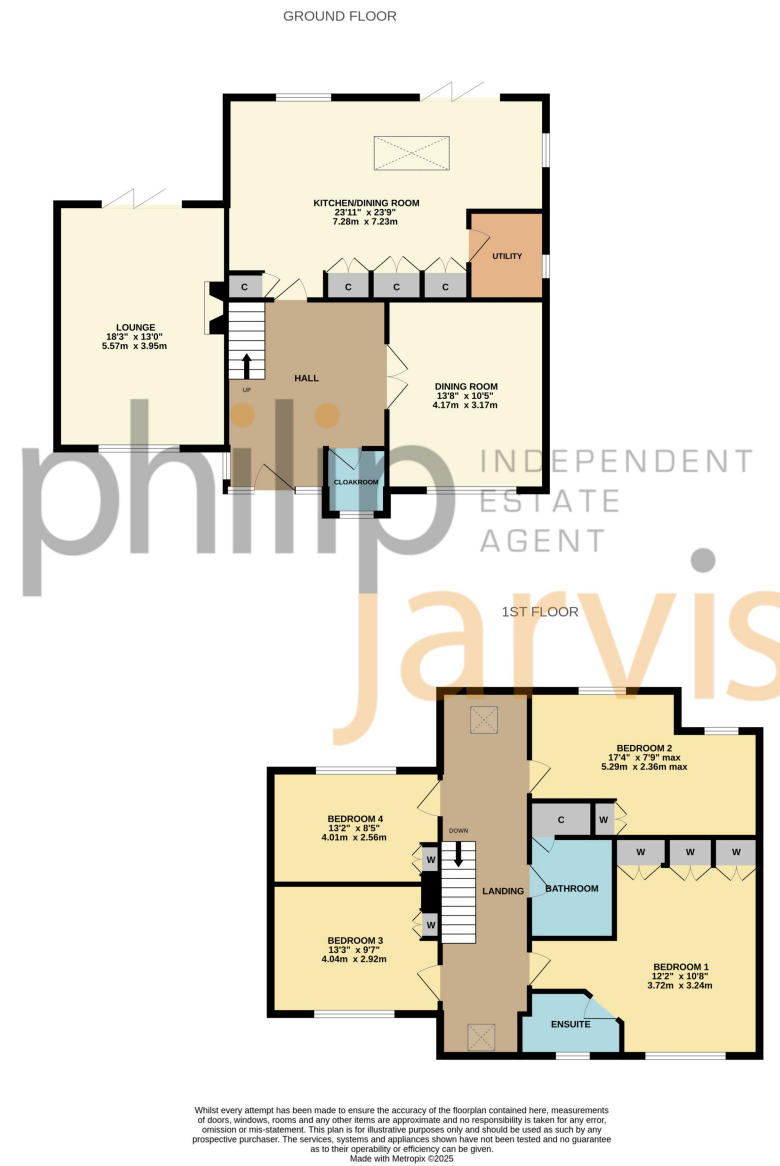
Shingled driveway for at least two vehicles.

Double Garage

Double electric up and over door. Power and light. Boarded loft space. Fuse box.

Rear Garden


Mainly laid to artificial lawn. Raised hedge border. Paved patio pathway with two separate patio area. Outside power point. Outside tap. Outside downlighting. Pedestrian access to both sides.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(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



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