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## 11 Downlands, Harrietsham, Kent. ME17 1LE.

£750,000 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.



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+)	<b>A</b>	79
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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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