



philip INDEPENDENT
ESTATE AGENT
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Rivendell, Ashford Road, Harrietsham, Maidstone, Kent. ME17 1BH.

Guide Price £775,000 Freehold

Property Summary

"There is so much potential with this detached chalet bungalow found in a tucked away position in Harrietsham". - Matthew Gilbert, Branch Partner.

****GUIDE PRICE OF £775,000-£800,000****

Sitting on a plot in the regions of half an acre, this four/five bedroom property was built by the Marley family approximately a hundred years ago. The property has been extended on several occasions and now offers well proportioned accommodation.

Downstairs there is a through living/dining room with a bay window to the front and side. There is also a kitchen/breakfast room and useful utility room. There are also two bedrooms and the bathroom on this floor.

Upstairs the master bedroom boasts wardrobes to one wall and an ensuite shower room. There are two more bedrooms although the owners currently use one of these rooms as a study.

Set back from the road, Rivendell is accessed via a secluded driveway with a wooded area to one side. Having passed a five bar gate the driveway opens up into an attractive circle with a lawned area within it. There is also a double garage to one side and two areas of rear garden, one with a summerhouse and patio and the other a vegetable garden.

Harrietsham is a most popular village found south of Maidstone. There is a well respected primary school, two shops and gastro pub. There is also a railway station within walking distance. Lenham approximately two miles away offers a wide range of amenities. The M20 motorway is approximately three miles away at Leeds village. The county town of Maidstone is approximately five miles away.

An internal viewing comes most recommended to fully appreciate everything Rivendell has to offer.

Features

- Guide Price of £775,000-£800,000
- Two Reception Areas
- Utility Room & Bathroom
- Private Plot of Just Over Half An Acre
- No Onward Chain
- Council Tax Band F
- Four/Five Bedroom Detached House
- Kitchen/Breakfast Room
- Ensuite To Bedroom One
- Tucked Away Location
- Popular Village Location
- EPC Rating: E

Ground Floor

Steps To

Veranda

Tiled floor and railings. Door To

Reception Hall

15' 8" max x 10' 4" (4.78m x 3.15m) Double glazed door to front. Stairs to first floor with understairs space. Two radiators. Cloaks cupboard. Airing cupboard.

Living Area

15' 2" plus bay x 11' 8" (4.62m x 3.56m) Double glazed bay window to front. Double glazed window to side. Two radiators. Open brick fireplace. Picture rail. Leads through to

Dining Area

11' 8" x 10' 10" (3.56m x 3.30m) Double glazed doors to rear garden with full length window to either side. Double glazed window to side. Two radiators.

Kitchen/Breakfast Room

15' 4" max x 9' 10" narrowing to 7' 2" (4.67m x 3.00m) Two double glazed window to side. Range of base and wall units. White one and a half bowl sink unit. Neff electric oven. Neff microwave combination oven. Four ring gas hob with extractor over. Breakfast bar. Space for fridge/freezer. Spotlights.

Utility Room

8' 3" x 6' 3" (2.51m x 1.91m) Double glazed window to side and rear. Double glazed door to rear. Cupboards. Plumbing for washing machine. Plumbing for dishwasher.

Cloakroom

Window to rear and side. High level WC. Wall mounted boiler. Shelving.

Bedroom Two

11' 6" plus bay x 11' 6" (3.51m x 3.51m) Double glazed bay window to front. Double glazed window to side. Tiled fireplace with wood mantel. Radiator. Picture rail.

Bedroom Four

11' 0" x 7' 5" max (3.35m x 2.26m) Double glazed window to rear. Radiator. Picture rail.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and tiled panelled bath with separate shower unit. Part tiled walls. Radiator.

First Floor

Landing

Doors to

Bedroom One

15' 6" max plus bay x 11' 6" (4.72m x 3.51m) Double glazed door to balcony with windows to side. Two radiators. Range of wardrobe cupboards to one wall leading to further eaves storage. Door to

Ensuite Shower Room

Double glazed Velux window to rear. White suite of wall hung low level WC and hand basin. Corner shower cubicle. Fully tiled walls. Chrome towel rail. Downlighting. Extractor.

Bedroom Three

13' 4" max narrowing to 5' 8" x 10' 8" (4.06m x 1.73m x 3.25m) 'L' shaped room. Two double glazed Velux windows to rear. Radiator.

Study/Bedroom Five

12' 2"max narrowing to 5' 8" x 10' 8" (3.71m x 1.73m x 3.25m) 'L' shaped room Double glazed window to front. Radiator. Eaves storage cupboard.

Exterior

Front Garden

Mature front garden with wooded area to one side of the driveway. The driveway leads to the front of the property. Further mature trees and shrubs to the front of the property and area to lawn. There is a circular driveway.

Rear Garden

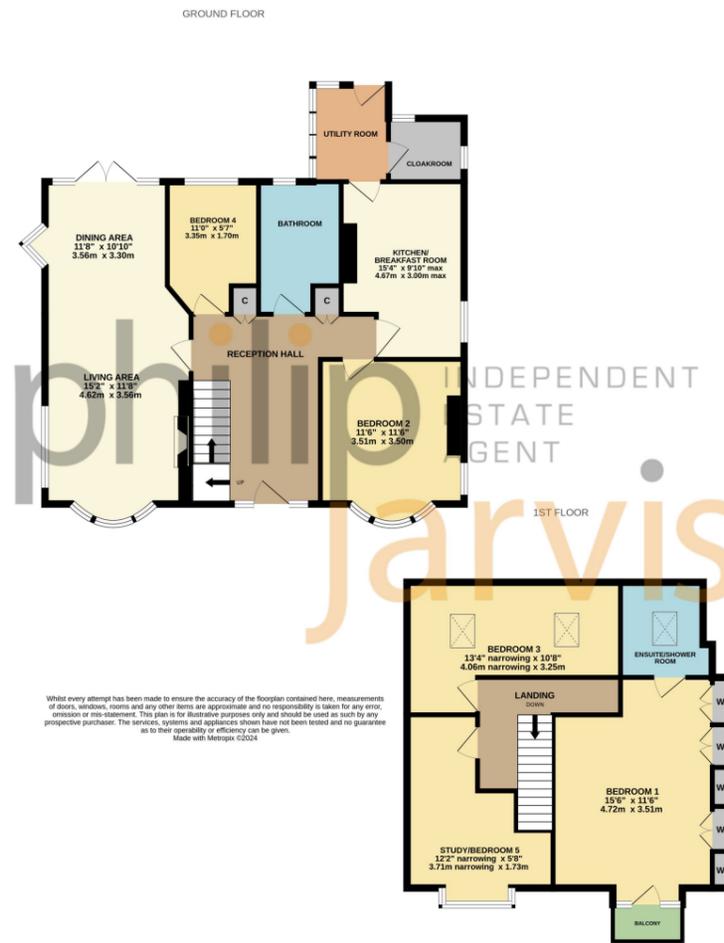
There are two areas to the rear separated by a large hedge. To one side is a brick block patio leading to area laid to lawn with a summerhouse. To the other side is another lawned area, vegetable garden and greenhouse. There is also a further useful area to one side with a small brick store.

Parking

The property is accessed directly off the Ashford Road. Maple Tree House has a right of way over the first part of the driveway. The driveway then leads to a five bar gate and then up to the house is a circular dirveway. To one side is a further driveway leading to the double garage.

Double Garage

The garage does require some repair. Up and over door. Power and lighting. Pedestrian door to side.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	78	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



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 contract, 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.

