



philip INDEPENDENT
ESTATE AGENT
Jarvis



3 Downlands, Harrietsham, Kent. ME17 1LE.

£675,000 Freehold

Property Summary

"This executive home is so well proportioned and I love the cul-de-sac position". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this substantial extended five bedroom detached home located in the select Downlands Development found on the edge of the popular commuter village of Harrietsham.

The accommodation comprises to the ground floor of a large entrance hall, kitchen/family room, utility room, dining room, extended lounge and WC. Upstairs to the first floor there is a master bedroom benefitting from fitted wardrobes and an ensuite, four further bedrooms and a family bathroom.

Externally there is a double width driveway leading to a double garage whilst to the rear there is a pretty well established garden with shrubs, plants and trees.

Harrietsham is a popular village that boasts, shops, a public house, primary school and active church. There are also great commuter links with easy access to the M20 as well as a mainline railway to London Victoria.

An early viewing comes highly recommend to fully appreciate everything that Downlands has to offer.

Features

- Five Bedroom Detached House
- Kitchen/Family Room
- Small Select Development
- Double Garage To Side
- Utility Room
- EPC Rating: C
- Three Reception Rooms
- Master Bedroom With Ensuite Bathroom
- Landscaped Rear Garden
- Ground Floor Extension
- No Forward Chain
- Council Tax Band G

Ground Floor

Double Glazed Entrance Door To:

Hall

Double glazed windows to both sides. Stairs to first floor. Understairs cupboard. Two radiator. Alarm panel. Thermostat.

Cloakroom

White suite of low level WC and hand basin with splash back tiling. Radiator. Extractor.

Sitting Room

16' 8" x 12' 3" (5.08m x 3.73m). Double glazed doors with double glazed full length windows to either side. Double glazed window to both sides. Brick fireplace with wood mantel and coal effect gas fire. Three radiators. Wall lights.

Dining Room

11' x 10' 4" (3.35m x 3.15m). Double glazed sash window to front. Radiator.

Kitchen/Family Room

20' 6" x 13' 2" narrowing to 11ft 2 (6.25m x 4.01m). Double glazed window to rear. Double glazed doors to rear. Range of modern base and wall units. Stainless steel Neff oven with AEG microwave above. AEG induction hob with stainless steel extractor hood above. Sink unit. Dupont zodiaq quartz worktops. Integrated dishwasher. Space for fridge/freezer. Dresser unit. Feature chrome wall radiator. Tiled floor. Under unit lights. Recess ceiling lights. Wall mounted TV. Water softener. Attractive wall tiling.

Study

12' 3" x 6' 8" (3.73m x 2.03m). Double glazed sash window to front. Radiator. Range of fitted study furniture to include desk, drawers, shelves and cupboards.

Utility Room

9' 9" x 5' (2.97m x 1.52m). Range of base and wall units. Plumbing for washing machine. Stainless steel single bowl sink unit. Door to double garage. Localised tiling. Radiator.

First Floor

Landing

Access to loft. Airing cupboard. Radiator.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m). Double glazed sash window to front and double glazed window to side. Radiator. Two double wardrobe cupboards. BT & TV point.

Ensuite Bathroom

8' 10" x 6' 9" (2.69m x 2.06m). Double glazed window to rear. White suite comprising of low level WC, pedestal hand basin and panelled bath. Separate fully tiled shower cubicle. Chrome towel rail. Extractor. Recess lighting. Localised wall tiling.

Bedroom Two

12' x 9' 6" (3.66m x 2.90m). Double glazed window to rear. Radiator. Laminate flooring. TV point.

Bedroom Three

11' 6" x 10' 8" (3.51m x 3.25m). Double glazed sash window to front. Radiator.

Bedroom Four

9' 5" x 8' 10" (2.87m x 2.69m). Double glazed window to rear. Radiator.

Bedroom Five

8' 6" x 6' 6" (2.59m x 1.98m). Double glazed sash window to front. Wardrobe cupboard.

Bathroom

Double glazed window to rear. White suite comprising of low level WC, pedestal hand basin, bath with shower attachment and retractable glass screen. Localised tiling. Chrome towel rail. Part wood panelling. Extractor.

Exterior

Front Garden

Small area to lawn. Shrub beds. White picket fence to front boundary. Block paved path to front door. Side access.

Rear Garden

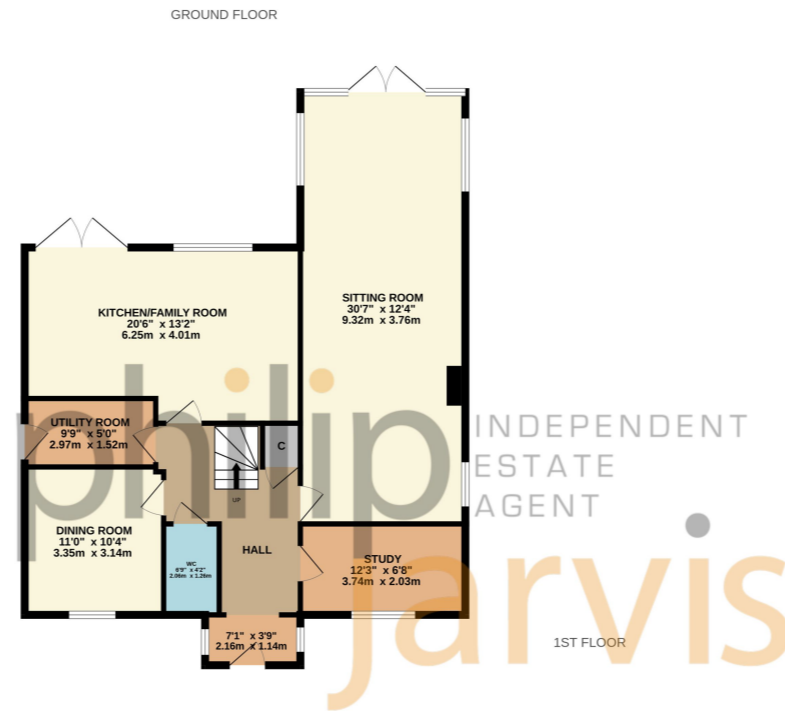
Approximately 35ft deep by 60ft wide. Mature landscaped garden with a particularly well balanced mix of plants, shrubs and trees. Decking area with pergola. Further patio area. Feature pond. Green house and shed to remain. Outside tap and electric point. Outside lighting.

Parking

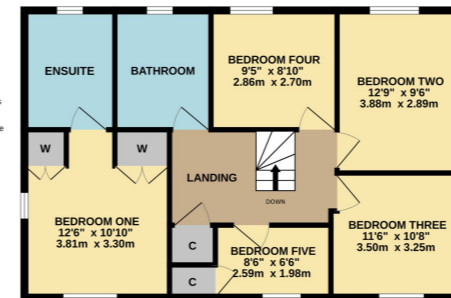
Double driveway for two vehicles leading to.

Double Garage

Electric up and over door. Power and lighting. Wall mounted boiler. Eaves storage space. Door to utility room and separate door to rear garden.



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.
Made with Metropix ©2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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 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.

naea

propertymark

arla

propertymark



T: 01622 858241

E: homes@philipjarvis.co.uk

W: www.philipjarvis.co.uk

A: The Square, Lenham, Maidstone, ME17 2PH