



philip INDEPENDENT
ESTATE
AGENT
Jarvis

Highbank, Lenham Heath Road, Lenham Heath, Maidstone, Kent. ME17 2BS.

£850,000 Freehold



Property Summary

"What I like about Highbank is the comfortable space along with the annexe potential and the real bonus of two paddocks. I think this home is ideal for someone wanting their horse next to their home". - Philip Jarvis, Director.

Highbank is a substantial detached chalet property found in Lenham Heath. Currently arranged as one large property it has previously been split to create a comfortable separate annexe to one side ideal for a relative. The accommodation really needs to be viewed for the potential to be appreciated.

Currently the chalet is arranged with two sitting rooms, dining room and reception hall/study. In addition there is a kitchen/breakfast room, and utility room. There are also four bedrooms downstairs plus two shower rooms. On the first floor is the main bedroom and large bathroom.

Highbank sits on a plot of just under 1.5 acres. There are formal gardens to three sides of the property and a large store/workshop. Beyond the formal gardens are two paddocks and stables plus a large parking area.

Well positioned both Lenham and Charing are only a short drive away. Both offer a range of amenities to include shops, railway stations and schools. The M20 is accessed at Junction eight approximately twelve miles away.

Features

- Extensive Five Bedroom Detached Chalet Style Property
- Three Reception Areas
- Three Further Bedrooms & Two Shower Rooms Downstairs
- Two Paddocks & Stables Ideal For A Horse
- Large Outside Store/Workshop
- EPC Rating: F
- Overall Plot Of Just Under 1.5 Acres
- 'L' Shaped Kitchen/Breakfast Room
- Master Bedroom & Bathroom To First Floor
- Annexe Potential
- Rural Location
- Council Tax Band F

Ground Floor

Double Glazed Entrance Door To

Porch

13' 6" x 4' 10" (4.11m x 1.47m) Double glazed windows to front and side. Tiled floor. Door to

Reception Hall/Study

13' 6" x 10' 6" (4.11m x 3.20m) Window to front. Radiator.

Dining Room

14' 2" x 10' 6" plus understairs recess (4.32m x 3.20m) Stairs to first floor. Radiator. Understairs cupboard. Decorative fireplace. Kardean flooring. Double casement doors to

Living Room

21' 10" x 17' 8" (6.65m x 5.38m) Two double glazed windows to rear and double glazed window to side. Sky light. Feature store fireplace with wood burning stove. Two radiators. Downlighting. Wood flooring. Panelling to three walls.

Kitchen Area

11' 9" x 10' 10" (3.58m x 3.30m) Double glazed window to side. Range of base and wall units. White single bowl sink unit. Space for range cooker. Extractor hood over. Integrated dishwasher. Double airing cupboard. Kardean flooring. Leads through to

Breakfast Room

17' 4" to cupboard doors x 8' 0" (5.28m x 2.44m) Double glazed window to front. Built in units to one wall with integrated fridge/freezer. Dresser unit. Pull out larder cupboard. Kardean flooring.

Utility Room

9' 4" x 4' 8" (2.84m x 1.42m) Double glazed door to side. Stainless steel sink unit. Plumbing for washing machine. Base and wall cupboards. Kardean flooring.

Inner Hall

Double glazed window to rear. Radiator. Parquet flooring. Storage cupboard.

Sitting Room

13' 4" max x 11' 5" max (4.06m x 3.48m) Double glazed doors to side with full length double glazed window to either side. Double glazed window to front. Radiator. Laminate flooring. This room along with bedroom five and the shower room would make up the annexe.

Bedroom Five

9' 8" to wardrobe door x 9' 4" (2.95m x 2.84m) Two double glazed windows to rear. Radiator. Sliding mirrored wardrobe to one wall.

Shower Room

Double glazed frosted window to side. White suite of concealed low level WC, vanity hand basin and walk in shower. Chrome towel rail. Fully tiled walls.

Bedroom Two

11' 2" to wardrobe door x 10' 10" (3.40m x 3.30m) Double glazed window to front and window to side. Radiator. Mirror doored sliding wardrobe cupboards to one wall. Wood effect flooring.

Bedroom Three

10' 7" x 9' 0" (3.23m x 2.74m) Bow window to front. Radiator. Exposed wood floorboards.

Bedroom Four

9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window to side. Radiator.

Shower Room

Double glazed frosted window to side. White suite of concealed low level WC hand basin and corner shower cubicle with panelled walls. Chrome towel rail. Tiled walls and floor. Extractor.

First Floor

Landing

Bedroom One

14' 4" x 11' 3" (4.37m x 3.43m) Window to front. Radiator. Mirror doored walk in double wardrobe cupboard.

Bathroom

Double glazed window to rear. White suite of low level WC, twin vanity hand basins and offset Jacuzzi bath with separate shower unit. Fully tiled walls. Tiled floor. Chrome towel rail. Airing cupboard.

Exterior

Gardens

Enclosed mature gardens laid mainly to lawn with trees and shrubs. There is a small patio area off the second sitting room. There is a path that surrounds the property. Adjacent to the formal gardens are the two paddocks.

Store/Workshop

Measuring approximately 31" x 20". Power and lighting. Door to side. This store/workshop would be suitable for a variety of uses.

Stabling

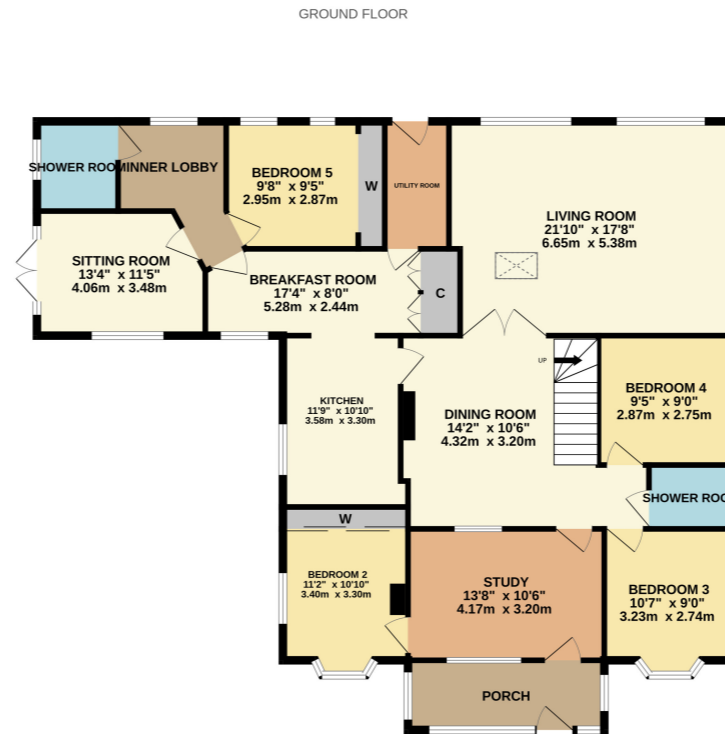
Measuring approximately 23" x 11' 6". There are two stables with power, lighting and water.

Parking

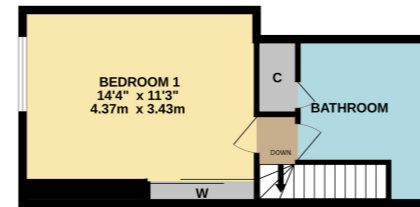
There is a long driveway leading to a five bar gate. Beyond the gate is parking for numerous vehicles.

Agents Note

There is a public footpath that runs along the driveway and to one side of the property just before the five bar gate to one side.



1ST 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		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	36	
(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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