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# Peony House Rose Lane, Lenham Heath, Kent. ME17 2JR.

£700,000 Freehold

## Property Summary

"This is such an incredible home, it is presented to the highest standard and is located in an idyllic spot". - Matthew Gilbert, Branch Manager.

We are excited to present to the market this versatile four bedroom brick construction home located in the quaint area of Lenham Heath. This stunning property has featured in Kent Life and various online articles.

As you enter the property you are greeted with a good sized porch and entrance hall. There are three reception areas to the rear of the home, configured in an L' shape. In the dining room area, there are bifold doors which leads out onto the garden. There is a beautiful log burner and a concealed entertaining area in the lounge as well as a sung to the opposite corner. The bespoke kitchen is well appointed to include two working sinks, breakfast bar and has the added benefits of a useful pantry.

Also to the ground floor there is a feature shower room, study, large utility and boot room with internal access to the garage. As well as all this there is also two double bedrooms to the front of the home.

Upstairs there is a stunning family bathroom and a smaller fourth bedroom. The master suite has a real boutique hotel feel. Within this space there is room for a large queen size bed and offers two concealed walk in wardrobes. There is also a bathroom area which has a freestanding claw foot bath, study area and double doors to a lovely balcony terrace with far reaching views.

Externally to the front there is an extensive driveway accessed via an electric gated entrance. The property has a large rear garden which offers so much. There is a raised decking area, perfect for entertaining as well as a large lawned area. There is also two large secure workshops/sheds.

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.

This unique home does not just offer great functionality but really offers any buyer the lifestyle to match so please book a viewing to explore for yourself.

## Features

- Stunning Four Bedroom Home
- Electric Gated Entrance
- Downstairs Shower Room
- Larder & Utility Room
- Ensuite To Master Bedroom
- Situated On A Private Road
- No Forward Chain
- Council Tax Band D

## Ground Floor

### Front Door To

### Porch

Double glazed windows to front. Double glazed windows to both sides. Shelving.

### Hallway

Cupboard housing consumer unit. Storage cupboard. Feature radiator. Wall panelling.

### Opening Plan Lounge/Dining Room

Dining Room - 13' 9" x 11' 7" (4.19m x 3.53m) Lounge - 27' 3" x 11' 5" (8.31m x 3.48m) Double glazed window to side. Double glazed bi-fold doors to rear. Stairs to first floor landing with storage underneath. Feature radiator. Log burner. Feature wood panelled entertainment unit. TV point. Wall lights.

### Kitchen

14' 0" x 13' 5" (4.27m x 4.09m) Double glazed window to rear. Bespoke oak kitchen unit with wooden worktops. Island with marble top and sink with drainer. raised breakfast bar area. Space for range cooker. Extractor over. Space for American fridge/freezer/ Integrated butler style sink with macerator. Integrated dishwasher. Localised tiling. Feature radiator.

### Larder

Wooden worktops with shelving. Wine rack.

### Utility Room

Double glazed obscured window to side. Base units with space for washing machine and tumble dryer. Sink and drainer. Shelving. Localised tiling with access to

### Boot Room

Shelving. Consumer unit . half tiled walls. Internal door to garage.

### Study

Double glazed obscured window to side. Door to rear access. BT point. Radiator.

### Shower Room

Suite comprising of low level concealed WC, feature hand basin and shower cubicle with retractable glass screen. and inset shelving. Wall lights.

### Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m) Double glazed window to front. Radiator. Built in large wardrobe unit.

### Bedroom Three

10' 5" x 8' 5" (3.17m x 2.57m) Double glazed window to front. Radiator.

### First Floor

### Landing

### Master Bedroom

19' 0" x 16' 6" (5.79m x 5.03m) Double glazed Velux window to side. Double glazed window to side. Double glazed window with French doors with rear access to terraced balcony area. Two separate concealed walk in wardrobes. Study area. Radiator.

### Open Ensuite

Tiled floor and side wall. Freestanding claw foot bath. Sink and vanity shelf.

### Bedroom Four

Double glazed window to side. Radiator. Built in shelving and storage.

### Bathroom

Double glazed Velux window to side. Localised tiling. Feature hidden low level WC, wash hand basin and bath with glass screen and shower attachment.

### Exterior

### Front Garden

Paved pathway and steps leading to front door. Shrubs and plants to one side. Log and bin store. Side access. Outside light.

### Driveway

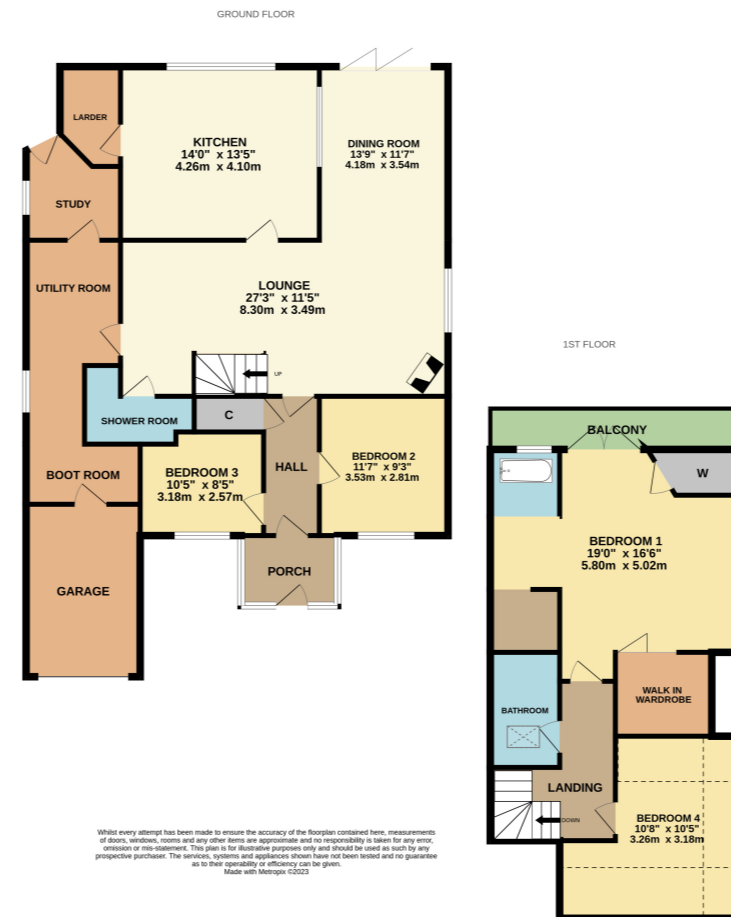
Pedestrian gate and electric gated entrance to stone gravel driveway for several vehicles.

### Garage

Electric up and over door.

### Rear Garden

Mainly laid to lawn. Shrubs and trees to borders. Paved patio area and small shingled area. Workshop and shed to remain. Raised decking entertaining area. Hot tub corner with feature oak framed covered area. Feature central palm tree. Covered veranda area with side access. Outside lighting and power supply.



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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