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## 6 Baldwin's Place, Harrietsham, Kent. ME17 1JT.

Guide Price £700,000 Freehold

### Property Summary

"I believe this home has the wow factor. It is beautiful throughout". - Sam Newman, Senior Sales Executive.

**\*\*GUIDE PRICE OF £700,000-£725,000\*\***

Welcoming to the market and being sold with no forward chain, this four bedroom home is located in the most attractive Baldwin's Place Development within the commuter village of Harrietsham. With large reception space, four well proportioned bedrooms and separate garden areas this home offers so much for any growing family.

The accommodation, to its exacting standard and is arranged to include a 21ft living room with log burner, spacious kitchen with breakfast bar, ample storage and integrated appliances. There is also a separate dining room and cloakroom. All rooms downstairs have doors to the garden areas.

To the first floor the main bedroom has its own corridor with the ensuite to one side and the built in quadruple wardrobes to the other. There are a further three double bedrooms and the family bathroom.

Externally there are four garden sections. To the front is a well established lawned area with a balanced mix of shrubs, flowers and trees. Off of the kitchen is a decking area perfect for Al fresco dining. A third section is behind the garage and can be accessed from the dining room. This space is currently being used for the hot tub, which will remain. The main rear garden is laid to lawn and fully enclosed along with a dividing feature wall which dates back over 500 years. There are patio areas for the sun and a shed to remain.

The property concludes with a long single garage and driveway for two vehicles.

Harrietsham is a sought after village that offers a primary school, public house, convenience stores, post office and social club. The nearby village of Lenham offers a wide range of shops and amenities where needed. For commuting the M20 motorway is found at junction eight. There is also a mainline railway station to London Victoria.

Please arrange a viewing today to fully appreciate all it has to offer.

### Features

- Link Detached Four Bedroom Home
- Immaculate Presentation Throughout
- Four Separate Garden Areas
- Village Location
- EPC Rating: C
- No Forward Chain
- Master Bedroom With Ensuite & Quadruple Wardrobes
- Popular Baldwins's Place Development
- Council Tax Band

Ground Floor

Front Door To

Hallway

Double glazed obscured windows to front. Radiator. Hessian matting. Tiled floor. Double doors to

Lounge

21' 10" x 15' 7" (6.65m x 4.75m) Three double glazed window to front. Double glazed window to side. Double doors to front garden. Log burner. Shutters. Recess lighting. Fitted carpet. TV & BT point. Two radiators. Small cupboard housing consumer unit.

Dining Room

13' 2" x 12' 1" (4.01m x 3.68m) Double glazed window to side and rear. Door to rear garden. Fitted carpet. Recess lighting. TV & BT point. Radiator.

Kitchen

14' 9" x 13' 2" (4.50m x 4.01m) Three double glazed windows to side. Double glazed window to front. Door to garden. Shaker style base and wall units. Quartz worktops. Double butler sink with Quooker hot tap and filter. Range master electric oven. Extractor with light. Wine cooler. Integrated Hotpoint dishwasher. Bosch washing machine and Bosch tumbler dryer. Integrated Bosch fridge/freezer. TV & BT point. Recess lighting. Tiled floors. Feature lights over breakfast bar. Cupboard housing boiler. Radiator.

Cloakroom

Double glazed obscured window to rear. Low level WC, vanity rectangular sink. Localised tiling. Floor tiles. Storage cupboard.

First Floor

Landing

Double glazed window to rear, front and side with shutters. Wall panelling. Loft hatch. Airing cupboard with water cylinder. Fitted carpet.

Bedroom One

15' 7" x 10' 10" (4.75m x 3.30m) Two double glazed windows to side with shutters. Two windows to front with shutters. Two double built in wardrobes. Two radiators. TV point. Recess lighting. Fitted carpet. Loft hatch.

Ensuite

Modern suite comprising of low level WC, vanity sink unit and shower. Tiled walls and floor. Recess lighting. Heated chrome towel rail. Extractor.

Bedroom Two

13' 3" x 9' 5" (4.04m x 2.87m) Two double glazed windows to side with shutters. Radiator. TV & BT point. Fitted carpet.

Bedroom Three

12' 11" x 9' 1" (3.94m x 2.77m) Double glazed bay window to side. Radiator. TV & BT point. Fitted carpet.

Bedroom Four

13' 4" x 8' 2" (4.06m x 2.49m) Double glazed window to side. Radiator. TV & BT point. Fitted carpet.

Bathroom

Double glazed obscured window to front. Modern suite comprising of low level WC, vanity sink unit and bath. Tiled doors and walls. Heated towel rail. Recess lighting. Extractor.

Exterior

Front Garden

Mainly laid to lawn with decorative borders. Pickett fence boundary. Bin store. Pedestrian gate to

Side Garden

Composite decking. Water tap. Electric sockets. Hot tub. Outside lights.

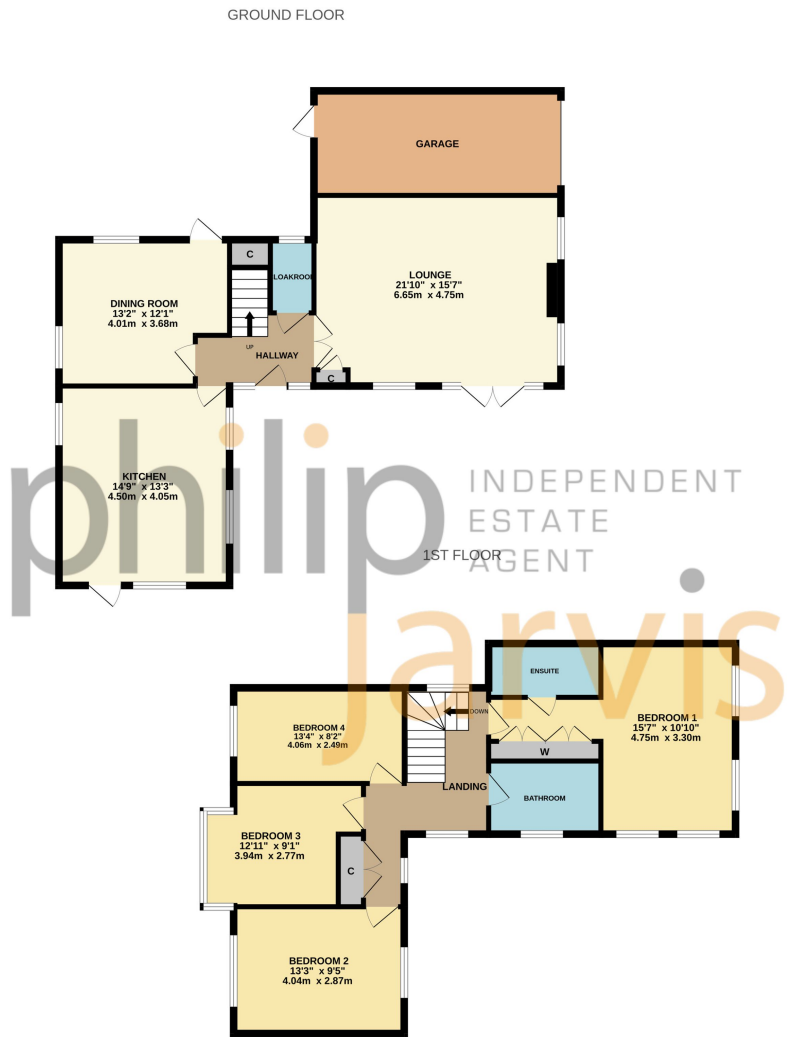
Rear Garden

Mainly laid to lawn. Feature wall believed to date back over 500 years. Enclosed with fencing. Two patio areas. Shed to remain. Water butt.

Garage

Large single garage with driveway to the front for two vehicles.





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+)	A	83
(81-91)	B	
(69-80)	C	72
(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

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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