



philip INDEPENDENT
ESTATE AGENT
Jarvis



Bank House, West Street, Harrietsham, Maidstone, Kent. ME17 1JL.

Guide Price £625,000 Freehold

Property Summary

"This former public house is bursting with character features and the reception space is unbelievable."- Matthew Gilbert, Branch Manager.

We are pleased to offer to the market this fantastic home that is believed to date back to the 18th century. Rustic charm combined with modern expectation this property needs to be seen to appreciate everything on offer.

The expansive ground floor is arranged to include an entrance hall, kitchen, dining room and formal lounge with stunning features. To the extended section of the home there is another entrance hall, TV room, sun room, study/bedroom four and shower room. This area has the potential to be a self-contained annexe.

There is also access to a most useful two chamber cellar that is currently used as a laundry room and storage.

To the well proportioned first floor there are exposed beams throughout. There is a landing area, master bedroom leading to a walk in wardrobe, two further double bedrooms and a Jack & Jill family bathroom that can be accessed via the landing or master bedroom.

There is also the addition of two loft rooms that are fully boarded and with the relevant consents could be easily be developed to be incorporated into the main dwelling.

Externally to the home there is a large driveway to one side that leads into the cottage style rear garden that boasts a lawned area with mature raised beds to the boundary as well as a smart patio area for entertaining.

Located in the heart of the popular commuter village of Harrietsham. There is a primary school, award winning nursery, convenience shops, post office and public house as well as a mainline railway station to London Victoria and access to M20 found nearby.

This fantastic home is available to the market with no forward chain and should be viewed at your earliest convenience to avoid disappointment.

Features

- Detached Character Cottage
- Three Bedrooms
- Ample Parking
- No Forward Chain
- Council Tax Band G
- Village Centre Location
- Five Reception Rooms
- Traditional Features Throughout
- EPC Rating: E

Ground Floor

Hallway

Double glazed obscured window to front. Double glazed obscured window to rear. Radiator. Steps leading to

Study/Bedroom Four

9' 8" x 9' 1" (2.95m x 2.77m) Two double glazed windows to front. Obscured window to side. Radiator. Hatch to loft access. Door to

Shower Room

Three double glazed obscured windows to side. Fully tiled walls, Towel radiator. Extractor. Suite comprising of low level WC, wash hand basin with cupboards and corner shower cubicle.

TV Room

16' 5" x 12' 5" (5.00m x 3.78m) Three double glazed to front. Two radiators. TV point.

Sun Room

16' 5" x 8' 11" (5.00m x 2.72m) Double glazed widow to side. Double glazed windows and French doors to rear. Three wall lights. Radiator.

Formal Lounge

21' 11" x 10' 6" (6.68m x 3.20m) Double glazed window to front. Double glazed window to rear. Large brick fireplace with log burner. Exposed brick and beams. Radiator. Wall lights and picture lights. TV point.

Second Entrance Door To Inner Hall

Stairs to first floor landing. Stairs to cellar. Radiator. Cupboard housing electrics. Door to

Dining Room

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window to front. Radiator. Exposed brick work. Stone wall and timber beams. Inglenook fireplace with log burner.

Kitchen

13' 10" x 8' 9" (4.22m x 2.67m) Two double glazed windows to rear. Door to rear access. Range of wall and base units. Radiator. Larder. Built in fridge/freezer. Double oven with five ring gas hob and extractor over. Integrated microwave. Wine chiller and slimline dishwasher.

Cellar/Laundry Room

Split into two chambers. Wall mounted gas boiler. Space for washing machine and tumble dryer. Base units. Water tank. Water softener. Fusebox.

First Floor

Landing

Double glazed window to front. Exposed beams. Radiator. Shelving. Small cupboard with fusebox. Hatch to loft access.

Loft

Small landing area leading to two rooms both with windows, exposed beams and fully boarded.

Bedroom One

14' 9" x 10' 10" (4.50m x 3.30m) Double glazed window to front. Radiator. Tv point. Exposed beams. Walk in wardrobe with shelving and hanging rail. Door to Jack and Jill ensuite.

Bedroom Two

13' 5" x 9' 3" (4.09m x 2.82m) Double glazed window to front. Radiator. Exposed beams.

Bedroom Three

14' 3" x 8' 9" (4.34m x 2.67m) Double glazed window to rear. Radiator. Built in double wardrobe with hanging rail.

Bathroom

Double glazed obscured window to side and rear. Suite comprising of low level WC, double sinks, claw foot bath and double walk in shower cubicle with retractable glass door. Exposed beams. Fully tiled walls. Shelves and storage cupboard. Radiator.

Exterior

Front Garden

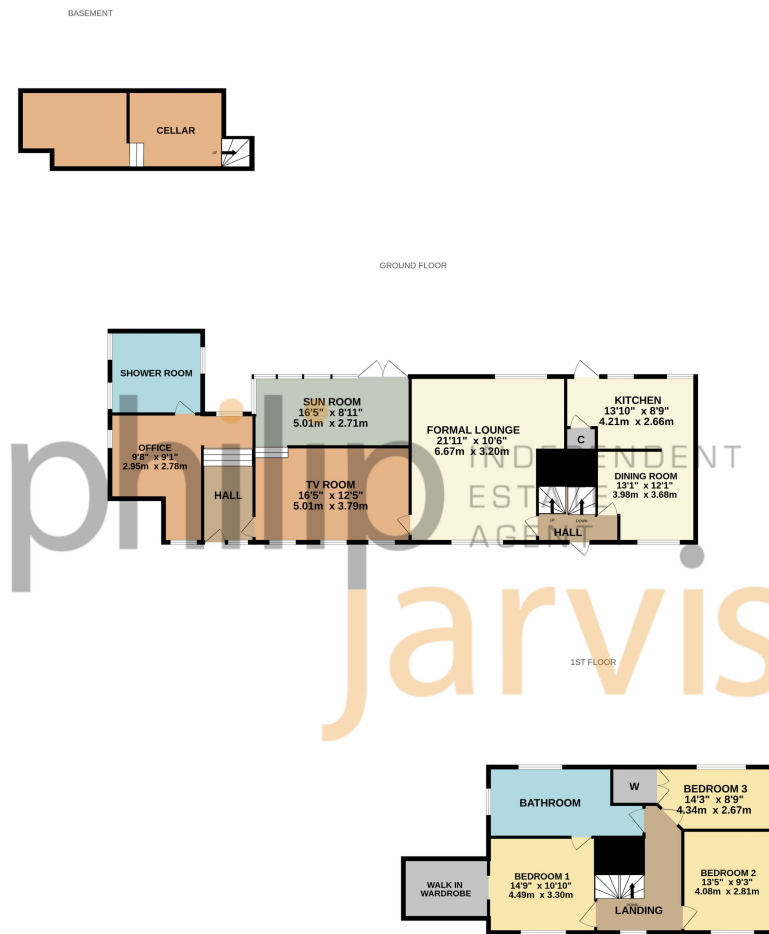
Private stone pathway leading to both front doors. Outside lights. Raised brick planting area. Side access.

Parking

Driveway for numerous vehicles. Outside tap. Outside plug socket. Shrub bed to one corner. Rear access.

Rear Garden

Mainly laid to lawn. Large paved patio area with steps leading to side access. Raised decking area. Incredibly well stocked garden with various raised beds. Shed to remain. Log store. Outside tap. Outside lighting. External electric plugs.



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	78
(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.

