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**High Timbers, Lenham Road, Kingswood, Maidstone, Kent. ME17 1LZ.**

**£699,995 Freehold**

## Property Summary

**"I found this exceptional home to be so spacious. They are such generous sized rooms and there is a wonderful plot". - Matthew Gilbert, Branch Manager.**

Proud to present to the market an incredibly well proportioned and versatile home situated in the sought after village of Kingswood. Sitting on a plot that measures over one third of an acre and boasting generous room sizes a viewing comes highly recommended.

The property comprises of an entrance hall, 27ft kitchen, utility room, lounge, three bedrooms and bathroom. To the first floor there are two double bedrooms, a further bathroom and separate WC.

Externally to the front there is a newly laid extensive driveway which leads to a detached single garage. To the rear of the property the garden is mainly laid to lawn with a workshop and summerhouse.

Kingswood is an extremely popular village located on the South of Maidstone that offers a primary school, village hall and convenience shop. There is great access to the M20 and the larger villages of Lenham and Harrietsham which are found nearby also offer a mainline station to London Victoria.

## Features

- Four/Five Bedroom Detached Home
- Garage & Workshop
- Two bathrooms
- Extremely Well Presented Throughout
- EPC Rating: D
- 27ft Kitchen/Dining Room
- Newly Laid Driveway
- Utility Room
- One Third Of An Acre Plot
- Council Tax Band E

## **Front Door To**

### **Hall**

Double glazed frosted window to front. Cupboard housing consumer unit. Two radiators. Stairs to first floor.

### **Kitchen/Living/Dining Room**

Double glazed door to rear access. Double glazed window to side. Double glazed window to rear. Double glazed French doors to rear access. Range of base and wall units. Sink and drainer. Five ring gas hob with extractor over. Integrated oven and microwave. Dishwasher. Space for tall fridge/freezer. Localised tiling. Kitchen island with granite surface. Separate breakfast bar area. Three radiators.

### **Utility Room**

Double glazed window to side. Range of base and wall units. Stainless steel sink and drainer. Space for washing machine and separate tumble dryer. Localised tiling. Wall mounted gas boiler. Radiator.

### **Lounge**

Two double glazed windows to side. Radiator. TV point. Open fireplace with stone surround.

### **Bathroom**

two sets of double glazed obscured window to side. Suite comprising of low level WC, wash hand basin with cupboards, panelled bath and separate corner shower cubicle with retractable glass screen. Built in cupboard. Heated towel rail.

### **Office/Bedroom Five**

Double glazed window to side. Radiator. BT point.

### **Bedroom Four**

Double glazed window to side. Double glazed bay window to front. Radiator.

### **Bedroom Three**

Double glazed window to side. Double glazed bay window to front. Radiator. Built in wardrobes.

## **First Floor**

### **Landing**

Double glazed Velux window to side. Eaves storage.

### **Bedroom One**

Double glazed window to rear. Double glazed Velux windows to both sides. Radiator. Built in wardrobes. Eaves storage to both sides.

### **Bedroom Two**

Double glazed Velux window to both sides. Radiator. Eaves storage to both sides. Built in wardrobes.

### **Bathroom**

Double glazed Velux window to side. Suite comprising of low level WC, wash hand basin and corner shower cubicle. Localised tiling. Extractor. Chrome heated towel rail.

### **WC**

Double glazed Velux window to side. Low level WC and wash hand basin with storage cupboard. Fully tiled walls.

### **Exterior**

#### **Front Garden**

Large lawned area with shrub, plants and trees to front and side. Block paved pathway. Mail box. Side access.

#### **Parking**

Brand new block paved driveway with parking area for multiple vehicles leading to

#### **Garage**

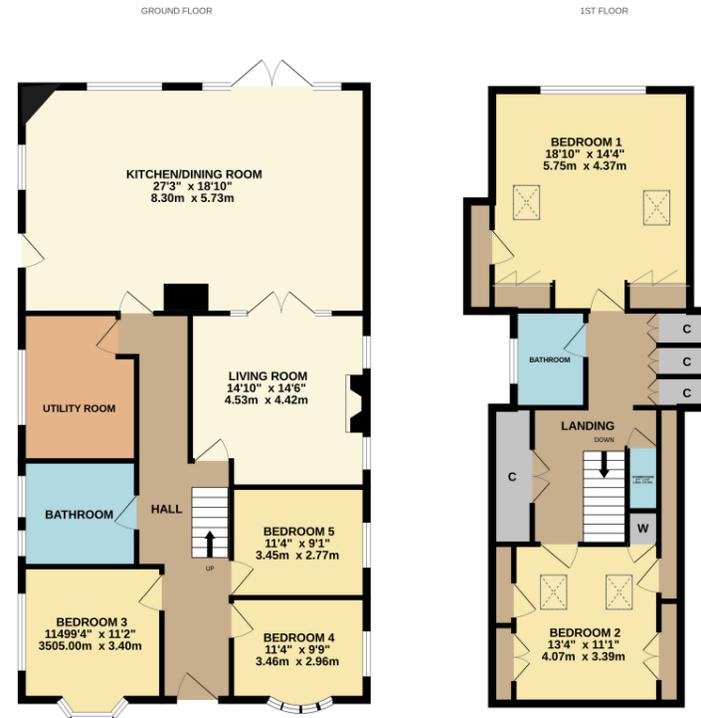
Single garage with power and light. Window to both sides and rear. Pedestrian side access.

#### **Rear Garden**

Side access. Outside light. Outside tap. Extensive rear garden mainly laid to lawn. Mature shrubs, trees to borders. Decking area and raised paved patio area.

#### **Workshop**

Timber framed workshop with power and light.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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 contract, 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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