





90 High Street, Lenham, Maidstone, Kent. ME17 2LB.

£799,995 Freehold

Property Summary

"The annexe to one side of this five bedroom detached house works really well creating the opportunity for multigenerational living in one property" - Philip Jarvis, Director

A detached five bedroom property found on the fridges of Lenham village. The house offers flexible accommodation over three floors and an early viewing comes most recommend.

Downstairs there are three reception rooms plus a kitchen/breakfast room and useful cloakroom/utility room. Upstairs there are four double bedrooms plus both a bathroom and shower room. Accessed off the fourth bedroom is the fifth bedroom/hobbies room found within the attic space.

There is a one bedroom annexe to one side providing independent living. There is a large living/bedroom space, kitchen and shower room.

Outside to the front there is plenty of parking leading to the garage and workshop. There is a mature rear garden with extensive patio area and garden shed.

Well positioned, both the schools, railway station and shops are within easy access. There is also good access to the M20 motorway with both Ashford and Maidstone are only a short drive away.

Features

- Extensive Five Bedroom Detached House
- One Bedroom Annexe To Side Of House
- Kitchen/Breakfast Room
- Walking Distance Of Village Centre & Railway Station
- Council Tax Band F
- Arranged Over Three Floors
- Three Reception Areas
- Bathroom & Shower Room
- Garage & Workshop
- EPC Rating: C



Ground Floor

Double Glazed Entrance Door To

Porch

Double glazed windows to side. Tiled floor. Double glazed door to hall.

Hall

Stairs to first floor. Large understairs cupboard. Small understairs cupboard. Radiator with decorative cover. Laminate floor. Shelving.

Cloakroom/Utility Room

5' 6" x 5' 0" (1.68m x 1.52m) Double glazed frosted window to rear. Low level WC. Corner hand basin. Plumbing for washing machine. Storage cupboard.

Sitting Room

15' 0" x 11' 0" (4.57m x 3.35m) Double glazed bay window to front. Feature fireplace with wood burner. Two radiators. Engineered oak flooring. Dado rail. Arch to

Family Room

11' 0" x 10' 4" (3.35m x 3.15m) Double glazed bow window to rear. Double glazed door to side of the house. Radiator. Engineered oak flooring.

Kitchen/Breakfast Room

20' 4" into bay x 10' 9" narrowing to 9' 2" (6.20m x 3.28m) Double glazed bow window to front. Double glazed window to rear. Extensive range of base and wall units. White one and a half bowl sink unit. Integrated dishwasher. Cooker space with extractor over. Pantry unit storage cupboard. Aga. Radiator. Part tiled/part wood flooring. Downlighting. Arch to

Dining Room

15' 6" x 7' 11" (4.72m x 2.41m) Double glazed window to front. Radiator. Wood flooring.

Rear Lobby

Double glazed door to rear. Double storage cupboard. Space for American style fridge/freezer. Tiled floor.

First Floor

Landing

Double glazed window to front. radiator. Access to loft.

Bedroom One

15' 0" x 9' 0" to wardrobe door (4.57m x 2.74m) Double glazed window to front and rear. Radiator. Range of built in wardrobe cupboards. Dressing table and drawers.

Bedroom Two

11' 0" x 9' 6" (3.35m x 2.90m) Double glazed window to front. Radiator. Two sets of built in cupboards.

Bedroom Three

11' 10" (3.61m) plus shower recess of 5' 6" x 5' 0" Two double glazed windows to rear. Two radiators. Ensuite shower area with fully tiled shower cubicle and pedestal hand basin.

Bedroom Four

15' 10" x 10' 2" (4.83m x 3.10m) Two double glazed windows to front. Two radiators. Paddle stairs to bedroom five/hobbies room. Vanity hand basin.

Bathroom

Double glazed frosted window to rear. Contemporary suite of low level WC pedestal hand basin and stand alone bath with shower attachment. Chrome towel rail.

Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and corner shower cubicle with jet spa shower. Spotlights. Extractor. Radiator.

Second Floor (Accessed off Bedroom Four)

Bedroom Five/Hobbies Room

20' 8" x 9' 8" (6.30m x 2.95m) Two double glazed Velux windows to rear. Double glazed Velux window to side. Downlighting.

Annexe

Double Glazed Entrance Door To

Living/Bedroom Area

17' 0" max x 13' 5" max (5.18m x 4.09m) Angular shaped room. Double glazed window to side and rear. Radiator. Laminate floor. Wardrobe cupboard with drop down bed.

Inner Lobby

Storage cupboard.

Kitchen

10' 2" x 7' 4" (3.10m x 2.24m) Double glazed window to front. Double glazed door to porch. Range of base and wall units. Stainless steel one and a half bowl sink unit. Stainless steel four ring gas hob with extractor over. Stainless steel electric oven. Space for fridge/freezer. Plumbing for washing machine. Space for fridge. Breakfast bar. Vinyl floor.

Shower Room

Double glazed frosted window to side. Coloured suite of low level WC, pedestal hand basin and large shower cubicle. Fully tiled walls. Dimplex wall heater. Storage cupboard.

Exterior

Front Garden

Brick wall to front.

Rear

Garage

Electric up and over door. Power and lighting. To the rear of the garage is a useful workshop.

Agents Note

The vendor has solar panels on the roof which they own, They have informed us that they get income from these panels. Last year (2024) this was approximately £1,500.



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 or omission or mis-statement. This plan is for the sole purpose of guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	(92-100)	92	92
B	(81-91)	81	81
C	(69-80)	73	79
D	(55-68)	55	68
E	(39-54)	39	54
F	(21-38)	21	38
G	(1-20)	1	20

Not energy efficient - higher running costs

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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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The logo for The Guild Property Professionals. It features the word "THE" in a small, black, sans-serif font above the word "GUILD" in a large, bold, black, sans-serif font. Below "GUILD" is the word "PROPERTY" in a slightly smaller, bold, black, sans-serif font, and "PROFESSIONALS" in a regular black, sans-serif font. A thick, yellow, curved line starts from the bottom left, goes up and around the "G", then down and around the "U", and ends with a small curve on the right side.

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