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## 6 Rectory Lane, Harrietsham, Maidstone, Kent. ME17 1HP.

Guide Price £600,000 Freehold

### Property Summary

"I was pleasantly surprised with the amount of light that floods through this home, which really demonstrates the beautiful character features". - Sam Newman, Senior Sales Executive.

**\*\*GUIDE PRICE OF £600,000-£630,000\*\***

This beautiful three bedroom character house is believed to date back to the late eighteenth century. The property is full of period charm and the current owners have enjoyed family life here for over twenty years. This home should be viewed to be fully appreciated.

Upon entering through the front door, the entrance hall gives access to all ground floor reception rooms. To the right is a bright double aspect lounge overlooking the garden. The family room to the front was an extension of the property during the First World War and boasts a log burner. The kitchen was replaced under two years ago and has been finished to an exacting standard and most fitting with the period of the house. The ground floor concludes with a useful utility area/cloakroom.

To the first floor, there are three well proportioned double bedrooms which all look out over the rear garden. The largest bedroom has built in wardrobes. The family bathroom is also found on this level.

Externally, there is a front garden with driveway from the lane and a large mature rear garden which is approximately 100ft in length and backs onto open views.

This home is situated on a quiet no through lane and is positioned to benefit from all that Harrietsham village has to offer. There are convenience stores, a post office, public house and primary school. Harrietsham also offers close access to the M20 as well as a direct train line to London Victoria.

### Features

- Guide Price of £600,000-£630,000
- Wealth Of Character Features
- Gas Central Heating
- Heritage Style Replacement Windows
- EPC Rating: D
- Spacious Three Bedroom Attached House
- Modern Shaker Style Kitchen
- Approximately 100ft Rear Garden
- Beautifully Presented Throughout
- Council Tax Band E

## Ground Floor

### Front door Leading To

### Entrance Hall

Vinyl flooring. Stairs and doors leading to all ground floor rooms. Radiator. Thermostat.

### Lounge

17' 6" x 10' 0" (5.33m x 3.05m) Two double glazed UPVC windows to side. Double glazed UPVC window to rear. Two radiators. Fitted carpet. TV point.

### Family Room

18' 11" x 11' 3" (5.77m x 3.43m) Two sash windows to front. Sash window to side. Two radiators. Wall lighting. Fitted carpet. BT point. Built in cupboards. Log burner. Step up to

### Kitchen

18' 3" x 14' 4" max (5.56m x 4.37m) Three double glazed UPVC windows to side. Two double glazed UPVC windows to rear. Wooden stable door to garden. Range of shaker style base and wall units with solid oak worktops. One and a half butler sink. Bosch electric oven. Lamona induction hob. Extractor hood with light. Lamona integrated dishwasher. Space for tall fridge/freezer. Integrated bin. Recess lighting. Radiator. Tile flooring. Plumbing for water softener. Cupboard housing combination boiler.

### Utility/Cloakroom

9' 5" x 8' 4" (2.87m x 2.54m) Double glazed UPVC window to rear. Low level WC. Pedestal sink with localised tiling. Radiator. Vinyl flooring. Plumbing for washing machine and space for tumble dryer.

## First Floor

### Landing

Double glazed UPVC window to front. Radiator. Fitted carpet. Steps up to

## Bedroom One

18' 3" x 10' 1" (5.56m x 3.07m) Double glazed UPVC window to side and rear. Radiator. Fitted carpet. Access to loft. Built in wardrobe. TV point.

## Bedroom Two

14' 3" x 10' 3" (4.34m x 3.12m) Double glazed UPVC window to rear. Radiator. Fitted carpet.

## Bedroom Three

11' 7" x 10' 1" (3.53m x 3.07m) Double glazed UPVC window to rear. Radiator. Fitted carpet.

## Bathroom

Double glazed UPVC window to side. Modern suite comprising of low level WC, pedestal sink and rectangular bath with shower attachment. Heated chrome towel rail. Localised tiling. Vinyl flooring. Bathroom cabinet with mirrored doors, shaving point and light.

## Exterior

### Rear Garden

Laid mainly to lawn. Large block patio area. Two sheds to remain. Power and light to one shed. Wooden store. Separate courtyard area with butler sink and outside water tap. Two water butts. Power and outside light to side.

### Front Garden

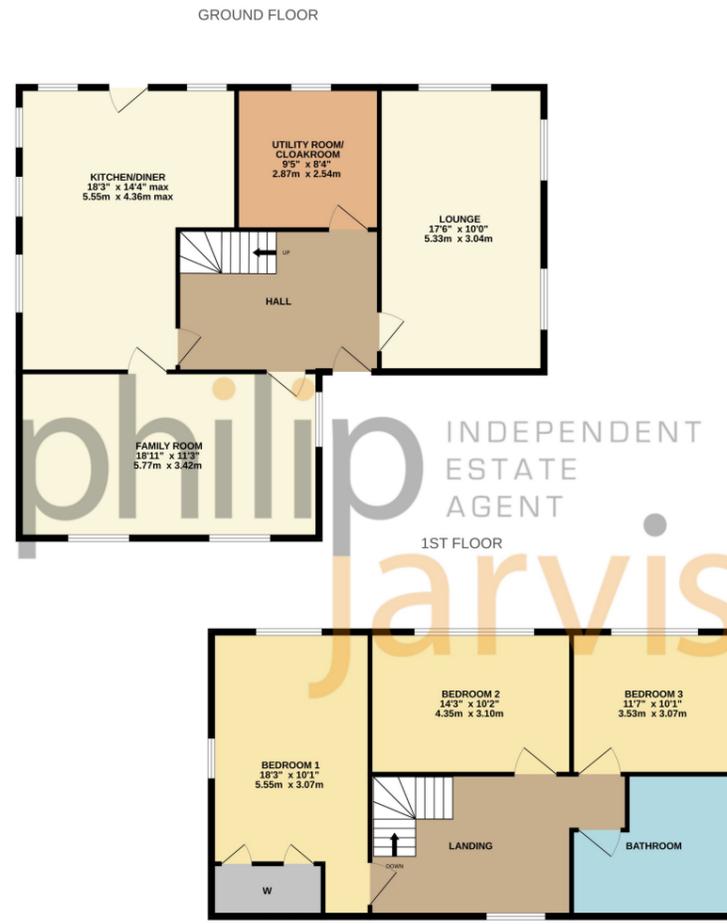
Laid to lawn. Side gate for pedestrian access to the rear garden.

### Driveway

Parking for one vehicle. Potential space for a further vehicle.

## Agents Note

The property is only attached to the neighbouring house via the family room extension.



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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	<b>62</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

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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