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**1 Blackthorn Walk, Harrietsham. ME17 1FN.**

**£395,000 Freehold**

## Property Summary

"I love the fact you can move straight in and put your own stamp on the property". - Matthew Gilbert, Branch Partner.

Available to the market is this smart home located on the former Hollies development built by Crest Nicholson Homes. The property is vacant and should be viewed at your earliest convenience to avoid disappointment.

The property comprises of an entrance hall, kitchen/diner, lounge and cloakroom. To the first floor there is a master bedroom with built in wardrobes and an ensuite shower room, two further bedrooms and a family bathroom. Externally there is an enclosed rear garden that leads to a driveway for two vehicles.

Located in the popular commuter village of Harrietsham. The village offers a primary school, two shops, gastro pub and active churches. There are also great transport links with a direct rail line to London Victoria as well as easy access to the M20 found at junction eight for Leeds Castle. The neighbouring village of Lenham is also close by and has more amenities on offer.

## Features

- Double Fronted Three Bedroom Attached House
- Ensuite To Master Bedroom
- Downstairs WC
- Former Crest Nicholson
- EPC Rating: B
- Driveway
- Popular Development
- Vacant Possession
- Council Tax Band D

## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor with cupboard underneath housing consumer unit. Radiator. Wall mounted thermostat.

### **Cloakroom**

Double glazed obscured window to front White suite comprising of concealed low level WC and hand basin. Splash back tiling. Radiator.

### **Kitchen/Diner**

18' 5" x 8' 2" (5.61m x 2.49m). Double glazed window to front and sides. Double glazed doors to garden. Range of base and wall units. Stainless steel 1 1/2 bowl sink unit. Integrated electric oven with gas hob and extractor over. fridge/freezer. Radiator. Space for washing machine and dishwasher. Extractor. Tiled floor. Recess lighting.

### **Lounge**

17' 2" x 9' 5" (5.23m x 2.87m). Double glazed windows to front and side . Two radiators. TV & BT point.

## **First Floor**

### **Landing**

Hatch to loft access. Cupboard housing baxi boiler.

### **Bedroom One**

9' 6" x 12' 6" max (2.90m x 3.81m). Double glazed window to front and side. Radiator. Double fitted wardrobe with sliding doors. TV point and phone point. Door to

### **Ensuite Shower Room**

Suite of concealed low level WC and hand basin and fully tiled shower cubicle with retractable glass screen. Chrome heated towel rail. Shaver point. Localised tiling.

### **Bedroom Two**

9' 8" x 8' 4" (2.95m x 2.54m). Double glazed window to front. Radiator.

### **Bedroom Three**

8' 4" x 8' (2.54m x 2.44m). Double glazed window to side. Radiator. TV point.

### **Bathroom**

Double glazed obscured window to front. Suite of concealed low level WC, wall mounted hand basin and panelled bath with shower attachment. Localised tiling. Chrome towel rail.

## **Exterior**

### **Front Garden**

Paved footpath to the front door. Shrubs to front borders. Small area laid to lawn. Outside light.

### **Rear Garden**

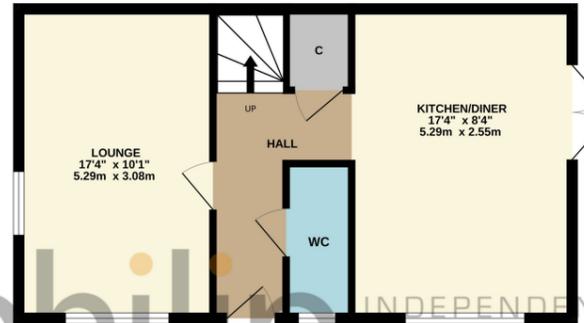
Mainly laid to lawn. Small paved patio area and parking leading to rear access and driveway. Shed to remain. Outside tap.

### **Parking**

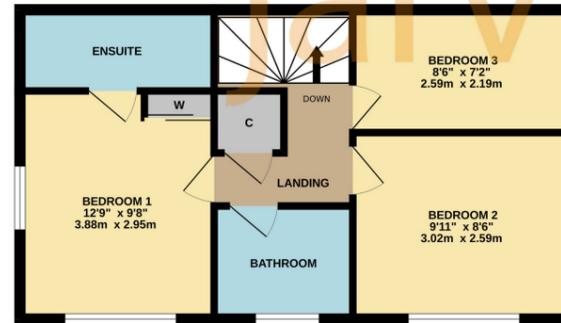
Parking to one side for at least two vehicles. Gate access.



GROUND FLOOR



1ST FLOOR



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		
(81-91)	B	81	83
(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.

