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# 30 Chippendayle Drive, Harrietsham, Kent. ME17 1AD.

Guide Price £585,000 Freehold

## Property Summary

"I love the open plan feel of the downstairs it flows so well". - Matthew Gilbert, Branch Partner.

\*\*GUIDE PRICE OF £585,000-£595,000\*\*

Welcoming to the market this exceptional five bedroom detached home located in the ever popular Chippendayle Drive within the commuter village of Harrietsham. With three ensuites, open plan living and large garage this home offers so much for any growing family.

The accommodation is arranged to include a separate sitting room, large kitchen/dining room with contemporary units, a conservatory overlooking the garden with a feature log burner plus a utility room and cloakroom.

The first floor boasts a double bedroom with ensuite shower room along with a large second bedroom with an ensuite shower room and two further bedrooms. There is also the family bathroom.

On the second floor is the impressive master bedroom with built in wardrobes and this leads through to the stunning 17ft ensuite bathroom with large bath and walk in shower.

There is a 21ft garage with driveway and a most attractive 40ft mature rear garden.

Harrietsham is a sought after village that offers a primary school, public house convenience store, post office and community hall. The nearby villages of Bearsted and Lenham offers a wide range of shops and amenities where needed. There is also great motorway access found at junction eight at Leeds Castle as well as boasting its own direct railway line to London Victoria.

Rarely does a property of such quality become available, so an early viewing comes most recommended.

## Features

- Five Bedroom Detached House
- Presented To A Very High Standard
- 16ft Kitchen/Dining Room
- Three Ensuites
- Log Burner
- Council Tax Band G
- Arranged Over Three Floors
- Conservatory Overlooking Rear Garden
- Master Bedroom With 17ft Ensuite Bathroom
- Attractive Rear Garden
- EPC Rating: C

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Understairs space. Radiator.

### **Cloakroom**

Double glazed obscured window to front. Low level WC and wash hand basin. Radiator. Consumer unit.

### **Sitting Room**

16' 8" x 10' 5" (5.08m x 3.18m). Double glazed window to front. TV & BT point. Radiator. Double doors to

### **Kitchen/Dining Room**

16' 7" x 11' 6" (5.05m x 3.51m). Double glazed window to rear. Range of contemporary two coloured base and wall units. Astracast 1 1/2 bowl sink unit. Zanussi built-in double oven. AEG induction hob with built in counter flush extractor fan. Integrated fridge. Space for dishwasher. Extractor. Traditional radiator. TV point. Localised tiling. Wall mounted Ideal gas boiler.

### **Utility Room**

8' 8" x 8' 6" (2.64m x 2.59m). Double glazed window to rear. Double glazed window to rear. Range of contemporary base and wall units. Space for washing machine and separate tumble dryer. Traditional radiator. Door to garage. Coat hooks.

### **Conservatory**

11' 10" x 8' 10" (3.61m x 2.69m). Double glazed windows to side and rear. Double glazed doors to side. Feature radiator. Large log burner to remain.

## **First Floor**

### **Landing**

Airing cupboard. Stairs to second floor.

### **Bedroom Two**

13' 11" x 9' 8" (4.24m x 2.95m). Double glazed window to front. Radiator. Wardrobe cupboard. Door to:

### **Ensuite Shower Room**

Double glazed obscured window to side. Suite comprising of low level WC, pedestal hand basin and large shower cubicle. Chrome heated towel rail. Local tiling. Extractor. Shave point. Extractor.

### **Bedroom Three**

25' x 8' 6" (7.62m x 2.59m). Double glazed window to front. Feature vertical wall radiator. Door to

### **Ensuite**

Double glazed window to rear. Suite comprising of low level WC, wall hung wash basin and double shower cubicle. Localised tiling. Extractor. Chrome heated towel rail.

### **Bedroom Four**

10' x 9' 8" (3.05m x 2.95m). Double glazed window to rear. Radiator.

### **Bedroom Five**

8' 4" x 6' 11" (2.54m x 2.11m). Double glazed window to front. Radiator.

### **Bathroom**

Double glazed obscured window to rear. White suite comprising of low level WC, pedestal hand basin and panelled bath. Shower attachment and glass screen. Chrome heated towel rail. Local tiling. Extractor.

### **Second Floor**

### **Landing**

Double glazed velux window to rear. Eaves storage cupboard.

### **Master Bedroom**

14' 9" max into roof space x 12' 2" (4.50m x 3.71m). Double glazed Velux to rear. Four sets of wardrobe cupboards to one wall. Traditional style radiator. Door to:

### **Ensuite Bathroom**

17' x 8' 6" (5.18m x 2.59m). Double glazed window to front. Double glazed velux window to rear. White suite comprising of low level WC, double width wall hung vanity hand basin. Large bath with separate shower attachment. Walk-in shower with attractive brick style tiles. Aqualisa shower unit. Further brick style tiling. Feature radiator with towel rail. Further contemporary vertical wall radiator. Extractor.

### **Exterior**

### **Garage**

Approximately 21' x 8' 8". Electronic roller door. Power and lighting. Door to Utility Room.

### **Parking**

Brick block driveway and pathway to front door. Outside light.

### **Rear Garden**

Approximately 40ft in length. Laid to lawn with three patio areas. Pergola. Mix of mature plants and shrubs. Garden shed. Large summer house to remain currently used as a gym. Outside electric point. Outside lighting. Outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

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