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# Pipers Wait Faversham Road, LENHAM, Kent. ME17 2PN.

£775,000 Freehold

## Property Summary

"Homes that can accommodate multiple generations have become increasingly popular in recent years and Pipers Wait certainly has the potential to do this. Added to this it is centrally positioned in the heart of Lenham". - Philip Jarvis, Director.

Pipers Wait is set back and tucked away along the Faversham Road just off the square in Lenham. The accommodation is arranged in a most flexible manner and offers spacious family accommodation with the possibility of creating an annexe downstairs.

There are currently four reception areas to include a dual aspect sitting room with square bay to the front and double doors out to the garden to the rear. There is also a most impressive brick fireplace with wood burning stove. There is a separate dining room and family room leading off the kitchen/breakfast room. The fourth reception room is currently a day room but could be utilised as a fifth bedroom. A utility room and large cloakroom which could convert to a shower room completes the downstairs accommodation. In our opinion the day room, utility room and cloakroom could be converted to an annexe with perhaps also the addition of the family room.

Upstairs there is a master bedroom with built in wardrobes and ensuite shower room. The further three bedrooms are all double rooms and there is a large family bathroom.

Set back from the road there is a 75ft front garden with brick wall and mature hedging to the front. A long shingled driveway leads to the parking area.

The double garage within the garden has been converted into a studio and used as a gym with a most useful storage area upstairs.

Found within 100 metres of Lenham Square, Pipers Wait is excellently positioned for Lenham's many amenities. There are two schools in the village which are within easy walking distance as also is the railway station. The M20 motorway is approximately eight miles away at Leeds and there is good access to both the county town of Maidstone and market town of Ashford.

## Features

- Four Bedroom Detached House
- Day Room/Fifth Bedroom
- Annexe Potential
- Large Family Bathroom
- Double Garage/Studio
- Council Tax Band F
- Two Reception Rooms
- Kitchen/Breakfast & Family Room
- Ensuite To Master Bedroom
- 75ft Front Garden
- Central Village Location
- EPC Rating: D

## Ground Floor

### Entrance Door To

### Porch

Double glazed decorative window to side. Tiled floor. Door to

### Hall

Double glazed square bay window to front. Two radiators. Stairs to first floor. Understairs space. Laminate floor. Potential study area to square bay area.

### Sitting Room

23' 2" into square bay x 12' 2" (7.06m x 3.71m) Double glazed square bay to front. Double glazed doors to rear garden. Imposing feature brick fireplace with log burning store. Radiator with decorative cover. Laminate flooring. Downlighting.

### Dining Room

11' 2" x 10' 5" (3.40m x 3.17m) Two double glazed windows to rear. Radiator. Laminate flooring. Downlighting.

### KitchenBreakfast Room

15' 6" x 12' 2" (4.72m x 3.71m) Double glazed window to rear. Double glazed doors onto the patio. Range of base and wall units. Grey one and a half bowl sink unit. Whirlpool electric oven and Whirlpool oven/microwave. Hotpoint five ring gas hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Radiator with decorative cover. Tiled floor. Downlighting.

### Family Room

12' 4" x 12' 2" (3.76m x 3.71m) Double glazed window to front. Radiator with decorative cover. Downlighting. Laminate floor.

### Day Room/Fifth Bedroom

12' 8" x 8' 3" (3.86m x 2.51m) Double glazed window to front. Radiator. Laminate flooring. Downlighting.

### Utility Room

8' 3" x 8' 0" (2.51m x 2.44m) Double glazed window and door to rear. Range of base units. Stainless steel sink unit. Plumbing for washing machine. Tiled floor. Radiator. Wall mounted boiler.

### Cloakroom

Double glazed frosted window to side. White suite of low level WC and pedestal hand basin. Chrome heated towel rail. Tiled floor.

## First Floor

### Landing

Double glazed window to front and rear. Two radiators.

## Bedroom One

14' 4" x 10' 4" to wardrobes (4.37m x 3.15m) Double glazed window to front. Radiator. Fitted wardrobes to the majority of one wall.

## Ensuite Shower Room

Contemporary suite of low level WC, large wall hung vanity hand basin and double fully tiled shower cubicle. White towel rail. Extractor. Attractive tiled floor. Downlighting.

## Bedroom Two

11' 2" x 10' 6" to wardrobe doors (3.40m x 3.20m) Double glazed window to front. Radiator. Fitted wardrobes to one wall.

## Bedroom Three

11' 0" x 10' 0" to wardrobe doors (3.35m x 3.05m) Double glazed window to front. Radiator. Two sets of double wardrobe cupboards. Vanity hand basin.

## Bedroom Four

15' 9" max x 11' 9" into roof space plus doorwell (4.80m x 3.58m) Double glazed window to rear. Two double glazed Velux windows to one side. Radiator. Downlighting.

## Bathroom

Double glazed frosted window to rear. Suite of low level WC, large wall hung hand basin and panelled bath. Fully tiled walk in shower. Black towel rail. Tile floor. Downlighting. Extractor.

## Exterior

### Front Garden

Extensive front garden measuring 75ft x 70ft. Brick wall and long shingled driveway. Laid to lawn with mature shrubs and trees. Log store.

### Rear Garden

Approximately 30ft x 70ft. Extensive patio area. Laid to lawn. Further smaller patio area to one corner of the garden. Shrub beds. Garden shed. Brick shed to one side of the house. Log store. There are gates to both sides of the property.

### Parking

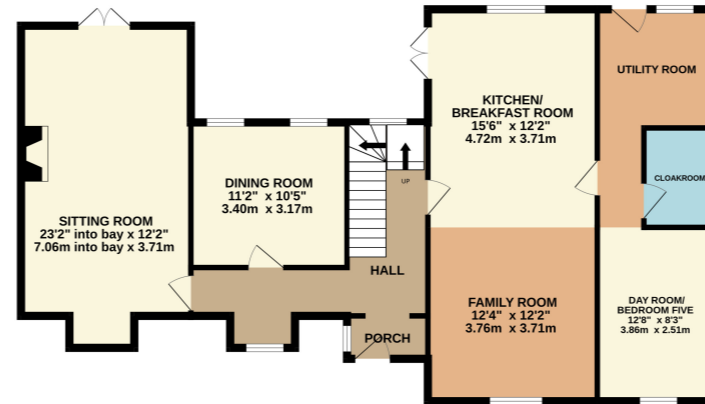
There is a long shingled driveway leading to an extensive area of parking and turning area.

### Double Garage

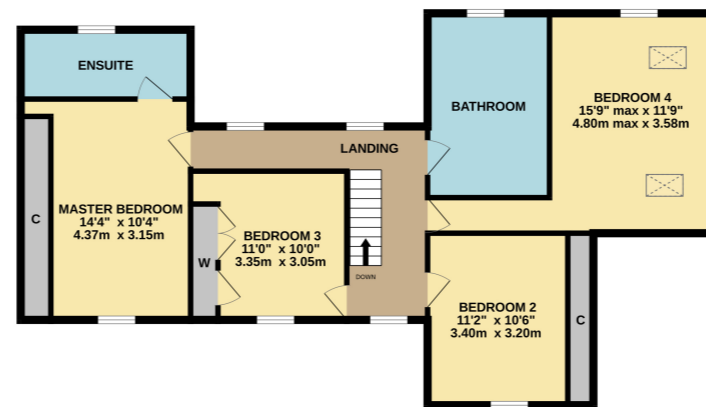
The double garage has been converted by the owner into a studio and is now used as a gym with two sets of double glazed doors to the front. It measures 17ft by 14ft. There is power and lighting. There is a staircase leading to a storage area within the eaves space.



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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>65</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 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.

