

Approximate Area = 2935 sq ft / 272.6 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Annexe = 679 sq ft / 63 sq m  
Garage = 283 sq ft / 26.2 sq m  
Total = 3935 sq ft / 365.3 sq m  
For identification only - Not to scale

**Farleigh Lane, Maidstone, ME16**

**Lockview Farleigh Lane, Maidstone, ME16 9LY**

Guide Price £1,200,000  
EPC RATING: E





GUIDE PRICE £1,200,000 - £1,300,000

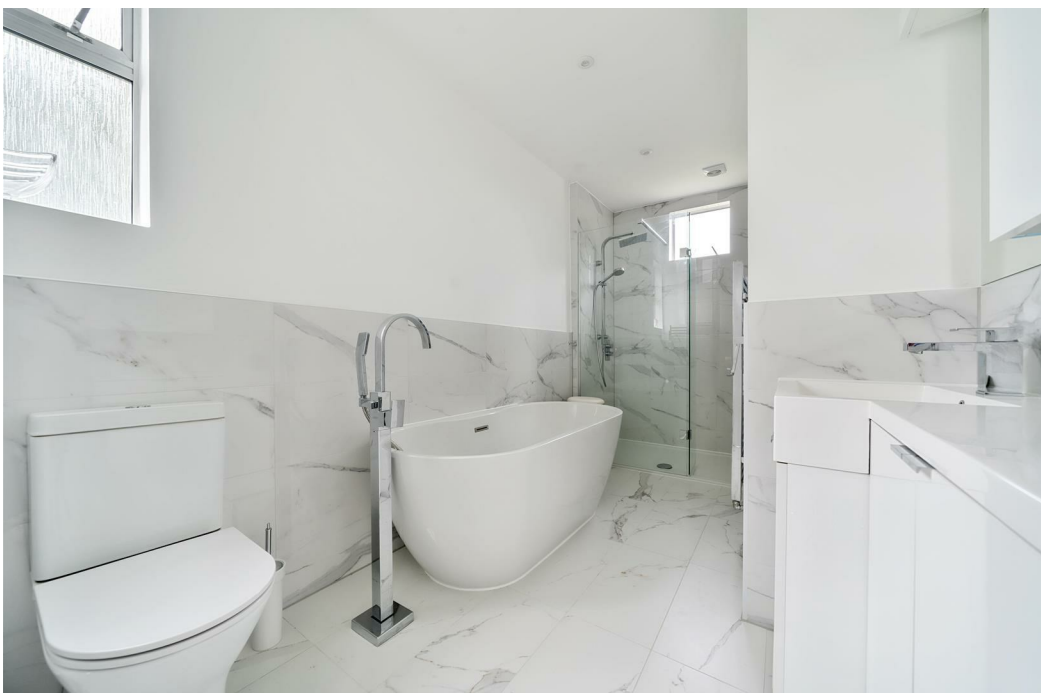
This elegant Edwardian home offers the enormous benefit of a secondary two-bedroom annexe.

The property is found within the village of East Farleigh that sits to the south west of Maidstone. This location is especially popular due to its proximity to the county town, railway stations and the motorway network. An extensive selection of schools can be found in the area and include a choice of Grammar Schools.

The main property is full of character and is presented with a mix of traditional and contemporary styling. The detached secondary dwelling does require improvement but is of a size and configuration that is certainly attractive. Both properties are served by a large driveway/parking area that leads to a spacious attached double garage. The plot exceeds half an acre and has been cleverly designed with fine lawns that wrap around the main house extending southwards to a discreet vegetable garden.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band G**  
**EPC Report E**



- GUIDE PRICE £1,200,000 - £1,300,000 • Six Bedroom House Plus Two Bed Annexe • Generous Gardens Backing Onto Orchards • Close to Picturesque Riverside • Superb Character Throughout Main House • Excellent Access to State & Grammar Schools • Close To Motorway Network • Easy Reach Of Mainline Rail Services • Recently Renovated Throughout

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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