



Approximate Area = 2101 sq ft / 195.1 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 2280 sq ft / 211.7 sq m
 For identification only - Not to scale

The Farleigh, Farleigh Bridge, East Farleigh, Maidstone, ME16

ASKING PRICE £700,000

EPC RATING:

THE FARLEIGH, FARLEIGH BRIDGE, ME16 9NB





Simon Miller & Company are delighted to present this stunning example of a beautifully restored historic home, perfectly positioned on the scenic riverside location of East Farleigh.

This beautiful residence is currently configured as a four bedroom, two bathroom family home and provides for contemporary and stylish living. The property itself sits upon a sprawling plot nestled on the banks of the river Medway, with direct riverside access and stunning views of the historic East Farleigh village.

The property has undergone substantial renovations, including recently fitted kitchen with high quality appliances, complete re-plastering, re-wiring, brand new central heating system, solid oak flooring as well as a sophisticated security system, including 4K CCTV cameras and a fully integrated alarm. The property currently has planning permission for a loft conversion to create a large fifth bedroom with elevated views over the river and surrounding village.

On the ground floor, there is ample entertaining space with two large receptions, a spacious conservatory with direct access to the rear garden. The Master bedroom suite is located on the lower ground floor- accessed via the original flagstone staircase and features a large en-suite bathroom with cast iron freestanding bath and matching pair of sinks. The entire master-suite has been fitted with marble flooring and under-floor heating. Located on the opposite side of the bedroom area, is an exceptionally spacious dressing room, with further access to a fully fitted cinema room.

The first floor is made up of three large double bedrooms, and a newly renovated family bathroom with separate walk-in rainfall shower and under-floor heating.

Directly accessed from the kitchen is an elevated patio area, which makes the perfect spot to enjoy the sunshine, views of the river and passing boats. The garden is made up of a number of sections, accessed via a sequence of stone tiled paths. Firstly you have two manicured sections of lawn, which provide ample space for barbecues, family parties and many other uses. There is an additional section of garden which spans for another 70 feet along the riverside, creating a huge plot of land.

The house also benefits from direct riverside access via a private gate to the rear of the garden. There is also an additional outside toilet, stone tiled pathways.

Private driveway parking for two cars is located to the side of the property with an additional garage for a third car.

East Farleigh itself is a historic riverside village on the River Medway, featuring a 13th century Grade I listed bridge and excellent transport links. Located seconds away from East Farleigh Station, the property provides access to Kings Cross and Central London with ease.

Notable benefits and amenities include proximity to a number of local pubs, including the Horseshoes, Leeds Castle and the Hop Farm. There is direct link to Kings Cross via Strood from East Farleigh Station.

Maidstone town Centre, excellent Grammar, secondary and primary schools are all within a small radius.

MATERIAL INFORMATION

Freehold
Council Tax Band (E)
EPC Report (D)



- EXCELLENT CONDITION THROUGHOUT
- RECENTLY RENOVATED
- DIRECT RIVER VIEWS
- PLANNING PERMISSION APPROVED FOR LOFT CONVERSION
- MARBLE FLOORING

- SOLID OAK FLOORING AND KITCHEN WORK SURFACES
- GREAT TRANSPORT LINKS
- CHAIN FREE
- OFF STREET PARKING
- QUIET LOCATION

WA3213 170823BA

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK