

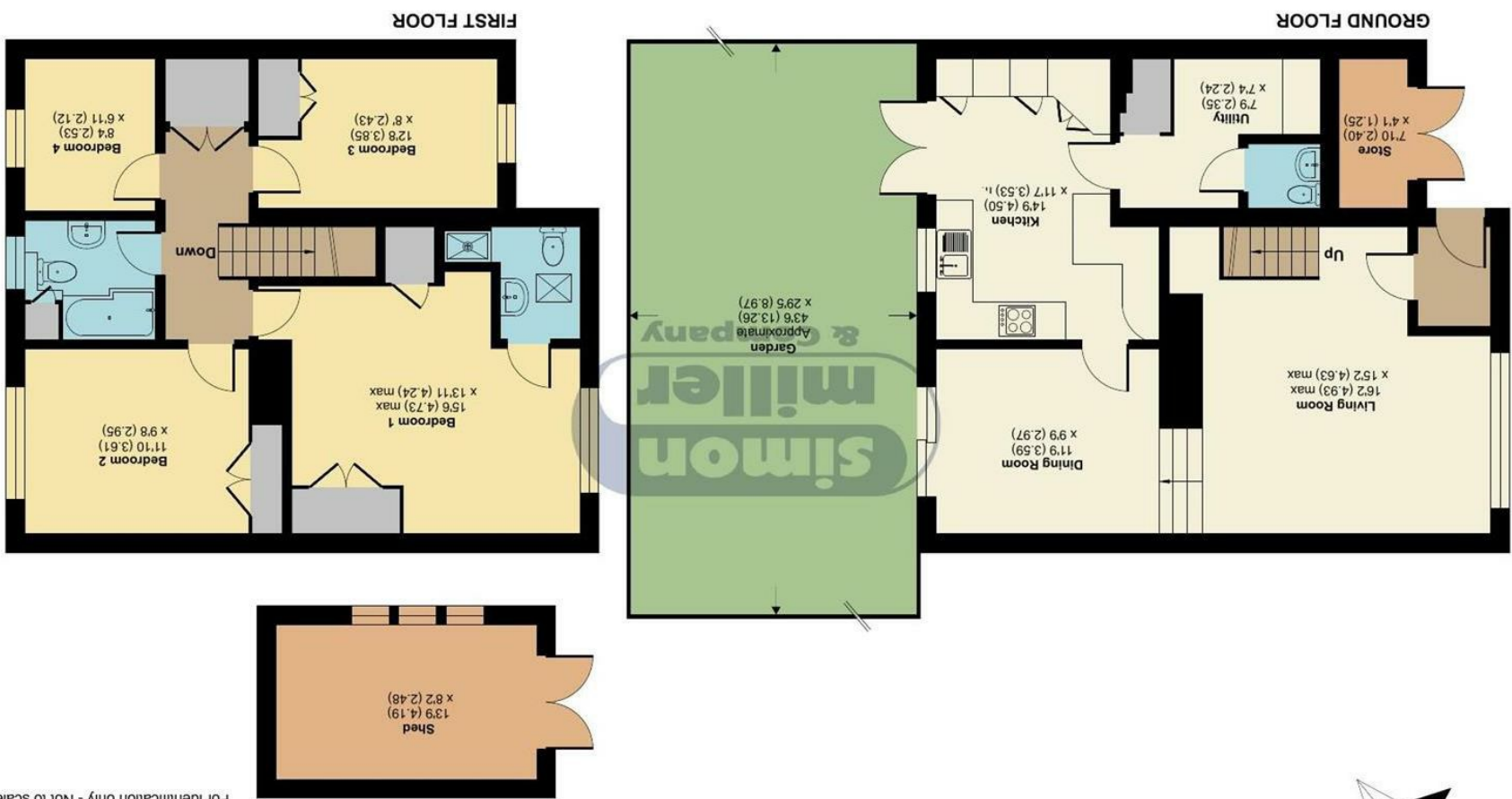
Craybank School Lane, Maidstone, ME17 2NU

Offers In The Region Of
£450,000



Craybank, School Lane, Platts Heath, Maidstone, ME17

Approximate Area = 1343 sq ft / 124.7 sq m
Outbuilding = 141 sq ft / 13 sq m
Total = 1484 sq ft / 137.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1530446



Located in the heart of this rural village is this deceptive, four bedroom family home. A spacious lounge with feature open fire offers steps up to the generous dining room, with a door from here to the fully fitted kitchen/breakfast room with feature pantry cupboard and onto the utility room and guest cloakroom. Upstairs, the landing, with generous loft hatch and fitted ladder leads to main bedroom which offers views over the North Downs and benefits from fitted wardrobes and a luxurious three piece en-suite shower room, with a quality fitted family bathroom serving the remaining three bedrooms.

Outside, a generous paved patio offers steps up to a secluded mature garden with raised planters to both sides and up to the lawn and shrub beds to both sides, a covered paved seating area and to the rear, a large timber workshop offering a multitude of uses. A shared entranceway to the front provides parking for three cars to the front with oil tank beside, with the double doors hiding a useful storage space.

Platts heath is a popular hamlet with its own Primary School, which is only a short distance from the village of Lenham, which offers a range of independent shops, Post Office, popular pubs and restaurant as well as a Co Op Grocery Store. Commuters are well served with easy access to the M20 motorway as well as mainline train services offering regular services into London.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



• Deceptive Family Home • Spacious Living Space • Quality Fitted Kitchen with Utility and Downstairs Cloakroom • Four Bedrooms • En-Suite and Family Bathrooms • Views over The North Downs • Off Street Parking for Three Cars • Oil Fired Central Heating • Mature Secluded Gardens • Popular Rural Village

Location
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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