



Freehold



28 Glebe Lane, Barming, Maidstone ME16 9BD

- Attractive 1930's Semi Detached Property
- Envious Position Overlooking Rural Countryside
- Bay Fronted Sitting Room With Fireplace
- Open Plan Kitchen Diner With French Doors
- Beautifully Presented Throughout
- Opportunity To Expand & Extend
- Potential To Convert & Integrate The Garage
- South Facing Rear Garden Backing Onto Orchards

SITUATION:

Barming is a delightful village with a good local primary school and convenience store. Barming station has services to London Victoria, whilst Maidstone West offers high speed links to St Pancras in 50 minutes. West Malling is approx. 5 miles away and a pretty market town in Kent, with easy links to London. The city has several fantastic restaurants, including the Michelin-listed The Swan and The Farmhouse.

Manor Park Country Park offers 52 acres of green space and a children's play area. Further afield is Laybourne Lakes Country Park, designated a Local Wildlife site with 230 acres of woodland. It also has a centre for water sports with opportunities for scuba diving, open-water swimming, windsurfing, and kayaking.

The nearby village of Leeds, approx. 7 miles away is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone just four miles away, and offers a fine selection of shopping, the new Fremlin Walk Centre has an array of high street shops, restaurants, and bars. Maidstone offers a wide choice of education including several grammar and private schools. There is an excellent choice of recreation facilities available at Lock meadow centre and the beautiful Mote Park.



DESCRIPTION:

An attractive 1930's property flourishing in period features including original internal doors, a cast iron fireplace and intricate architrave. This particular property on Glebe Lane is set within an enviable south facing position overlooking splendid views of the Barming and East Farleigh countryside whilst backing onto fruit orchards.

There is over 800 sq ft of beautifully presented and energy efficient accommodation which includes a cosy bay fronted sitting room and open plan kitchen diner, however there is numerous opportunities to increase this space by either converting the loft, adjoining the garage, or extending across the rear.

The front door opens into a bright and airy hallway with cloakroom. Wood effect flooring that has been laid seamlessly throughout and leads through to the charming bay fronted sitting room with cast iron fireplace, encompassed by an attractive mantle.



At the rear the space opens into a striking kitchen breakfast room with large windows and French doors drawing your eye to the rolling countryside. A breakfast bar finished in rich granite work tops comments the array of wall and floor units which integrate all main appliances including a dish wash, fridge freezer and a Neff induction Job and oven.

The space is further enhanced by a utility area in the garage where one will find space for laundry appliances.

To the first floor a galleried landing with loft access, leads to three generously proportioned bedrooms and a well-appointed family bathroom which benefits from a rainfall shower over circular shaped bath.

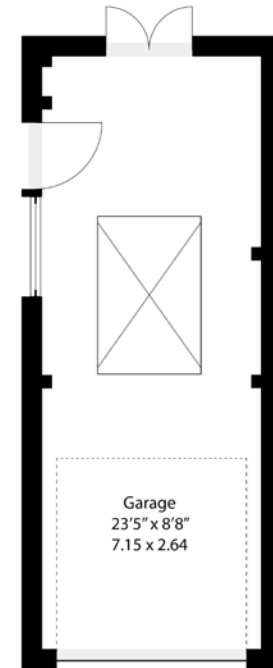
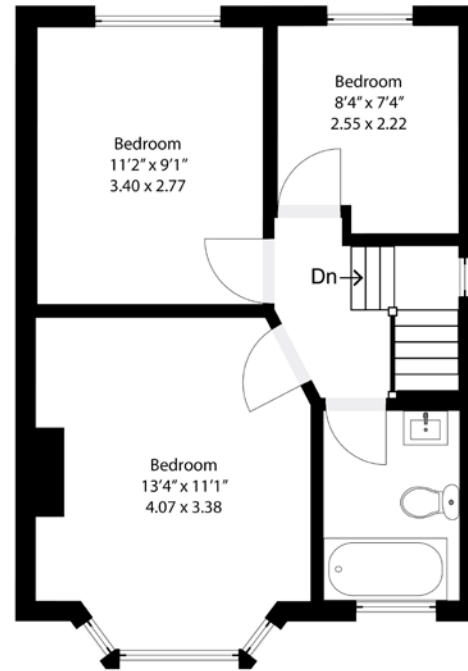
The main bedroom is a stunning expanse of space with a bay fronted window, whilst the other two bedrooms enjoy enchanting views of the countryside beyond.

OUTSIDE:

The patio is reached from the French doors in the dining area and runs the full width of the property with direct access to the garage. A hot tub which is included in the sale of the property enjoys an elevated position overlooking the garden.

The rest of the garden is mainly laid to lawn, and bordered by attractive flowers and established shrubs, there is a gate at the foot of the garden leading onto the orchards at the rear providing an abundance of rural walks.

To the front of the property there is a large driveway with access to the garage and a gate giving access to the rear of the garden. The garage could be integrated with the accommodation creating more living space with the option to go above the garage offering an additional bedroom.



TOTAL FLOOR AREA: 1047 sq. ft (97 sq. m)
HOUSE: 843 sq. ft (78 sq. m)
GARAGE: 204 sq. ft (78 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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