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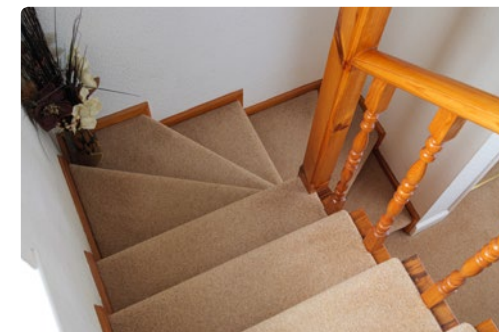
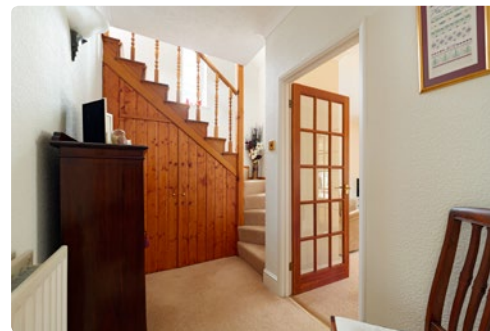
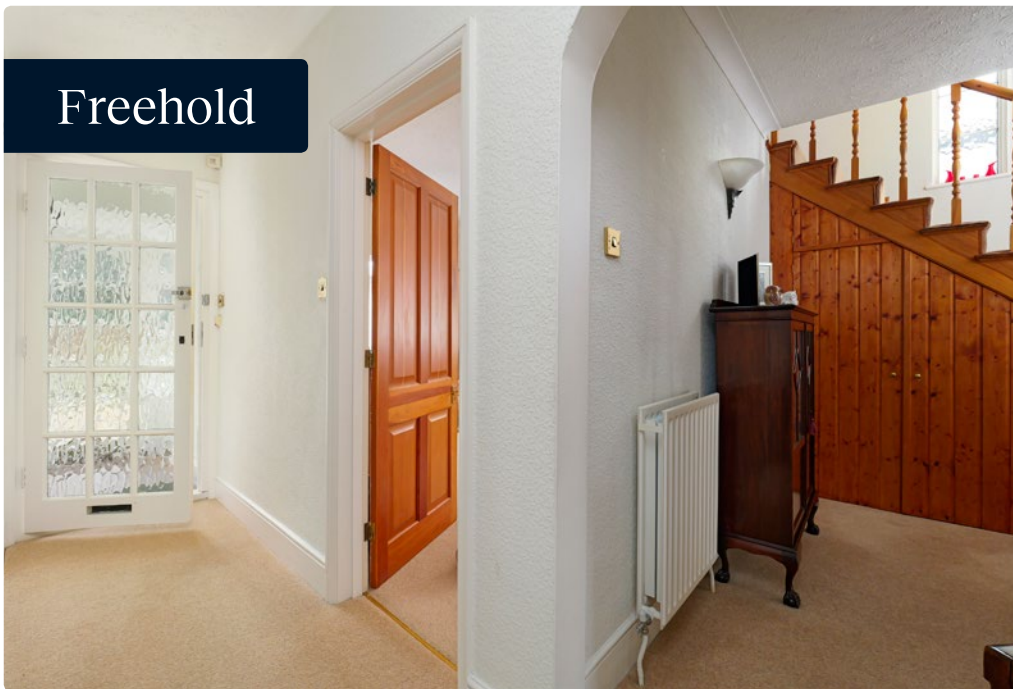
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Griffins, Weaving Street, Weaving, Maidstone ME14 5JS

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Griffins, Weaving Street, Weaving Maidstone ME14 5JS

- Detached Chalet Bungalow
- Three Double Bedrooms & Two Bathrooms
- Split Level Living Room With Fireplace
- Kitchen Breakfast Room
- Planning Granted To Extend
- 130 Ft Landscaped Rear Garden
- Driveway & Detached Garage
- Close To Excellent Schools & Village Amenities

SITUATION:

Griffins is situated in the sought-after area of Weaving, on a quiet road with no through traffic, it's within easy reach of Mote Park and the bustling county town of Maidstone. Weaving has a lovely community feel to it and is served by two popular public houses, a medical centre, a dentist, a pharmacy, and a local supermarket, as well as several parks and play areas. The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance.

Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers. Other amenities within the village include a post office, an

supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline station with a regular and direct service to London. Bearsted & Weaving are surrounded by beautiful countryside including Bearsted Woodland Trust, as well as easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling. For those who enjoy riding, there are stables and lively yards nearby, along with plenty of bridleways. The nearby village of Leeds 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 offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.



DESCRIPTION:

A charming, detached, chalet bungalow situated in a desirable road in Weaving, moments from excellent schools and local amenities.

Griffins occupies a generous plot which includes a large driveway and beautifully landscaped rear gardens. It was built in the 1930's and offers almost 1400 sq.ft of well configured accommodation, however it holds the opportunity to extend and reconfigure with planning permission recently granted.

The front door opens into an entrance lobby which in turn leads to a hallway with cloakroom, at the end of the hallway the door opens into a light dual aspect kitchen breakfast room which has direct access to the garden.

There is an array of floor and wall units which integrates a double oven, gas hob, and room for other free-standing appliances, the laminate worksurfaces extend into a large



breakfast bar peninsula. The kitchen opens into a split-level living room which has views of the garden and leads directly on to the patio, there is a brick fireplace which houses an electric stove which sits beneath a characterful bressummer.

From the hallway there is a large double bedroom with bow window and ensuite bathroom which comprises of separate shower, bath, WC and basin.

Across the hallway there is another double bedroom, currently used as an office, with open chimney breast.

Stairs ascend to the first floor where one will find the third bedroom which has eaves storage and an ensuite bathroom with corner bath, WC and basin.

The planning can be viewed on ref 23/503890, there is potential to extensively extend the property by creating an impressive

open plan family room on the ground floor and five-bedrooms with ensuites on the first and second floor, taking the property to in excess of 2700 sq.ft.

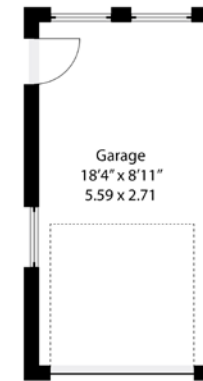
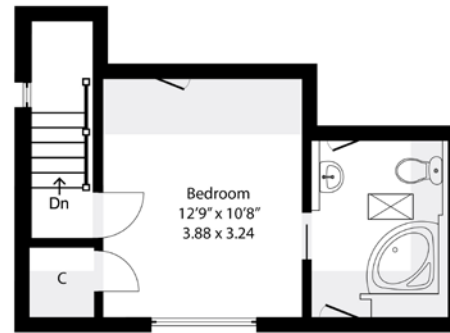
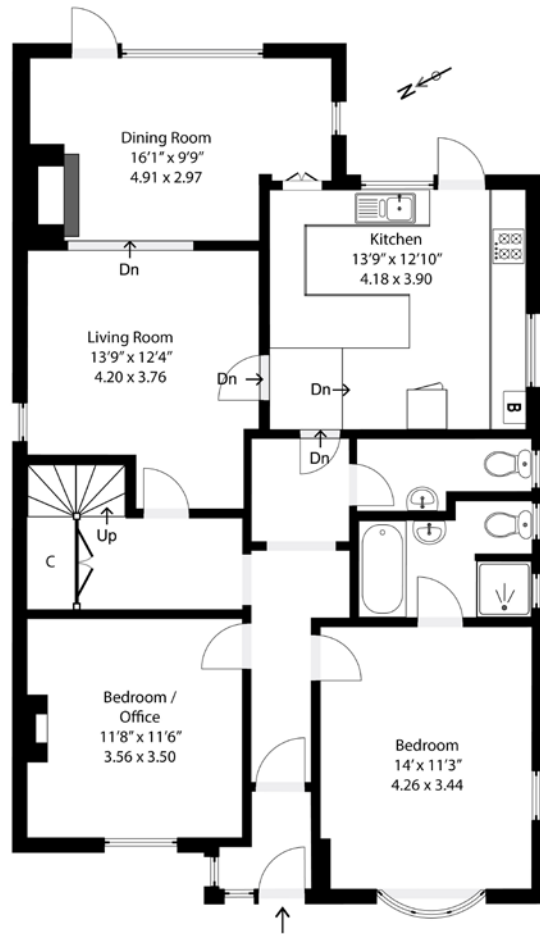
OUTSIDE:

Griffins occupies a generous plot with the rear garden stretching out to over 130ft long. There is a driveway to the front which leads to double wooden gates and extends down to the garage, whilst to the left there is a landscaped front garden.

The rear garden is mainly laid to lawn and bordered by attractive hedges, established shrubs and young trees. A large patio area is accessible directly from the kitchen and the living room and offers ample space for alfresco dining.







TOTAL FLOOR AREA: 1517 sq. ft (141 sq. m)
 HOUSE: 1353 sq. ft (126 sq. m)
 GARAGE: 164 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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