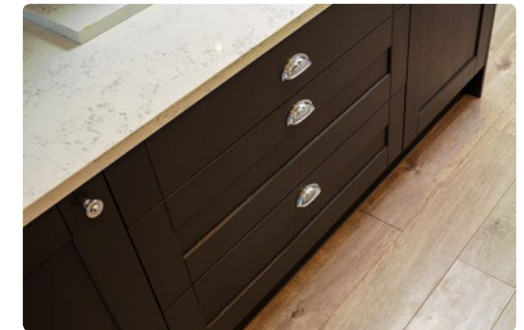




Freehold



## 9, Blacksmith Drive, Weaving, Maidstone, ME14 5SZ

- Beautifully Extended Detached Residence
- Almost 2000 Sq.Ft Of Creatively Configured Space
- Exceptional Architecture Design
- Four Bedrooms & Three Luxury Bathrooms
- Principal Bedroom With Dressing Room & Ensuite
- Open Plan Living Room With Bifold Doors
- Quartz Topped Kitchen & Concealed Utility Room
- South Facing Garden With Outdoor Kitchen & Studio

### SITUATION:

Blacksmith Drive is situated in the sought-after area of Weaving, in a quiet close within easy reach of local amenities. 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 livery 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 beautifully extended four-bedroom detached family home, now offering almost 2,000 sq.ft of elegantly presented accommodation. The home has been cleverly designed by the local owners using creative architecture and artistic interior design..

Built in the 1980s and recently renovated to an exceptionally high standard, the property now features brand new dark-framed windows throughout, underfloor heating, bi-fold doors, a quartz-topped kitchen with an abundance of integrated appliances, and luxury new bathrooms.

The property is situated on Blacksmith Drive, a highly desirable location within Weaving. It occupies a generous, south-facing rear garden, which has been significantly enhanced with an outdoor kitchen, pergola, and a recently installed fully insulated studio.

The contemporary front door opens into a large entrance hall complete with a boot room, storage cupboard, and cloakroom. To the right, there is a dual-aspect sitting room, while the living area, which forms part of the extension, is located at the rear, connecting directly to the garden via the bi-fold doors.

Although open, the living space shows clear divisions for relaxing, dining, and cooking. The quartz-topped breakfast bar island complements the uniform kitchen, complete with grey doors and cupped stainless-steel handles. Many appliances are integrated, including multiple ovens, a dishwasher, and a fridge freezer. A concealed door opens into a discreet utility area, with plenty of space for laundry appliances and a walk-in larder.

To the first floor, the layout has been cleverly reconfigured, utilizing the expanse of space created by the double-storey extension.

There are now four bedrooms and three elegant bathrooms. The main bedroom is a beautiful retreat, enjoying a dual-aspect position, with a sitting area, walk-in dressing room, and a luxury ensuite comprising a walk-in shower, sleek hand basin, closed-cistern WC, and finished in brushed brass fixtures.

#### OUTSIDE:

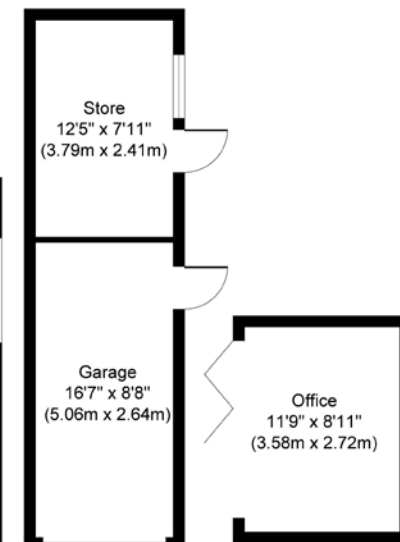
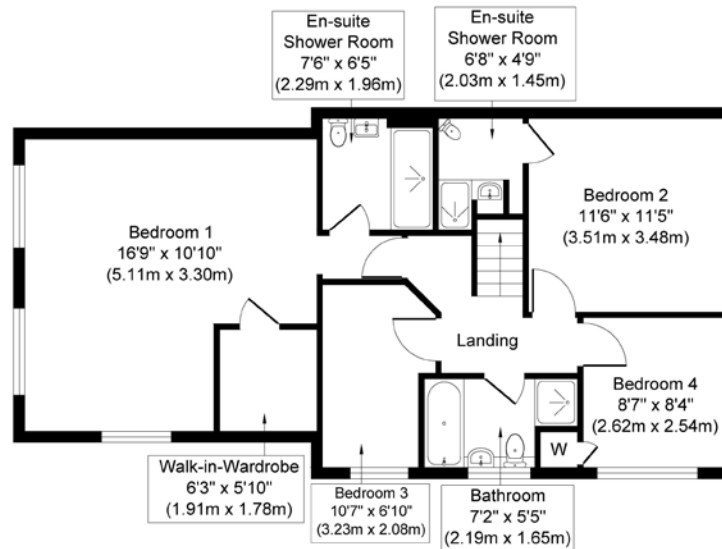
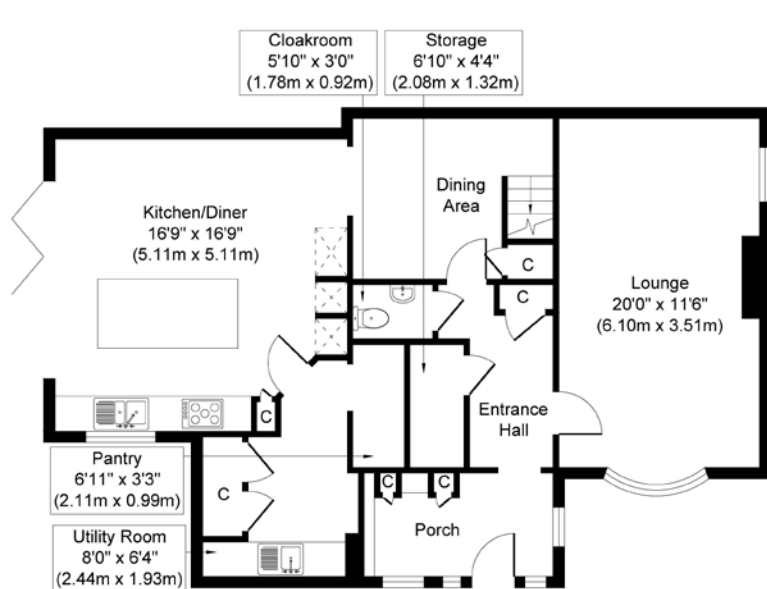
The south-facing rear garden has been well landscaped, with a sandstone patio area leading directly from the bi-fold doors. The lawn leads down to another seating area set beneath a wooden pergola, where an outdoor kitchen has been fitted. A fully insulated studio is a wonderful space to work or alternatively as a home gym. The driveway offers parking for several cars and leads to the garage, which was extended to offer additional storage.











TOTAL FLOOR AREA: 1995 sq. ft (185 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected

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