



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

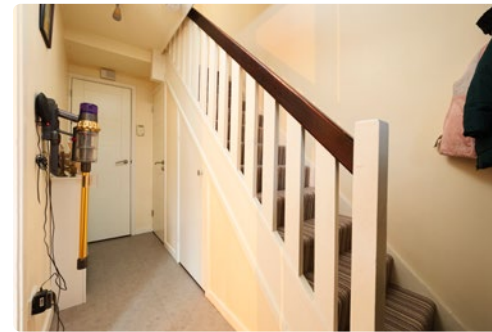
[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



4, Rampion Close, Weaving, Maidstone, ME14 5UT

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



## 4, Rampion Close, Weaving, Maidstone, ME14 5UT

- Three Bedroomed Terrace Residence
- Open Plan Living Area With French Doors
- Kitchen Breakfast Room
- Main Bedroom With Ensuite Shower Room
- South Easterly Facing Rear Garden
- Sought After Location Of Weaving
- Close To Bearsted Green & Train Station
- Just Two Miles To The County Town Of Maidstone

### SITUATION:

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:

Built in the late 1980s, Rampion Close comprises just 21 homes, located in the desirable Weaving area, moments from a variety of local amenities and excellent schools, which include St Johns Primary School, Invicta Grammar School, School of Science and Technology..

This well-presented three-bedroom family home offers nearly 900 sq.ft of open-plan living space, complete with a sunny southeast-facing garden and off-road parking. The façade is a stylish combination of exposed brick and dark-framed windows, with a welcoming front door beneath a tiled canopy.

Upon entering, you are greeted by a spacious entrance hall that includes stairs leading to the first floor, a convenient storage cupboard, and a separate cloakroom.

#### OUTSIDE:

To the left, the living room spans almost 15 feet and is partially open to the kitchen and dining area, creating a perfect space for both everyday family life and entertaining.

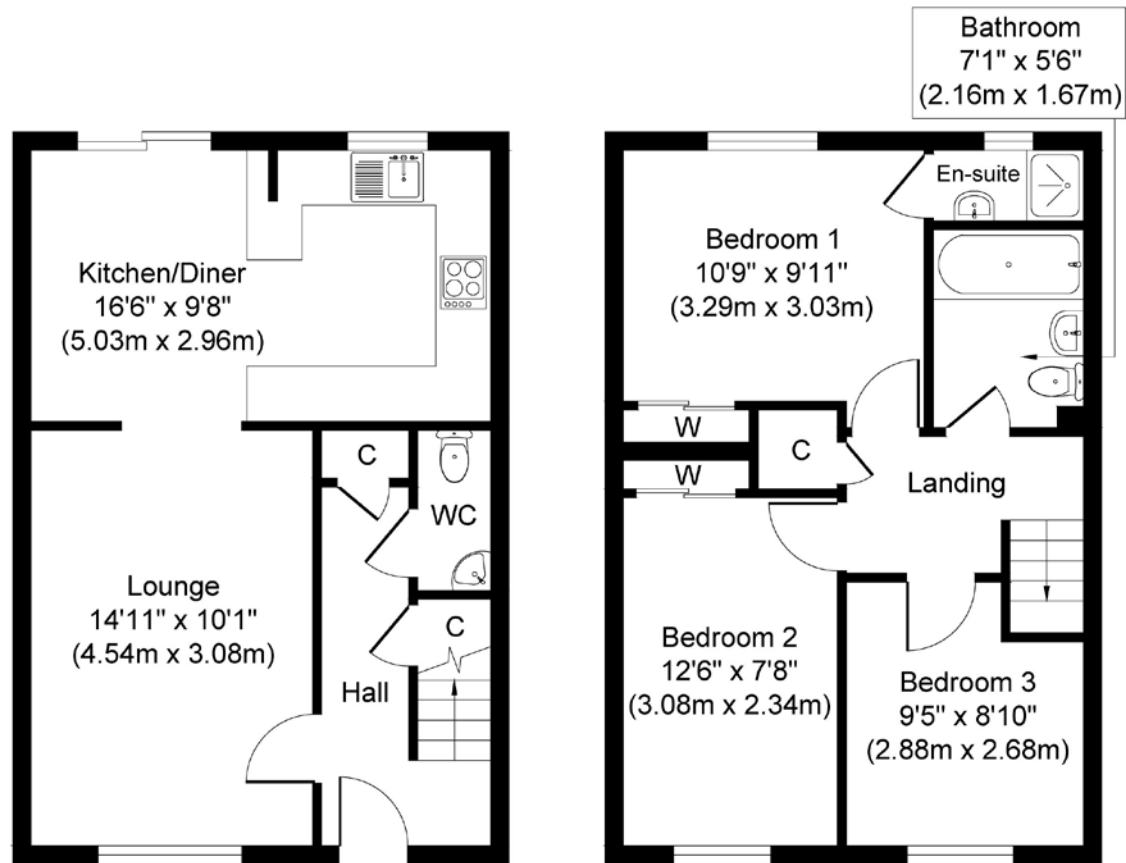
The kitchen is equipped with a range of wall and floor units, offering ample storage, and space for various appliances. A breakfast bar peninsula subtly divides the kitchen and dining areas, making the layout ideal for socializing. French doors in the dining area open directly onto the southeast-facing garden, bringing in plenty of natural light.

On the first floor, you'll find a well-appointed family bathroom and three bedrooms, the smallest is perfect as a nursery or home office and provides plenty of storage. Two of the bedrooms are fitted with wardrobes, while the largest bedroom enjoys the added benefit of an ensuite shower room.

To the front of the property, a neatly laid sandstone patio creates a welcoming entrance. At the rear, the patio extends from the French doors, leading to a pathway that takes you to a storage shed and the off-road parking area at the rear.

The remainder of the garden is predominantly laid to lawn, bordered by fencing, offering a private and peaceful outdoor space.

This home provides the perfect combination of space, style, and convenience, making it an excellent choice for families looking to settle in a well-connected, friendly neighbourhood.



TOTAL FLOOR AREA: 822 sq. ft (76 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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

01227 752617 | [sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk) | [www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

