



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

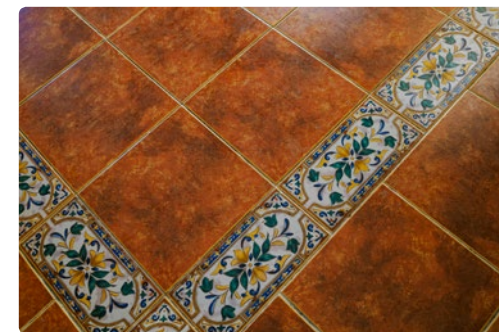
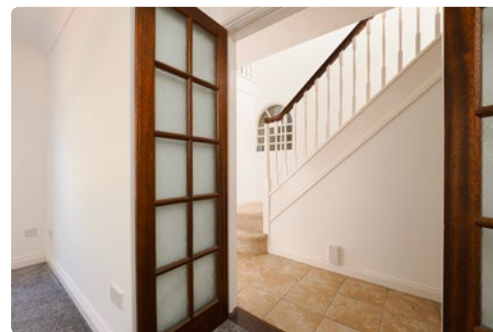
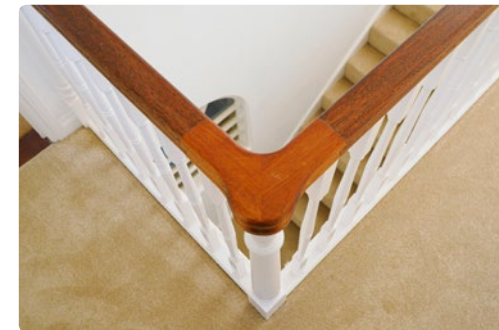
www.foundationestateagents.co.uk



16 The Hedgerow, Weaving, Maidstone ME14 5TG

4 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



16 The Hedgerow, Weaving, Maidstone ME14 5TG

- Elegant Georgian Style Detached Residence
- Four Reception & Double-Glazed Conservatory
- Kitchen Breakfast Room & Utility Area
- Envious Position On The Green
- South Easterly Facing Rear Garden
- Double Garage & Extensive Driveway
- Surrounded By Excellent Schools
- Many Local Amenities Within Walking Distance

SITUATION:

The Hedgerow is a desirable location within the village of Weaving which is just two miles east of the county town of Maidstone and within walking distance to many local amenities including the 450 acre Mote Park. 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, a Tennis Club, and a mainline station with a regular, 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.

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.



An elegant, Georgian-style four-bedroom detached residence, situated in a highly enviable and peaceful position within The Hedgerow, tucked away behind the green in the sought-after village of Weaving. Built in the 1980s with an emphasis on generously proportioned rooms and sophisticated architecture, the property offers over 2,100 sq. ft. of spacious and versatile accommodation, in addition to a double garage that presents an opportunity for conversion (STPC).



The property has remained with the same family for over thirty years and has undergone numerous improvements, including a modern bathroom and a partially updated kitchen. However, this beautiful home still offers exciting potential for further enhancement and modernisation, allowing you to truly make it your own.

The handsome, double-fronted façade features exposed brickwork that complements the Georgian-style windows. The front door opens into a central hallway,

where an internal arched window allows additional light to filter through to the stairwell. To the right, through double doors is an elegant sitting room with an attractive tiled open fireplace, encompassed by a detailed wooden mantle. An archway leads to the dining room, providing a subtle division between the two spaces whilst maintaining an open and sociable, this, in turn, flows into a south-easterly facing, double-glazed conservatory.

The kitchen/breakfast room has been partially updated with dark grey Shaker-style units, finished with brushed steel handles and laminate worktops. It integrates an oven and gas hob, while the remaining kitchen cabinetry retains a more traditional style. A utility area off the kitchen leads to a garden/family room, which provides access to the garden via French doors. The ground floor is completed by a study to the front of the house, which could also serve as a guest bedroom or playroom.

The staircase, with its intricate balustrade,

leads to a galleried landing and four generous double bedrooms, each with fitted wardrobes. The principal bedroom spans over 17 ft. in width and includes an ensuite shower room, while the main bathroom features a bathtub with a rainfall shower.

OUTSIDE:

The south-easterly facing garden spans the full width of the property and includes a spacious patio, a tranquil wildlife pond, and well-established borders of shrubs and lawn. The garden is enclosed by mature trees along the rear boundary, creating a peaceful and secluded retreat. The property is located at the end of a secluded spur and benefits from ample parking for multiple vehicles. The front garden is mainly laid to lawn and framed by mature hedging and young trees, offering a welcoming first impression.

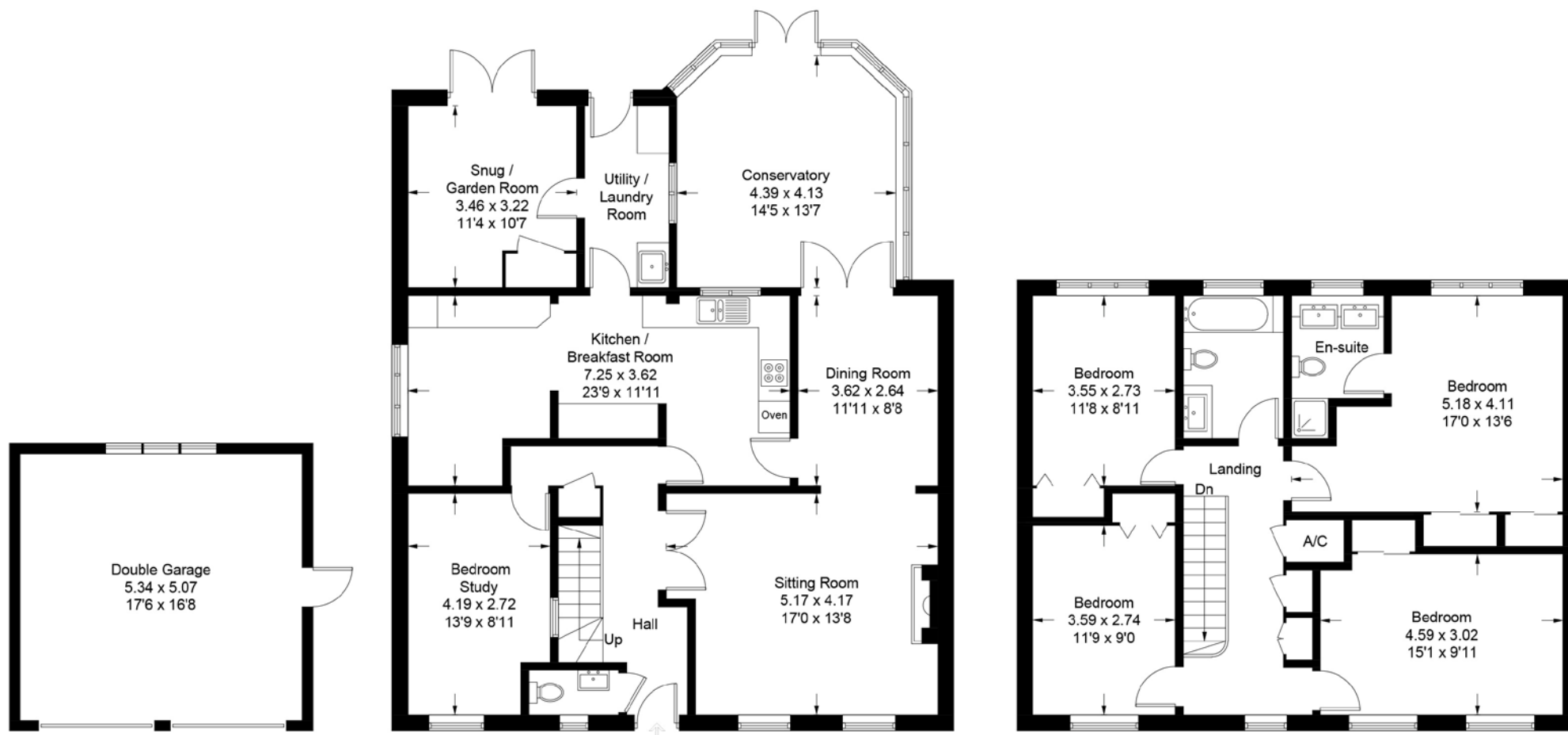
The double garage is set back from the house and provides excellent storage, with potential for conversion into a home gym, office, or studio, subject to planning consent.











TOTAL FLOOR AREA: 2412 sq. ft (224 sq. m)
HOUSE: 2121 sq. ft (197 sq. m)
GARAGE: 291 sq. ft (27 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | 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.

