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16, Clarence Court, Weaving, Maidstone, ME14 5UP

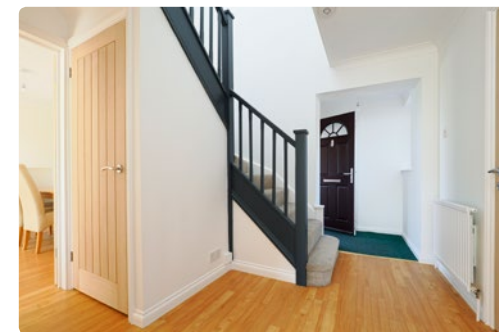
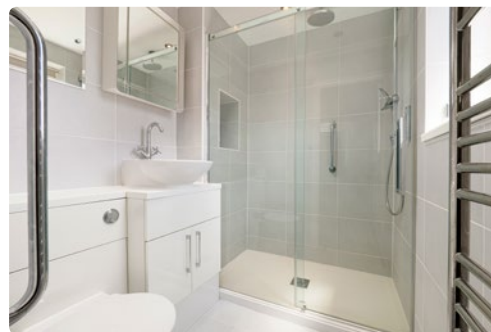
4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



16 Clarence Court, Weaving, Maidstone ME14 5UP

- Substantial Detached Residence
- Recently Renovated & Elegantly Updated
- Over 1200 Sq.Ft Of Spacious Accommodation
- Four Bedrooms & Two Bathrooms
- Opportunity To Create An Open Plan Kitchen Diner
- South Facing Rear Garden & Sun Terrace
- Extensive Driveway & Double Garage
- Sought After Location Within Grove Green



SITUATION:

Grove Green 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 substantial and recently renovated four-bedroom detached residence, set within Clarence Court in the highly sought-after area of Grove Green. Offering over 1,200 sq. ft. of spacious and versatile accommodation, the property has undergone numerous enhancements, including elegant décor, new carpets, contemporary bathrooms, and striking oak veneer internal doors fitted throughout

Built in the mid-1980s, this much-loved home has been owned by the same family for the past 40 years and now offers a rare opportunity for a new owner to make it their own.

The property occupies a generous plot with an envious south facing rear garden, private sun terrace, and an extensive driveway which leads to a double detached garage.



The front door opens into a central, spacious entrance hall, featuring a newly fitted cloakroom and stairs leading to the first floor.

To the left is a well-appointed kitchen, fitted with a range of units topped with granite work surfaces and integrated appliances, including a double oven, gas hob, and dishwasher. This space is further complemented by a separate utility area, offering ample room for laundry appliances.

Adjacent to the kitchen is a dining room, which presents the potential to be opened up, creating a large open-plan kitchen/diner, subject to necessary approvals.

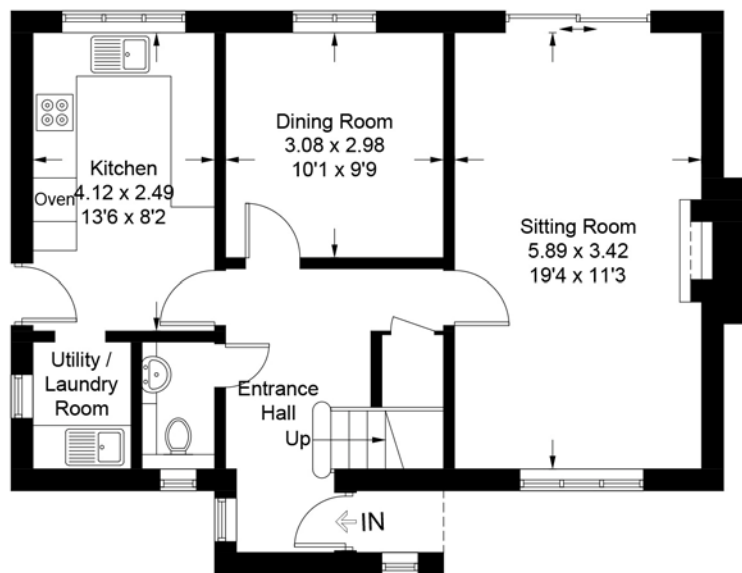
The dual aspect living room features a fireplace and patio doors that open directly onto the rear garden, flooding the space with natural light.

Upstairs, a galleried landing leads to four generously sized double bedrooms and a recently updated family bathroom, fitted with high-quality Vado and Roca fixtures and sanitary ware. The main bedroom enjoys views over the rear garden and benefits from its own en-suite shower room.

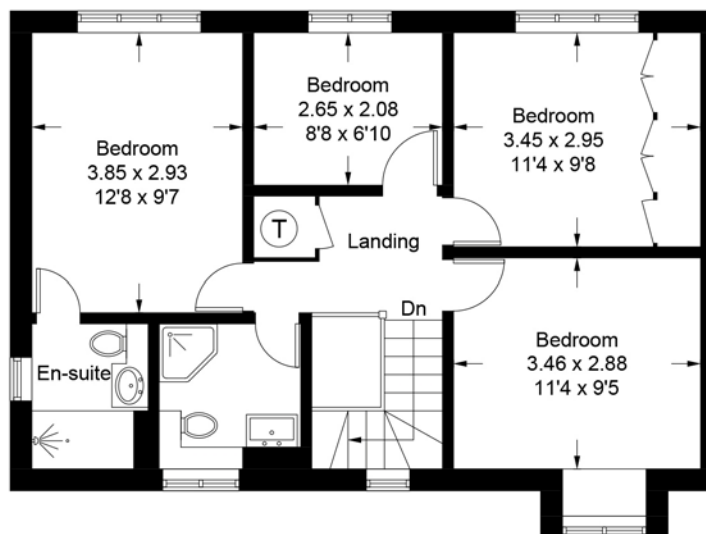
OUTSIDE:

To the front of the property, an extensive driveway provides off-road parking for five to six vehicles and leads to a double garage, offering additional space for vehicles or potential for conversion, subject to the necessary planning consent (STPC).

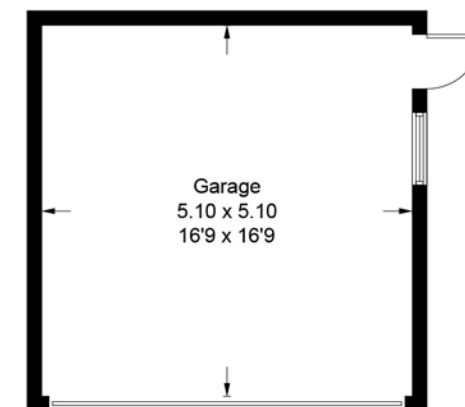
From the kitchen, a sunny and private courtyard offers the ideal spot for morning coffee, while the main garden is south-facing, predominantly laid to lawn and bordered by established shrubs and young trees.



Ground Floor - 57.3 sq m / 617 sq ft



First Floor - 55.2 sq m / 594 sq ft



Outbuilding
(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1491 sq. ft (138 sq. m)
HOUSE: 1211 sq. ft (112 sq. m)
GARAGE: 280 sq. ft (26 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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

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