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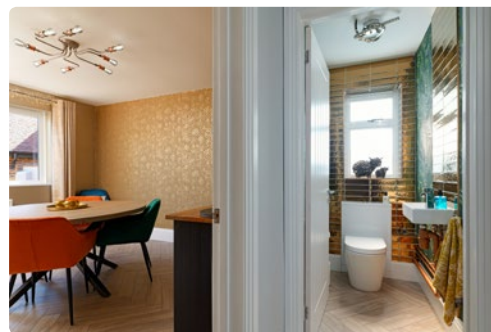
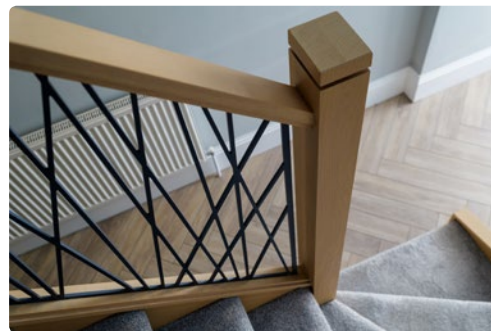
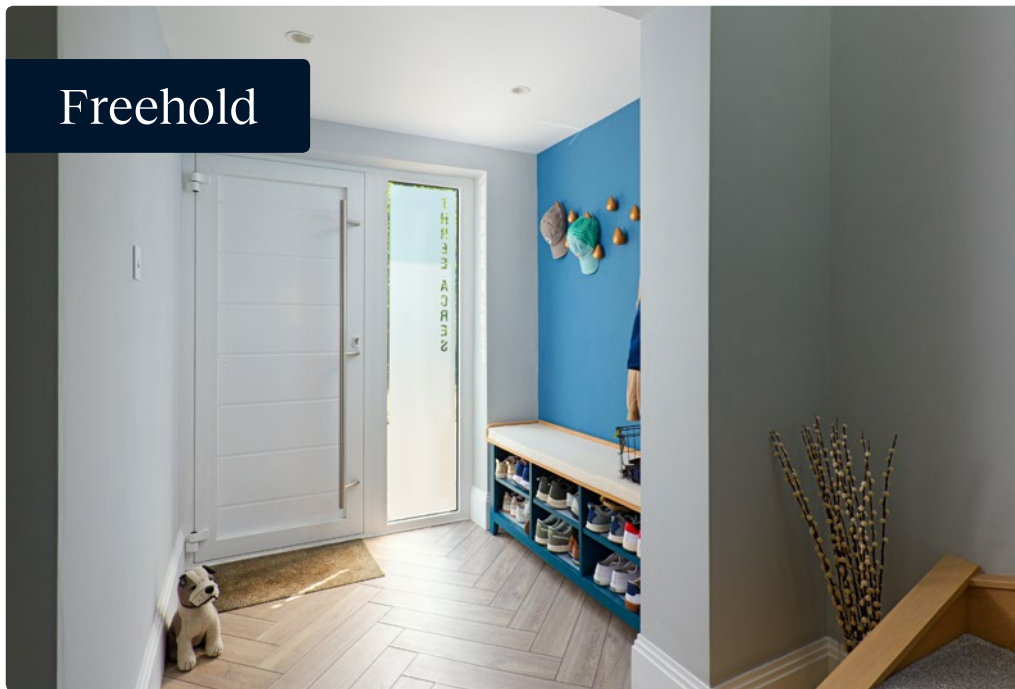
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Three Acres, Grove Green Lane, Weaving, Maidstone, ME14 5JW

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Three Acres, Grove Green Lane, Weaving, Maidstone, ME14 5JW

- Striking Detached 1990's Built Residence
- Almost 1600 Sq.Ft Of Spacious Accommodation
- Four Bedrooms & Two Luxury Bathrooms
- Kitchen Breakfast Room & Two Receptions
- Creatively Reconfigured & Thoughtfully Designed
- Westerly Facing Generous Rear Garden
- Large Driveway & Integral Garage
- In A Peaceful & Private Close In Weaving

### SITUATION:

Three Acres is situated in the sought-after area of Weaving, within easy reach of Mote Park and the bustling county town of Maidstone. Weaving has a strong community feel and is well served by a useful selection of local amenities, including a Tesco supermarket, medical centre, pharmacy, dentist, cafés, post office, public houses and a number of parks and play areas. Mote Park, one of Maidstone's most popular green spaces, is also close by, offering extensive parkland, a lake, sports facilities and woodland walks. Just over a mile away, Bearsted is one of Kent's most desirable villages, centred around its picturesque village green and attractive period properties. The village offers a particularly good range of amenities, including The White Horse and The Oak on the Green, the renowned Fish on the Green restaurant, independent shops including Crouch Butchers, a post office, convenience store and other everyday services. Bearsted also benefits from Roseacre

Junior School, Thurnham Church of England Primary School, Bearsted Golf Club, Bearsted & Thurnham Tennis Club and a mainline railway station with direct services to London Victoria, with the fastest journeys taking around an hour. The surrounding area is particularly attractive for those who enjoy the outdoors, with Bearsted Woodland Trust, Mote Park and the North Downs all within easy reach. There are numerous countryside walks, bridleways and equestrian facilities nearby, while the historic Pilgrims' Way provides further opportunities to explore the Kent countryside. Maidstone, approximately two miles away, provides an extensive range of shopping, restaurants, cafés, leisure and recreational facilities. The town centre includes Fremlin Walk, The Mall and a wide selection of independent retailers, whilst Lockmeadow provides a cinema, bowling, gym, restaurants and family entertainment. Maidstone is also well served by a selection of highly regarded schools, including grammar schools, together with two mainline railway stations and the Maidstone Hospital.



#### DESCRIPTION:

Three Acres was built in the 1990s and occupies a desirable position just off Weaving Street, tucked away along a private and exceptionally peaceful lane. Having been cherished by the current owners for over a decade, the property has been creatively reconfigured and aesthetically enhanced to an exceptional standard, with a wonderful eye for interior design and attention to detail throughout. The finish is exemplary, whilst considerable time and investment has also been made in maintaining and improving the property, including new soffits and fascias, double-glazed windows, a new front door and repointed brickwork to the side elevation.



There is almost 1600 sq.ft of artistically presented accommodation set within a generous plot. The contemporary front door opens into a spacious entrance hall, with stylish herringbone wood-effect flooring laid seamlessly throughout much of the ground floor. This leads through to the main living room, a beautifully presented space with a

stylish feature fireplace and impressive tri-fold doors opening directly onto the garden. There is also the potential to knock through into the adjoining kitchen, creating a substantial open-plan kitchen, dining and family living space. The kitchen has been fitted with an excellent array of wall and floor-mounted units, finished with granite worktops and incorporating a range of integrated appliances. This is complemented by a separate utility room, which also provides useful access to the side of the property. The elegant dining room is beautifully decorated and provides a sophisticated setting for both everyday family life and entertaining.

An integral garage is currently utilised as a gym, providing an excellent additional space for those who enjoy keeping active, whilst also offering the potential for conversion to create further living accommodation, subject to the necessary consents. To the first floor, a generous galleried landing leads to four well-proportioned bedrooms, two of which benefit from fitted wardrobes. The family bathroom is beautifully appointed with luxury

sanitaryware, quality fixtures and fittings and stylish stone finishes. The principal bedroom is particularly generous and benefits from a well-appointed en-suite shower room, again finished to an excellent standard.

#### OUTSIDE:

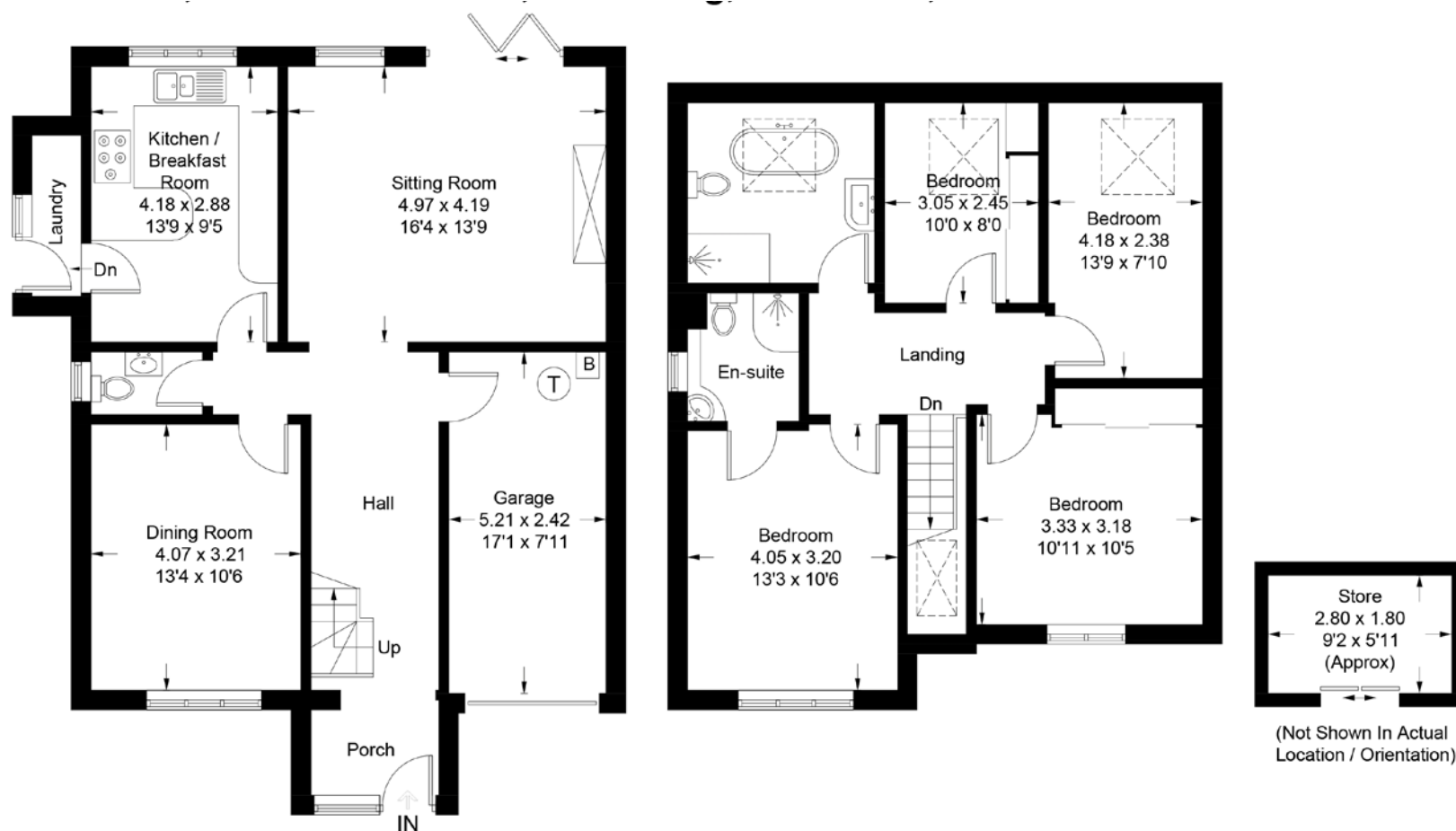
Three Acres enjoys a private and peaceful westerly-facing rear garden, benefitting from sunshine from late morning through to the evening. The garden is predominantly laid to lawn and bordered by smart fencing and established ferns, creating a wonderfully private and secluded setting. A paved patio area is accessed directly from the bi-fold doors, providing the perfect spot for alfresco dining and entertaining, whilst a useful storage shed sits discreetly within the far corner of the garden. Overall, Three Acres is a beautifully presented and thoughtfully enhanced family home, combining generous accommodation with a peaceful setting, excellent outdoor space and the flexibility to further adapt the layout to suit modern family living.











TOTAL FLOOR AREA: 1575 sq. ft (146 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected

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