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Lenham Road

Platts Heath, Kent



# Lenham Road, Platts Heath, Maidstone, Kent

A stunning four bedroom detached weather boarded early Victorian house dating back to what is believed to be the 1840's, backing on to farmland and located in the popular hamlet of Platts Heath.

The property has been owned for the last ten years by the current vendor and in that time they have renovated the property and gone to great lengths to create an inviting and stylish home, yet retaining the character and charm of properties from this period.

The accommodation is arranged over three floors to include entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, cellar, four bedrooms and a luxury fitted L-shape bathroom to the first floor with freestanding roll top bath and larger than average walk-in shower. The property has some lovely designer touches such as Italian 'Bisque' radiators in some rooms, solid oak flooring and in the sitting room there is a superb 'Contura' rotating wood burner which can be angled to suit the seating position.

Outside, there is off road parking for two vehicles via a gated shingle driveway, a private courtyard area that leads to an approximately 100ft rear garden that backs on to fields and is arranged into different attractive areas.

Platts Heath is a pretty hamlet with its own popular primary school located just 1.6 miles from the popular village of Lenham, an historic market village situated some 9 miles east of the county town of Maidstone. The village enjoys an interesting mix of local shops, restaurants, pubs, church, doctor's surgery and benefits from a monthly Country Market held in The Square. Public transport is well catered for with a main line railway station in the village providing access to London Victoria and Ashford International station which benefits from the High Speed 37 minute service to London St Pancras, whilst excellent road links to London and the Kent coast are accessible at junction 8 of the M20, some 5 miles distant.

Accommodation briefly comprises (all measurements approximate)

#### Entrance Hall:

Wooden entrance door with glazed insert, two windows to each side, stairs to first floor, fitted coat hooks/display

shelving with recessed lighting, solid oak flooring.

#### Sitting Room:

24' 11" x 11' 9" (7.59m x 3.58m) Sash window to front, two sash windows to side, double doors to courtyard at rear, two 'Bisque' designer radiators, feature cylindrical rotating 'Contura' Wood burner on red resin hearth, exposed beams, television point, solid oak flooring.



#### Dining Room:

11' 6" x 11' 3" (3.51m x 3.43m) Sash window to front, 'Bisque' designer radiator, feature exposed brick fireplace and chimney breast (not in use), fitted oak storage cupboard, solid oak flooring, door to cellar.



#### Cellar:

13' 6" x 11' 3" (4.11m x 3.43m) Accessed via brick staircase from dining room, reduced ceiling height, radiator, power and light.

**Kitchen/Breakfast Room:**

15' 5" x 11' 4" (4.7m x 3.45m) Wooden stable door to courtyard, window to side, 'Bisque' chrome radiator, a range of fitted French oak wall and base units with a mixture of oak and laminate worktops over, oak breakfast bar, undercupboard lighting, brushed stainless steel butler sink with mixer tap, integrated dishwasher, space for electric oven, space and plumbing for washing machine, space for fridge freezer, fitted pantry and storage cupboards, recessed lighting, exposed beams, tiled limestone floor.



**Cloakroom:**

Opaque window to rear, Villeroy and Boch white suite of low level WC with hidden cistern and square vanity sink unit with mixer tap set in oak units, recessed lighting and solid oak flooring.



**First Floor Landing:**

Feature specially commissioned stained glass window, alcove with recessed lighting, solid oak flooring and pillar.

**Bedroom 1:**

14' 0" extending to 17' 6" into alcove x 14' 2" (4.27m extending to 5.33m x 4.32m) Two sash windows to front, sash window to side, radiator, telephone point, carpet flooring, stained glass window.



**Bedroom 2:**

12' 2" x 8' 8" (3.71m x 2.64m) Sash window to side, window to rear, radiator, carpet flooring, access to loft.

**Bedroom 3:**

11' 4" x 10' 3" (3.45m x 3.12m) Sash window to front, plumbing for radiator, brick fireplace (not in use) fitted airing cupboard, access to loft.

**Study/Bedroom 4:**

8' 2" x 7' 4" (2.49m x 2.24m) Double glazed window to rear, radiator, fitted wall units, Cath Kidston flooring.



**Bathroom:**

15' 6" x 11' 5" (4.72m x 3.48m) Beautiful contemporary L-shape bathroom comprising sash window to rear and side, full height 'Bisque' chrome radiator, feature free-standing roll top bath with floor mounted chrome tap and shower attachment, fitted square vanity sink unit with mixer tap and storage, low level WC with split flush, feature walk-in larger than average shower with thermostatic power shower and full height toughened glass shower screen and tiled wall, fitted double oak linen cupboard, recessed lighting, solid oak flooring.



**Front:**

Wrought iron fenced front garden with wisteria and shrubs, gated shingle driveway to side with additional double gates leading to;

**Rear Gardens:**

The landscaped gardens are sectioned into different areas creating a relaxing and private space. There is a brick courtyard directly to the rear of the property with an undercover alcove/potting area.

Workshop: 18' 6" x 11' 5" (5.64m x 3.48m) Accessed from the courtyard, the workshop has two double doors and single door to the front, power and light, oil fired boiler for the main house and stairs leading to a loft storage area. The workshop could potentially be incorporated into the property subject to the necessary consents as it backs on to the kitchen/breakfast room.

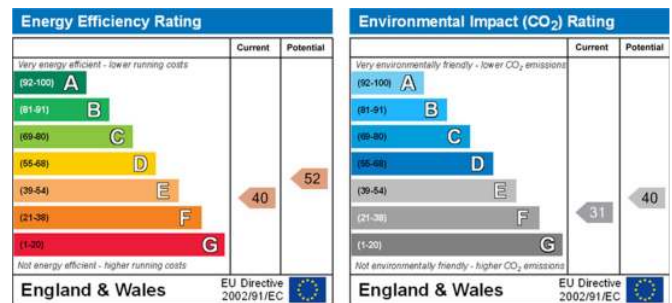
The gardens, which are in the region of 100ft, continue through a natural shrub archway to separate eating and relaxing areas with a wide variety of shrubs and borders, brick barbecue, lawned areas and to the rear, there is a raised

decking area with wonderful views of the neighbouring farmland.



**Energy Performance Certificate:**

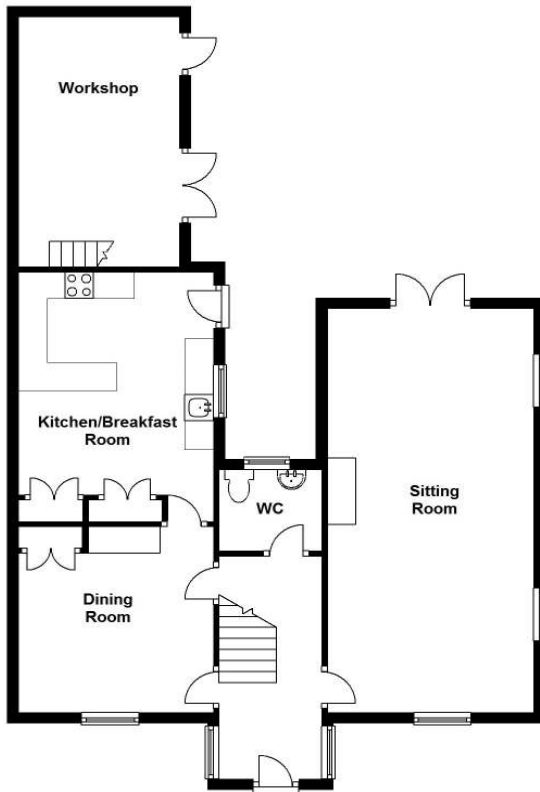
The graphs that follow are taken from the Energy Performance Certificate for this property, a full copy of which is available on request.



Property Reference: SAD1713280

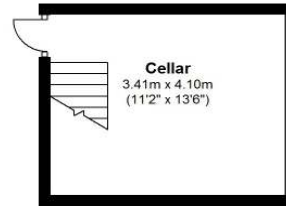
### Ground Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



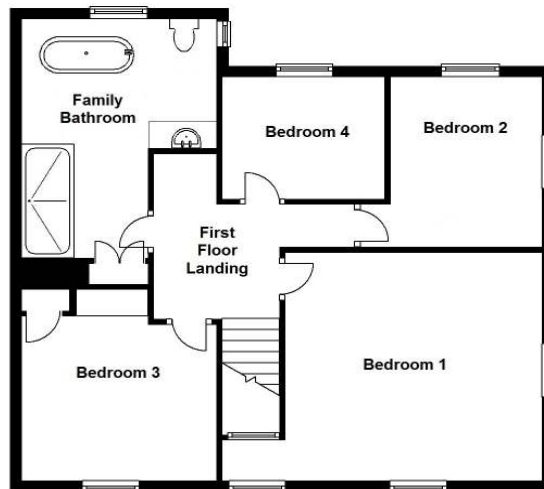
### Basement

Approx. 14.0 sq. metres (150.5 sq. feet)



### First Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



Total area: approx. 162.6 sq. metres (1750.4 sq. feet)

This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.  
Plan produced using The Mobile Agent.



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