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**'Glebe Cottage' East Street, Harrietsham,
Kent ME17 1HL**

**DETACHED HOUSE
3 RECEPTION ROOMS
DOUBLE & SINGLE GARAGE
GARDENS & Paddock**

**4 BEDROOMS
KITCHEN & UTILITY ROOM
SOUGHT AFTER LOCATION
APPROX 1.2 ACRES**

Price: £600,000 Freehold



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'Glebe Cottage' East Street, Harrietsham, Kent ME17 1HL contd

DESCRIPTION: Situated in the village of Harrietsham, Glebe Cottage is a superior 4 bedroom detached property with its own paddock. Maidstone, the county town of Kent, is within a 15 minute drive with its extensive shopping and leisure facilities. Easy access to London and the coast via the M20, as well the Ashford International rail station. Locally there is a selection of Golf and Health clubs.

GROUND FLOOR:

ENTRANCE PORCH: Quarry tiled floor.

ENTRANCE HALL: Part glazed entrance door. Window to front. Tiled floor. Under stairs cupboard. Radiator. Coved ceiling. Pillared opening to:

DINING AREA: 10'10 x 10'5 Multi pane glazed window to front. Tiled floor. Radiator. Coved ceiling. Double oak doors to:



LOUNGE: 21' x 13'6 Multi aspect room with windows to three sides. Fitted carpet. Radiator. Coved ceiling. Wall lights. Panelled walls.



KITCHEN/BREAKFAST ROOM: 16'6 x 11'0 Multi pane glazed window to rear. Part glazed wooden door to side. Range of fitted wall and base units with tiled work surface over. 1 ½ bowl stainless steel sink with mixer tap. Built in electric ceramic hob and double oven. Integrated fridge freezer. Tiled floor. Inset spot lights in coved ceiling. Radiator. Door to:-

UTILITY: 10'0 x 8'5 Multi pane glazed window to rear. Range of wall and base units with work surface over (matching kitchen). Stainless steel 1 bowl sink and drainer. Floor standing 'Potterton' boiler. Space and plumbing for washing machine and tumble dryer. Inset spot lights in coved ceiling. Arch to:-

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REAR LOBBY: Tiled floor. Part glazed door to rear. Door to garage and cloakroom. Coved ceiling with inset spot lights.

CLOAKROOM: White suite. Low level WC and basin set in oak vanity unit. Tiled floor. Towel rail radiator.

3rd RECEPTION / FAMILY ROOM: 18'2 x 11'2 Multi aspect room with windows to the front side and rear of the property.

FIRST FLOOR:

LANDING: Galleried oak landing with large multi pane window to rear. Fitted carpet. Access to loft. Wall lights.

BEDROOM 1: 18'7 x 18'2 (including en suite) Window to front. Fitted carpet. Radiator. Built in oak wardrobes and dresser area with granite work surface over. Wall lights. Coved ceiling.



EN SUITE: Window to side. Modern contemporary 4 piece white suite. Shower. Basin. Bidet. And WC with concealed system. Cappucino marble tiled floor and walls. Coved ceiling with inset spotlights.

BEDROOM 4: 9'2 x 7'0 Window to front. Fitted carpet. Radiator. Coved ceiling.

BEDROOM 2: 11'2 x 9'2 Window to front. Fitted carpet. Radiator. Coved ceiling.

BEDROOM 3: 11'4 x 8'8 Window to rear. Fitted carpet. Radiator. Coved ceiling.

BATHROOM: 11'01 x 9'0 Window to rear. 3 Piece white suite. Panel bath. Panel basin. Low level WC. Towel rail radiator. Built in airing cupboard. Coved ceiling with inset spot lights.

OUTSIDE:

DOUBLE GARAGE: 20'5 x 16'1, to side of house. Brick built with pitched roof. Power and light. Up and over doors. Access to loftspace above.

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SINGLE GARAGE: to front of plot. Brick built with pitched roof.

GARDENS: The property is situated in a spacious plot which opens onto the paddock area behind. The land is mainly laid to lawn with perimeter fences and some perimeter planting. There are patio areas to both the front and rear of the property.



AGENT'S NOTE:

None of the fixtures, fittings, appliances or services mentioned have been tested by Sibley Pares