

## FIRST FLOOR

**LANDING:** Leaded light windows to front. Stairs leading to Second Floor. Cupboard housing water tank. Meter cupboards.

**MASTER BEDROOM:** Leaded light windows to rear. Double glazed window to front. Radiator. Built in wardrobe cupboards. Cast iron fireplace with hearth and surround. Original period style storage cupboards. Exposed floorboards and beams.

**BEDROOM 2:** Double glazed window to rear with views over countryside. Period timber panelled wall. Exposed beams. Radiator.

**BEDROOM 3:** Double glazed window to rear. Radiator. Exposed beams. Panelled storage cupboard/wardrobe cupboards.

**FAMILY BATHROOM:** Two double glazed windows to rear with views over fields and rear garden. Suite comprising panelled bath, wc, wash hand basin set into storage units. Large linen cupboard. Radiator.

**BATHROOM 2:** Leaded light window to side. Suite comprising panelled bath with shower over, wc and pedestal wash hand basin. Radiator. Exposed beams.

## SECOND FLOOR

**ATTIC ROOM 1:** Window to front. Radiator. Exposed beams. Sloping ceilings. Door leading to further loft storage area.

**ATTIC ROOM 2:** Window to front. Radiator. Sloping ceilings. Hatch leading to further useful storage area.

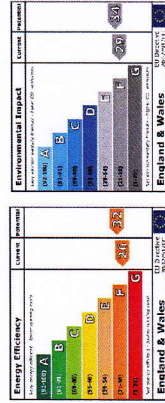
## OUTSIDE

**FRONT:** Mainly lawned walled garden to the front with pathway leading to entrance doorway. To the rear of the property is the main expanse of lawned garden, which is walled to a major extent with trees and shrubs to the borders. There are two timber outbuildings and a pretty stream to the rear boundary and views to the distance.

To the front there are two semi detached barns which have full planning permission to convert into residential properties, and two industrial commercial units. As the barns and commercial units are on separate deeds these can be split into any combination possible subject to prior negotiation.

## ROUTE TO VIEW

From our Borough Green office continue east along the A25 Maidstone Road for approximately 2 miles. At the traffic lights take the right hand turning on to the A20 heading towards West Malling and Maidstone. Take the next left hand turning, signposted 'Trottscliffe', at the T junction take the left hand turning into Ford Lane where the property will found some distance along on the right hand side, identified by our 'For Sale' board.



**PLEASE NOTE:** 1. Prospective purchasers are advised to satisfy themselves as to the working order of any fireplaces or electrical, gas, plumbing, heating, drainage, alarm or any other systems or appliances where applicable. Whilst these may be mentioned in the particulars, they have not been tested by the Agents. 2. The photographs show only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc photographed are included in the sale. No assumptions should be made with regard to parts of the property which have not been photographed. 3. These sale particulars are intended to be as accurate as possible and any description stated should be accepted as an opinion of the Agents and should not in any way be taken as a statement of fact. However, please contact us if there are any points of particular importance you wish to be checked or clarified, especially if you are proposing to travel some distance to view the property. 4. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included form part of the property offered for sale. 5. We understand from our vendor that there is the opportunity to rent an extra 13 acres of land nearby if necessary, however this has not been confirmed in writing and we would suggest that this was checked prior to any exchange of contracts.

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