



Greenway Ulcombe Road, Langley, ME17 3JE

Jack Charles
Estate Agents

Guide Price £1,100,000 - £1,200,000

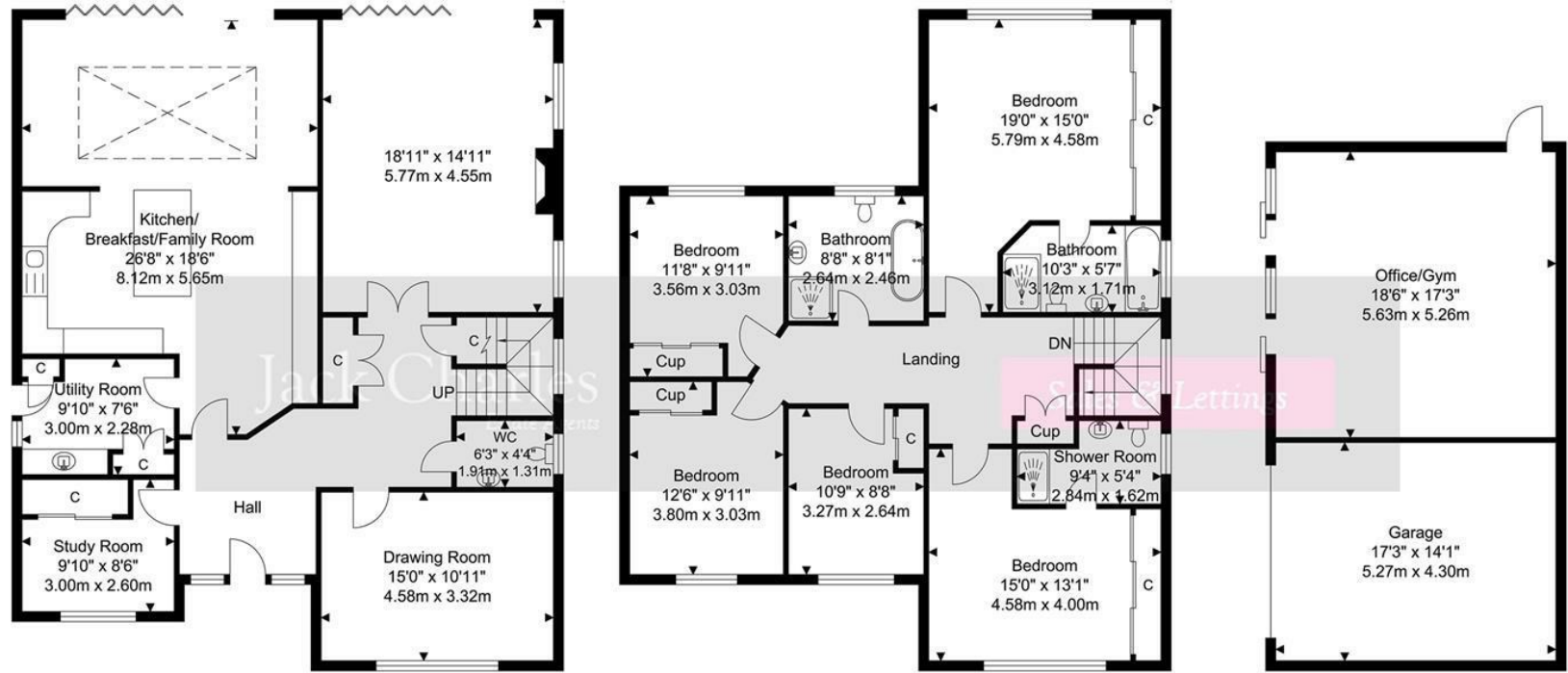
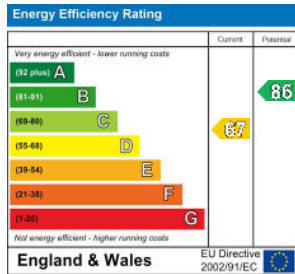
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Sales & Lettings

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Impressive Detached Family Home
- Detached Outbuilding With Potential For Annexe
- Five Double Bedrooms
- Two Ensuites & Family Bathroom
- Stunning Kitchen / Family Room
- Three Further Reception Rooms
- Reception Hall
- Utility Room
- Large Gardens Approx 1/4 Acre
- Garage & Driveway



Ground Floor
Approximate Floor Area
1341.50 SQ.FT.
(124.63 SQ.M.)

First Floor
Approximate Floor Area
1096.95 SQ.FT.
(101.91 SQ.M.)

Annex Floor
Approximate Floor Area
596.42 SQ.FT.
(55.41 SQ.M.)

TOTAL APPROX FLOOR AREA 3034.88 SQ.FT. (281.95 SQ. M.)
For Identification Purposes Only.



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Sales & Lettings

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To Be Sold

Jack Charles have the pleasure of offering for sale this impressive 5 double bedroom detached family home built in 2006/7 and is situated set back from the lane in a quiet and sought after location in Langley, between the village of Sutton Valance and the nearby County town of Maidstone.

The property has been beautifully improved by the present owners and provides fantastic accommodation for entertaining and potentially dual living. There is also the benefit of underfloor heating throughout the house, a full alarm system, integrated water softener system as well as an outside car charging point.

You approach the property over a gravelled drive to a deep covered entrance with door giving access to a good sized reception hall which leads to all the principle reception rooms, storage cupboards, cloakroom/WC and stairs. To the front either side of the hall is a study and separate dining room and to the rear the living room has bi-folding doors opening out onto the garden and a feature fireplace. The kitchen is the hub of the house and has been extended to form a magnificent open plan dining / family area with bi-folding doors leading out onto the garden. The Kitchen itself is bespoke and provides ample storage, top quality units and quartz worktops as well as integrated appliances including, American style fridge freezer, wine fridge and double oven & microwave. A central island has an induction hob with chimney extractor and space under for stools. Just off the kitchen is a useful utility room with side access.

To the first floor there is a spacious landing leading to five double bedrooms with built in wardrobes, bedroom one has an ensuite bathroom with separate shower cubicle and bedroom two has an en-suite shower and there is a contemporary family bathroom with separate shower cubicle servicing the remaining bedrooms.

Outside to the rear is a good sized South facing garden which is mainly laid to lawn backing onto fields/farmland, there is a paved terrace, pergola, various outside power points, two garden sheds and access via both sides.

To the front is a gravelled drive providing plenty of parking, an electric car charging point and a brick outbuilding which is divided into a larger than average single garage, and the original double garage has now been converted into a studio/gym which is fully air conditioned and could be modified further to provide a single story or duplex annexe subject to any required relevant permissions.

Location

Greenway is situated in a quiet lane between the North Downs and the Weald of Kent, offering lovely long walks to sites steeped in history but with the benefit of having Maidstone's popular shops, restaurants and leisure facilities along with the train stations just a few miles away. There are good local transport links in the area by rail with Maidstone East, West & Barracks for fast links into London other local stations at Headcorn, Hollingbourne and Staplehurst, all of which go into London. By Road you have easy access to the M20 and M2 for fast road links. For local amenities there are several convenient stores available, along with a post office and petrol station. For schools; Sutton Valance and Leeds-Broomfield Primary Schools, four good grammars schools, and a variety of secondary schools in and around Maidstone, including Sutton Valance Private School. There are also many recreational and leisure facilities in the area including many golf courses and country walks.







