



4 Acott Fields, Yalding, Maidstone, ME18 6DQ

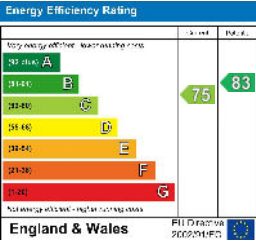
Guide Price £440,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautiful Town House
 - Kitchen / Dining Room
 - Super Garden
- Three Bedrooms
 - Living Room
 - Communal Gardens
- Two Bathrooms
 - Utility Room
 - Grounds Bound By River

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.



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To Be Sold

Jack Charles are delighted to offer this superbly presented town house set in the most idyllic location in the pretty village of Yalding. The property has a lovely aspect backing onto the river Beult and stunning countryside. The accommodation being a town house is split level and is set over several floors with beautifully presented and flexible accommodation. You enter on the ground floor into a tiled entrance hall with underfloor heating, doorway leading to a very useful utility room and stairs up to a wonderful kitchen / diner which is fitted with superb shaker style units, marble work surfaces, integral appliances which include a range cooker, instant hot water tap. Bi-folding doors open onto a decked patio with the garden beyond. There are four half levels with a lovely living room to the front, bedroom two and a family bathroom on another floor, master bedroom with ensuite shower, built in wardrobes and a 3rd bedroom to the top floor. The rear rooms have a stunning view over the countryside beyond.

Outside to the front there is parking for two cars to the front of the converted garage which is now a very useful storage space and utility space inside. To the rear is a beautifully presented garden which is lawned with a and patio area and raised decked terrace, there is also established and mature borders and at the very rear of the garden it opens up into a further communal lawned area that can be enjoyed by all the residents which leads down to the River Beult and offers such a peaceful and picturesque position perfect for those picnics in warm water and launching paddle boards or such like. Viewings are strongly recommended.

Location

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.





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