

5 Popes Wood  
Thurnham, Maidstone  
ME14 3PW

Guide £850,000 - £895,000

**5 Popes Wood  
Thurnham,  
Maidstone  
ME14 3PW**

**Substantial 5 bedroom detached family house.**



## Description

Great opportunity to purchase this substantial 5 bedroom detached family home on this small development of just 5 houses built in 2000 on a private driveway, on the periphery of Bearsted Village. Excellent location close to Bearsted mainline station connected to London. Outstanding schools and local amenities.

Featuring a 21' x 13' lounge, dining room, kitchen, utility room, study, conservatory and cloakroom on the ground floor and five bedrooms with two en-suites and a family bathroom to the first floor. Integral double garage and parking to the front for several vehicles.

Extending in all to in excess of 2500sq' benefitting from gas fired central heating and double glazed windows and doors. Your early viewing is highly recommended.

## Location

Located within a 1/4 of a mile of The Village Green with its excellent selection of local amenities including shops providing for everyday needs, with pubs and restaurants together with main line railway station connected to London on the Victoria Line. The village also boasts an excellent local infants and junior school, Thurnham and Roaseacre together with recently constructed medical centre. Leisure facilities are well catered for with the village having football, cricket, golf and tennis clubs.

Maidstone town centre is some 1 1/2 miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library and a wider selection of schools and colleges for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

**Council Tax Band**  
G

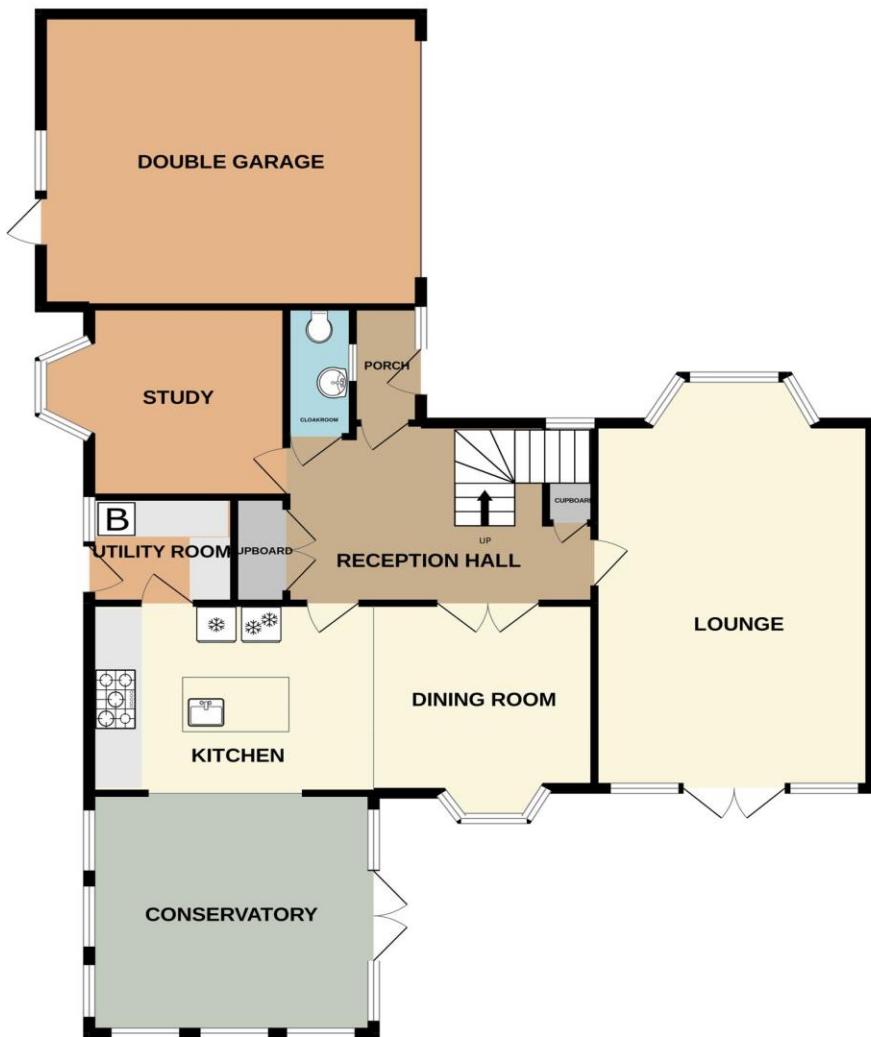
**VIEWINGS STRICTLY BY  
APPOINTMENT**

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.

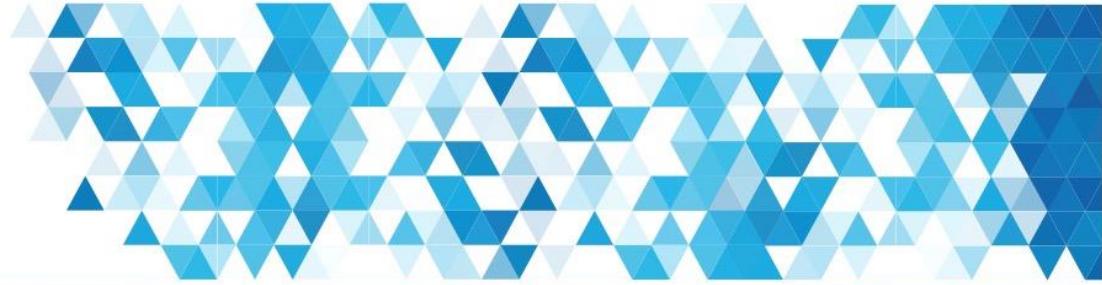
1ST FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ON THE GROUND FLOOR

### ENTRANCE PORCH

Hardwood door, windows to side. Meters cupboard. Tiled floor. Hardwood entrance door to: -

### RECEPTION HALLWAY

Stairs to first floor. Woodblock flooring. Built in walk in understairs cupboard. Built in cloaks wardrobe cupboard. Ceiling roses.

### CLOAKROOM

White suite comprising low level W.C wall mounted wash hand basin. Half tiled walls. Window to side. Extractor fan. Tiled floor. Radiator.

### STUDY/PLAYROOM 11' 0" (into bay) x 10' 5" (3.35m x 3.17m)

Bay window to side - eastern aspect. Double radiator. Carpet.

### LOUNGE 21' 5" (into bay) x 13' 6" (6.52m x 4.11m)

Bay window to front. Double casement doors to rear with windows either side. Mahogany solid wood floor. Feature fireplace with limestone mantel and surround, granite hearth and fitted wood burner. Three double radiators. Ceiling rose.

### DINING ROOM 12' 0" x 10' 10" (3.65m x 3.30m)

Bay window to rear - northern aspect overlooking garden. Glazed French doors onto hallway. Solid woodblock flooring with decorative border. Double radiator. Open plan to: -

### KITCHEN 13' 10" x 10' 5" (4.21m x 3.17m)

Luxury fitted kitchen with walnut high and low level units and glazed display units. Granite working surfaces and upstands with mosaic glass tiled

splashback. Large pan drawers. Rangemaster double oven with five burner hob and flat plate. Matching stainless steel chimney style extractor hood over. Space for full height fridge and freezer and undercounter drinks cooler. Central island with seating, undermount stainless steel sink with mixer tap and water filter. Granite worktop. Space for integrated microwave. Under cupboard lighting. Recessed downlighters. Ceramic tiled floor with underfloor heating continuous to conservatory.

### UTILITY 7' 1" x 5' 10" (2.16m x 1.78m)

Matching units with working surfaces. Stainless steel sink with mixer tap. Plumbing for washing machine. Wall mounted boiler supplying central heating and domestic hot water throughout. UPVC stable style door. Radiator.

### CONSERVATORY 13' 3" x 13' 0" (4.04m x 3.96m)

Leaded light window and glass roof. Underfloor heating. Double casement doors to garden. Log burner upon granite hearth. Radiator. Wall lights.

## ON THE FIRST FLOOR

### LANDING

White timber balustrade with spindles and newel posts. Window to front. Built in airing cupboard with water cylinder. Double radiator. Access to roof space.

### PRINCIPAL SUITE 24' 0" (narrowing to 15'8) x 17' 6" (7.31m x 5.33m)

Double aspect windows to side and front with southern and western aspects. Two double and one single built in wardrobes with mirrored doors. Two double radiators. Carpet.

### EN-SUITE SHOWER ROOM 9' 10" x 6' 4" (2.99m x 1.93m)

Sumptuously fitted with large walk-in shower cubicle, plate glass screen with thermostatically controlled rainforest shower and hand shower. Villeroy & Boch wall mounted cabinet with drawers and countertop oval wash hand basin with mixer tap. Wall light above. Low level W.C with concealed cistern. Wall mounted storage cabinet. Fully tiled walls with brushed concrete effect. Window to side. Matching tile effect laminate flooring. Recessed downlighters. Extractor fan. Chromium plated heated towel rail.

### BEDROOM 2 16' 9" x 10' 8" (5.10m x 3.25m)

Picture window to rear overlooking garden with northern aspect. Range of built-in wardrobes with mirrored doors. Double radiator. Carpet.

### EN-SUITE SHOWER ROOM

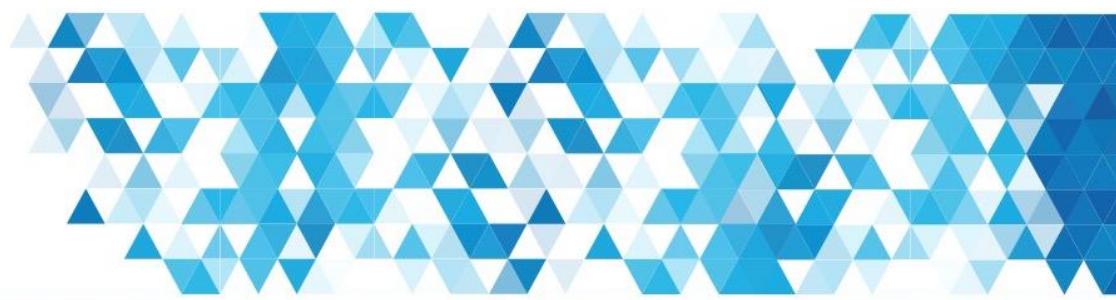
Corner shower cubicle with thermostatically controlled shower. Fully tiled walls. Built in furniture with storage drawers, worktop, wash hand basin with mixer tap and low level W.C with concealed cistern. Chromium plated heated towel rail. Laminate floor. Window to side - eastern aspect. Recessed downlighters. Extractor fan.

### BEDROOM 3 13' 6" x 10' 0" (4.11m x 3.05m)

Window to front - southern aspect. Double radiator. Carpet.

### BEDROOM 4 13' 6" (narrowing to 10'9) x 10' 4" (4.11m x 3.15m)

Window to rear - northern aspect. Built in double wardrobe. Double radiator. Carpet.



## BEDROOM 5

Window to rear - northern aspect. Built in wardrobe cupboard. Double radiator. Carpet.

## BATHROOM 8' 2" x 7' 1" (2.49m x 2.16m)

Luxuriously fitted white suite comprising L shaped bath with integrated taps. Shower over and glass screen. Wall mounted wash hand basin with mixer tap and grey drawers beneath. Tiled walls with decorative border. Low level W.C with concealed cistern. Window to rear - northern aspect. Chromium plated heated towel rail. Recessed downlighters. Extractor fan. Amtico flooring.



## OUTSIDE

To the front of the property there is a road frontage of approximately 65ft with block paved driveway providing parking for several vehicles. Lawns to the side with hedged boundaries and pedestrian gate to the rear garden. The integral garage measures 18'6 x 16'1 with an up and over entry door, electric, light and power. Window to the rear and pedestrian door leading onto rear garden. The rear garden measures 66' wide x 41' long and is pleasantly secluded with high hedging and fenced boundaries. Block paved path adjacent to conservatory. Paved patio area with pergola over with glazed roof. Shaped topiary bushes, extensive lawn with shrubs. Raised decked area - perfect for sun worshippers. Raised shrub borders. Side access. Water tap.

## Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side. Proceed under the railway bridge and pass The Bell public house on the left hand side taking the second turning on the right into Hockers Lane. Popes Wood will be found a short distance along on the right hand side approached by a private driveway as indicated by our sign board.





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