



**Denne Hill Cottage Scragged Oak Road
Detling, Maidstone
ME14 3HJ**
Offers in Excess of £650,000



Denne Hill Cottage
Scragged Oak Road
Detling
Maidstone
ME14 3HJ

Charming 3/4 bedroom farmhouse set in an idyllic rural location amidst a plot of just under ½ an acre with detached double garage and stable.



Description

Wonderful opportunity to purchase this 18th Century farmhouse featuring an inglenook fireplace and catslide roof with dormers to the rear and half tiling to the front elevation.

As you cross the threshold and enter Denne Hill Cottage, one experiences the feeling of opening the pages to a country living magazine. A truly exquisite slice of rural life. Beautifully presented with the accommodation being highly adaptable, featuring a substantial living room with inglenook fireplace, exposed beams, 20' x 11' kitchen breakfast room, separate utility room, lobby, shower room, bathroom and three/four bedrooms.

The property also boasts an array of outbuildings including a substantial double garage with large attached log store, stable and tack room. All approached by a sweeping gravel drive and five bar gate. Arranged over two floors extending in all to in excess of 1600sq'.

Location

Set in this idyllic rural setting with a well tended plot extending to just under 1/2 an acre. Conveniently located between the M20 and M2 motorways some three and four miles distant respectively.

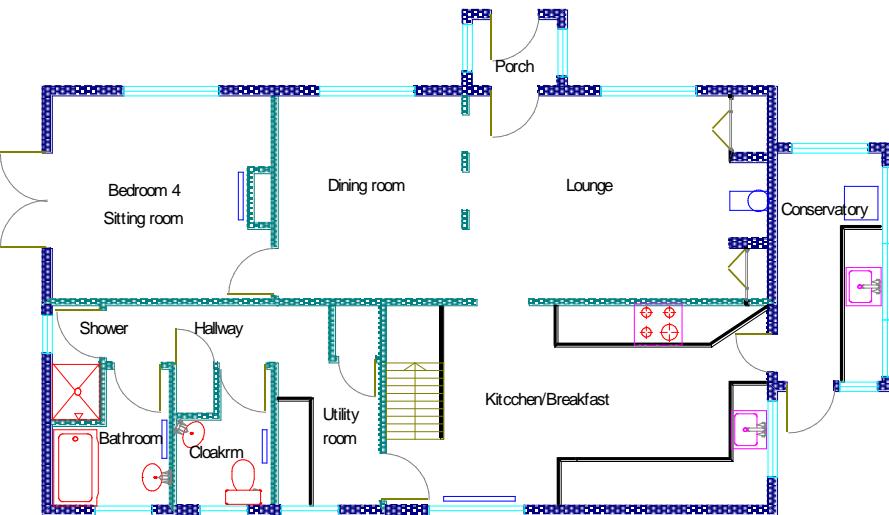
Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

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

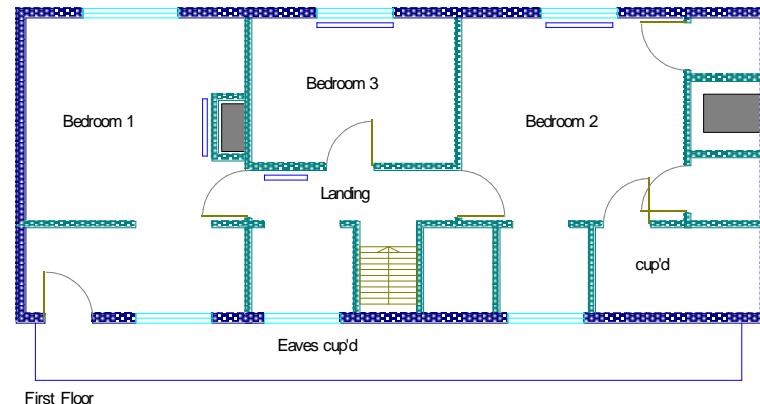
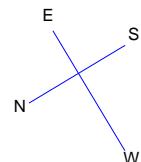




Ground Floor

Floor area 1622 sq' approximately.

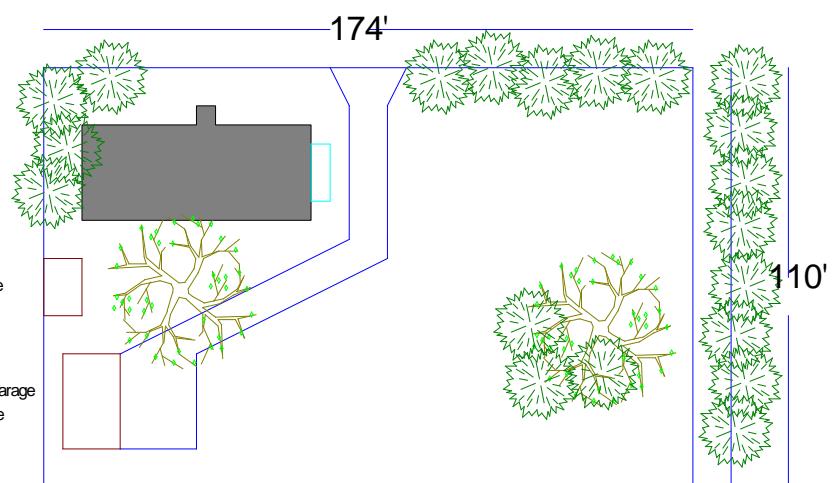
N.B: Not scale, for guidance only.



First Floor

Stable

Double garage
log store



Just under 1/2 acre [0.44]



ON THE GROUND FLOOR

ENTRANCE PORCH

Solid wood door, double aspect windows. Glazed door leading to:-

LOUNGE/DINER 25' 9" x 11' 4" (7.84m x 3.45m)

Lounge area: Inglenook fireplace with log burner with back boiler providing central heating and domestic hot water throughout. Two windows to the front with south eastern aspect. Exposed beams to the ceiling and separating the dining area. Wall lights. Carpet. Dining Area: Window to front, inset log store. Door to:-

SITTING ROOM/BEDROOM 4 12' 3" x 11' 4" (3.73m x 3.45m)

Window to front, UPVC framed double casement doors leading to the side garden. Wall lights, radiator, carpet. Exposed beams

KITCHEN/ BREAKFAST ROOM 19' 8" x 11' 0" (5.99m x 3.35m)

Traditional farmhouse style kitchen with solid oak door fronts. Complementing working surfaces. Integrated oven. Four burner gas hob. White porcelain sink with mixer tap. Double aspect windows to the rear and side. Nairn continuous flooring. Radiator. Stairs to first floor. Stable door to:-

CONSERVATORY 12' 3" x 6' 4" (3.73m x 1.93m)

Range of low level cupboards with cream door and drawer fronts and complementing working surfaces. Stainless steel sink with tiled splash back. Plumbing for washing machine. Triple aspect UPVC framed double glazed windows overlooking the gardens. Ceramic tiled flooring.

UTILITY ROOM 11' 1" x 6' 0" (3.38m x 1.83m)

Large built in storage cupboard. Space for fridge freezer. Window to rear overlooking the garden.

BATHROOM

White suite comprising panelled bath with period style mixer tap and hand shower. Half height tiled walls. Pedestal wash hand basin. Radiator. Vinyl flooring. Window to rear.

SEPARATE W.C

White low level W.C, waist height wood panelling. Wash hand basin, radiator. Window to rear. Vinyl flooring.

SEPARATE SHOWER

Glass shower cubicle with Metro style fully tiled walls. Window to side. Tiled floor.

ON THE FIRST FLOOR

LANDING

Eaves recess area that could be used as a desk workstation. Window to rear overlooking garden. Carpet.

BEDROOM 1 12' 4" x 11' 4" (3.76m x 3.45m)

Window to front. Radiator. Carpet. Eaves dressing area measuring 12'4 x 5'1 with window to rear overlooking the garden. Storage cupboard into the eaves.

BEDROOM 2 11' 7" x 11' 4" (3.53m x 3.45m)

Window to the front. Three built in storage cupboards. Radiator. Eaves area measuring 5' x 4' with window to the rear overlooking the garden.

BEDROOM 3 10' 7" x 8' 0" (3.22m x 2.44m)

Window to the front. Radiator. Carpet.

OUTSIDE

The property stands amidst a generous plot enjoying a 170' road frontage with a depth to the plot of 110', therefore extending to just under 1/2 an acre. Flanked by mature trees and a public footpath to the south and open fields to the rear. The sweeping gravel driveway provides access to a substantial double garage with electric light and power, up and over entry door and inspection pit. Attached to which is a large log store. On the Northern boundary of the plot is a stable and attached tack room and concrete hard standing. With patio area and mature willow tree providing a shady corner to the otherwise sunny garden. Extensively laid to lawn with a fine selection of mature trees and shrubs with a winding path travelling the circumference of the plot. Services: Cesspool drainage, companies water, electricity, calor gas

Directions

From Maidstone leave via Sittingbourne Road, A249, at Chiltern Hundreds roundabout take the third exit into Bearsted Road, at the next roundabout take first exit continuing along the A249, at the next roundabout take the second exit sweeping on, along the dual carriageway passing under Jade's Bridge, taking the next turning on the left into Scragged Oak Road following the road for some distance, then taking the sign on the left for Scragged Oak Road and the property will be found after approximately 1 mile on the left hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

