



# A beautifully positioned four bedroom family home

**Windmill Hill, Ulcombe, Maidstone, Kent, ME17 1EN**

Guide Price £750,000 Freehold





**Entrance Hall • Sitting Room • Kitchen • Dining Room •  
Utility Room • Cloakroom • Four Bedrooms • Two  
Bathrooms • Attractive Landscaped Gardens With Beautiful  
Views To The West • Two Single Garages • Ample Parking**

**Local Information**

Reeds is situated on the second of the three hills that make up Ulcombe Village, with far reaching views toward the historic Norman Church at the top of Ulcombe Hill.

Local and Comprehensive Shopping: Headcorn and Lenham (both within 4 miles) offer a good range of shops, doctor's surgery, restaurants and public houses, both have primary schools. More comprehensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2). Ashford designer Outlet is located at J10 off the M20.

Leisure/sporting facilities: A number of golf clubs including Leeds Castle, Chart Hill, The Ridge, Rye and the world famous links at Sandwich, county cricket at Canterbury and Maidstone. Riding, walking and cycling in adjoining countryside. Water sports at Bewl Water or the near by East Kent coast.

Headcorn has mainline rail services to London Charing Cross, Cannon Street and London Bridge or from Lenham and Maidstone stations into Victoria. Ashford has a high speed service to London St Pancras in about 37 minutes. The M25 can be accessed via the M20 at junction 8 providing links to Gatwick and Heathrow airport and the Continent.

**About this property**

Converted in the early 1970's and with potential for updating and extending, Reeds is a beautifully positioned four bedroom family home benefitting from well-proportioned reception rooms and outstanding views.

The internal accommodation includes; a reception hall with staircase leading to the first floor; a triple aspect sitting room of good proportions and log burner. The handmade kitchen offers extensive storage, built in larder cupboard with marble slab, four oven oil fuelled AGA

and complimented with solid granite worktops. An adjoining utility room has further cupboards, drawers, sink and space for fridge, washing machine and tumble dryer.

On the first floor the main bedroom benefits from ample fitted wardrobe space and three further bedrooms enjoy views over the rear garden and the "valley of the owl". Two family bathrooms complete the first floor accommodation.

To the front the garden is lawned with a large sweeping driveway which leads to the garages and ample parking. The rear garden is laid to lawn with a paved terrace and a range of seasonal shrubs and trees. The property backs onto adjoining apple orchards which offers unrivalled views from every aspect.

**Tenure**

Freehold

**Local Authority**

Maidstone Borough Council

**Council Tax**

Band = G

**Energy Performance**

EPC Rating = G

**Directions**

From the M20, leave at Junction 8 and join the A20 heading in an easterly direction towards Ashford. Continue along this road passing Leeds Castle on the right and within a mile, turn right signposted to Ulcombe. Continue on this road for about 2 miles and at the crossroads turn right. After a mile bear right onto Windmill Hill. Continue pass the PepperBox inn and in one mile the property can be found on the right hand side.

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office. Telephone: +44 (0) 1580 720 161.







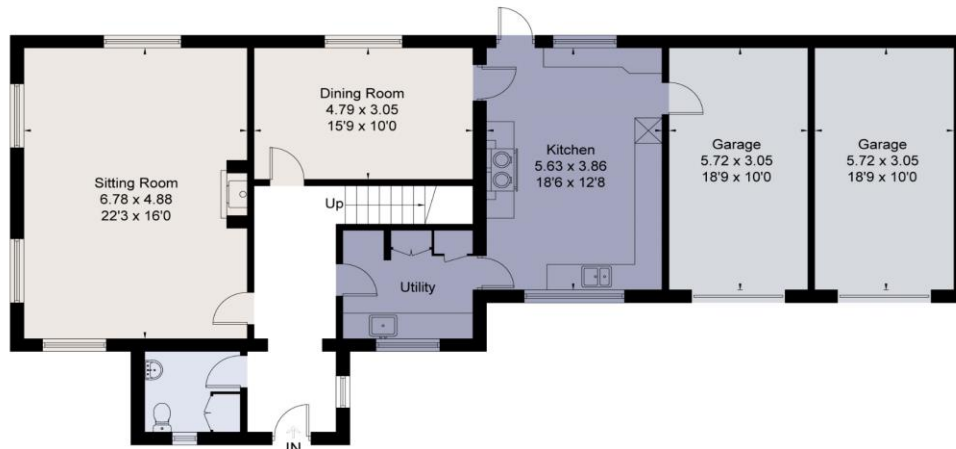


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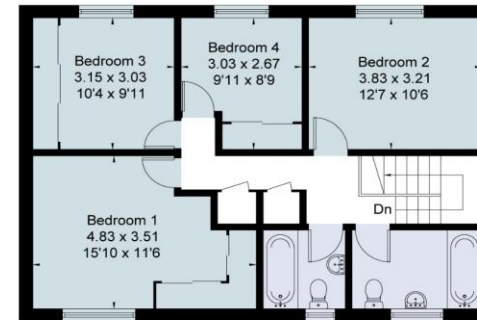
savills.co.uk

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Approximate Area = 167.9 sq m / 1807 sq ft  
Garages = 35.6 sq m / 383 sq ft  
Total = 203.5 sq m / 2190 sq ft  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 306594

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>14</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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