



SUBSTANTIAL GRADE II LISTED CHARACTER HOME OVER 3 FLOORS

TONBRIDGE ROAD, MEREWORTH, MAIDSTONE, KENT, ME18 5LR

Unfurnished, £2,550 pcm + fees and other charges apply.*

Available Now



Description

Situated near the village of Mereworth, this substantial character home boasts period charm and ample accommodation spread over 3 floors.

Opening into the entrance hall with wooden flooring, the exceptionally spacious reception room spanning the full width of the house benefits from an outlook to the front and the side of the house and enjoys an open fireplace and sash windows. Across the hall is the generous kitchen offering a range of upper and lower cabinets and granite worktops, a selection of appliances and space for a family dining table. There is also a door through to the separate utility/boot room with direct access to the side of the house.

There is a further reception room overlooking the front of the house, whilst a guest cloakroom and rear porch – with stairs leading to the cellar complete the ground floor accommodation.

Rising to the upper floors, the well-proportioned master bedroom also benefits from an impressively spacious en suite bathroom. A further 3 large double bedrooms and the well-appointed family bathroom complete the 1st floor, whilst the second floor offers an additional 3 bedroom, dressing/storage room with ample storage space discretely hidden behind 3 doors, and another large bathroom.

Externally the property is approached by a gravel laid 'in and out' driveway providing ample parking and leads to an open-fronted garage. To the rear is a patio area, ideal for al fresco entertaining, and leads to side and back gardens, mainly laid to lawn views across farmland.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Tonbridge Road, Mereworth, Maidstone, ME18

Gross internal floor area (approx):

369.6 sq m / 3979 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 3979 sq ft, 369.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190524MEHE

Sevenoaks Lettings

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