

Little Orchard, Dean Street
East Farleigh



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Land and property. Since 1885.

A stunning five-bedroom detached house offering spacious accommodation, contemporary styling and beautifully landscaped gardens, set in a picturesque rural position close to Coxheath

Little Orchard is a stylishly appointed home with white-rendered elevations and a high-quality contemporary finish throughout. Surrounded by rolling Kent countryside, the property offers almost 4,000 sq ft of light, airy accommodation, including six ground-floor reception rooms and five first-floor bedrooms.

The heart of the home is the impressive 58ft kitchen and family room at the rear. This exceptional open-plan space features sleek tiled flooring, which continues across the ground floor, and dual bi-fold doors spanning the rear elevation, creating a seamless connection to the gardens. The kitchen is fitted with modern units, a central island with breakfast bar and integrated appliances, with ample space for both dining and seating areas. Additional reception rooms include a comfortable sitting room, formal dining room, private study, games room and cinema room, while a utility room and boot room provide practical storage and appliance space.

Upstairs, a galleried landing leads to five well-presented double bedrooms, all finished in a clean, neutral style. Two bedrooms benefit from full-height dormer-end windows, including the principal bedroom, which features an en suite shower room. Two further bedrooms are also en suite, in addition to a family bathroom fitted with a freestanding bathtub, dual wash basins and a separate shower.

Outside, a large parking area sits to the front of the house, with dual gates providing access and leading to a detached single garage. To the rear, the gardens feature a paved terrace spanning the back of the house, with steps leading down to a well-maintained lawn, bordered by planted beds, established shrubs, hedgerows and mature trees.



Location

Little Orchard is located just outside the village of Coxheath, surrounded by some of Kent’s most picturesque countryside. Teston Bridge Country Park and the Medway Towpath provide excellent walking, cycling and riding routes nearby. Coxheath offers a range of everyday amenities, including local shops and a village café, while nearby East Farleigh is a charming community with a village pub and parish church.

The bustling county town of Maidstone, approximately three miles away, provides an extensive selection of shops, supermarkets, restaurants, cafés and leisure facilities. Notable independent schools in the vicinity include Sutton Valence School, St Ronan’s School and The King’s School, Rochester, while well-regarded state grammar schools include Invicta Grammar School and Maidstone Grammar School. The area is well connected, with mainline rail services from Staplehurst and Maidstone offering good links to London, while the M20 is easily accessible, linking to the M25, London and the Kent coast.

Postcode region: ME15

General

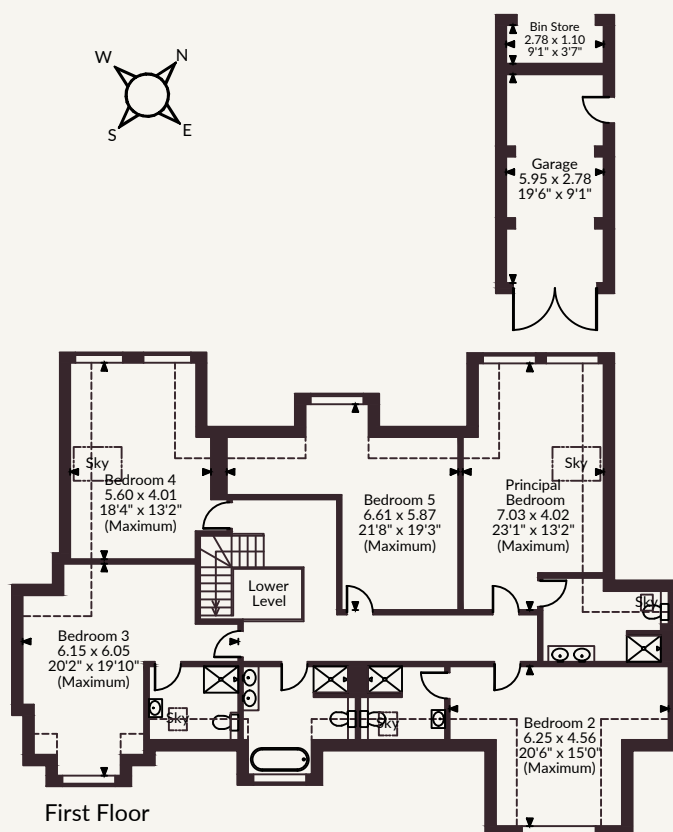
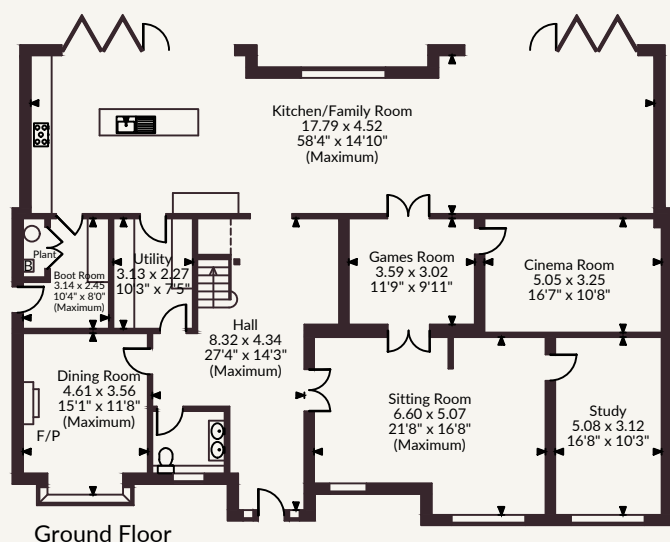
Local Authority: Maidstone
Services: Mains electricity, gas, water and drainage
Council Tax: Band E
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,932 sq ft (365 sq m)
A five-bedroom detached house
High-quality contemporary finish
58ft kitchen and family room
Freehold |East Farleigh

Guide price £1,775,000



Little Orchard Dean Street, East Farleigh
 Main House internal area 3,932 sq ft (365 sq m)
 Garage internal area 178 sq ft (17 sq m)
 Bin Store internal area 33 sq ft (3 sq m)
 Total internal area 4,143 sq ft (385 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900 | sevenoaks@struttandparker.com



@struttandparker

struttandparker.com

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