



The Grooms, Halling, Kent, ME2 1FD

5 Bedroom Detached House, Offers in excess of £620,000

What The Agent Say's:

"Arguably the best house I have had the pleasure of listing in Halling! The stunning wrap around gardens be sure to impress!"





Accommodation:

- Entrance Hall
- WC
- Utility Room
- Kitchen / Diner
- Lounge / Diner
- 5 Bedrooms
- 2 Bathrooms

Gardens:

- Large Front Garden
- Huge Lawned Rear Garden
- Patio
- Large Driveway
- Garage

Communications:

| | |
|--------------------|-----------|
| West Malling / M20 | 6 Miles |
| Strood / M2 | 4 Miles |
| Maidstone | 9.8 Miles |

Situation:

Halling benefits from a selection of local shops and services with a bus service into either Strood town centre, or West Malling. Nearby Snodland has a post office and supermarkets. There is easy access to the A228 that leads through to both the M20 and M2, whilst the local Halling railway station is close by. The nearby Medway Valley offers a large cinema, gym, 10 pin bowling and dining out. The nearby historic Rochester and West Malling both offer a great selection of pubs, bars and restaurants.



Park your car at ease on the driveway and come on in. The sellers have refurbished the entire property to a great standard.

The heart of this home is the stunning large lounge overlooking the rather impressive garden, making for a perfect space for entertaining family and friends, two sets of patio doors open onto the garden area giving you even more space for the family to spread out.!

You will also find a stunning separate kitchen/diner with bay window as well as a separate utility, a downstairs Wc.

On the first floor you will find bedroom 1 which is a fantastic size offering plenty of space for all your bedroom furniture benefiting built in wardrobes and an en-suite. Bedrooms 2, 3 & 4 are both double bedrooms, whilst bedroom 5 is currently used as a study. The family bathroom will be sure to impress complete with shower over the bath.

The property also benefits:

- Solar Panels - which provides the majority of hot water
- Driveway For Upto 5 Cars
- Side Access
- External Power Point
- Rear Access To The Garage



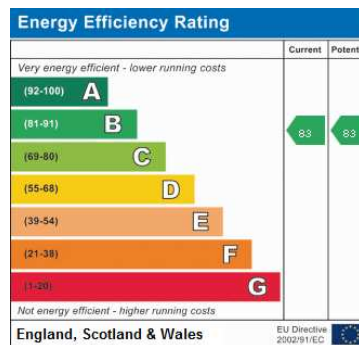
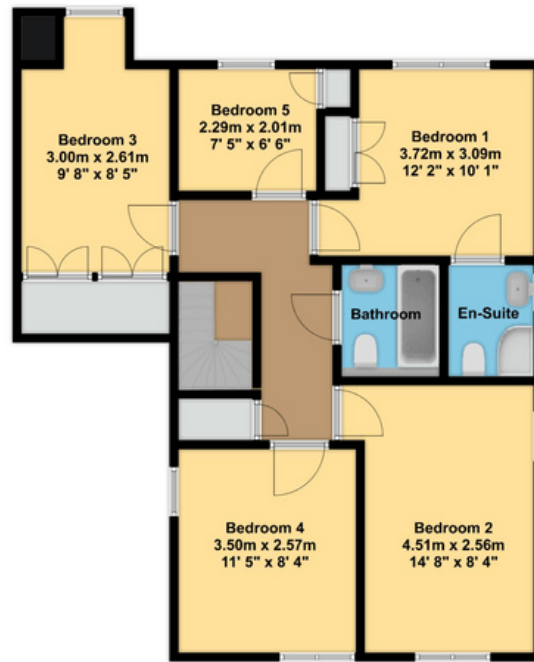


The larger than average private garden is a fantastic size offering a large patio area, a perfect setting to sit and enjoy this peaceful garden, overlooking fields to the rear. This is a property you will not want to miss!

Directions:

Heading South on the A228, turn left into Kent Road, Halling. follow this road until you hit the first set of traffic lights, as the lights turn right into The Grooms and follow around to the left, the property is tucked away in the left hand corner of the close





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

The village has a church (St John the Baptist), Post Office, two pubs, a small convenience store, two youth/community centres, General Practice and primary school. Halling is also the site of a former Bishop's Palace, a luxury provided by the preReformation Catholic Church to its bishops. It is now a ruin, but publicly accessible. There are also a number of old World War II defences situated along the riverside and evidence remains of the former ferry crossing behind the church to the other side of the Medway. One of Halling's most distinguishing features is its large blue lake, which offers a range of watersports and even boasts an 'urban beach' as one of its major attractions.

CWB Property -
Snodland

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