

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: [mattryde@grahamjohn.com](mailto:mattryde@grahamjohn.com)



[www.grahamjohn.com](http://www.grahamjohn.com)



GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Family comfort

near a 450 acre historic park





# About having fun

and living family life to the full!

## The Details

*Detached home  
Extended  
4 bedrooms  
Living room  
Dining room  
Conservatory  
Study  
Cloakroom  
Shower room  
En suite bathroom  
Garden  
Parking*

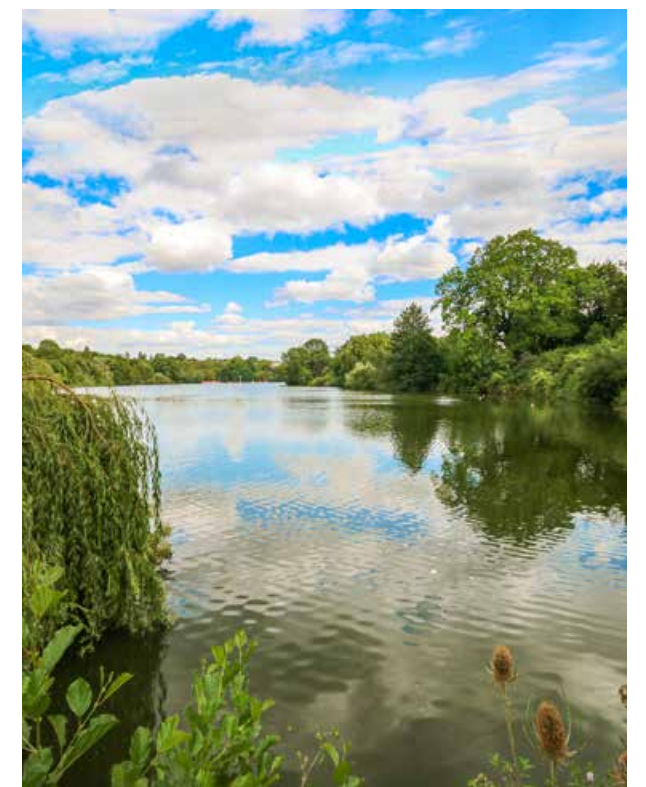
Within moments the owners gave us a huge list of things they love doing nearby, of how convenient a place to live this is and with great schools and a 450 acre park nearby; well, it is easy to see why they love it!

Home is so much more than four walls and a list of rooms, home is somewhere you make memories, laugh, play and share moments of joy. For thirteen years this home has done exactly that for the owners. This is a detached house where family life blends wonderfully and the location is the key to why they have enjoyed it here so much. Listening to all the things they enjoy doing being reeled off, walk into the town centre for a meal at a restaurant, walk to the Oak on the Green at Bearsted and if you like a ramble, head to the eighteenth century Black Horse Inn on the Pilgrims Way at Thurnham, it's about three miles and a much enjoyed walk. Much closer to home you have Vinters Valley Nature Reserve, a ninety-acre wildlife oasis and also the wonderful four hundred and fifty acre Mote Park all providing hours of enjoyment and so close to you.

These are some of the reasons why our clients moved here originally and the choice of schools was a huge decision maker for being here and for staying. This really has been perfect for them as a family. Inside the home, that's important of course, this is somewhere that provides space for an office from home. The extensions and changes carried out by previous owners also enlarged the kitchen and, upstairs, created a larger third bedroom and provided a wonderful en suite bathroom.



*A great kitchen*



*The wonderful Mote Park*



Family life with growing children and time pressures has meant a super shower in place of a bath makes life more practical for everyone.

The living room stretches the depth of the house, a dining room provides proper space to sit and enjoy meals, the conservatory giving extra space for life to spread out and people to find their own place to be. The garden is somewhere to relax and enjoy a barbecue, to make the most of warm weather and time together, for friends and get togethers.

There is plenty of storage, the former garage makes for somewhere to keep bikes and tools. There are cupboards aplenty upstairs as well.

We love walking around this home, the finish is delightful, bathroom, shower room, cloakroom, all are stylish and striking.

It's easy to see why time here has been so special and we look forward to hearing your thoughts on it.



This home is available for viewing by appointment through Graham John Estate Agents.

**+44 (0)1303 474101**

*Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)*

*[www.grahamjohn.com](http://www.grahamjohn.com)*







*We love the care that has been shown throughout this home, it shows it is a real home and somewhere that has been happy for people to be.*

This is a home that has been extended and improved, the changes add character to a modern home, they make it unique, more individual.





A lovely ensuite



Great for the busy family



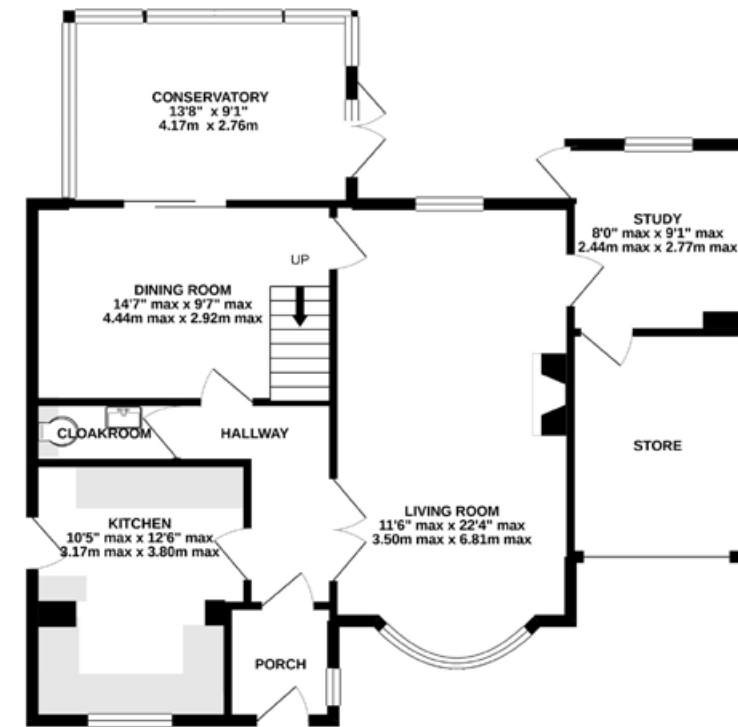
The second bedroom



With ensuite beyond

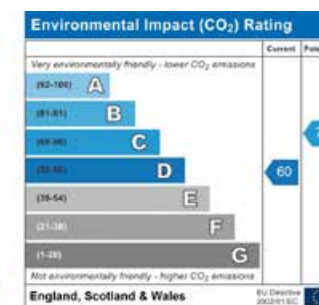
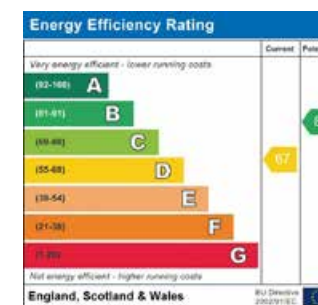
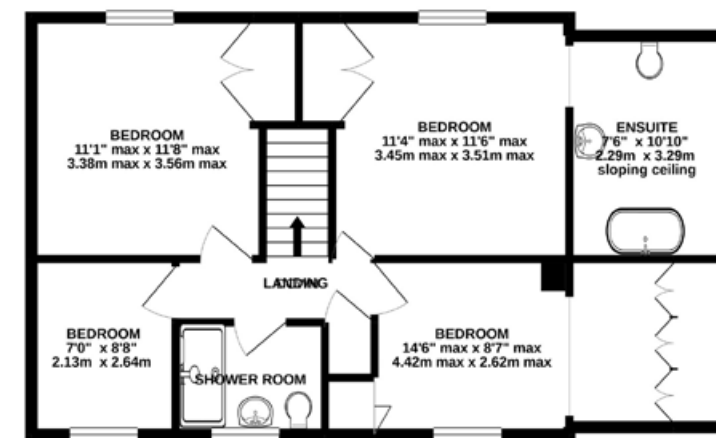
## GROUND FLOOR

886 sq.ft. (82.4 sq.m.) approx.



## 1ST FLOOR

665 sq.ft. (61.8 sq.m.) approx.



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





*The garden provides a great balance of space and with plenty to do nearby, it makes for somewhere to enjoy using and not feel it is a chore to look after.*

Life is always about much more than the home you live in. It's about the life you lead there and all that the area around brings with it to enhance your enjoyment of life.

Nature reserve, historic park, these are places that provide another level of enjoyment throughout the year. ■

*It's very easy to see why the owners have loved living here for so many years and why it has been such a great place for the children to be growing up.*