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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



Total area: approx. 295.7 sq. metres (3075.2 sq. feet)
Please see the report purposes only and are not drawn to scale. All room, window and door frames shown are approximate and may vary as a guide.
Plan produced using Planity.





'Nirvana' is an impressive, substantial and commanding family home, set back from the Maidstone Road in the parish of Westwell, and enjoys farmland flanking the property to the side and rear. From the moment you step inside you will be wowed by the attention to detail and finer details the sellers have added throughout their ownership.

In all, the plot extends to just over 1/4 of an acre, with much of the plot taken up by the impressive garden. To the front of the house, the driveway offers ample space for off street parking, whilst parking on the road to the front of the house is unrestricted. A pretty front garden has been well loved with a pathway that sweeps to the front door from the gate.

If space is important to you then there is no shortage here, all of the rooms are generously proportioned and there is plenty of them too! In all the ground floor comprises a total of three reception rooms, ground floor bedroom, wet room and separate wc, kitchen/dining room and the stand-out family room with bi-folding doors opening this room right up to the garden and giving the inside-outside living feel. Built for entertaining, there is even a custom built bar in one corner!

Upstairs are five bedrooms, three bathrooms (two ensuite) and a separate WC. All of the bedrooms (including the ground floor bedroom) are all in proportion and suitable double bedrooms, with the master bedroom, and bedroom

- Impressive five/six bedroom home
- Impeccably presented throughout
- Substantial plot with impressive garden
- Backing onto farmland

two/guest bedroom, both featuring en-suite bathrooms and fitted wardrobes. The family bathroom features a large walk-in shower cubicle with fitted bathroom furniture, wc and wash basin with plenty of storage.

If entertaining then the garden here is primed and ready to go. A sizeable patio adjacent to the back of the house leads around to another seating area down one side of the garden, where the current owners have set up a fire pit and seating area for more casual relaxing of an evening. There is a generous lawn and plenty of space children's play apparatus. To the bottom of the garden is a home office, with its own power and internet, perfect for anybody working from home. Next to the home office is the hot-tub room featuring a 'Hot Springs' hydra-spa (available under separate negotiation).

There is also a polytunnel for any green fingered gardeners looking to bring on your own plants or grow your own vegetables. Three garden sheds provide plenty of outside storage whilst there is also a brick built barbequing outside kitchen with granite worktops.

The positioning of the house isn't to be over-looked, situated enviably backing onto farmland and set back from the road with only two direct neighbours.

