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25 Ham Lane, Lenham, Kent. ME17 2LL.

£499,995 Freehold

Property Summary

"I really feel this is a fantastic family home and it is so well positioned for family life". - Matthew Gilbert, Branch Partner.

Welcoming to the market this extended four bedroom detached home found within the sought after village of Lenham.

The home comprises to the ground floor of a lobby, entrance hall, 18ft kitchen, utility room, 'L' shaped open plan lounge and dining room as well as a WC.

To the first floor there is a master bedroom with an ensuite, three further bedrooms and a family bathroom.

Externally to the rear there is well proportioned garden and home office whilst to the front there is ample off road parking on the shingled driveway and a shortened garage.

Added to this the property benefits from double glazing and gas central heating.

Lenham is a popular village that boasts schooling, shops, restaurants as well as amenities. There are also great commuter links with a mainline to London and easy access to the M20 via junction eight for Leeds Castle.

Please enquire at your earliest convenience to avoid disappointment.

Features

- Four Bedroom Detached House
- Two Separate Reception Areas
- Ensuite To Master Bedroom
- EPC Rating: D
- Well Proportioned Accommodation
- 18ft Kitchen/Breakfast Room
- Attractive Enclosed Garden
- Council Tax Band E

Ground Floor

Entrance Door To:

Lobby

Double glazed window to side.

Hall

Stairs to first floor. Radiator. Laminate floor. Thermostat. Double casement doors to:

Lounge

12' x 10' 6" (3.66m x 3.20m) Double glazed window to front. Radiator. Feature wood fireplace. Laminate flooring. Fibre point.

Dining Area

17' 8" x 12' (5.38m x 3.66m) Double glazed windows to rear. Double glazed doors to rear garden. Feature wall radiator. Laminate flooring.

Kitchen

18' 4" x 8' 3" (5.59m x 2.51m) Double glazed window to rear. Double glazed door to side. Range of base and wall units. Stainless steel 1 1/2 bowl sink unit. Space for range style cooker with extractor over. Plumbing for dishwasher. Space for fridge. Radiator. Laminate floor. Door to

Utility Room

Double glazed obscured window to side. Base unit and shelving. Space for washing machine and separate tumble dryer.

First Floor

Landing

Hatch to loft access.

Bedroom One

17' 7" x 8' (5.36m x 2.44m) Double glazed window to front. Radiator. Door to:

Ensuite Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and large shower cubicle. Chrome heated towel rail. Fully tiled wall. Extractor.

Bedroom Two

13' 7" x 10' 1" (4.14m x 3.07m) Double glazed window to front. Radiator.

Bedroom Three

10' 1" x 9' 10" (3.07m x 3.00m) Double glazed window to rear. Radiator.

Bedroom Four

10' max x 7' 2" (3.05m max x 2.18m) Double glazed window to front. Radiator. Overstairs cupboard.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and offset panelled bath with separate shower and shower screen. Fully tiled walls. Chrome towel rail. Varnished floor boards.

Exterior

Front Garden

Extensive shingled area. Hedging to front and side borders.

Parking

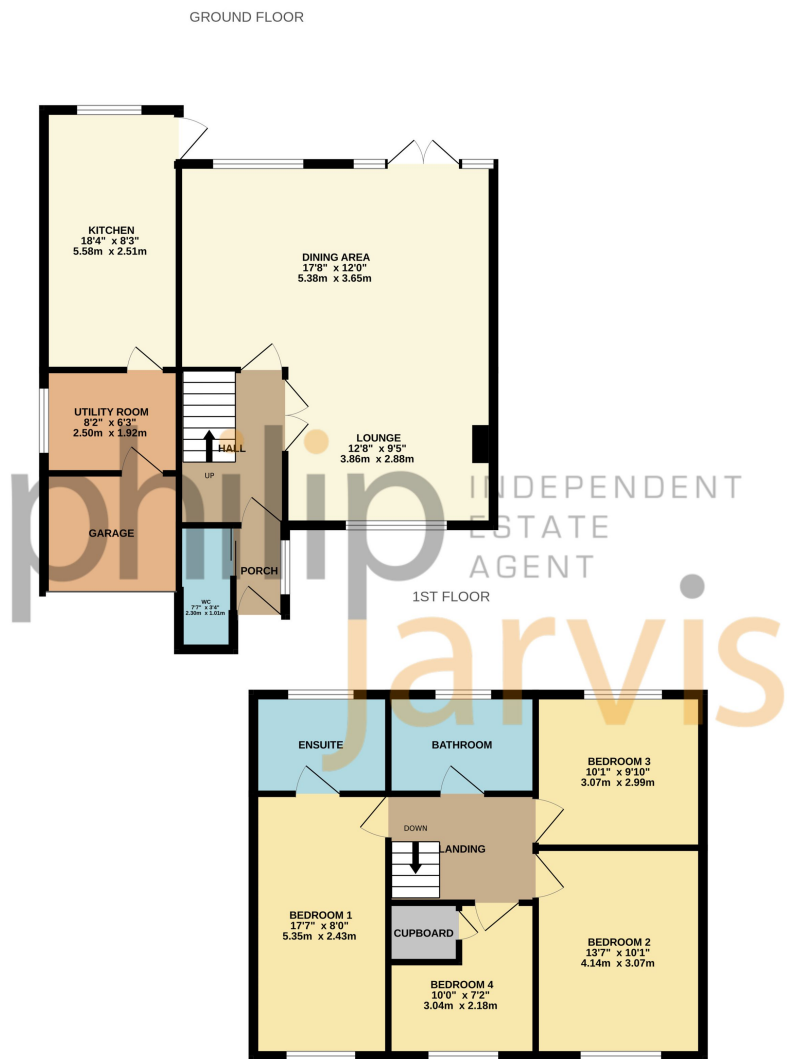
Driveway for several cars. Side access.

Garage

Electric roller door. Wall mounted boiler. Power and lighting. Fuse box. Electric and gas meter.

Rear Garden

Extensive patio area. Laid mainly to lawn. Shrub beds. Pedestrian access to both sides. Summerhouse/office with power and light. Consumer unit.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	73
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	60	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

