



philip INDEPENDENT
ESTATE AGENT
Jarvis



15 The Square, Lenham, Kent. ME17 2PQ.

£725,000 Freehold

Property Summary

"I love the potential with this roaming property found right in the centre of Lenham." - Philip Jarvis, Director.

A substantial three bedroom double fronted character house arranged over three floors.

Currently the downstairs is arranged with a sitting room and large study. In addition there is the family room, a room used as a home gym and a conservatory overlooking the garden. Added to this there is a kitchen/breakfast room, useful store room, cloakroom and access to the cellar.

The first floor is made up of a large bedroom suite with a dressing room and ensuite shower room. To the top floor are two further bedrooms and the bathroom.

There is an attractive walled garden to one side of the house off the conservatory. The gardens are laid mainly to lawn with shrub beds and patio. There is also access to the large garage with up and over roller door.

We are also selling 14 The Square in Lenham and the two properties could be combined, as they are currently, to create one large residence.

Centrally positioned in the heart of historic Lenham Square, the cottage is so well positioned for the many amenities of Lenham. The village boasts a range of shops, a doctors surgery and dentist. There are also two schools and a railway station. The M20 motorway is approximately five miles away at Leeds Castle.

Features

- Three Bedroom Terraced House
- Three Reception Areas
- First Floor Bedroom Suite
- Attractive Walled Garden
- Central Village Location
- Council Tax Band G
- Arranged Over Three Floors
- Conservatory & Home Gym
- Many Character Features
- Garage To Side
- EPC Rating: N/A

Ground Floor

Entrance Door To

Hall

Two sash windows with decorative glass. Two radiators. Door to walk in workshop/store. Power and lighting. Shelving. Access to cellar. Useful storage area with limited head height.

Study

13' 0" plus recess x 13' 0" (3.96m x 3.96m) Sash window to front. Two radiators. Marble fireplace.

Inner Hall

Stairs to first floor. Panelling. Radiator. Wall in cupboard with window to rear.

Cloakroom

Accessed off half landing. Frosted window to rear. White suite of low level WC, bidet and pedestal hand basin. Radiator. Tiled walls.

Sitting Room

Sash window to front. Two radiators. Fireplace. Picture rail.

Home Gym

9' 8" x 6' 0" (2.95m x 1.83m) Window to rear. Radiator.

Family Room

15' 4" max x 13' 2" plus recess (4.67m x 4.01m) Window to one side. Double glazed window to other side. Imposing fireplace with wood burning stove. Radiator. Walk in cupboard. Storage cupboard. Door to conservatory.

Conservatory

15' 0" x 10' 0" (4.57m x 3.05m) Double glazed window to side and rear. Double glazed doors to rear. Laminate floor.

Kitchen/Breakfast Room

Window to side. Frosted window to rear. Double glazed window to conservatory. Butler style sink unit. Granite worktops. Stainless steel electric oven and electric hob with extractor over. Integrated fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Integrated dishwasher. Cupboard housing boiler. Door to side. There is no access to courtyard. Downlighting.

First Floor

Landing

Stairs to second floor. Exposed beams.

Bedroom One

21' 6" x 14' 9" (6.55m x 4.50m) Sash window to front. Window to rear. Built in wardrobe cupboards. Two radiators. Ornate fireplace. Exposed beams. Leads through to

Dressing Room

10' 3" max x 7' 1" (3.12m x 2.16m) Two sash windows to front. Radiator. Fitted wardrobe cupboards.

Shower Room

Frosted window to rear. Suite comprising of concealed low level WC and pedestal hand basin. Fully panelled shower cubicle. Walk in bath. Fully tiled walls. Downlighting. Chrome towel rail.

Second Floor

Landing

Window to rear.

Bedroom Two

19' 6" x 14' 6" (5.94m x 4.42m) Window to front. Radiator. Access to loft.

Bedroom Three

12' 8" x 9' 2" plus doorwell (3.86m x 2.79m) Window to front. Radiator. Double cupboard.

Bathroom

White suite of concealed low level WC, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls. Chrome towel rail. Eaves storage.

Exterior

Front

Small area to front leading with rose bushes.

Rear Garden

Enclosed rear garden. Large brick block patio area. Shrub beds. Garden shed. Brick wall to boundary. Gate to side and rear. Door to garage.

Garage

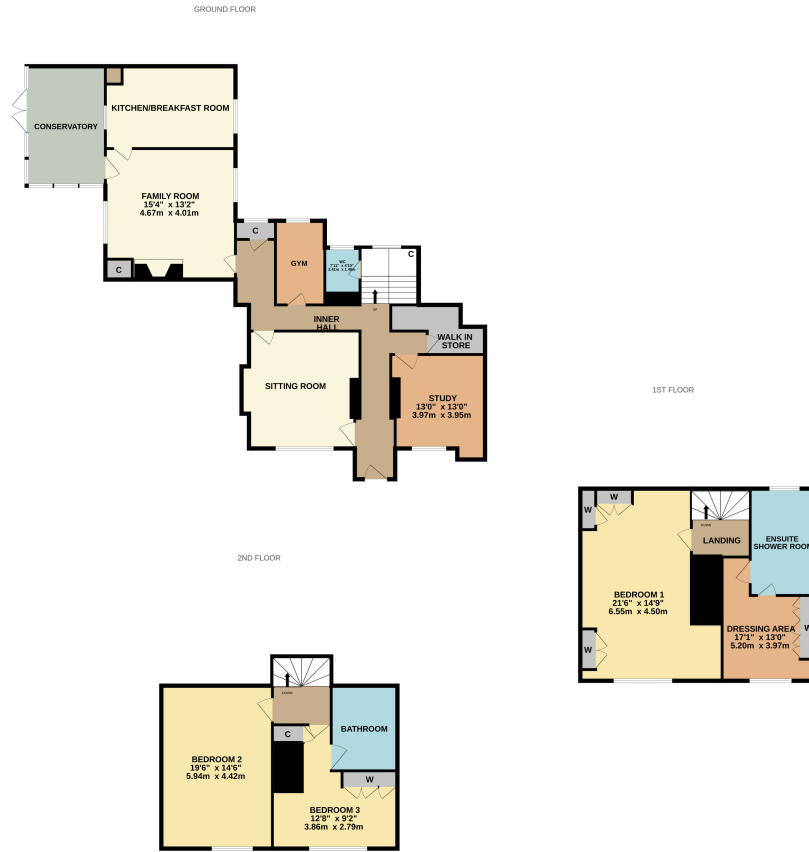
The large garage is accessed via Wickham Place. The garage measure 17ft x 16ft. Electric roller door. Power and lighting. Door to garden.

Agents Note

1. There is a right of way for both 16 The Square and The Cottage to one side of the conservatory leading to a gate and access to Wickham Place.

2. There is no access from the door in the kitchen. The courtyard leading from the kitchen is owned by 16 The Square.

3. A fence will be erected between 14 & 15 The Square.



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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