



No 3
Homeware,
Homeware and Gifts

philip INDEPENDENT ESTATE AGENT jarvis



3 High Street, Lenham, Maidstone, Kent. ME17 2QD.

£575,000 Freehold

Property Summary

"It is not often that a substantial property comes available in the centre of the village with a both commercial and residential mix". - Philip Jarvis, Director.

A five bedroom terraced house found within metres of Lenham Square.

Offering so much potential an internal viewing is imperative to fully appreciate everything this character property has to offer.

Currently there is a double fronted retail space to the front of the building offering two sales areas as well as a store/kitchen and cloakroom. This will be offered with vacant possession.

Behind the commercial premises is a kitchen/breakfast and dining room with doors onto the courtyard.

On the first floor there is further residential accommodation to include a sitting room, two bedrooms, one with an ensuite and a further shower room plus a fifth bedroom/study. On the top floor are two further bedrooms.

There is a courtyard garden and a further garden area and potential parking is available in the nearby square for residents of Church Square.

If you are looking for a home to combine with a business then this could be the property for you.

Lenham is a most popular historic village boasting a wide range of amenities and shops. There are two schools in the village and mainline railway station. There is also good access to the M20 motorway approximately five miles away at Leeds Castle.

Features

- Residential & Commercial Mix of Property
- Many Character Features
- Central Village Location
- Ensuite Shower Room To Master Bedroom
- Courtyard & Further Garden Area
- Internal Viewing Recommended
- EPC Rating (Shop): B
- Five Bedroom House
- Arranged Over Three Floors
- Three Reception Areas
- Two Retail Areas To Front Of Building
- Residents Parking Area
- Council Tax Band D
- EPC Rating (Flat): D

Ground Floor

Entrance Door To

Lobby

Open through to dining room and kitchen.

Dining Room

13' 5" x 12' 6" max (4.09m x 3.81m) Double glazed bifold doors onto courtyard. Brick fireplace with wood burning stove. Wood flooring.

Kitchen

16' 2" x 7' 8" (4.93m x 2.34m) Window to side. Range of painted cupboards. Tiled and marble worktops. White one and a half bowl sink unit. Dual fuel cooker. Plumbing for washing machine and dishwasher. Space for large fridge/freezer. Wood flooring.

Breakfast Room

16' 2" x 10' 3" (4.93m x 3.12m) Vinyl plank flooring. Stairs to first floor. Fireplace.

Shop Area

13' 2" x 10' 3" (4.01m x 3.12m) and 9' 5" x 9' 1" (2.87m x 2.77m) There are two retail areas. Three windows to front. Laminate flooring. Part panelling.

Store Room/Kitchen

5' 10" x 5' 8" (1.78m x 1.73m) Sink unit. Two cupboards. Door to

Cloakroom

Frosted window to rear. Low level WC. Pedestal hand basin.

First Floor

Landing

Stairs to second floor. Two sets of double cupboards to include airing cupboard.

Sitting Room

15' 6" max x 10' 10" (4.72m x 3.30m) Secondary double glazed sash window to front. Tiled fireplace with wood mantle. Radiator. Panelling. Cupboard and shelving to one recess. Door to

Bedroom Five/Study

9' 10" x 9' 9" (3.00m x 2.97m) plus 10' 0" x 5' 10" (3.05m x 1.78m) Sash window to front. Window to rear. Radiator.

Bedroom One

13' 4" x 8' 6" to wardrobe door (4.06m x 2.59m) Window to rear with shutters. Fitted wardrobes to one wall. Radiator.

Ensuite Shower Room

Frosted window to rear. Concealed low level WC. Fully tiled corner shower cubicle. Corner hand basin. White towel rail. Tiled floor.

Bedroom Two

12' 6" x 10' 4" (3.81m x 3.15m) Window to side. Radiator. Ornate fireplace.

Shower Room

Frosted window to side. White suite of low level WC, pedestal hand basin and walk in shower. Chrome towel rail. Further tiling and panelling. Downlighting. Access to loft.

Second Floor

Landing

Two cupboards off staircase to second floor.

Bedroom Three

13' 10" into roof space x 11' 10" (4.22m x 3.61m) Currently used as a sitting room. Sash window to front. Radiator. Double cupboard.

Bedroom Four

12' 0" into roof space x 9' 8" narrowing to 8' 2" (3.66m x 2.95m) Currently used as a dining area. Window to side. Sink unit. Walk in cupboard.

Exterior

Courtyard

There is an attractive courtyard off the dining room made up of a patio area. There is also a garden shed.

Garden

Adjacent to the courtyard is a further garden area with a mix of plants, shrubs and trees.

Parking

There is use of Church Square for parking which is for the residents of Church Square. We would recommend you check the ownership of The Square with your solicitor/conveyancer before purchasing the property.



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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