



Kent Loves...
Independent Designers
Afternoon Tea
Gifts & Crafts

P Mon-Sat
10am-6.30pm
Payment holders £5
1 hour
No return
within 2 hours

philip INDEPENDENT ESTATE AGENT jarvis



11a High Street, Lenham, Kent. ME17 2QD.

Guide Price £375,000 Freehold

Property Summary

"This cottage is just bursting with character. The location to the village square is quite literally on your door step". - Matthew Gilbert, Branch Manager.

Available to the market is this Grade II listed, three bedroom terraced cottage located within walking distance to Lenham village square, Throughout this home there are exposed beams and open fireplaces, which all adds to the charm.

On entering the cottage the property comprises of large lounge with inglenook fireplace, kitchen/breakfast room with access to a very useable cellar.

To the first floor there is a master bedroom, beautifully presented family bathroom and third bedroom. Whilst to the second floor there is a well proportioned second bedroom.

Externally there is a 50ft rear garden with a great mix of both lawned and paved patio areas.

It really is quite rare for a cottage on Lenham High Street to become available so please book a viewing without delay to avoid disappointment.

Features

- Grade II Listed Cottage
- Three Bedrooms
- Character Features Throughout
- Open Fireplaces & Exposed Beams
- EPC Rating: N/A
- Cellar
- Village Centre Location
- Well Presented Home
- Council Tax Band D

Ground Floor

Front Door To

Lounge

Bay window to front. Large fireplace with log burner. Exposed beams. Radiator. Shelving unit. Cupboard housing electric meter and consumer unit. BT & TV point. Wall lights.

Kitchen

Window to rear. French door to rear. Range of base and wall units. Sink and drainer. Gas hob with extractor over. Double oven. Space for tall fridge/freezer. Washing machine. Wall mounted gas boiler. Localised tiling.

Cellar

Exposed beams. Exposed brickwork. Shelve.

First Floor

Landing

Exposed beams.

Bedroom One

Two sash windows to front. Built in wardrobe. Radiator. Feature fireplace. Exposed beams

Bedroom Three

Window to rear. Radiator.

Bathroom

Double glazed Velux window to rear. Chrome heated towel rail. Extractor. Suite comprising of low level WC, wash hand basin and panelled bath with double head shower attachment and glass screen.

Second Floor

Bedroom Two

Window to front. Radiator. Hatch to loft access. Wardrobe.

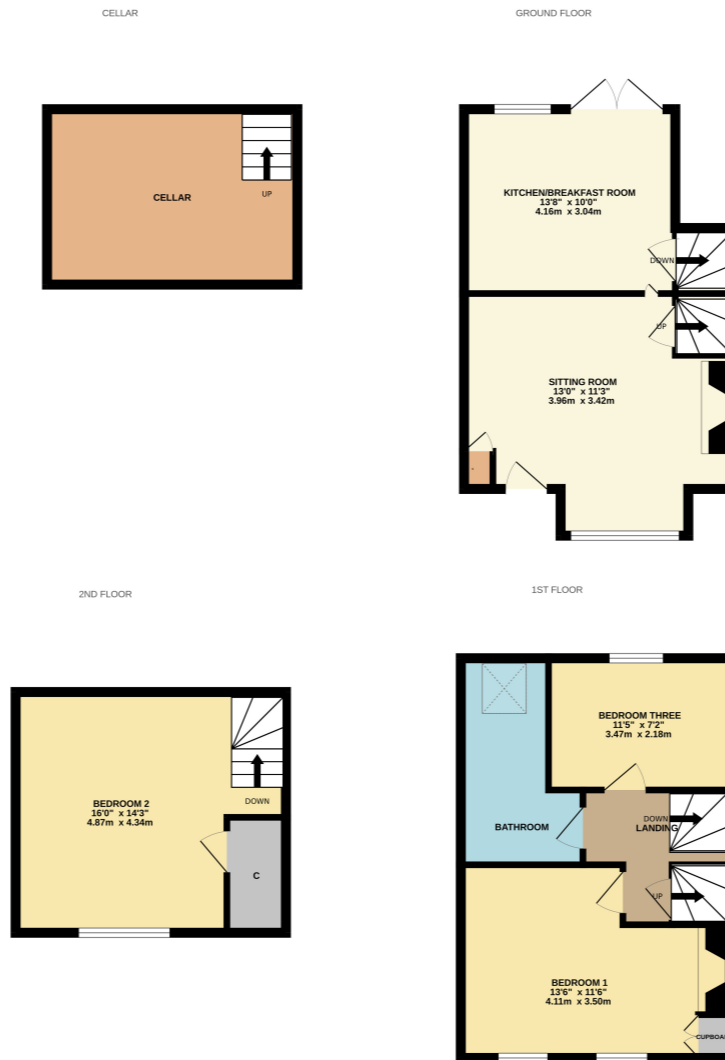
Exterior

Front

Raised steps to front door.

Rear Garden

Large area laid to lawn. Raised border to sides. Paved patio area. Pedestrian side access. Outside light. Outside tap.



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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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.



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