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Lenham Court Cottage Old Ham Lane, Lenham, Maidstone, Kent. ME17 2LS.

£525,000 Freehold

Property Summary

"I was so taken by the tucked away location of this cottage and I believe the property has so much potential". - Sam Newman, Senior Sales Executive.

No onward chain with this detached two bedroom property found just outside Lenham along Old Ham Lane.

In our opinion, Lenham Court Cottage, subject to the relevant consents and planning permissions could be developed into a larger and most comfortable home.

Currently there are two reception rooms plus a kitchen/breakfast room with walk in pantry. There is also a most useful outbuilding found off the kitchen and a large store accessed from the rear garden.

Upstairs there are the two bedrooms and large shower room.

Set back from Old Ham Lane along a long private track, the cottage sits on a generous mature plot with a parking area to the front.

The property also features double glazing and has had a brand new air source heat pump and central heating system fitted.

The village of Lenham is only a short drive with its wide range of amenities to include shops, two schools and railway station. The M20 motorway is within easy access at Leeds.

An internal viewing comes most recommended to fully appreciate the full potential of the property.

Features

- Detached Two Bedroom Property
- No Onward Chain
- Two Reception Areas
- Useful Outbuilding To One Side
- Mature Gardens
- EPC Rating: E
- Tucked Away Position Along Private Track
- Opportunity To Further Develop Subject To Planning Permissions
- Kitchen/Breakfast Room
- Brand New Air Source Heat Pump
- Parking To The Front
- Council Tax Band D

Ground Floor

Entrance Door To

Lobby

Stairs to first floor.

Sitting Room

14' 2" x 12' 10" max into doorwell (4.32m x 3.91m) Double glazed window to front and side. Radiator. Laminate floor. Door to kitchen.

Dining Room

10' 0" x 8' 6" max (3.05m x 2.59m) Double glazed window to front. Radiator. Laminate floor.

Kitchen/Breakfast Room

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed window to side and rear. Door to outbuilding. Range of base and wall units. Stainless steel single bowl sink unit. Electric oven and hob with extractor over. Washing machine. Fridge/freezer. Radiator. Vinyl floor. Small recess to understairs space. Door to walk in pantry with double glazed window to rear and shelving. Vinyl flooring.

First Floor

Landing

Doors to

Bedroom One

12' 0" plus doorwell x 10' 8" (3.66m x 3.25m) Double glazed window to side. Radiator.

Bedroom Two

10' 10" x 9' 0" max (3.30m x 2.74m) Double glazed to side. Radiator. Small cupboard.

Shower Room

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin and large full tiled shower cubicle. Radiator. Access to loft. Double cupboard.

Exterior

Front Garden

Mature front garden with trees and bushes. Access to rear to one side.

Parking

There is a concrete parking area to the front of the property.

Rear Garden

The garden measures approximately 45ft max in length by 40ft. Laid to lawn. Hedging. Open metal shed area.

Outbuilding

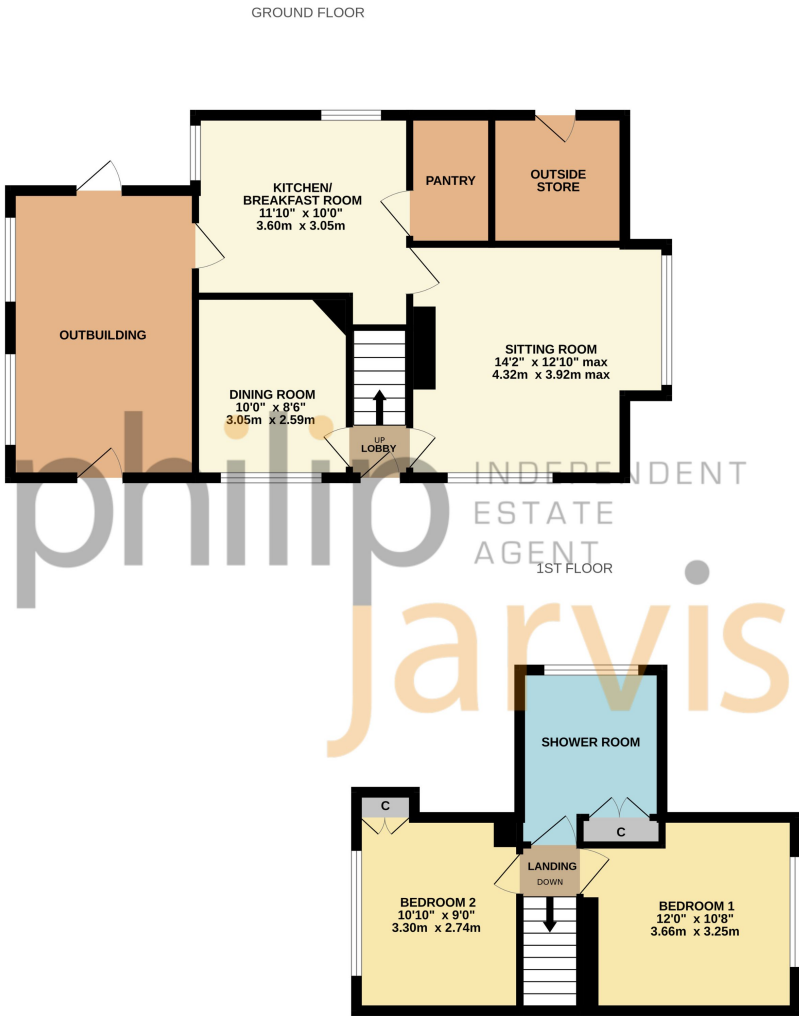
Accessed via the kitchen/breakfast room. Two windows to side. Door to front and rear.

Outside Store


Low level WC, hand basin. Cylinder for air source heat pump.

Agents Note

1. The cottage is accessed via a private track to which Lenham Court Cottage has a right of way. There are no formal arrangements for the up keep of the track.
2. The property is not on mains drainage.
3. The property was underpinned in approximately 2003. When the current owners purchased the property approximately eight years ago, they had a structural survey and the underpinning was signed off and building regulations were obtained. Full information will be made available to an interested party.



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+) A	47	100
(81-91) B		
(69-80) C		
(55-68) 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



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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.