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# Harvest Bank House Lenham Heath Road, Sandway, Kent. ME17 2NB.

Guide Price £390,000 Freehold

## Property Summary

**"I was really taken back at the vast amount of character features throughout the whole home. The rooms at Harvest Bank House are all so well proportioned which is quite rare for a property of this age".- Matthew Gilbert, Branch Manager**

Harvest Bank House is the most charming three bedroom semi detached cottage dating back to the mid nineteenth century.

The accommodation is arranged to the ground floor to include sitting room, large kitchen dining room which then leads through to the garden/family room. Upstairs there are three bedrooms and a family bathroom.

Externally there is a side courtyard, separate rear garden which is mainly lawned and a double car barn with built in workshop.

Well positioned in the hamlet of Sandway, Lenham is the closest village with its wide range of amenities and shop, schools and mainline railway station to London Victoria. There is also access to M20 found via junction 8 near Leeds Castle

## Features

- Three Bedroom Semi Detached Cottage
- Double Cart Lodge And Workshop
- 20ft Kitchen/Dining Room
- No Forward Chain
- Council Tax band D
- Character Features Throughout
- Courtyard & Separate Rear Garden
- Semi Rural Position
- EPC Rating: F

## **Ground Floor**

### **Entrance Door To:**

### **Sitting Room**

14' 10" into recess x 12' 8" (4.52m x 3.86m). Double glazed sash window to front. Feature open brick fireplace. Door to stairs to first floor.

Understairs cupboard. Attractive cast iron radiator. Wood flooring. Exposed beams. Wall lights. TV point.

### **Kitchen/Dining Room**

20' x 11' 3" (6.10m x 3.43m). Window to side. Door to courtyard. Oak base units with slate worktops. Butler sink with wooden double drainer. Rayburn with brick feature fireplace surround and inset tiling. Plumbing for washing machine. Exposed beams. Integrated fridge and freezer. Integrated dishwasher. Flagstone floor.

### **Garden/Family Room**

10' 3" x 7' 4" (3.12m x 2.24m). UPVC double glazed roof lantern.

## **First Floor**

### **Landing**

Access to loft. Attractive cast iron radiator. Airing cupboard.

### **Bedroom One**

14' x 11' 3" (4.27m x 3.43m). Leaded window to side and rear. Attractive cast iron radiator. Vaulted ceiling. Access to roof space. Alternative door to garden.

### **Bedroom Two**

15' 2" narrowing to 7' 8" x 13' 8" narrowing to 8' (4.62m x 4.17m). "L" shaped room. Double glazed sash window to front. Radiator. Exposed wooden ceiling. Ornate brick fireplace. Partial exposed wood panelling to walls.

### **Bedroom Three**

11' 6" x 7' 4" (3.51m x 2.24m). UPVC secondary glazing with leaded window to rear. Radiator with decorative cover. Part vaulted ceiling.

### **Bathroom**

Double glazed sash window to front. Victorian high level WC. Victorian style square pedestal hand basin. Roll top bath. Separate shower unit with circular shower ring and curtain. Local wall tiling and decorative floor tiling around bath. Chrome towel rail.

## **Exterior**

### **Front**

Small brick block area to front with gated access to courtyard.

### **Courtyard**

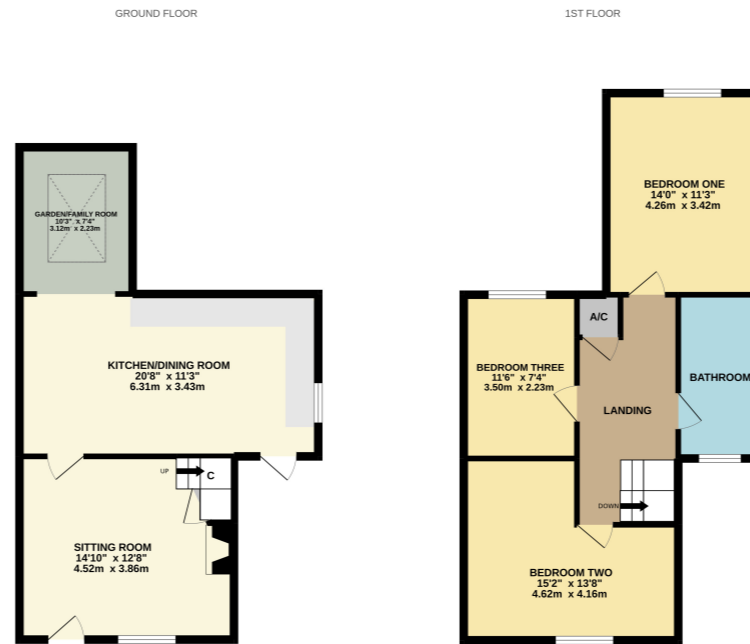
Private, secluded side courtyard and original steps leading up to main body of garden. Outside tap. Outside power point.

### **Rear**

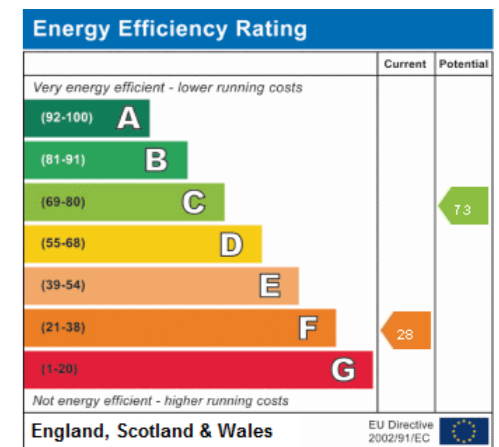
Enclosed area laid to lawn with plants and shrubs. Paved pathway leading to separate patio area. small decked area. Gate leads to:

### **Cart Lodge**

Oak framed double cart lodge garage to the bottom of the garden. To one side is a workshop with power and lighting. There is also a most useful roof space area with window to side.



While 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, options and quantities shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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