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24 High Street, Lenham, Kent. ME17 2QD.

Guide Price £550,000 Freehold

## Property Summary

"I love the location of this substantial home as well as the traditional features at every turn". - Matthew Gilbert, Senior Branch Manager.

**\*\*GUIDE PRICE OF £550,000-£575,000\*\***

Welcoming to the market this exceptional Grade II listed character cottage located within the heart of the vibrant village centre of Lenham, Displaying a wealth of stunning features this property must be viewed to truly appreciate what's on offer.

The accommodation comprises of an entrance hall, kitchen breakfast room, two large reception rooms, conservatory, shower room and separate utility room.

To the first floor there are four double bedrooms and a family bathroom. To the lower ground floor there is also a most useful cellar.

Externally to the rear you are presented with a smart courtyard garden that offers a westerly aspect that offers access to the single garage and rear pedestrian access.

Added to all this, Regency Cottage benefits from gas central heating and mains drainage. As the home is so well proportioned the layout would suit as a four or five bedroom home.

Lenham village itself is a thriving commuter village with a wide range of shops, facilities and schooling, as well as its own mainline railway to London and easy access to the M20 found at junction eight by Leeds Castle.

This is an incredibly well proportioned character home in a prominent position and very much warrants your early consideration.

## Features

- Guide Price of £550,000-£575,000
- Beautiful Character Home
- Central Village Location
- Five Bedrooms
- Grade II Listed
- Garage
- Cellar
- Utility Room
- No Forward Chain
- Approximately 2000 Square Foot
- EPC Rating: C
- Council Tax Band E

## **Ground Floor**

### **Front Door To**

### **Hallway**

Window to front. Radiator. Stairs to first floor.

### **Lounge**

13' 11" x 11' 6" (4.24m x 3.51m) Sash window to front. Radiator. Wall lights. Log burner with feature surround. Book case shelving. Cupboards.

### **Dining Room**

13' 7" x 11' 7" (4.14m x 3.53m) Sash window to front. Radiator. Wall lights. Built in book cases. Log burner with feature surround. Built in cupboard to both sides.

### **Kitchen/Breakfast Room**

23' 9" x 11' 1" (7.24m x 3.38m) Two windows to rear. French doors to rear. Decorative brick fireplace. Exposed timbers. Extensive range of base and wall units. Sink and drainer. Localised tiling. Integrated fridge/freezer, dishwasher, electric oven and separate microwave as well as electric hob with extractor. BT point. Two radiators.

### **Conservatory/Sun Room**

Double glazed windows and French doors to rear access. Radiator. Wall lights. Exposed brickwork.

### **WC & Shower Room**

Obscured window to side. Suite comprising of low level WC, wash hand basin and walk in shower with fixed glass partition screen. Fully tiled walls. Extractor. Feature radiator.

### **Utility Room**

Double glazed window to side. Base units and shelving. Space for washing machine and separate tumble dryer.

### **Cellar**

Exposed beams. Wall mounted electric heater. Tanked reception room. Currently used as a gaming room with multiple uses available.

## **First Floor**

### **Landing**

Hatch to loft access. Storage cupboard with hanging rails, shelving and consumer unit. Radiator.

### **Bedroom One**

13' 9" x 11' 6" (4.19m x 3.51m) Sash window to front. Radiator. Decorative fireplace and two large cupboard wardrobes.

### **Bedroom Two**

13' 5" x 11' 5" (4.09m x 3.48m) Sash window to front. Radiator. Decorative fireplace with two built in wardrobe cupboards to either side.

### **Bedroom Three**

11' 6" x 11' 5" (3.51m x 3.48m) Window to rear with secondary glazing. Radiator.

### **Bedroom Four**

11' 4" x 9' 2" (3.48m x 2.79m) Window to rear with secondary glazing. Radiator.

### **Bathroom**

Window to rear. Suite comprising of low level WC, wash hand basin and freestanding claw foot bath. Fully tiled walls. Cupboard housing gas boiler. Towel radiator.

### **Exterior**

#### **Front Garden**

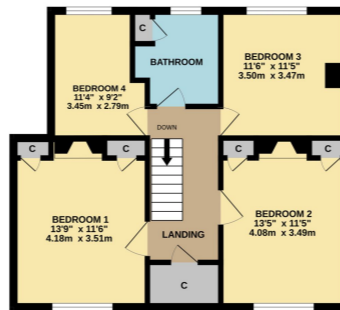
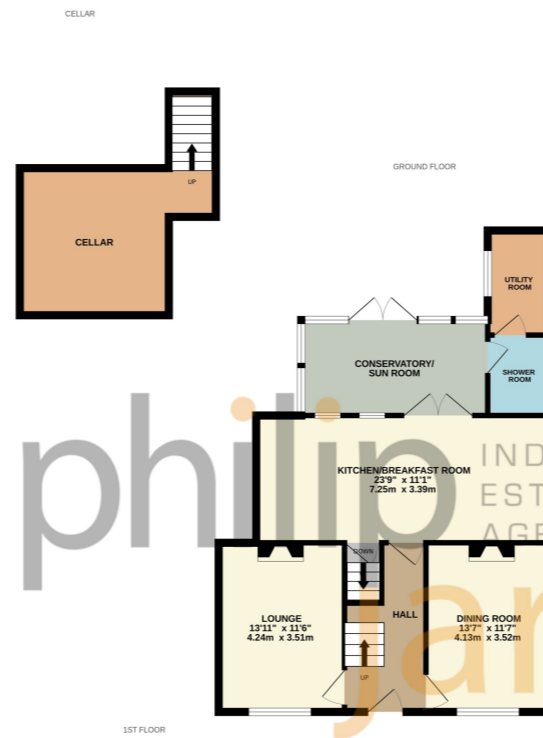
Steps to front door.

#### **Rear Garden**

Courtyard style rear garden. Two paved areas. Small shingled BBQ area. Outside light. Walled garden with pedestrian rear access.

### **Garage**

Up and over door. Window to side. External light.



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	
(81-91)	B	
(69-80)	C	71 76
(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

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 contract, 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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