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## Bankside Cottage Sandway Road, Sandway, Kent. ME17 2NA.

£575,000 Freehold

### Property Summary

"This is an incredibly charming cottage with a lot to offer. The addition of the park home on the land really gives any buyer great options" - Matthew Gilbert, Branch Manager.

Bankside Cottage is a pretty detached three bedroom cottage located in the Hamlet of Sandway just outside the village of Lenham.

The accommodation is arranged to include two separate reception rooms along with a well equipped kitchen. Upstairs there are three double bedrooms and a spacious bathroom with both a rolltop bath and large shower cubicle.

The gardens are a particular feature of the property and are predominantly found to one side of the cottage. The garden is laid mainly to lawn with raised beds and patio area that measures approximately 120ft in length with steps down to an additional area currently used as a further area of hardstanding, store and a park home. This area measures approximately 50ft. There is also a garage found to the other side of the cottage.

Added to this is the great addition of a three bedroom park home.

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

Arrange a viewing to avoid disappointment.

### Features

- Three Bedroom Detached Character Cottage
- Double Glazing
- Large Shingled Parking Area
- EPC Rating: E
- Single Garage
- Mains Drainage
- Three Bedroom Park Home
- Council Tax Band E

## **Ground Floor**

### **Double Glazed Entrance Door To:**

### **Hall**

Double glazed window to both sides. Tiled floor. Stairs to first floor. Understairs to cupboard. Radiator.

### **Sitting Room**

18' 10" x 9' 9" plus recess (5.74m x 2.97m). Two double glazed windows to front. Feature brick fireplace with wood burning stove. Two radiators. TV point & BT point. Exposed stone wall.

### **Dining Room**

10' 2" x 9' 9" (3.10m x 2.97m). Double glazed window to front. Feature fireplace. Radiator.

### **Kitchen**

12' 2" x 7' 6" (3.71m x 2.29m). Double glazed window to front and side. Modern range of base and wall units. White enamel 1 1/2 bowl sink unit. Belling double electric oven. Induction hob with extractor hood over. Integrated fridge/freezer. Tiled floor. Under unit lighting. Recess ceiling lighting. Double glazed door to rear. Space for dishwasher, washing machine and tumble dryer. Oil fired boiler unit.

## **First Floor**

### **Landing**

Two double glazed windows to rear. Useful study area. Radiator. Storage cupboard.

### **Bedroom One**

10' 6" x 10' 2" to wardrobe doors (3.20m x 3.10m). Double glazed window to front. Bedside wall lights. Radiator. Built in wardrobe cupboards to one wall plus dressing table. Access to loft.

### **Bedroom Two**

11' 6" max x 8' 5" (3.51m x 2.57m). Double glazed window to side. Radiator. Eaves storage cupboard with hanging rail.

## **Bedroom Three**

10' 6" max x 9' 6" (3.20m x 2.90m). Double glazed window to front. Radiator.

### **Bathroom**

13' 3" max x 8' 6" max (4.04m x 2.59m). Double glazed window to side. White suite of low level WC, pedestal hand basin and roll top bath with shower attachment. Large shower cubicle with shower unit. Built in storage. Radiator. Extractor. Fully tiled walls. Recess lighting.

## **Exterior**

### **Garden**

The gardens are predominantly to one side of the cottage. The garden is laid mainly to lawn. The main body of garden is accessed via steps. There is a laurel hedge to the left hand boundary. There are also raised shrubs and flower beds, raised pond area and steps leading to a further patio area. There are also two brick storage sheds and brick built BBQ area. Further steps lead to a further higher raised garden area with small area laid to lawn. Steps lead down to a further area which is currently used as a further parking and storage area. This area is accessed via two wooden gates. Security lighting. Various outside plug sockets and pergola, greenhouse, brick built bbq area. Outside tap.

### **Garage**

The garage measures 19' 6" x 10' 8" with power and lighting. Electric roller door. Side pedestrian access.

### **Parking**

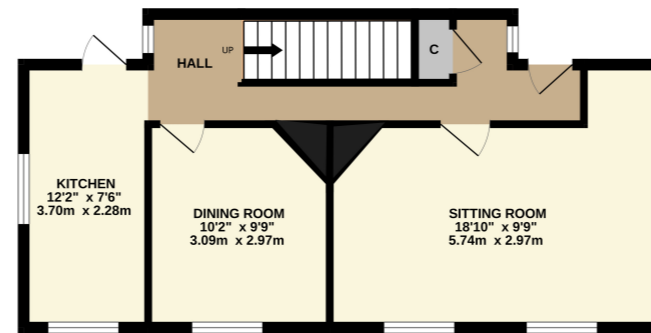
Five bar gate leading to large shingled driveway with steps leading back to the main body of garden and main residence.

### **Chalet**

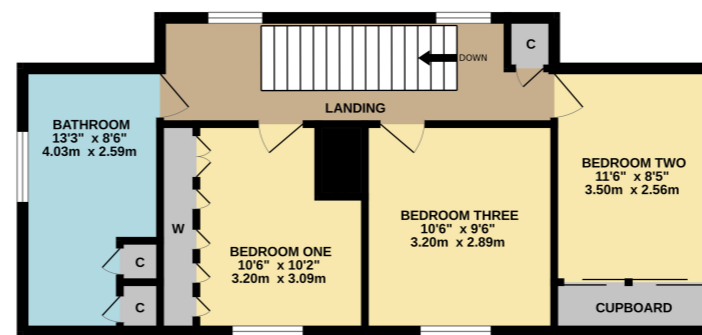
Vermont Chalet home. 38ft by 12ft. Three bedroom Park Home with shower room and separate WC. Open plan kitchen/living area currently used as a home office.



GROUND FLOOR



1ST FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 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.

