



philip INDEPENDENT
ESTATE AGENT
Jarvis



Willow Tree Cottage, Headcorn Road, Grafty Green, Kent. ME17 2AN.

£415,000 Freehold

Property Summary

"As soon as I entered Willow Tree Cottage I could see the potential. A great location too, found in the centre of Grafty Green". - Philip Jarvis, Director.

There has only been one set of owners who had the property built with this spacious house.

Although currently arranged with two large double bedrooms we believe subject to the relevant consents there would be the opportunity to extend into the loft space on the second floor to increase the number of bedrooms. Sitting on a generous plot there could also be an opportunity of an extension to the rear of the house.

Currently Willow Tree Cottage is arranged with two separate reception rooms downstairs. There is a fitted kitchen, utility room and cloakroom. Upstairs there are two large double bedrooms and a spacious bathroom and landing area with access to eaves storage space and hatch to the loft room.

The property also benefits from double glazing.

There is a driveway to the front leading to the integral garage. The mature well stocked rear garden measuring approximately 125ft in length. There is a shed, summerhouse and greenhouse.

An early viewing comes most recommended to fully appreciate the full scope and potential of this property.

Grafty Green is a popular village found between Lenham and Headcorn. There is a public house and village hall in the village. The larger villages of Lenham and Headcorn offer a much wider range of facilities. Both villages have primary schools and a mainline railway station. The M20 motorway is approximately eight miles away at Leeds Castle.

Features

- Individual Two Bedroom Detached House
- Two Reception Rooms
- Two Double Bedroom
- Garage & Driveway To Side
- No Onward Chain
- EPC Rating: TBC
- Potential Subject To Consents To Extend Into Loft
- Fitted Kitchen & Utility Room
- Large Bathroom
- 125ft Mature & Attractive Rear Garden
- Popular Village Location
- Council Tax Band E

Ground Floor

Entrance Door To

Porch

Double glazed window to side. Door to

Hall

Stairs to first floor with understairs space. Radiator.

Cloakroom

Double glazed frosted window to front. Low level WC. Vanity hand basin. Radiator. Local tiling.

Dining Room

12' 10" x 9' 6" (3.91m x 2.90m) Double glazed window to front. Radiator. Double casement door to

Sitting Room

14' 3" x 12' 6" max (4.34m x 3.81m) Double glazed doors to rear with double glazed windows to either side. Fireplace with coal effect gas fire. Radiator.

Kitchen/Breakfast Room

12' 6" x 9' 8" (3.81m x 2.95m) Two double glazed windows to rear. Range of base and wall units. Diplomat double electric oven. Five ring gas hob. Stainless steel one and a half bowl sink unit. Space for fridge/freezer. Radiator.

Utility Room

9' 8" x 5' 0" (2.95m x 1.52m) Double glazed doors to rear. Plumbing for washing machine, Oil boiler. Radiator. Wall cupboard. Door to garage.

First Floor

Landing

Double glazed window to front. Double airing cupboard. Access to loft room (Potential third bedroom). The loft room measuring 21' x 10' 6" into roof space. Velux window to rear. The loft room is currently accessed via a hatch and drop down ladder. There is a further eaves storage room off the landing.

Bedroom One

14' 3" x 10' 4" to wardrobe door (4.34m x 3.15m) Double glazed window to rear. Radiator. Two sets of double wardrobe cupboards.

Bedroom Two

12' 10" x 9' 4" (3.91m x 2.84m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. Coloured suite of low level WC, pedestal hand basin and panelled bath. Separate shower unit. Radiator.

Exterior

Front Garden

Shrub beds to front garden. Shingled in and out driveway. Side access.

Garage

Accessed via shingled driveway. Up and over door. Power and lighting. Door to utility room.

Rear Garden

Approximately 125ft in length. The garden is a particular feature of the property. Extensive patio area. Steps up to main area laid to lawn. Mature mix of plants, shrubs and trees. Large garden pond. There is a summerhouse, garden shed and greenhouse.



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 misstatement. 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.
Made with Metropac CO2C2

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.



Viewing Strictly By Appointment With

