



philip INDEPENDENT
ESTATE AGENT
Jarvis



26 Headcorn Road, Platts Heath, Kent. ME17 2NH.

£310,000 Freehold

Property Summary

"This charming cottage is brimming with character. I got such a cosy feel when I walked through the front door". - Matthew Gilbert, Branch Manager.

Available to the market is this beautifully presented semi detached home located in the sought after Hamlet of Platts Heath. This cottage is from the Georgian era and is believed to date back to the 1830's and was a former bakery.

The accommodation is arranged downstairs to include a sitting room with wood burner and separate, dining area leading through to a fitted 'country style' kitchen. Upstairs there is a double bedroom and 10'6" x 9'6" bathroom with a stand alone roll top bath.

The gardens are predominantly to the front of the property and there is a private patio area. There is a large shingled driveway providing parking along with a 17ft x 14ft detached brick garage.

Platts Heath is a small Hamlet, which is surrounded by Forestry Commission land. Within Platts Heath there is a village hall and a primary school. For a wide range of shops and amenities the local villages of Lenham and Harrietsham are found nearby. There are also mainline railway stations at both of the above mentioned villages as well as easy access to the M20.

This truly individual home offers gas central heating and is being offered with no forward chain so please book a viewing without delay.

Features

- Character One Bedroom Cottage
- Two Reception Rooms
- Incredibly Well Presented
- Popular Village Location
- Council Tax Band B
- Former Village Bakery
- Sitting Room With Wood Burner
- Detached Garage & Driveway
- No Forward Chain
- EPC Rating: F

Ground Floor

Entrance Door To

Sitting Room

12' 6" x 11' 8" (3.81m x 3.56m) Sash window to front. Feature Brick fireplace with wood burner to remain. Radiator. TV point. BT point. Laminate floor. Shelving. Wall lights.

Dining Room

10' 6" x 9' 6" (3.20m x 2.90m) Sash window to side. Stairs to first floor. Understairs built in cupboards. Radiator. Laminate flooring. Alarm panel.

Kitchen Area

9' 6" x 9' 6" (2.90m x 2.90m) Sash window to rear. Door to rear access. Range of base and wall units. Plumbing for washing machine and dishwasher. Butler sink. Wooden worktops. Built in oven with gas hob and extractor above. Space for fridge/freezer. Tiled floor. Door to side. Access to loft space. Alarm panel.

First Floor

Bedroom

12' 6" x 11' 8" (3.81m x 3.56m) Sash window to front. Radiator. Set of wardrobe cupboards. Further storage cupboard. TV point. Feature fireplace.

Bathroom

Sash window to side. Victorian style suite of high level WC, square pedestal hand basin and stand alone roll top bath. Shower cubicle with Triton shower unit. Part tiled. Radiator. Cupboard housing boiler and separate storage cupboard. Radiator. Loft access.

Exterior

Front Garden

Area to the front which is laid to lawn with mature shrubs and plants to borders with access to an additional secluded patio area to one side of the garden. In the secluded patio area there is a summerhouse to remain.

Rear Garden

Enclosed Courtyard area providing log store and Greenhouse. Space for bins and calor gas cylinders for central heating system and hob in kitchen. Side access via a gate to the:

Parking

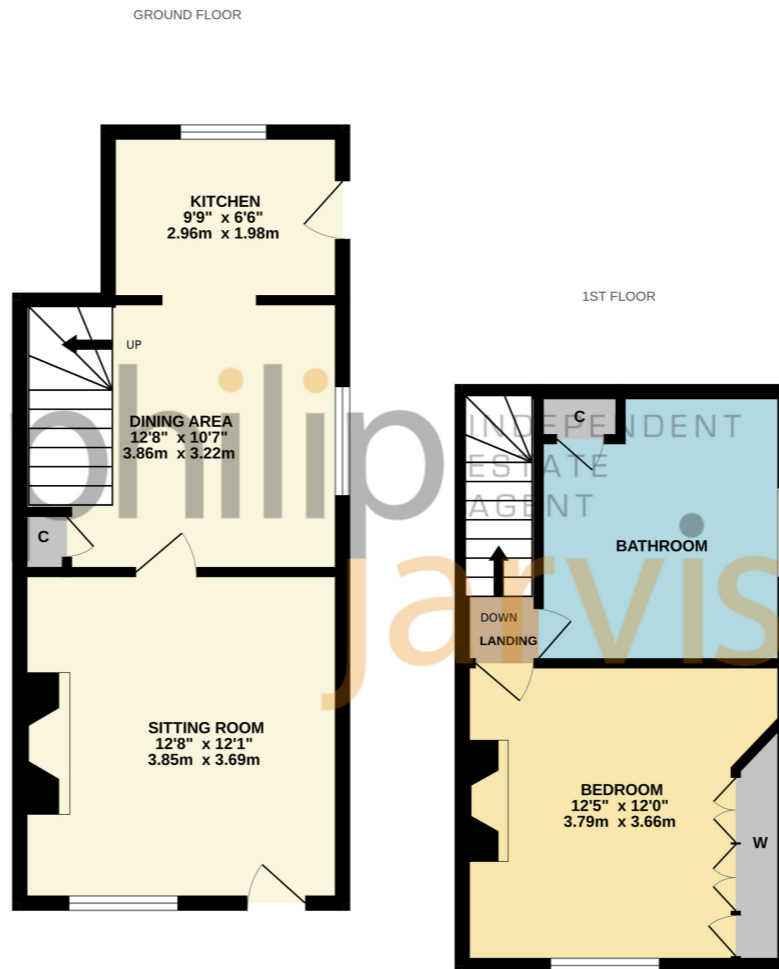
There is a enclosed parking area for several vehicles. This then leads to the garage.

Garage

The garage measures 17ft x 14ft. Electronic roll over door. Power and lighting. Alarm system. Door to rear of garage providing useful storage area.

Agents Note

1. Holly Cottage, 24 Headcorn Road has a pedestrian right of way over the back of the property but cannot access area where the greenhouse and log shed is.



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		78
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

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