



philip  
INDEPENDENT  
ESTATE  
AGENT  
jarvis



## 2 Fairbourne Court Cottage, Fairbourne Lane, Harrietsham, Maidstone, Kent. ME17 1LQ.

**£550,000 Freehold**

### Property Summary

"When I pulled onto the driveway I was really taken back by the beautiful features of this country home". - Matthew Gilbert, Senior Branch Manager.

Welcoming to the market this charming semi-detached cottage, set along a picturesque road on the edge of Harrietsham village.

The accommodation comprises an entrance hall, a kitchen, lounge with a large feature fireplace, a dining room with its own fireplace, and a bright conservatory. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from a separate office outbuilding and a substantial detached double garage to one side. Set within a plot of approximately a quarter of an acre, the home is surrounded by beautifully maintained gardens with a delightful mix of lawns and established borders.

This home is located in a tucked away position on Fairbourne lane which is located between Fairbourne Heath and Harrietsham. Harrietsham is a very popular commuter village that boasts a public house, church, primary school, convenience shops and mainline railway to London Victoria. There is also easy access to the M20.

Available with no forward chain I would recommended to arrange a viewing to avoid disappointment.

### Features

- Beautiful Character Cottage
- Three Bedrooms
- Office Outbuilding
- 1/4 Acre Plot
- Council Tax Band E
- Semi Detached Home
- Three Reception Rooms
- Double Garage
- EPC Rating: TBC



## Ground Floor

### Front Door To

### Hall

Stairs to first floor. Radiator.

### Dining Room

13' 4" x 12' 0" (4.06m x 3.66m) Double glazed bay window to front. Feature fireplace with brick surround. Cupboards to both sides. Radiator.

### Kitchen

18' 4" x 9' 0" (5.59m x 2.74m) Two double glazed windows to rear. Stable to door to rear. Extensive range of base and wall units. Butler sink. Electric hob with extractor over. Double Neff oven. Integrated microwave. Integrated fridge/freezer. Glass fronted dresser. Radiator.

### Lounge

19' 6" x 11' 9" (5.94m x 3.58m) Double glazed bay window to front. Double glazed window to rear. Two radiators. Large brick fireplace with log burner. BT point. TV point.

### Conservatory

16' 11" x 8' 11" (5.16m x 2.72m) Double glazed window to both front and side. Double French doors to side. Wall lights.

## First Floor

### Landing

Hatch to loft access. Internal window.

### Bedroom One

16' 8" x 10' 6" (5.08m x 3.20m) Double glazed bay window to front. Radiator.

### Dressing Area

Double glazed Velux window to front.

### Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m) Double glazed window to side and rear. Radiator. Internal window to stairwell.

### Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m) Double glazed window to front and side. Radiator.

### Bathroom

Double glazed window to rear. Storage cupboard. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen.

### Office

18' 11" x 5' 11" (5.77m x 1.80m) Two double glazed windows to front. Windows to both sides. Double glazed window and stable door to rear. Radiator.

## Exterior

### Front Garden

Large lawned area with mature hedging to both front and side borders. Brick block pathway leading to the main front door. Outside light.

### Side Garden

Brick block steps leading to raised area. Shrubs and tress Summerhouse. Hard standing area. Oil tank. Log store.

### Rear Garden

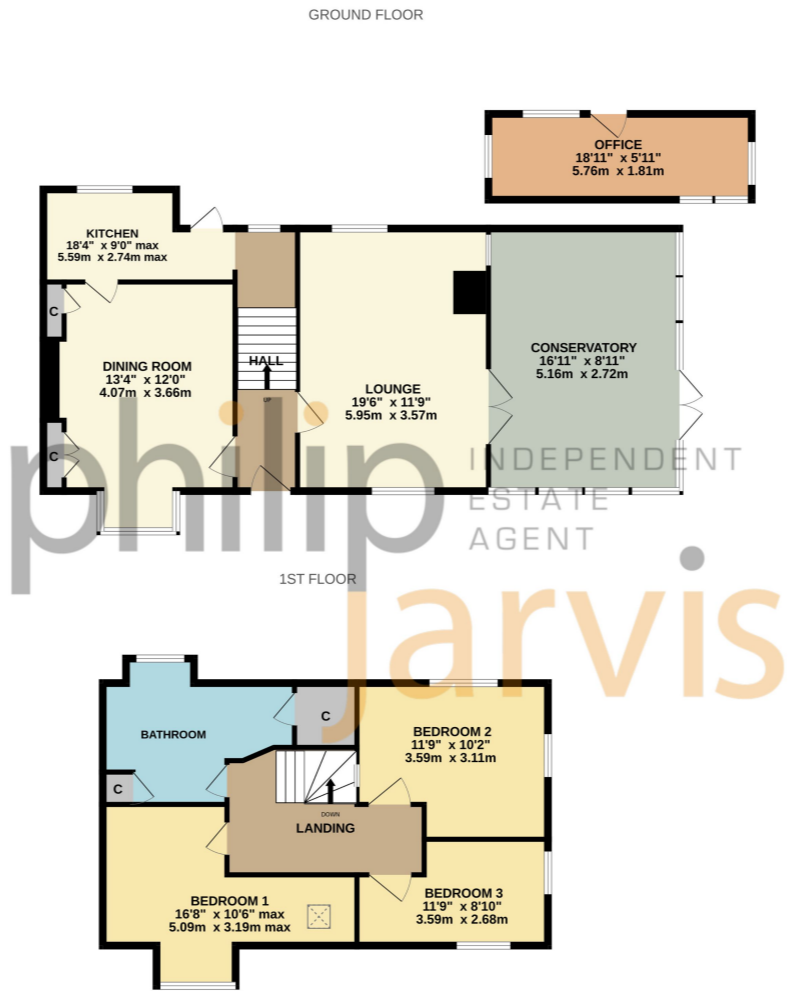
Mainly laid to lawn with conifer hedging to both sides. Large brick block patio area. Outside tap. Pedestrian side access. Security light.

### Parking

Extensive brick block and shingled driveway for numerous vehicles leading to

### Double Garage & Workshop

Two electric up and over doors. Power and light. Consumer unit. Windows to both sides and side pedestrian access. Shelving.



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.  
Made with Metropix ©2025

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.

naea  
propertymark

arla  
propertymark

THE  
GUILD  
PROPERTY  
PROFESSIONALS



Viewing Strictly By Appointment With