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INDEPENDENT
ESTATE
AGENT



Stable Cottage Church Square, Lenham. ME17 2PJ.

£475,000 Freehold

Property Summary

"I was amazed by the outlook from the roof terrace of this converted stable block found metres from the Square in Lenham". -Philip Jarvis, Director.

Stable Cottage is a two bedroom double fronted cottage found in the centre of Lenham village.



Believed to date back from the later part of the 19th century this former stable block has been sympathetically converted and developed into a most comfortable home.

There are a wealth of character features that compliments the modern comforts of this home.

Downstairs there are two receptions area plus a well equipped quality kitchen. There is also a cloakroom, rear lobby/utility area and a further utility store off the courtyard.

Upstairs the main bedroom has fitted wardrobes and double doors that lead onto an attractive roof terrace. There is also a second bedroom and modern bathroom.

Outside there is a small courtyard area to the rear and a unique roof terraced off the main bedroom with views over the Church and Church Square. There is also a residential parking area in Church Square.



Features

- Two Bedroom Village Centre Property
- Wealth of Character Features
- Quality Kitchen
- Downstairs Cloakroom
- Small Courtyard & Roof Terrace
- Internal Viewing Highly Recommended
- EPC Rating: D
- Courtyard Location Overlooking The Church
- Two Reception Areas
- Rear Lobby/Utility Plus Further Utility Store
- Two Double Bedrooms
- Residents Parking Area
- Council Tax Band: D

Ground Floor

Stable Door To

Living Room

13' 8" max narrowing to 11' 8" x 19' 8" (4.17m x 3.56m) Window to front with shutters. Two radiators. Decorative fireplace. Built in shelving to one wall with desk area. Downlighting. Feature stable doors.

Kitchen/Dining Room

20' 2" x 13' 10" (6.15m x 4.22m) Window to front with shutters. Radiators. Exposed brickwork to one wall. Tiled floor. Range of painted shaker style base and wall units with granite worktops. Franke stainless steel sink unit. Neff electric oven. Neff induction hob. Integrated Neff dishwasher. Water softener. Small understairs cupboard. Stairs to first floor.

Rear Lobby/Utility Area

7' 0" x 5' 11" (2.13m x 1.80m) Stable door to rear. Built in fridge/freezer. Larder unit. Cupboard housing boiler. Radiator. Tiled floor. Downlighting.

Cloakroom

Leaded window to rear. White suite of low level WC, wall hung hand basin. Chrome heated towel rail. Tiled floor.

First Floor

Landing

Small seating area. Small service cupboard.

Bedroom One

12' 6" narrowing to 11' 3" x 12' 8" to wardrobe door (3.81m x 3.43m) Double glazed doors to balcony. Double glazed window to side. Two radiators. Set of sharps wardrobe to one wall. Two bedside cabinets. Set of drawers. Airing cupboard.

Bedroom Two

13' 6" x 9' 8" (4.11m x 2.95m) Double glazed window to front and side. Built in units and worktop to one wall. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of low level WC. Feature contemporary wall hung vanity hand basin. Offset bath with separate shower and screen. Predominately tiled walls. Chrome heated towel rail. Amtico floor.

Exterior

Courtyard

Small shingled area leading to

Utility Store

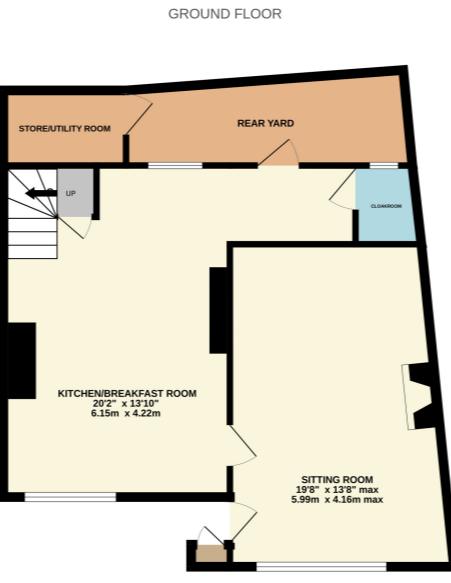
Range of two base cupboards and wall cupboards. Stainless steel sink unit. Plumbing for washing machine. Exposed brickwork. Full length cupboard. Tiled floor.

Roof Terrace

Roof terrace accessed off the main bedroom. Decking area with area to sit and relax. Views over Church Square and The Church.

Parking

There is use of the Church Square parking area which is for the residents of Church Square. We would recommend you check the ownership of The Square with your solicitor/conveyancer before purchasing the property.



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 only. 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 is given 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		86
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

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