



philip INDEPENDENT
ESTATE AGENT
Jarvis



26 High Street, Lenham, Maidstone, Kent. ME17 2QD.

£365,000 Freehold

Property Summary

"The properties along the High Street in Lenham are all so different and this one certainly does not disappoint with its wealth of character features". - Philip Jarvis, Director.

A three bedroom Grade II listed end of terraced cottage found within 100 metres of Lenham Square.

Arranged over three floors this cottage boasts a wealth of character features to include exposed beams and brickwork, wooden floorboards, a feature fireplace with wood burning stove and a cellar.

The ground floor is arranged to include a sitting room with a sash window to the front, fitted kitchen and bathroom. Upstairs there are two bedrooms with one of the bedrooms having a useful ensuite cloakroom off it. Accessed via a staircase off the landing is the attic room that would make an excellent third or spare bedroom with views over the rooftops to the rear.

There is an enclosed attractive courtyard garden leading to a garden room which was formerly the garage. This room is ideal for relaxing or entertaining but could equally be used as a home office.

There is a brick block small parking space for one car.

Centrally positioned, the many amenities of Lenham are within easy access. There are two schools in the village, doctors surgery and within walking distance the railway station with access to London Victoria and now also London Bridge. The M20 motorway is approximately five miles away at Leeds village.

Features

- Grade II Listed End Of Terraced Cottage
- Wealth Of Character Features
- Two Bedroom With Further Attic Bedroom
- EPC Rating: N/A
- Arranged Over Three Floors
- Exposed Beams And Floorboards
- Within 100 Metres Of Village Centre
- Council Tax Band C

Ground Floor

Entrance Door To:

Sitting Room

13' 7" plus doorwell x 10' 7" (4.14m x 3.23m). Sash window to front. Feature brick fireplace with wood burning stove. Exposed beams. Wood flooring. Feature traditional cast radiator.

Kitchen/Breakfast Room

11' 2" x 10' 7" max (3.40m x 3.23m) Secondary double glazed window to rear. Range of base and wall units. Oak worktops. Two display cabinets with attractive shelving between cabinets. White single bowl sink unit. Leisure multifuel range cooker with stainless steel extractor over. Integrated fridge and slimline dishwasher. Traditional cast iron radiator. Tiled floor. Wall mounted combination boiler. Exposed brickwork. Stairs to first floor. Hatch to cellar. Stable door to

Rear Lobby

Window to side and rear. Tiled floor. Plumbing for washing machine.

Inner Lobby

(Accessed off kitchen). Storage cupboard. Tiled floor. Exposed brickwork. Door to:

Bathroom

Secondary double glazing frosted window to rear. Contemporary white suite of low level WC, vanity hand basin and wood panelled bath with separate shower unit. Feature brick effect tiling. Tiled floor. Chrome towel rail. Recess lighting.

First Floor

Landing

Door and staircase to second floor.

Bedroom One

13' 7" x 10' 7" (4.14m x 3.23m). Secondary double glazed sash window to front. Wardrobe cupboard. Cast iron fireplace. Wood flooring. Traditional cast fireplace.

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m). Secondary double glazed window to rear. Traditional cast iron radiator. Leads to:

Ensuite Cloakroom

White suite of low level WC and contemporary corner hand basin. Extractor. Recess lighting.

Second Floor

Bedroom Three/Attic Room

20' 9" max x 10' 4" max into roof space (6.32m x 3.15m) Restricted head room. Secondary double glazed window to rear. Three built in cupboards. Two radiators. Eaves storage space. Exposed beams.

Exterior

Rear Garden

Attractive courtyard garden with brick wall to one side. Rear pedestrian access.

Garage

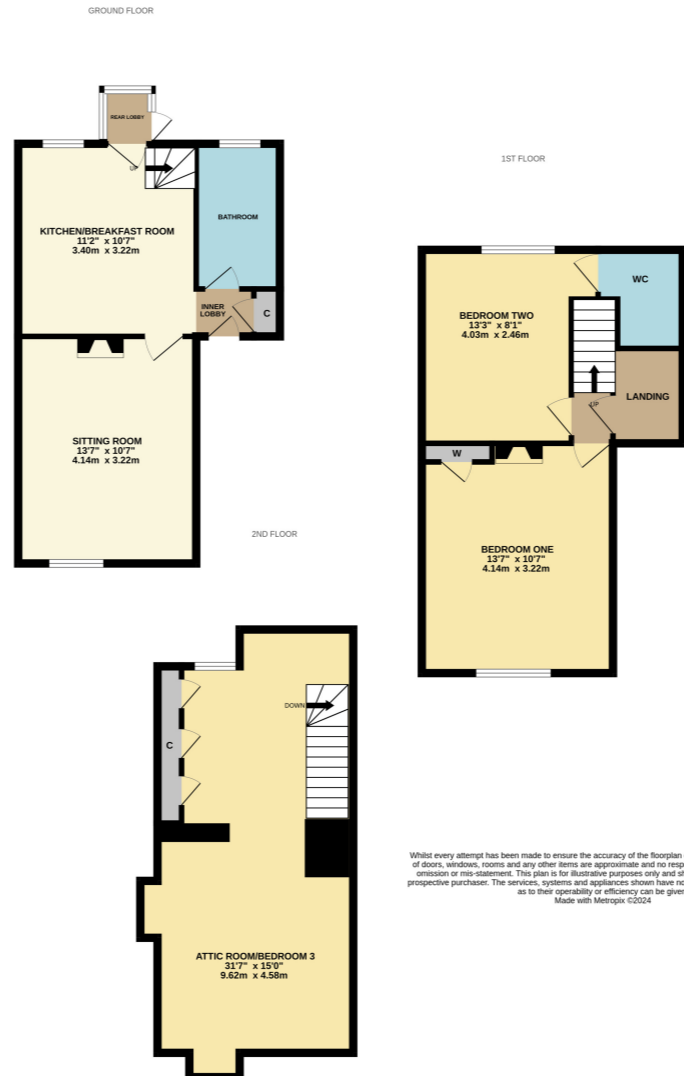
15' 8" x 9' 3" (4.78m x 2.82m). The current owners use the majority of the garage as a garden room//home office with ladder leading to the loft area. It is an ideal area to entertain or relax in. There are double doors leading onto the courtyard. The owners have retained the front part as a storage area.

Parking

In front of the garage is a brick block area suitable for one small car.

Agents Note

1. There is a small flying freehold to one side of the cottage.
2. The current owners currently have an informal arrangement with 24 High Street where they have agreed to share the two small parking areas to the rear of their properties. They currently split the week as to who parks here giving the user more space for their car. For more information please speak to the Agent about this arrangement.



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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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 contract, 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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