



philip INDEPENDENT
ESTATE AGENT
Jarvis

26a Honeysuckle Cottage, Headcorn Road, Platts Heath, Kent. ME17 2NH.

Guide Price £750,000 Freehold



Property Summary

"A truly stunning home. Every room is so well proportioned and finished to such a high standard." – Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £750,000-£800,000****

Honeysuckle Cottage is an incredibly versatile and spacious five-bedroom detached home, nestled in the sought-after village of Platts Heath.

Beautifully arranged, the property offers generous and flexible accommodation. As you enter the property you meet an inviting entrance hall, a stylish open-plan kitchen/dining room complete with a pantry and a lounge with a log burner. There is also an office, two well-proportioned bedrooms, one of which benefits from an ensuite and dressing area. There is also a four piece family bathroom.

Upstairs, the substantial master suite enjoys wonderful views and its own log burner. It also features a private dressing room and ensuite bathroom. There are two further spacious double bedrooms and another family bathroom to complete the first floor.

Outside, a large driveway leads to a double garage, providing ample parking. The well-maintained wraparound garden offers a sense of privacy, with a patio area perfect for entertaining.

This exceptional home boasts almost 2,300 sq ft of living space and enjoys views across the surrounding countryside.

Platts Heath is a charming village located between Lenham and Headcorn. It offers a local primary school (Good Ofsted Rating) and direct access to the now protected forestry area surrounding Platts Heath. Nearby Lenham and Headcorn provide a wider range of amenities including additional primary schools, a secondary school, railway stations, and excellent transport links, with the M20 accessible at Leeds, just five miles away.

Honeysuckle Cottage must be seen in person to truly appreciate everything it has to offer. Early viewing is highly recommended to avoid disappointment.

Features

- Guide Price of £750,000-£800,000
- Over 2300sqft
- Two Log Burners
- Pantry
- Versatile Accommodation
- EPC Rating: E
- Substantial Five Bedroom Home
- Double Garage
- Ensuite & Dressing Room To Master Bedroom
- Incredibly Well Presented
- Semi Rural Location
- Council Tax Band F



Ground Floor

Front Door To

Hall

Frosted window to front. Two radiator. Stairs to first floor with cupboard underneath. Separate storage cupboard housing water tank.

Kitchen/Dining |Room

21' 0" x 13' 5" (6.40m x 4.09m) Double glazed door to rear. Two double glazed windows to rear. Double glazed French doors and two double glazed windows to side. Range of base and wall united. Integrated double oven. Gas hob with stainless steel splash back and extractor. Separate AEG oven. Stainless steel sink. Integrated dishwasher and washing machine.

Pantry

Wall and base units.

Lounge

20' 6" x 17' 5" (6.25m x 5.31m) Two double glazed windows to front. Double glazed bay window to side. Three radiators. Log burner with flue.

Office

Double glazed windows to front and side. Radiator. Cupboard.

Bedroom Two

15' 7" x 9' 5" (4.75m x 2.87m) Double glazed window to front and side. Radiator. TV point.

Ensuite

Double glazed frosted window to rear. Suite comprising of low level WC, wash hand basin, panelled bath with shower attachment and glass screen. Localised tiling. Heated towel rail. Extractor.

Bedroom Three

11' 3" x 7' 8" (3.43m x 2.34m) Two sets of double glazed windows to rear. Radiator.

Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin, bath and separate shower cubicle. Chrome heated towel rail. Fully tiled walls. Extractor.

First Floor

Landing

Double glazed Velux window to rear.

Bedroom One

19' 5" x 13' 3" (5.92m x 4.04m) Double glazed window to front. Double glazed window to side. Two Velux windows to rear. Two radiators. Log burner. Hatch lot loft access.

Dressing Room

Double glazed Velux window to rear. radiator. Built in rails and shelving.

Ensuite

Double glazed Velux window to front. Radiator. Suite comprising of low level WC, wash hand basin and corner shower cubicle with retractable glass screen. Localised tiling.

Bedroom Four

12' 5" x 9' 10" (3.78m x 3.00m) Double glazed window to rear. Radiator. Storage cupboard.

Bedroom Five

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to front. radiator. Eaves storage cupboard.

Bathroom

Double glazed Velux windows to front. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Localised tiling. Extractor.

Exterior

Front

Area laid to lawn with shrubs to borders. Raised brick border to opposite side with lawned area. Hedges to borders. Outside light. Access to front door.

Driveway

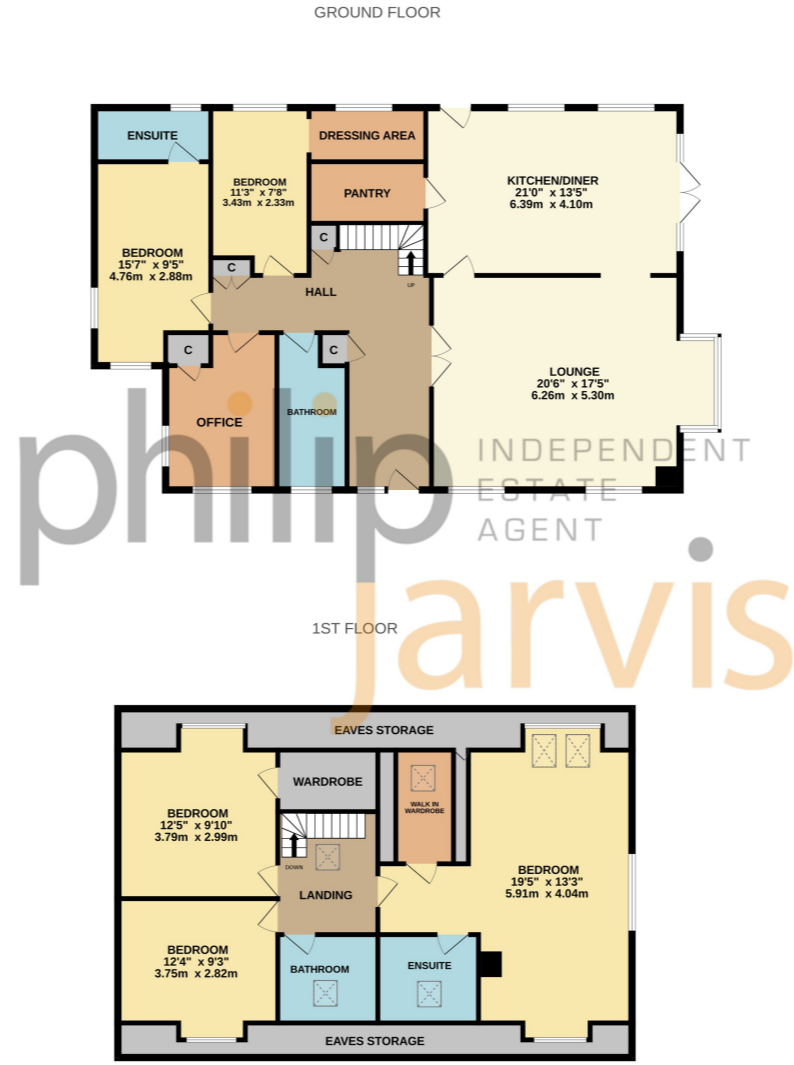
Shingled driveway for at least two vehicles leading to

Double Garage

Up and over double door. Power and light.

Side & Rear Garden

Brick block pathway leading to front door. Substantial wrap around garden which is mainly laid to lawn. Brick block patio area and rear pathway. Well established mature hedge borders and trees.



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	
(55-68)	D	60
(39-54)	E	40
(21-38)	F	
(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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