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**Lenwood Cottage, Lenham Heath Road, Lenham Heath, Maidstone, Kent. ME17 2BS.**

**Guide Price £650,000 Freehold**



## Property Summary

"This really is quite a striking property to admire, a grand family home in a semi rural spot". - Matthew Gilbert, Branch Manager.

Proud to present to the market this versatile four/five bedroom attached home situated in the semi rural location of Lenham Heath found between the commuter villages of Lenham and Charing. There really is a lot to explore with this family home with fantastic room sizes and boasting character feature throughout a viewing comes highly recommended.

The property comprises of an entrance hall, kitchen, dining room, cloakroom, utility room, lounge and a study. To the first floor there are two double bedrooms with an ensuite, a third bedroom, cloakroom and a separate bathroom. To the second floor there is a bedroom and an office.

Outside of the home there is a large front lawn and separate shingled driveway that leads to a substantial double garage whilst to the rear there is a well proportioned garden and suitable patio area.

Well positioned both Lenham and Charing are only a short drive away. Both offer a range of amenities to include shops, railway stations and schools. The M20 is accessed at Junction eight approximately nine miles away by Leeds Castle.

Added to this the property is available to the market with no forward chain.

## Features

- Four/Five Bedroom Farmhouse
- Three/Four Reception Rooms
- Character Features
- Some Updating Required
- EPC Rating: E
- Double Garage
- Semi Rural Location
- Utility Room
- No Forward Chain
- Council Tax Band E



## Ground Floor

### Front Door To

### Hall

Double glazed windows to front. Stairs to first floor landing. Radiator. Wall mounted thermostat. Wall lights.

### Kitchen

Double glazed window to rear. Window to rear. Range of base and wall units. Sink and drainer. Space for washing machine, fridge/freezer and Rangemaster electric oven. Extractor. Tiled walls. Exposed timbers and brickwork.

### Dining Room

Double glazed sash window to front. Radiator. Large feature fireplace with log burner. Second staircase to second first floor bedroom with cupboard underneath. Exposed beams and brick work. Wall lights.

### Utility Room

Double glazed door and window to rear. Radiator. Butler sink. Space for washing machine and tumble dryer. Oil boiler.

### Lounge

Double glazed French doors and windows to rear. Radiator. Wall lights. Feature brick fireplace with log burner.

### Study

Double glazed sash window to front. Double glazed window to side. Radiator.

### WC

Low level WC and wash hand basin. Extractor.

## First Floor

### Landing

Double glazed window to front. Radiator. Stairs to second floor. Wall lights.

### Bedroom One

Double glazed window to rear. Radiator.

### Ensuite

Double glazed window to rear. Sink and vanity unit. Shower cubicle with retractable glass screen and localised tiling. Radiator.

### Bedroom Two

Double glazed sash window to front. Radiator. Wall lights. feature brick fireplace with surround. Small second staircase from the ground floor dining room.

### Ensuite

Double glazed window to rear. Extractor. Heated towel rail. Suite comprising of low level WC, wash hand basin vanity unit and panelled bath with shower attachment localised tiling.

### Bedroom Three

Double glazed sash window to front. Radiator. Built in wardrobes.

### WC

Double glazed window to rear. Radiator. Low level WC and wash hand basin. Localised splash back tiling.

### Bathroom

Double glazed window to rear. Cupboard housing water tank. Suite comprising of low level WC, wash hand basin, bath and separate large corner shower. Localised tiling. Chrome heated towel rail. Small towel cupboard.

## Second Floor

### Landing

Door to

### Bedroom Four

Double glazed Velux window to rear. Radiator. Built in wardrobe. Separate eaves storage.

### Office

Double glazed Velux windows to both front and rear. radiator. Door to eaves storage.

## Exterior

### Front

Large lawned area with mature shrubs and trees. Border to one side. Outside light. Side access.

### Parking

Extensive shingled dirveway leading to

### Double Garage

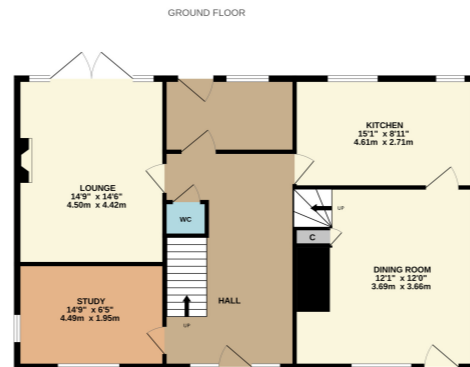
Two sets of double doors. Power and light. Shelving. Side pedestrian access.

### Rear Garden

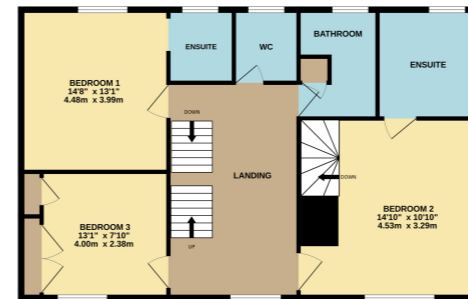
Large lawned rear garden with shrubs to the rear border. Raised vegetable bed and compost bins. Oil tank. Paved patio area and pathway to side access.

### Agents Note

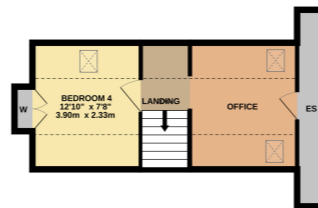
There is Knotweed present on neighbouring land which is currently being treated to protect encroachment onto the premises.



1ST FLOOR



2ND 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 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	71
(21-38)	<b>F</b>	47
(1-20)	<b>G</b>	
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.

Viewing Strictly By Appointment With

