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ESTATE AGENT
Jarvis



14 The Square, Lenham, Maidstone, Kent. ME17 2PQ.

£465,000 Freehold

Property Summary

"Living in Lenham Square is such a special place to be. Added to this there is no onward chain with this cottage." - Philip Jarvis, Director.

A Grade II Listed cottage arranged over three floors. The cottage has many character features and certainly warrants an early viewing.

Currently the cottage is arranged with a well fitted kitchen/breakfast area leading through to a dining area. This area however, could be a sitting area or alternatively the bedroom on the first floor could be also used as the sitting room with the two further rooms being used as bedrooms. There is also a study/dressing room and bathroom.

The property also benefits from gas central heating and there is a pleasant and attractive courtyard to one side of the cottage.

We are also selling 15 The Square in Lenham and the two properties could be combined, as they are currently, to create one large residence.

Centrally positioned in the heart of historic Lenham Square, the cottage is so well positioned for the many amenities of Lenham. The village boasts a range of shops, a doctors surgery and dentist. There are also two schools and a railway station. The M20 motorway is approximately five miles away at Leeds village.

Features

- Three Bedroom End Of Terraced Cottage
- Grade II Listed Property
- Flexibly Arranged Accommodation
- Central Village Location
- EPC Rating: N/A
- Arranged Over Three Floors
- Many Character Features
- Courtyard Garden
- No Onward Chain
- Council Tax Band D

Ground Floor

Stable Door To

Open Plan Kitchen/Breakfast Room Area

14' 6" x 9' 1" (4.42m x 2.77m) Window to side. Feature brick fireplace with wood burning stove. Range of kitchen units. Butler style sink. Zanussi stainless steel cooker with electric oven and five ring gas hob. Extractor over. Granite worktops. Plumbing for washing machine and dishwasher. Cupboard housing Worcester boiler. Space for tumble dryer. Wood flooring. Vertical radiator. Lobby leading to stairs to first floor. Kitchen/Breakfast room leads to

Sitting Room Area

14' 6" x 9' 1" (4.42m x 2.77m) Currently used as a dining area. Window to front. Radiator. Feature fireplace with electric fire. Wood flooring.

First Floor

Landing

Wood panelling. Stairs to second floor.

Bedroom One

15' 4" x 11' 4" (4.67m x 3.45m) This could be used as a sitting room. Window to front. Radiator.

Dressing Room/Study

9' 8" x 6' 5" (2.95m x 1.96m) Window to side. Radiator.

Bathroom

Window to side. White suite of low level WC, pedestal hand basin and roll top bath with telephone style shower attachment. Separate chrome towel rail. Part wood panelled. Downlighting. Extractor.

Second Floor

Landing

Doors to

Bedroom Two

15' 4" x 10' 0" max into roof space (4.67m x 3.05m) Window to side. Radiator.

Bedroom Three

12' 4" x 10' 2" max into roof space (3.76m x 3.10m) Window to side. Radiator

Exterior

Front

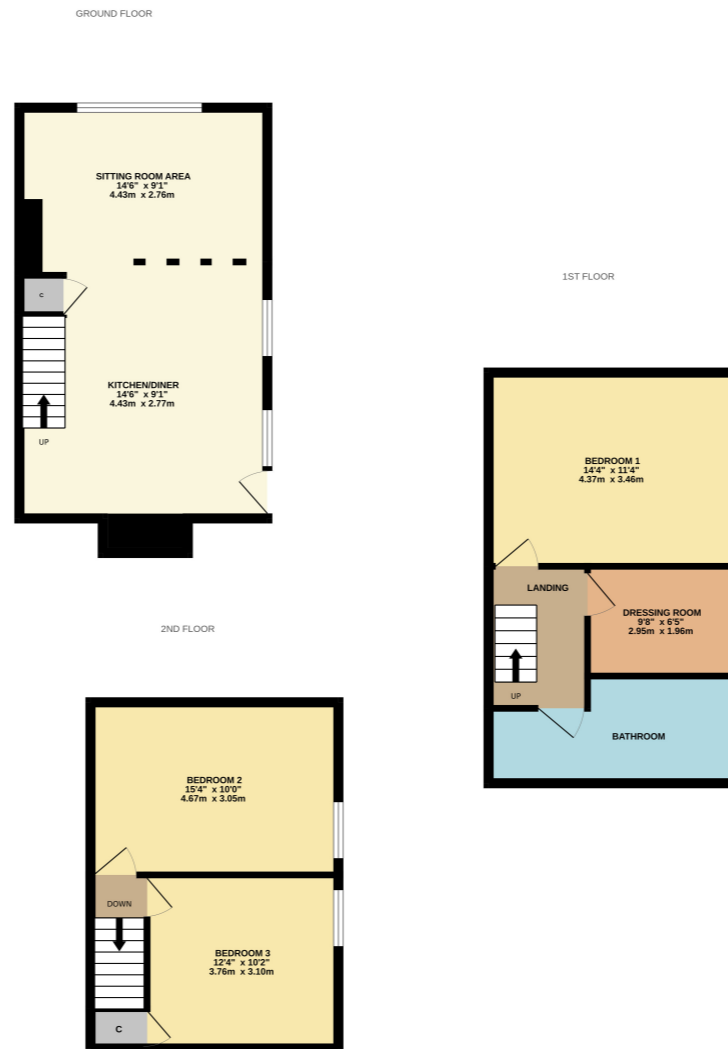
Small area to front with shrubs.

Garden

Courtyard found to one side of the cottage. There is a patio with shrub beds. There is a gate leading to the front of the property.

Agents Note

A fence will be erected between the garden of 14 The Square and 15 The Square.



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 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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