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## 2 Rayners Hill Cottages, Rayners Hill, Lenham, Maidstone, Kent. ME17 2DX.

£545,000 Freehold

### Property Summary

"I love the position of this house. It just has the most beautiful views". - Matthew Gilbert, Branch Manager.

Welcoming to the market this wonderful three bedroom semi detached home on the outskirts of Lenham village siting on the base of the North Downs.

To the ground floor there is an entrance hall, lounge, large kitchen, living and dining room. There is also a handy utility/larder room and separate cloakroom. On the first floor there is a master bedroom, second bedroom with an ensuite shower and third double bedroom, there is also a large family bathroom.

Externally to the front there are lawned areas with far reach views as well as an extensive driveway. To the rear there is a large lawned area, two patio areas and the most useful workshop and separate brick built shed.

Lenham is an extremely popular commuter village that boasts a wide range of amenities and shops as well as useful links to the M20 via Leeds Castle and a direct line to London Victoria.



### Features

- Three Bedroom Semi Detached Home
- Beautiful North Downs Position
- Ensuite
- Larder/Utility Room
- Workshop
- Large Driveway
- Council Tax Band D
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed obscured window to front. Stairs to first floor. Radiator. Coat hook. Thermostat.

### **Kitchen/Living/Dining Room**

32' 11" x 10' 7" (10.03m x 3.23m) Double glazed window to front, side and rear. Double glazed doors to rear access. Range of base and wall units. Sink and drainer. Space for appliances to include range master, dishwasher and tall fridge/freezer and under counter freezer. Localised tiling. Spice rack. Two radiators. Log burner with surround. TV & BT point. Picture rail.

### **Larder/Utility Room**

Double glazed window to rear. Wall and base units. Space for washing machine and separate tumble dryer. Extractor. Consumer unit. Shelving.

### **Formal Lounge**

14' 11" x 14' 5" (4.55m x 4.39m) Double glazed window to both front and rear. Radiator. Tv point. Gas fire with surround. Picture rail.

### **WC**

Low level WC and wash hand basin. Storage cupboards. Under stairs storage cupboard. Extractor.

## **First Floor**

### **Landing**

Double glazed window to front and rear. Radiator. Hatch to loft access. Cupboard housing water tank.

### **Bedroom One**

14' 1" x 9' 10" (4.29m x 3.00m) Double glazed window to front and rear. TV point. Built in wardrobes. Picture rail.

### **Bedroom Two**

11' 1" x 11' 0" (3.38m x 3.35m) Double glazed window to rear. Radiator. Picture rail. TV point.

### **Ensuite**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass screen and Mira power shower. Extractor. Radiator.

### **Bedroom Three**

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to front. Radiator. Built in cabinets. Drawers and wardrobes. Picture rail.

### **Family Bathroom**

Double glazed obscured window to side. Suite comprising low level WC, wash hand basin and bath with shower attachment and glass screen. Localised tiling. Chrome heated towel rail. Extractor.

## **Exterior**

### **Front Garden**

Paved pathway leading to the front door. Area laid to lawn. Mature shrubs, plants and trees. Small pond. Pedestrian side access. Outside light. Outside power sockets.

### **Parking**

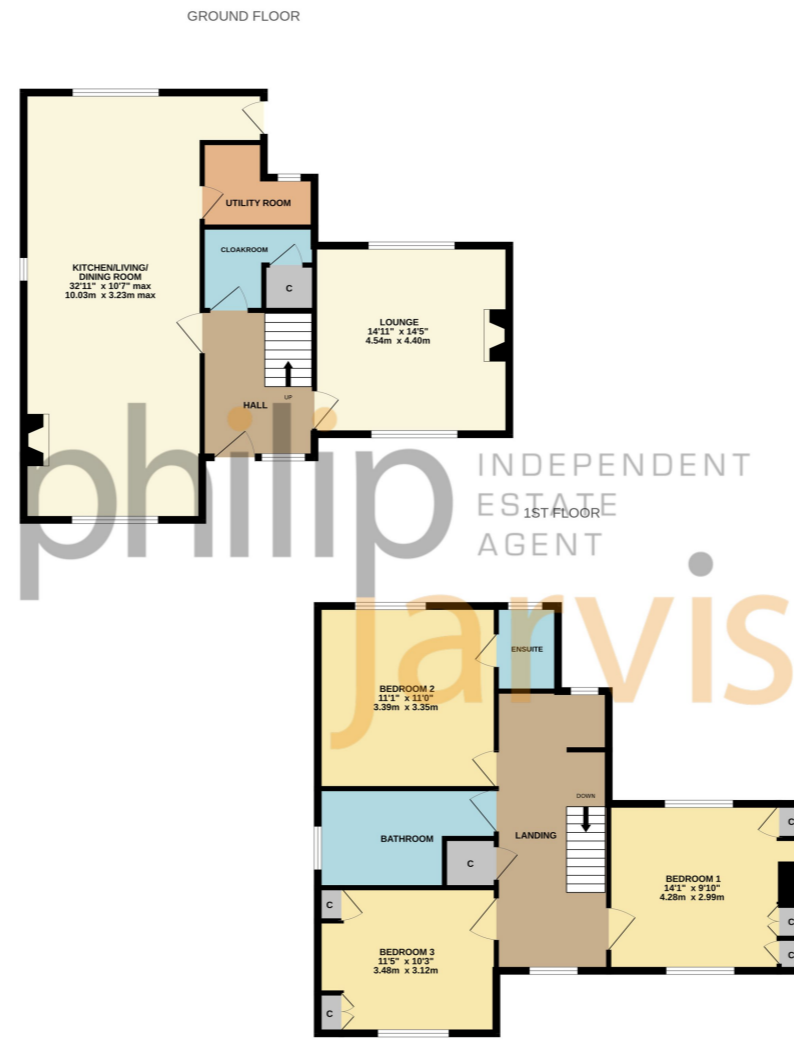
Hard standing parking area for one vehicle with five bar gate leading to large driveway with multiple parking spaces.

### **Rear Garden**

Mainly laid to lawn. Two large separate patio areas. Well stocked garden with shrubs, plants, herbs and trees. Outside tap. Outside lighting. Pedestrian side access. Small brick built shed to remain.

### **Workshop & Summerhouse**

Power and light.



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>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.



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