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## 16 The Square, Lenham, Maidstone, Kent. ME17 2PQ.

£670,000 Freehold

### Property Summary

"This wonderful cottage is bursting with character and the location is perfect for village life". - Matthew Gilbert, Branch Partner.

Available to the market is this incredibly well presented and substantial three bedroom Grade II \* listed cottage found within the heart of the medieval village centre of Lenham.

Currently the home comprises of an entrance hall, lounge, dining room and kitchen/breakfast room. To the first floor there is a master bedroom with an ensuite shower room and family bathroom.

To the second floor there are two further double bedrooms.

Externally to the front you will find access to your single garage via the gated development of Wickham Place found nearby.

To the rear there is lovely courtyard garden to enjoy.

Added to this the property offers a wealth of character features to include exposed beams, brickwork and fireplaces.

Located in the heart of the 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 mainline railway station with direct route to London. The M20 motorway is approximately five miles away at Leeds Castle.

This extraordinary home really needs to be seen to appreciate its offering so please book a viewing to avoid disappointment.

### Features

- Three Bedroom Cottage
- Arranged Over Three Floors
- Ensuite To Master Bedroom
- No Forward Chain
- Garage En Bloc
- EPC Rating: D
- Grade II\* Listed
- Two Reception Areas
- Courtyard Garden
- Prominent Village Location
- Council Tax Band: F

## **Ground Floor**

### **Front Door To Hall**

Stairs to first floor. Radiator. Wall light. Exposed beams.

### **Lounge**

Sash windows to front and side. Radiator. Wall lights. Exposed beams. Large inglenook fireplace with stone surround.

### **Dining Room**

18' 5" x 11' 4" (5.61m x 3.45m) Sash window to side. Radiator. Wall lights. Storage cupboard. Separate built in corner cabinet. Feature gas fireplace with brick surround. Exposed beams. TV point.

### **Inner Hall**

Door to cellar.

### **Kitchen/Breakfast Room**

19' 6" x 8' 4" (5.94m x 2.54m) Window to side. Door to rear access. Double glazed Velux window to side. Range of base and wall units with stone worktop. Integrated tall fridge/freezer, washing machine, slimline dishwasher and sink area. Space for range style gas cooker. Extractor above. Radiator.

## **First Floor**

### **Landing**

Window to rear. Stairs to second floor. Wall lights. Radiator. Open fireplace. Cupboard housing water tank. Exposed.

### **Bedroom One**

21' 2" x 15' 1" max (6.45m x 4.60m) Two sash windows to front. Sash window to side. Two radiators. Exposed beams. Feature wall panelling. BT point. Two sets of built in double wardrobes.

### **Ensuite**

Fully tiled walls. Extractor. Suite comprising of low level WC, wash hand basin, bath and shower cubicle with glass door. Exposed beams. Feature towel radiator.

### **Bathroom**

Sash window to side. Suite comprising of high level WC, claw foot freestanding bath, hand basin and walk in shower cubicle with glass door. Feature towel radiator. Localised tiling. Exposed beams. Built in cabinets.

## **Second Floor**

### **Bedroom Two**

13' 2" x 9' 11" (4.01m x 3.02m) Sash window to front. Exposed beams. Decorative fireplace. Hatch to loft access. Walk in wardrobe cupboard.

### **Bedroom Three**

Sash window to side. Radiator. Exposed beams. Large cupboard housing water tank.

### **Exterior**

#### **Front**

Raised step and footpath to front door. Outside light.

#### **Rear Garden**

Brick block courtyard. Outside tap. Outside light. Pedestrian rear access to

#### **Single Garage**

Power and light. Vehicular access via a gated entrance for Wickham Place.



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>	<b>74</b>
(55-68)	<b>D</b>	<b>59</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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