







# 3 High Street, Lenham, Maidstone, Kent. ME17 2QD. £595,000 Freehold

## **Property Summary**

"It is not often that a substantial property comes available in the centre of the village with a both commercial and residential mix". - Philip Jarvis, Director.

A five bedroom terraced house found within metres of Lenham Square.

Offering so much potential an internal viewing is imperative to fully appreciate everything this character property has to offer.

Currently there is a double fronted retail space to the front of the building offering two sales areas as well as a store/kitchen and cloakroom. This will be offered with vacant possession.

Behind the commercial premises is a kitchen/breakfast and dining room with doors onto the courtyard.

On the first floor there is further residential accommodation to include a sitting room, two bedrooms, one with an ensuite and a further shower room plus a fifth bedroom/study. On the top floor are two further bedrooms.

There is a courtyard garden and a further garden area and potential parking is available in the nearby square for residents of Church Square.

If you are looking for a home to combine with a business then this could be the property for you.

Lenham is a most popular historic village boasting a wide range of amenities and shops. There are two schools in the village and mainline railway station. There is also good access to the M20 motorway approximately five miles away at Leeds Castle.

### **Features**

- Residential & Commercial Mix of Property
- Many Character Features
- Central Village Location
- Ensuite Shower Room To Master Bedroom
  Two Retail Areas To Front Of Building
- Courtyard & Further Garden Area
- Internal Viewing Recommended
- EPC Rating: TBC

- Five Bedroom House
- Arranged Over Three Floors
- Three Reception Areas
- Residents Parking Area
- Council Tax Band D

#### **Ground Floor**

#### **Entrance Door To**

#### Lobby

Open through to dining room and kitchen.

#### **Dining Room**

13' 5"  $\times$  12' 6" max (4.09m  $\times$  3.81m) Double glazed bifold doors onto courtyard. Brick fireplace with wood burning stove. Wood flooring.

#### Kitchen

16' 2" x 7' 8" (4.93m x 2.34m) Window to side. Range of painted cupboards. Tiled and marble worktops. White one and a half bowl sink unit. Dual fuel cooker. Plumbing for washing machine and dishwasher. Space for large fridge/freezer. Wood flooring.

#### **Breakfast Room**

16' 2" x 10' 3" (4.93m x 3.12m) Vinyl plank flooring. Stairs to first floor. Fireplace.

#### **Shop Area**

13' 2"  $\times$  10' 3" (4.01m  $\times$  3.12m) and 9' 5"  $\times$  9' 1" (2.87m  $\times$  2.77m) There are two retail areas. Three windows to front. Laminate flooring. Part panelling.

#### Store Room/Kitchen

5' 10" x 5' 8" (1.78m x 1.73m) Sink unit. Two cupboards. Door to

#### Cloakroom

Frosted window to rear. Low level WC. Pedestal hand basin.

#### **First Floor**

#### Landing

Stairs to second floor. Two sets of double cupboards to include airing cupboard.

#### **Sitting Room**

15' 6"  $\max x$  10' 10" (4.72m x 3.30m) Secondary double glazed sash window to front. Tiled fireplace with wood mantle. Radiator. Panelling. Cupboard and shelving to one recess. Door to

#### **Bedroom Five/Study**

9' 10"  $\times$  9' 9" (3.00m  $\times$  2.97m) plus 10' 0"  $\times$  5' 10" (3.05m  $\times$  1.78m) Sash window to front. Window to rear. Radiator.

#### **Bedroom One**

13' 4"  $\times$  8' 6" to wardrobe door (4.06m  $\times$  2.59m) Window to rear with shutters. Fitted wardrobes to one wall. Radiator.

#### **Ensuite Shower Room**

Frosted window to rear. Concealed low level WC. Fully tiled corner shower cubicle. Corner hand basin. White towel rail. Tiled floor.

#### **Bedroom Two**

12' 6" x 10' 4" (3.81m x 3.15m) Window to side. Radiator. Ornate fireplace.

#### **Shower Room**

Frosted window to side. White suite of low level WC, pedestal hand basin and walk in shower. Chrome towel rail. Further tiling and panelling. Downlighting. Access to loft.

#### Second Floor

#### Landing

Two cupboard off staircase to second floor.

#### **Bedroom Three**

13' 10" into roof space x 11' 10" (4.22m x 3.61m) Currently used a a sitting room. Sash window to front. Radiator. Double cupboard.

#### **Bedroom Four**

12' 0" into roof space x 9' 8" narrowing to 8' 2" (3.66m x 2.95m) Currently used as a dining area. Window to side. Sink unit. Walk in cupboard.

#### **Exterior**

#### Courtyard

There is an attractive courtyard off the dining room made up of a patio area. There is also a garden shed.

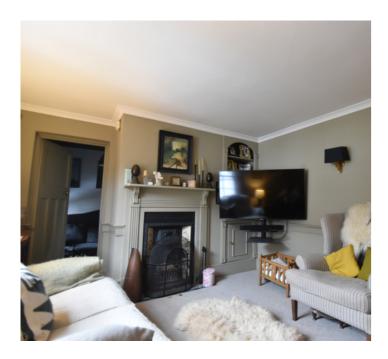
#### Garden

Adjacent to the courtyard is a further garden area with a mix of plants, shrubs and trees.

#### **Parking**

There is use of Church Square for parking which is for the residents of Church Square. We would recommend you check the ownership of The Square with your solicitor/conveyancer before purchasing the property.









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 contact. included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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