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## Constance Villa, Pye Corner, Ulcombe, Maidstone, Kent. ME17 1EF.

£435,000 Freehold

### Property Summary

"I love the plot on offer. This rural location is a perfect hideaway". -Matthew Gilbert, Director.

Available to the market for the first time in over 60 years is this three bedroom detached cottage on the edge of Ulcombe village. Boasting fantastic plot and garage to one side there really is al to to admire.

The property to the ground floor consists of an entrance hall, kitchen, utility room and WC, through lounge/dining room and conservatory. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally the property sits in the middle of the plot which offers ample parking, garage with inspection pit and far reaching countryside views.

Situated in the small Hamlet of Pye Corner just outside the village of Ulcombe. This home is ideally located to take advantage of the M20 found nearby as well as the mainline stations to London located in both neighbouring villages of Headcorn, Harrietsham and Lenham.

There is a range of local shops and amenities within the surrounding villages but for a much wider range of facilities in the larger towns of Maidstone and Ashford that can be found nearby.

I feel this beautiful home is a fantastic proposition for any purchaser and I would highly recommend a viewing at your earliest convenience.

### Features

- Three Bedroom Cottage
- Approximately Third of An Acre Plot
- Garage With Inspection Pit
- Utility Room
- EPC Rating: E
- Detached
- Some Updating Required
- Conservatory
- Council Tax Band: E

## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor landing with cupboard underneath. Separate large cupboard housing consumer unit. BT point.

### **Kitchen**

Double glazed window to rear. Range of base and wall units. Stainless steel sink and drainer. Space for cooker. Extractor. Localised tiling.

### **Utility Room**

Double glazed window to rear. Double glazed door to rear. Radiator. Range of base and wall units. Space for white goods.

### **Lounge/Dining Room**

Double glazed window to front. Double glazed window to side. TV point. Feature brick fireplace. Two radiators. Double glazed sliding door to

### **Conservatory**

Double glazed window to side and rear. Double glazed door to rear access.

### **WC**

Double glazed obscured window to side. Low level WC, wash hand basin, Radiator. Splash back tiling. Cupboard.

## **First Floor**

### **Landing**

Double glazed window to side. Hatch to loft access. Small storage area.

### **Bedroom One**

Double glazed window to side. Cupboard housing water cylinder.

### **Bedroom Two**

Double glazed window to front and side. Radiator.

### **Bedroom Three**

Double glazed window to rear.

### **Bathroom**

Double glazed obscured window to front. Suite comprising of low level WC, wash hand basin and panelled bath. Retractable glass screen. Fully tiled walls. Radiator.

### **Exterior**

#### **Front Garden**

Gated entrance. Raised border to one side with shrubs and herbs. Mature hedge to the front.

#### **Parking Area**

Driveway for several vehicles. Hard standing area.

#### **Garage**

Large double garage with power and light. Mechanic pit. Rear access.

#### **Garden**

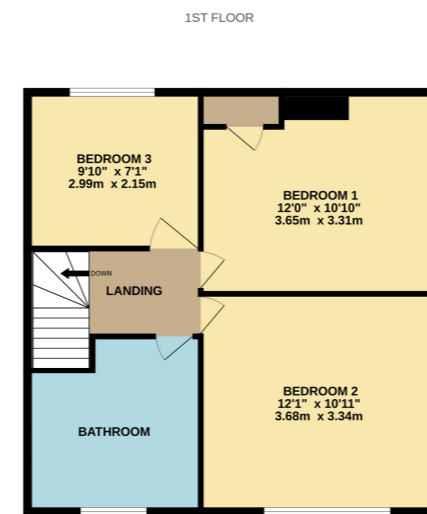
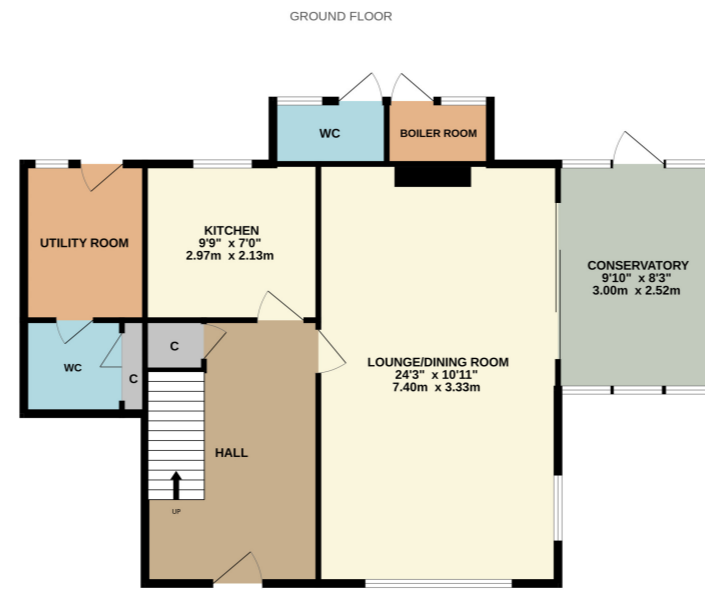
Overall plot measuring approximately a third of an acre. Mainly laid to lawn. Shrubs. Plants and trees to borders. Oil tank. Shed to remain.

#### **Boiler Room**

Window to rear. Floor standing oil boiler.

#### **WC**

Obscured window to rear. Corner hand basin and high level WC.



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			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(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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