



philip  
INDEPENDENT  
ESTATE  
AGENT  
Jarvis





## 2 Vineys Cottages, Upper Street, Leeds, Kent. ME17 1SE.

£550,000 Freehold

### Property Summary

"It was impossible not to have a smile on my face as I walked through this home. It is absolutely brimming with character". - Matthew, Gilbert, Branch Manager.

Proudly presenting to the market this medieval cottage. Believed to date back to the 15th century, this house was once a Wealden Hall house. This wonderful example of a Tudor home will leave you in awe as you discover each and every room. Bursting with character with exposed beams, brickwork, stone and timber floors and multiple fireplaces.

This striking period home is located in the middle of Leeds village, which boasts a primary school, public house, village hall and the popular Leeds Castle. There is also great access to the M20 and main bus route to Maidstone town centre. Headcorn and Bearsted are located nearby that both a wider range of amenities and offer a direct line to London.

This period cottage comprises to the ground floor of an entrance hall, well proportioned lounge with large inglenook fireplace, dining room with a fireplace, kitchen and WC. To the first floor there is a master bedroom boasting an ensuite and dressing room. There is also a second bedroom upstairs throughout this floor there are wonderful exposed beams including a statement crown post to admire.

Externally there are both front and rear gardens. To the rear the garden is well stocked and beautifully presented. There is also a log store, shed and brick built workshop. There is also access to the driveway at the rear.

Added to this there is the additional benefit of gas central heating, mains drainage and secondary glazed windows.

This home is quite a breath taking piece of history and really needs to be viewed to appreciate everything on offer.

### Features

- Grade II\* Listed Cottage
- Private Driveway
- Two Bedrooms
- EPC Rating: N/A
- Inglenook Fireplace
- Beautiful Character Features Throughout
- No Forward Chain
- Council Tax Band F

## **Ground Floor**

### **Front Door To**

### **Hallway**

Internal leaded window. Exposed beams. Stairs to first floor with cupboard underneath. Stone floor with underfloor electric heating.

### **Kitchen**

Leaded window with secondary glazing to front and side. Door to rear access. Range of wooden base and wall units with worktops. Butler style sink. Integrated appliances to include electric oven, gas hob and washing machine. Space for tall fridge/freezer. Larder. Cupboard housing boiler. Plinth electric heater. Stone floor. Serving hatch.

### **Lounge**

Leaded single glazed window to front and rear with secondary glazing. Exposed beams. Large inglenook fireplace with exposed brick work. feature log burner. Wall lights. Stone floor with electric underfloor heating. Radiator. TV point.

### **Dining Room**

Two single glazed leaded window to front with secondary glazing. Exposed brickwork. Fireplace with brick surround. Stone floor with electric underfloor heating. Wall lights. Radiator.

### **WC**

Obscured window to rear. WC with integrated wash basin.

## **First Floor**

### **Landing**

Window to rear with secondary glazing unit. Exposed beams. Hatch to loft access.

### **Bedroom One**

Single glazed leaded window to front with secondary glazing unit. Window to rear with secondary glazed unit. Exposed beams. Brick fireplace with feature burner. Cupboard. Radiator.

## **Ensuite Bathroom**

Two single glazed obscured windows to side both with secondary glazed units. Suite comprising of low level WC, feature hand basin, claw foot bath with stand alone taps and shower attachment. Separate shower cubicle with retractable glass screen and localised tiled walls. Exposed beams. Hatch to loft access. Feature radiator.

### **Dressing Room**

Single glazed leaded window to front with secondary glazed unit. Range of shelving and hanging rails. BT point.

### **Bedroom Two**

Two single glazed leaded windows to front both with secondary glazed units. Brick fireplace. Cupboard and separate wardrobe. Wall light. Radiator.

## **Exterior**

### **Front Garden**

Two well maintained lawned area. Two pedestrian entrance gates with brick pathways leading to both front door and separate side access. Shrubs to front border. Side lawned area with mature shrubs and bushes. Outside light. Post box.

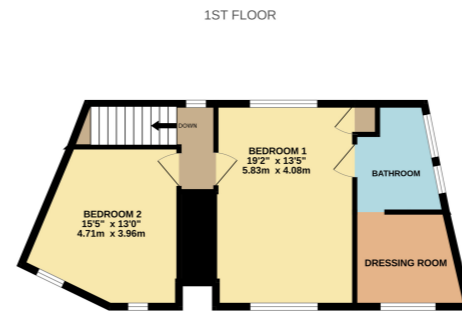
### **Rear Garden**

Manicured cottage style garden which is mainly laid to lawn. Various shrubs, plants and trees to borders. Separate meadow style garden area. Timber and brick built sheds to remain. Raised paved patio area. Separate raised shingled section. Outside tap. Covered log and coal store. Power point.

### **Parking**

Shared access to private tandem driveway for at least two vehicles.





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.  
Made with Metriplex ©2024

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.



Viewing Strictly By Appointment With

