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# Wierton Villa, Headcorn Road, Grafty Green, Maidstone, Kent. ME17 2AP.

Offers in Excess of £300,000 Freehold

## Property Summary

**"This sweet cottage is set in the middle of a really popular village and would be an ideal home for a downsizer or someone looking to escape to a more rural setting and open spaces all around" - Matthew Gilbert, Branch Manager.**

Available to the market is this incredibly well presented cottage situated on the edge of Grafty Green village. The property comprises of front porch area, large kitchen/dining room as well as separate lounge. To the first floor there are three bedrooms and separate bathroom.

Externally to the front there is a private hard standing area for one parking space as well as a paved patio area to enjoy. To the rear there is a garden which is mainly laid to lawn, large patio area and brick shed housing the oil fired boiler.

The popular village of Grafty Green is home to two local public houses and village hall. The larger neighbouring of villages of Headcorn and Lenham are only a short drive away and offer a wide range of amenities and facilities as well as a mainline railway stations to London.

A cottage like this rarely comes available and should be viewed at your earliest convenience.

## Features

- Three Bedroom Mid Terraced Cottage
- Village Location
- Oil Fired Central Heating
- Council Tax Band D
- Parking For One Vehicle
- Rear Garden
- Double Glazed Throughout
- EPC Rating: E



**Ground Floor**

**Front Door To**

**Porch**

Double glazed window to both sides.

**Kitchen/Diner**

17' 4" x 8' 10" (5.28m x 2.69m) Double glazed window to front.  
Double glazed window and double glazed door to rear. Stairs to first floor. Range of base and wall units. Integrated electric oven. Electric hob with extractor over. Stainless steel sink and drainer. Space for white goods. Localsied tiling.

**Lounge**

22' 7" x 11' 1" (6.88m x 3.38m) Double glazed window to front.  
Double glazed French door to rear. TV point. Cupboard housing consumer unit.

**First Floor**

**Landing**

Hatch to loft access.

**Bedroom One**

12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to front.  
Radiator. Built in wardrobe and separate built in storage cupboard.

**Bedroom Two**

8' 11" x 8' 4" (2.72m x 2.54m) Double glazed window to front.  
Radiator. Built in wardrobe and separate built in storage cupboard.

**Bedroom Three**

9' 9" x 5' 4" (2.97m x 1.63m) Double glazed window to rear.  
Radiator. BT point.

**Bathroom**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and panelled bath with retractable screen and power shower. Cupboard housing water tank. Localsied tiling. Radiator. Extractor.

**Exterior**

**Front**

Paved patio area with steps leading to front door. Shingled area raised red brick border.

**Parking**

Hard standing parking area for one vehicle.

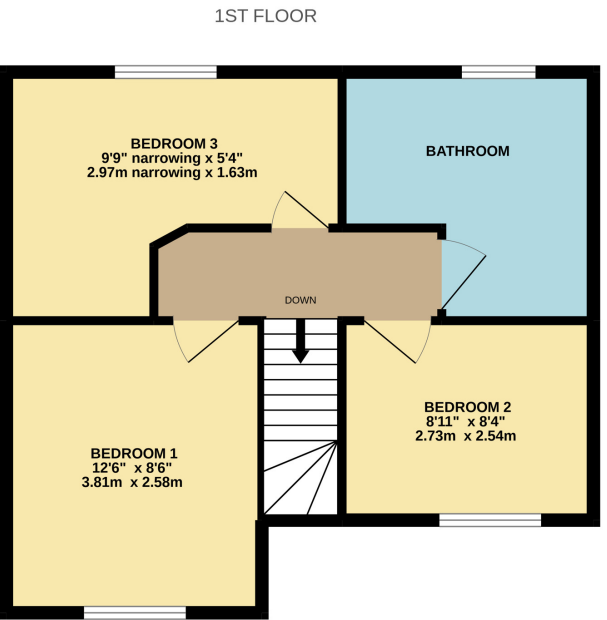
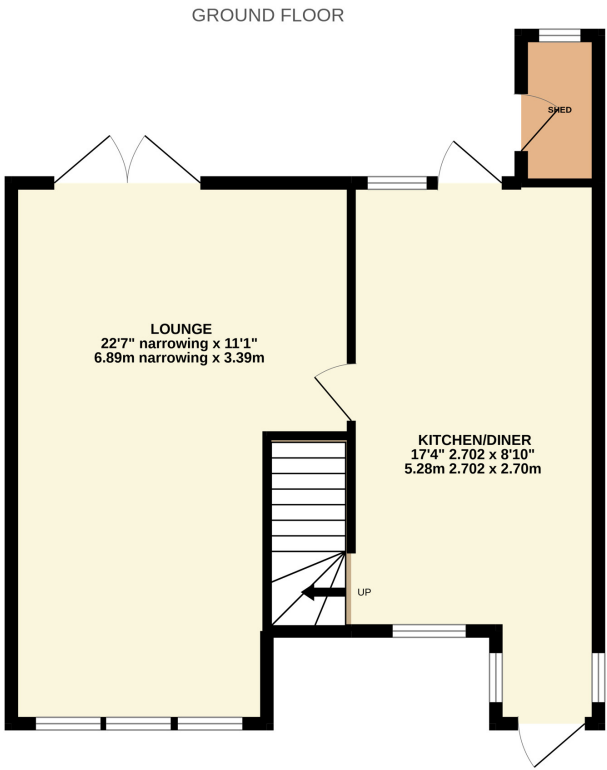
**Rear Garden**

Mainly laid to law. Paved patio area. Outside tap. Rear pedestrian access. Oil tank.

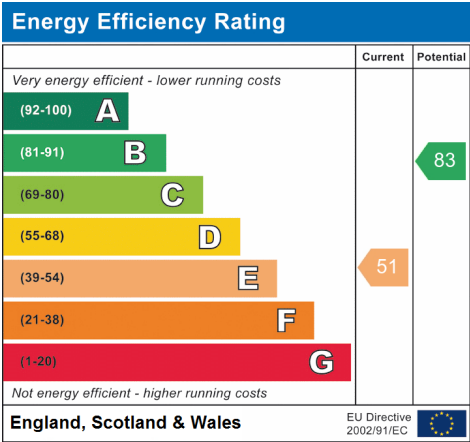
**Brick shed**

Door to access. Double glazed window to rear. Power and light. Oil fired boiler. Shelving. Consumer unit.





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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