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1 Water Lane Cottages, Water Lane, Ulcombe, Maidstone, Kent. ME17 1DL.

Guide Price £400,000 Freehold

Property Summary

"There is so much potential with this gorgeous rural cottage, come and see for yourself". - Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £400,000-£425,000****



Presenting to the market this fantastic opportunity to acquire a beautiful home in need of updating with its vast plot with incredible potential measuring over half an acre.

Located on the no through road of water Lane on the edge of Ulcombe there is great access to the M20 as well as the villages of Kingswood and Lenham found nearby with a wide range of shops and amenities.

The cottage comprises of an entrance porch, lobby area, lounge, dining room, kitchen and bathroom. To the first floor there are three bedrooms.

Externally to the front there is ample parking with a carport and single garage. To the rear there is a wonderful plot to explore with ponds and formal gardens. There really is so much to admire. So please book a viewing without delay.



Features

- Open Day 10th May 2025 (Registration Required)
- Partially Double Glazed
- Refurbishment Required
- Vacant Possession
- EPC Rating: F
- Three Bedroom Semi Detached Cottage
- Car Port & Single Garage
- Rural Position With Views
- Overall Plot Measuring Approximately 0.65 Acres
- Council Tax Band E

Ground Floor

Front Door To

Porch

Window to front and side. Inner door to

Lobby

Double glazed window to side. Window to rear. Double doors to rear. Fitted cupboard units. Wooden wall panelling. Electric meter cupboard. Hatch to loft access.

Lounge

17' 9" x 12' 9" (5.41m x 3.89m) Double glazed window to front and side. Stairs to first floor landing. Open brick fireplace. Shelving. Radiator. Wall light.

Kitchen

11' 6" x 7' 9" (3.51m x 2.36m) Double glazed window to rear. Door to rear access. Range of base and wall units. Sink and drainer. Space for electric cooker with extractor over. Space for washing machine and under counter fridge/freezer.

Dining Room

11' 7" x 11' 7" (3.53m x 3.53m) Double glazed window to front. Electric radiator. Open fireplace. Built in dresser, desk and shelves. Wall lights.

Bathroom

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and panelled bath with electric shower above and screen.

First Floor

Landing

Double glazed window to rear. Hatch to loft access. Electric radiator.

Bedroom One

15' 6" x 12' 10" (4.72m x 3.91m) Double glazed window to both front and rear. Electric wall radiator. Cupboard housing water tank.

Bedroom Two

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to front. Two electric radiators. Built in wardrobes and separate desk. Hatch to loft access.

Bedroom Three

11' 8" x 7' 8" (3.56m x 2.34m) Double glazed window to rear. Electric radiator. Built in double wardrobe and separate wall mounted shelving.

Exterior

Front Garden

Raised beds with shrubs and bushes. Water butt. Raised brick border. Side access.

Parking

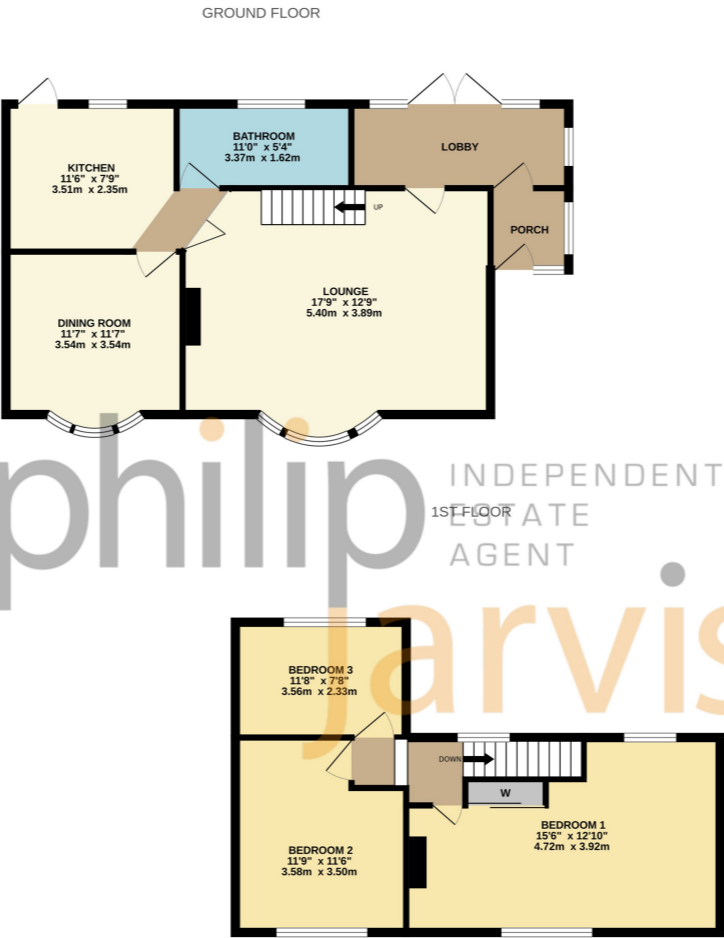
Concrete and shingled driveway for several vehicles. Covered car port leading to

Garage

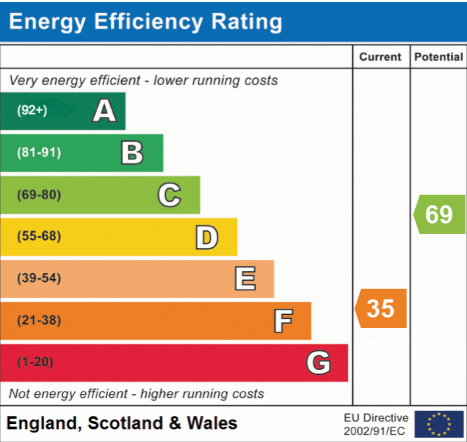
Up and over door. Power and light.

Gardens

Extensive plot arranged to include a vast lawned area, herb and vegetable garden, summerhouse, greenhouse, paved patio area and external brick built sheds. Ponds. Extremely well established garden with paved pathway and a private aspect. Mature extensive mix of shrubs, plants and trees.



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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