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INDEPENDENT  
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AGENT

# 1-2 Warren Cottages Headcorn Road, Sandway, Kent. ME17 2PD.

£675,000 Freehold



## Property Summary

"What I really like about this cottage is the flexible arrangement of rooms on offer and the attractive 65ft garden to one side leading to the 40ft tandem garage". - Sam Newman, Marketing Consultant.

1-2 Warren Cottages were originally two ragstone cottages believed to date back to the first half of the nineteenth century. They have now been converted to one larger cottage and with an extension to one side offering well proportioned accommodation arranged over three floors.

The current owners have spent much time and effort in developing the cottage into a most comfortable home that is being sold with no onward chain.

Downstairs there are four reception areas to include a dual aspect sitting room, 17ft dining room, study and conservatory. Added to this there is a kitchen/breakfast room and utility cloakroom/area.

On the first floor there are four double bedrooms including the master bedroom with an ensuite bathroom. In addition there is a most useful hobbies room/further study area leading to the fifth bedroom/attic room on the second floor.

The cottage sits on a generous sized plot with the gardens predominately found to one side of the property. The gardens are laid mainly to lawn with two shingled parking areas, one next to the property and other found to the front of the 40ft garage.

The cottage is found in the Hamlet of Sandway between Lenham and Platts Heath. Lenham is only a short drive in the car and offers a full range of amenities to include two schools and a railway station. The M20 motorway is approximately five miles away.

## Features

- Five Bedroom Detached Property
- Three Reception Areas Plus Conservatory
- Four Double Bedrooms
- Bedroom Five/Attic Room
- Overall Plot of Approximately 1/5 Acres
- Attractive Garden Predominately To One Side
- Council Tax Band G
- Formerly Two Cottages
- Fitted Kitchen & Utility/Cloakroom
- Master Bedroom With Ensuite Bathroom
- Hobbies Room/Further Study Area
- 40ft Tandem Garage With Two Parking Areas
- No Onward Chain
- EPC Rating: E

**Ground Floor****Entrance Door To****Lobby**

Door to

**Hall**

6' 8" x 8' 0" (2.03m x 2.44m) Double glazed window to front. Stairs to first floor. Small understairs cupboard. Radiator.

**Sitting Room**

18' 0" x 15' 9" (5.49m x 4.80m) Double glazed window to front and double glazed doors and full length windows to side overlooking garden. Feature open fireplace. Set of louvre doored cupboards. Skirting board heating. Television point.

**Dining Room**

18' 0" x 10' 8" (5.49m x 3.25m) Double glazed window to front and double glazed window to Conservatory. Feature open brick fireplace. Radiator. Casement doors to Sitting Room and casement door to Conservatory.

**Study**

16' 0" x 7' 2" (4.88m x 2.18m) Double glazed window rear and side. Radiator.

**Kitchen/Breakfast Room**

11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window to rear. Range of Pine base and wall units. Exposed brickwork. Beige 1 1/2 bowl sink unit. Integrated fridge/freezer. Leisure Rangemaster 110 Range cooker. Bosch integrated dishwasher. Further integrated freezer. Extractor to wall. Integrated dishwasher. Pantry. Amtico flooring.

**Conservatory**

16' 6" max x 10' 6" (5.03m x 3.20m) Double glazed windows to sides and rear. Double glazed doors to rear. Radiator. Wood effect flooring.

**Inner Lobby**

Cupboard with shelving. Leads through to

**Utility/Cloakroom**

Double glazed frosted window to rear. Low level WC. Wall hung hand basin. Tiled walls. Plumbing for washing machine. Set of base and wall cupboards.

**First Floor****Landing**

Double glazed window to side. Deep storage cupboard. Radiator.

**Bedroom One**

19' 2" x 13' 7" narrowing to 9' 5" (5.84m x 4.14m) Two double glazed windows to side and double glazed window to rear. Built in wardrobe cupboards with matching dressing table area, bedside cabinets and drawers. Two radiators. Door to

**Ensuite Bathroom**

8' 4" x 6' 0" (2.54m x 1.83m) Double glazed frosted window to rear. Suite of low level WC, vanity hand basin and panelled bath with shower attachment. Heated towel rail. Fully tiled. Storage cupboard.

**Bedroom Two**

14' 0" x 9' 3" (4.27m x 2.82m) Double glazed window to front. Triple wardrobe cupboard. Radiator.

**Bedroom Three**

12' 1" x 9' 5" (3.68m x 2.87m) Double glazed window to front. Radiator.

**Bedroom Four**

11' 5" x 8' 10" (3.48m x 2.69m) Double glazed window to rear. Airing cupboard. Radiator.

**Bathroom**

9' 4" x 6' 5" (2.84m x 1.96m) Double glazed frosted window to rear. White suite of low level wc, vanity hand basin with further cupboard to one side and mirrored cabinet above. Panelled bath with separate shower unit. Fully tiled. Heated towel rail. Radiator.

**Hobbies Room**

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed window to front. Radiator. Door to

**Second Floor****Attic Room/Bedroom Five**

22' 0" x 9' 10" (6.71m x 3.00m) Restricted head height. Two double glazed Velux windows to rear. Recess lighting. Storage space.

**Exterior****Front Garden**

Enclosed by hedging and fencing. Laid mainly to lawn. Extensive shingled parking area.

**Rear Garden**

Laid mainly to lawn. Approximately 70ft wide by 16ft deep. Flint wall to one side. Garden shed and oil tank. Pedestrian access to the front of the property. The rear garden leads through to side garden.

**Side Garden**

This area is approximately 65ft by 60ft. Again laid mainly to lawn with a mix of shrubs and plants. There is a brick path leading to the garage.

**Garage**

Approximately 40ft in length. There is power and lighting and a pedestrian door to one side. There are two wooden doors to the front. In front of the garage is a further shingled parking area.



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+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing Strictly By Appointment With



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