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# Tophill Cottage Woodside Green, Lenham, Kent. ME17 2ET.

£820,000 Freehold

## Property Summary

"I think this is quite a stunning home. Offering rustic charm, twinned with bright and airy rooms and the most beautiful rural position". - Matthew Gilbert, Branch Manager.

Proudly presenting the market this beautiful four bedroom detached home located on the edge of the North Downs, benefitting from amazing and tranquil views whilst positioned only a four minute drive away from Lenham village centre.

This comprehensive home comprises of a dining hall, kitchen/breakfast room, sitting room, utility room and downstairs shower room. To the first floor there are two double bedrooms, a bathroom and separate shower room. To the second floor there are two further bedrooms accessed via two separate staircases.

There is extra accommodation with this home to include two separate outside home offices as well as a single garage with an extended workshop area.

The substantial gardens at Top Hill Cottage wrap around the sides of the home and are mainly laid to lawn whilst offering various seating sections and fire pit area. There are a wide range of shrubs, plants, trees and fruit trees. There is also a vegetable garden and greenhouse, a large storage container and a metal shed on a concrete base.

There are some fantastic character features throughout this home and there really is a lot to admire.

Lenham village which is located nearby boasts a wide range of shops, restaurants and facilities to include doctors surgery, primary and secondary school and library.

This beautifully positioned home really needs to be seen to appreciate everything on offer, so book a viewing without delay.



## Features

- Beautiful Detached Cottage
- Two Bathrooms & Shower Room
- Far Reaching Views
- Close to Lenham Village Centre
- EPC Rating: E
- Four Bedrooms
- Useful Outbuildings/Offices
- North Downs Position
- Direct Line Fibre Broadband
- Council Tax Band F

## Ground Floor

### Front Door To

### Porch

Coat hook.

### Dining Hall/Snug

13' 0" x 11' 11" (3.96m x 3.63m) Double glazed window to front, Radiator. TV & BT point. Open fireplace with decorative surround.

### Kitchen/Breakfast Room

23' 9" x 10' 3" (7.24m x 3.12m) Three sets of double glazed window to rear. Radiator. Stairs to first floor with cupboard underneath. Extensive range of base and wall units with wooden worktops. Butler sink. Space for range cooker. Extractor over. Space for dishwasher, American style fridge/freezer and Integrated wine cooler. Breakfast bar area.

### Rear Porch

Door to rear access. Coat hooks.

### Sitting Room

22' 0" x 11' 11" (6.71m x 3.63m) Two double glazed window to front. Double glazed French doors to side. Two radiators. Log burner on a stone base. TV point. Wall lights.

### Utility Room

Double glazed door to rear. Radiator. Extractor. Space for washing machine and separate tumble dryer. alarm panel. Door to

### Shower Room

Double glazed obscured window to rear. Heated hand rail. Extractor. Suite comprising of low level WC, wash hand basin with splash back tiling and corner shower cubicle.

## First Floor

### Landing

Double glazed window to both sides. Two separate staircases leading to bedrooms on the second floor.

### Bedroom One

13' 9" x 10' 10" (4.19m x 3.30m) Double glazed window to front. Radiator. Built in double wardrobes. Feature fireplace.

### Bedroom Two

13' 8" x 10' 9" (4.17m x 3.28m) Double glazed window to front. Radiator. Built in double wardrobe. Feature fireplace.

## Bathroom

Double glazed obscured window to rear. Chrome heated radiator with towel rail. Radiator. Suite comprising of high level WC, wash hand basin and freestanding claw foot bath with shower head attachment. Extractor.

### Shower Room

Double glazed window to rear. Radiator. Chrome heated towel rail. Suite comprising of high level WC, wash hand basin and walk in shower with double heated shower rail. Cupboard housing water tank. Separate extractor.

## Staircase to Second Floor

### Bedroom Three

12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to side. Radiator. Hatch to loft access. Two access cupboard to eaves storage.

## Staircase to Second Floor

### Bedroom Four

12' 3" x 10' 6" (3.73m x 3.20m) Double glazed window to side. Radiator. Hatch to loft access.

## Exterior

### Parking

Driveway for several vehicles and separate stone gravel driveway accessed via a five bar gate. Side access leading to

### Garage/Workshop

Single garage. Two double glazed windows to side. Power and light. Sink. Worktop. Shelving. Fully insulated. Pedestrian door to side.

### Front Garden

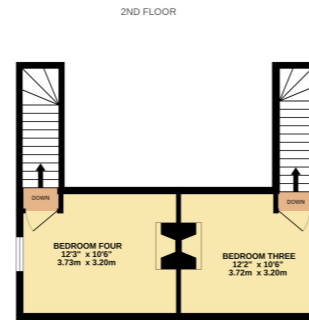
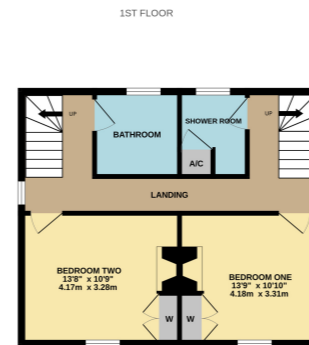
Shrub and plant borders to front. Exterior lighting. Fruit tree garden with separate raised beds and home office with direct fibre broadband.

### Rear Garden

Mainly laid to lawn. Mature and well established garden with shrubs, plants, trees and herbs to borders. Both shingled and block paved pathways/ various seating areas. Second home office or sun room. Container for storage and separate shed. Boiler house. Various outside electric point. Comprehensive vegetable garden with a selection of raised beds and green house. Side access.

### Side Garden

Large area laid to lawn with stunning far reaching views. Two separate seating area. Shrubs, plants and trees. Outside light. Stone pathway. Raised beds with slate shingle. Separate home office with direct fibre internet. Separate home office with direct fibre internet.



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+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(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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