



Gravelly Ways

Laddingford ME18 6BZ

Guide Price £625,000



COUNTRY HOMES

Laddingford ME18 6BZ

SOUGHT AFTER RURAL LOCATION WITH OVER ONE ACRE PLOT 1 (*TBV) AND COUNTRY VIEWS.

STUNNING GARDEN PLEASE SEE PICTURES.

Situated in a semi rural position on the outskirts of the ever popular village of Laddingford is this immaculately presented period semi detached property.

As you can see from the floorplan the property is versatile and spacious and there is still further potential subject to the usual permissions. This home offers the "good life" style of living with its large gardens and agricultural Land extending over an acre. Including a stunning formal enclosed garden with a full range of perennials and matured trees so you can enjoy those sunny afternoons and evenings. The rest of the garden offers those budding green fingers types the opportunity with great space for many things. The current owner keeps Bees and has full range of mature apple trees, plum trees, sloe bushes and a wooded area including almond and cobnut trees. The garden is also served from its own 40ft well (Not subject to Hosepipe ban).

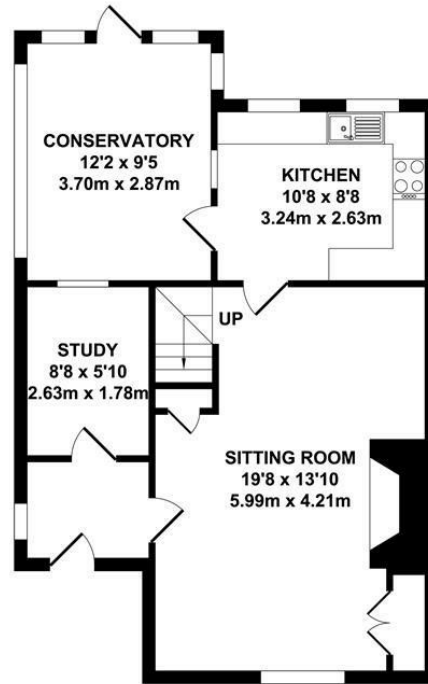
Once inside this character home you will realise that despite being an older cottage the current owners have modernised the home so there is the nice balance of period charm and functionality. Downstairs you will find spacious living accommodation including a well appointed fitted kitchen with granite work tops that opens to a great size conservatory. The reception has a beautiful Inglenook feature fire place and wood burning stove. Also a small study. Upstairs there are two double bedrooms, modernized family bathroom with roll top bath and walk-in shower. There are two driveways to the property with one to front and a second drive with ample parking, garage, work shop and greenhouse.

The property is situated on a village road around half a mile from Laddingford with its 15th century public house and popular primary school. Walking distance to Beltring rail station which is direct to Paddock Wood which has fast links to London.

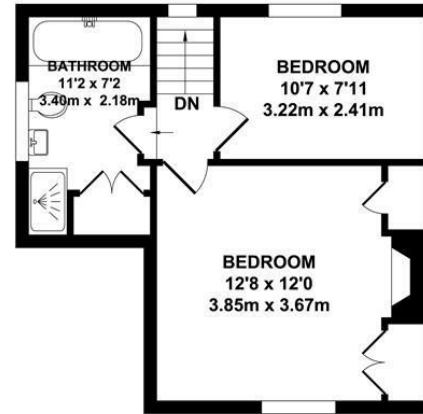
Viewing recommended.

- Stunning cottage
- Two Bedrooms
- Reception with inglenook fire place with stove
- Fitted kitchen with granite work tops
- Bathroom with roll top bath & walk in shower
- Large formal garden
- Gardens of acre
- Garage, work shop and green house
- Large drive
- Freehold C/Tax





GROUND FLOOR
APPROX. FLOOR AREA
578 SQ.FT.
(53.70 SQ.M.)

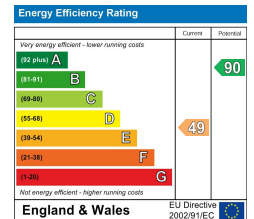


FIRST FLOOR
APPROX. FLOOR AREA
345 SQ.FT.
(32.01 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.71 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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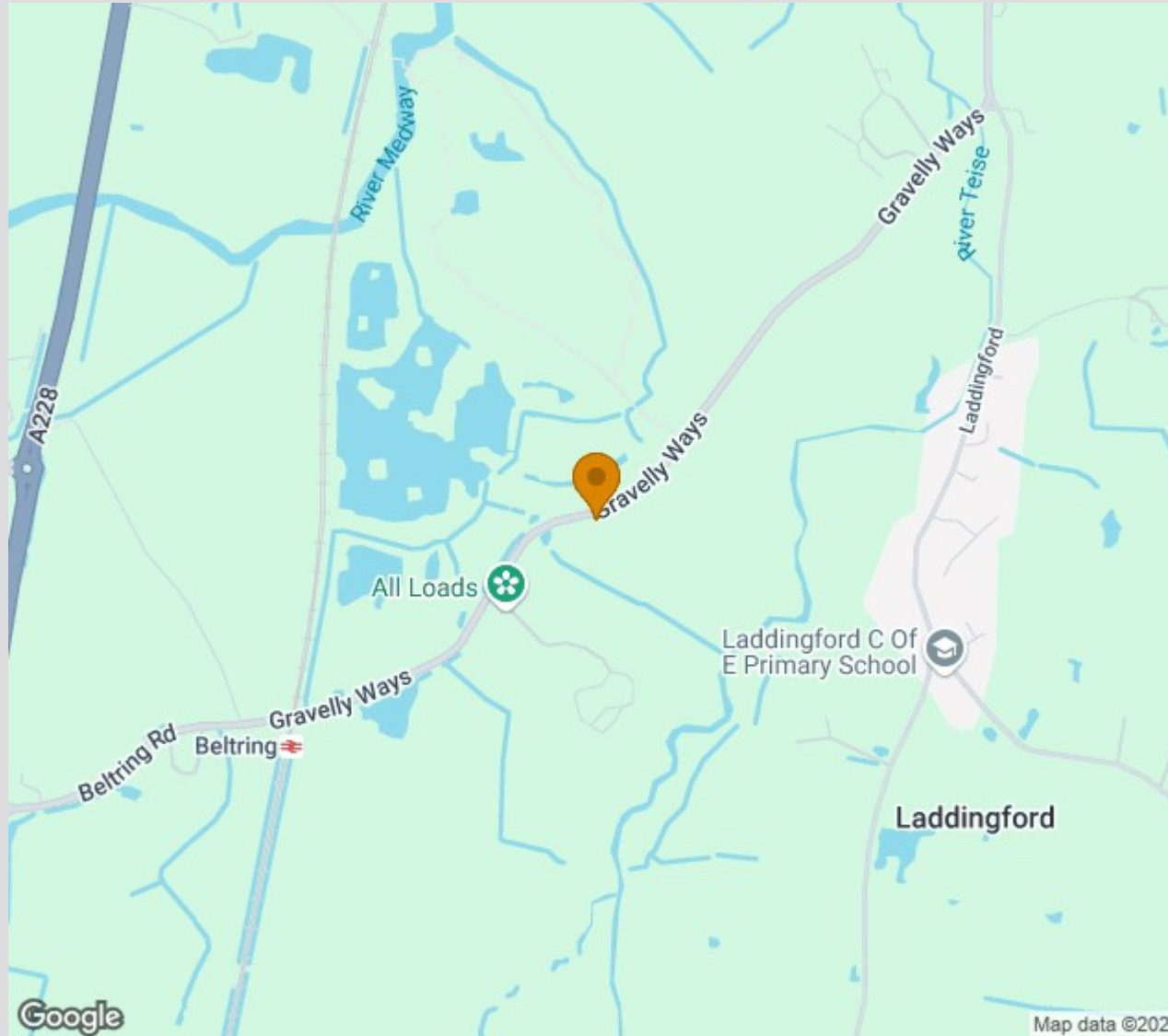




Location Map

Tenure: Freehold

Council tax band: E



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