



**58 WARE COTTAGE
WARE STREET · BEARSTED · MAIDSTONE · KENT ME14 4PQ**

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<i>Bearsted</i>	-	<i>0.3 miles</i>
<i>Maidstone</i>	-	<i>3.5 miles</i>
<i>Lenham</i>	-	<i>8 miles</i>
<i>West Malling</i>	-	<i>9 miles</i>
<i>Canterbury</i>	-	<i>18 miles</i>

A semi- detached two-bedroom cottage in a desirable village location, full of character and in need of light modernisation, with good transport links.

- A characterful semi- detached cottage with good transport links
- 300 meters from a direct train link to London
- Recently refurbished Kitchen and Family Bathroom
- Detached garage
- Off road parking for several vehicles
- In all approximately 0.07 acres

GUIDE PRICE: - £375,000

**VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership, Clockhouse Barn
Canterbury Road, Challock, Ashford
Kent TN25 4BJ
01233 740077**

LOCATION

Ware Cottage is situated in a desirable rural location just outside the village of Bearsted, near the town of Maidstone. Bearsted benefits from a range of local shops and facilities along with a main-line rail station less than 300 meters along the road, offering a direct route to London in under an hour and has good access to the national motorway network via the M20. Maidstone is 3 miles west where there are further national rail links to London in under an hour along with easy access to the national motorway network via the M20 and M2.

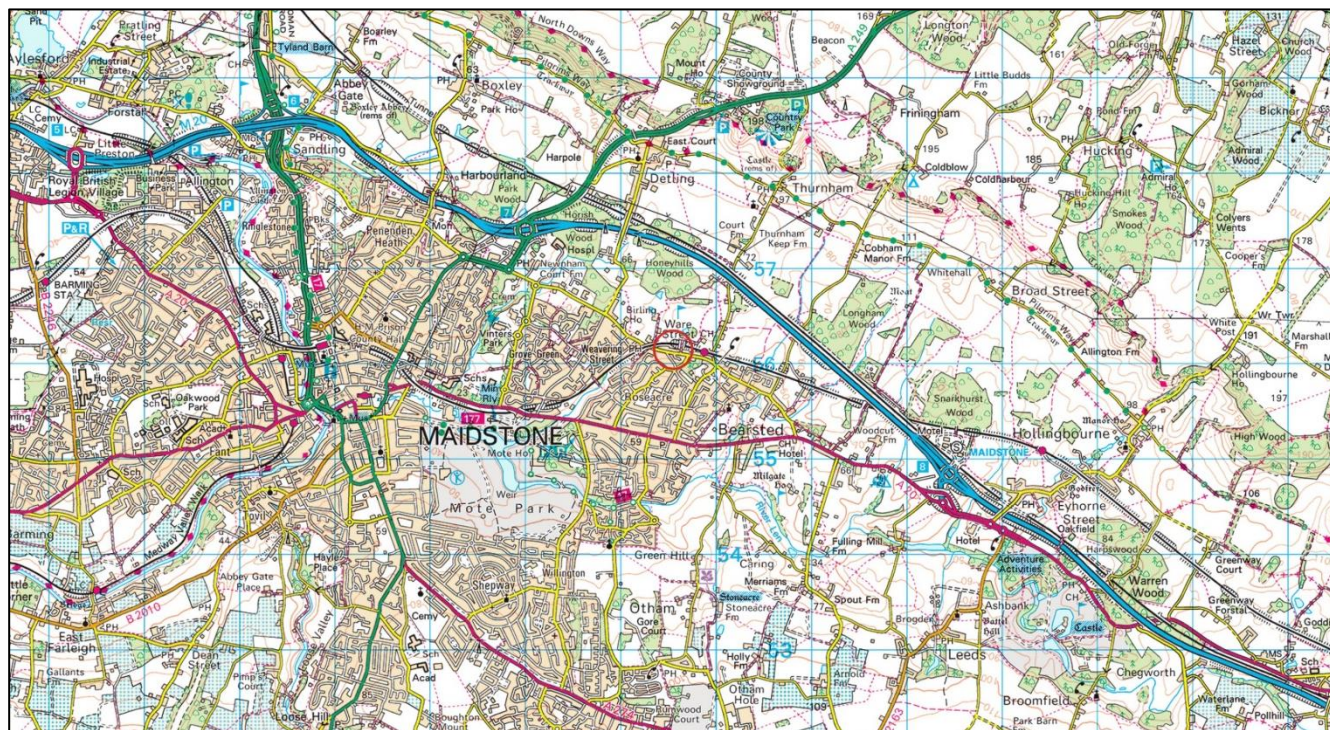
There are several local nature reserves and country parks providing lots of opportunity to explore the nearby countryside, including, Bearsted Woodland Trust, Mote Park and White Horse Wood Country Park. Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Maidstone, starting by The Mall car park, continue east until reaching the T junction, turning left at the traffic lights onto the A249. Continue on the A249, after 500 meters take the left fork to stay on the A249. After 1 mile take the second exit onto the Bearsted Road, continue onto the next two roundabouts taking the second exit at both to follow onto Ware Street. Ware Cottage will be on your left 300 meters after passing The Bell Public Houses

WHAT 3 WORDS

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GENERAL DESCRIPTION

Ware Cottage is situated on the outskirts of the village of Bearsted with good accessibility to the national transport links. It comprises a semi-detached house of solid brick construction over two floors under a pitched hipped clay tiled roof. The internal accommodation comprises of the following: -

Front Door which opens to **Sitting Room** with Inglenook Fireplace and Log Burner, with door leading through to the **Dining Room** with further door to **Kitchen** with ceramic sink and fitted units above and below, and door leading from Kitchen to the **Rear Garden**.

Stairs lead from the Dining Room to the **First Floor Landing**, with doors to **Bedroom 1** (double), **Family Bathroom** with bath with overhead shower, W/C, wash-hand basin, and heated towel rail. With a further door from the First Floor Landing to **Bedroom 2** (double).

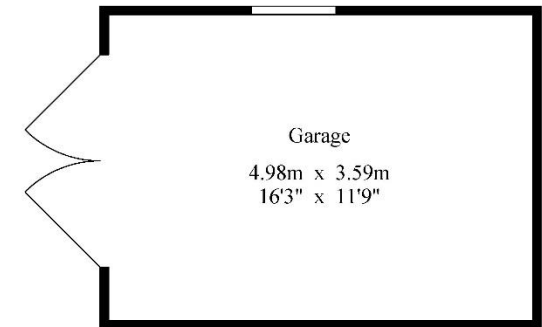
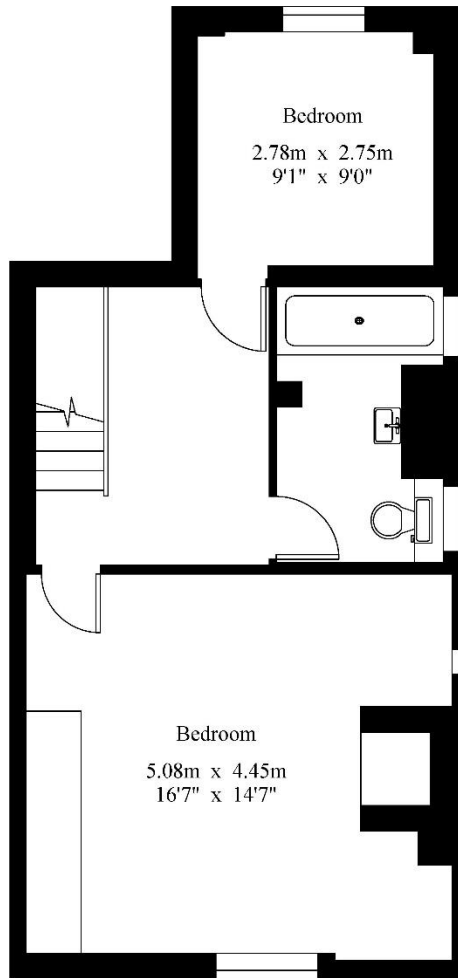
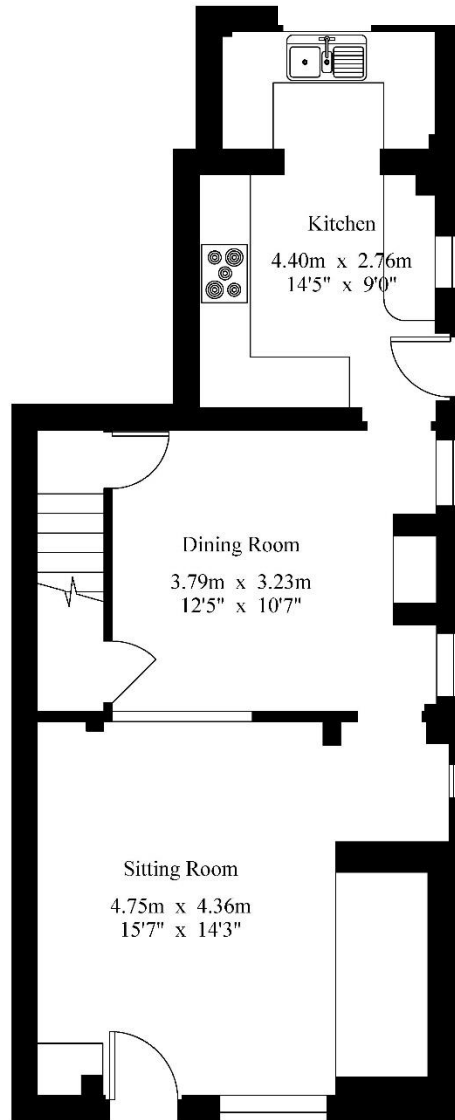
Outside

There are lawned and paved **Gardens** to the front, sides and rear with boundaries comprising fencing and mature hedges. There is off-road parking for several vehicles and in addition there is a large detached **Garage** to the side. Please see the Boundary Plan overleaf for further information as to the exact area that is being offered for sale which extends to 0.07 acres.



FLOOR PLANS

House - Gross Internal Area : 95.9 sq.m (1032 sq.ft.)
Garage - Gross Internal Area : 17.8 sq.m (191 sq.ft.)



Not to Scale

For Identification Purposes Only.
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BOUNDARY PLAN



NOT TO SCALE



SERVICES

Ware Cottage benefits from mains water, electricity, gas and drainage. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from Ware Street which we assume to be a publicly adopted highway. **Please note:** No highways searches have been undertaken.

METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

COUNCIL TAX

Band – D

EPC RATING

EPC- D - A copy of the Energy Performance Certificate is available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in September 2023.

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Our searches indicate that there are no public rights of way across the property.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Email: challock@btfpartnership.co.uk

Reference: MPP/R1962.1

GUIDE PRICE

£375,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

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