



**1 WESTWOOD CLOSE  
LENHAM · MAIDSTONE · KENT · ME17 2BW**



# 1 WESTWOOD CLOSE LENHAM MAIDSTONE KENT ME17 2BW

<i>Lenham</i>	-	<i>0.5 miles</i>
<i>Station</i>		
<i>Harrietsham</i>	-	<i>1.5 miles</i>
<i>Charing</i>	-	<i>5 miles</i>
<i>Maidstone</i>	-	<i>9 miles</i>
<i>Ashford</i>	-	<i>11 miles</i>

**A detached four bedroom house in a semi-rural location. Offers spacious living with a blend of modern and traditional features, with good transport links.**

- A modern detached house with good transport links.
- 0.5 miles from a direct train link to London.
- Attached single car garage.
- Off road parking
- 1,477ft<sup>2</sup> (including garage)

**GUIDE PRICE: - £485,000**

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

## LOCATION

Westwood Close is situated in a semi-rural location on the outskirts of the village of Lenham, near the towns of Maidstone and Ashford. Lenham is a charming village located in the Maidstone District of Kent and is often described as a quintessential English village with a rich history, picturesque surroundings, and a close-knit community. Lenham offers good local amenities, a primary school, and close proximity to the Kent countryside and a mainline station to London which is within walking distance. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From Maidstone, head east on the A20 (London Road), towards Ashford. Continue along the A20 for about 7 miles past the BP station on your left. Once past the BP station take the next right onto Ham lane towards Lenham Storage. Follow this road for approximately 200 metres and the gated entrance to Westwood Close is on your right. Once through the gates 1 Westwood Close is immediately on your left.

## WHAT 3 WORDS

///drones.cheetahs.supplier









## GENERAL DESCRIPTION

1 Westwood Close comprises a detached house of cavity brick construction rendered to the front elevation under pitched half hipped interlocking clay tiled roof. The house was built in around 2012. Accommodation is as follows; -

The Front Door opens to **Entrance Hall** leading to the **Sitting Room**, **Downstairs W/C**, and to the rear of the house is the spacious open plan **Kitchen/Dining Room** which has access to the **Rear Garden** via French doors. There is also a **Utility Room** and **Garage** access from the Kitchen, as well as a side door to the Rear Garden.

Stairs lead from the Ground Floor Entrance Hall to the **First Floor Landing** where there are doors to **Bedroom 1** (double) with fitted storage cupboards en-suite bathroom with shower, W/C and wash hand basin, **Family Bathroom** with bath, shower above, W/C and wash hand basin, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (double) with fitted storage cupboards and **Bedroom 4** (double).

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 1,477ft<sup>2</sup>.

## Outside

The Rear Garden is fully enclosed with a large patio area and lawn, with some raised beds and a large Garden Shed.

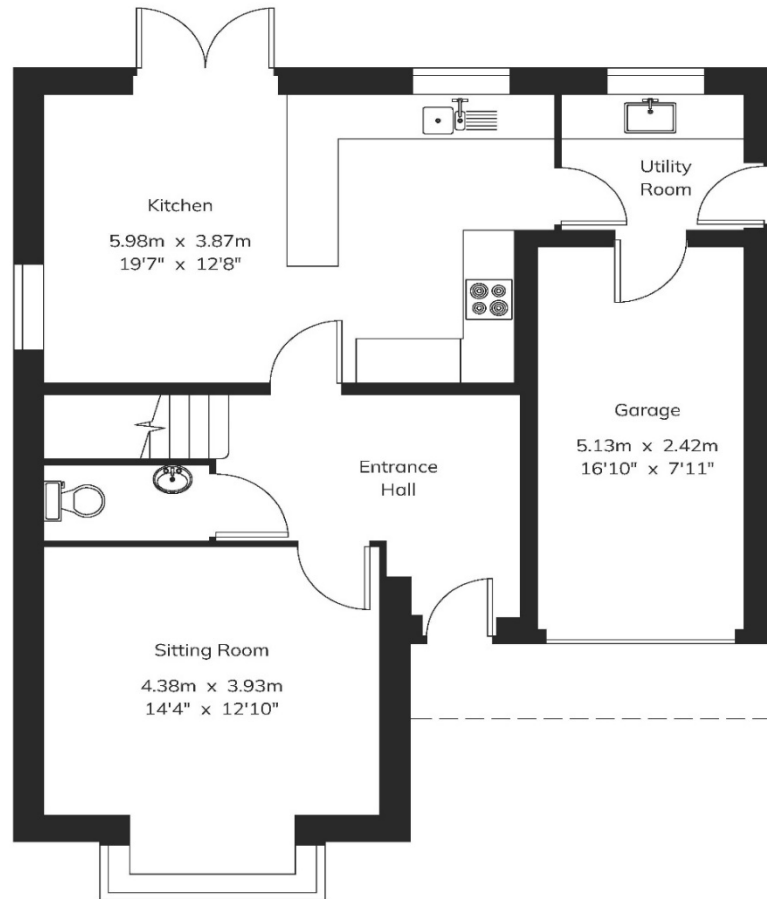


REAR GARDEN

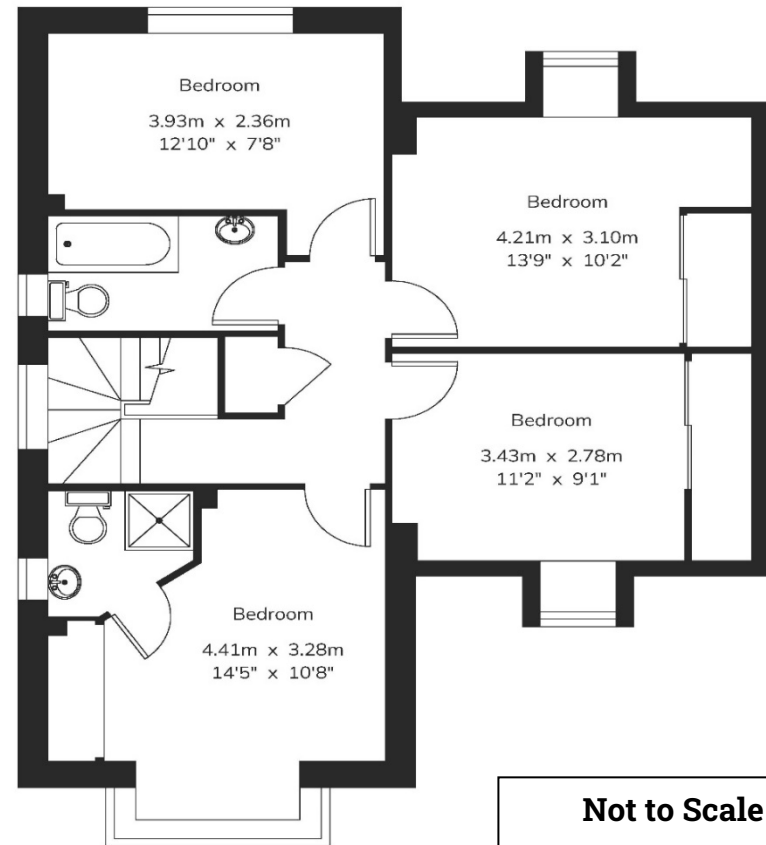


## FLOOR PLANS

Gross Internal Area : 137.3 sq.m (1477 sq.ft.)  
(Including Garage)



Ground Floor



First Floor

**Not to Scale**

For Identification Purposes Only.

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BOUNDARY PLAN



## SERVICES

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

## ACCESS

Access is from Ham Lane which we assume to be a publicly adopted highway. Westwood Close itself is owned by a management company over which 1 Westwood Close has the appropriate access rights. **Please note:** No highways searches have been undertaken.

## METHOD OF SALE

The property is offered for sale by private treaty. 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 – F

## EPC RATING

EPC- C - 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 January 2025.

## LOCAL AUTHORITY

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

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

## MEASUREMENTS

The measurements 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 affecting 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](mailto:challock@btfpartnership.co.uk)**

**Reference: AC/R0533.7**

## GUIDE PRICE

**£485,000**







WESTWOOD CLOSE  
BOROUGH OF MAIDSTONE



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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