



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

## Lurcock Cottage

The Square, Lenham, Kent, ME17 2PG

**Guide Price £550,000 to £600,000**



# Lurcock Cottage

The Square, Lenham, Kent, ME17 2PG

## Key Features

- Commercial & Residential Property
- Development Opportunities
- Grade II Listed Property
- Commercial Premises To Front Of Building
- Three/Four Bedroom Home
- Central Village Location

## Description

Lurcock cottage is a four bedroom character home with a commercial premises to the front. The Fig Tree runs as a successful business from the property and have the remainder of a five year lease, from January 2022, on their share of the building.

This residential area is accessed via an alley way to the side of the building leading to a courtyard and comprises kitchen, sitting/living room, cloakroom, utility room, study, a second reception room with bay window overlooking Lenham Square, master bedroom with en-suite and walk in wardrobe and three further double bedrooms, however the access for the fourth bedroom is via the third.

The commercial element of the building to the front is currently arranged as a beauty salon and spa. This comprises of a reception area, five treatment rooms, a sitting area and kitchen. There is also access to the cellar used for storage.



**SP SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS



# Lurcock Cottage

The Square, Lenham, Kent, ME17 2PG

## Location

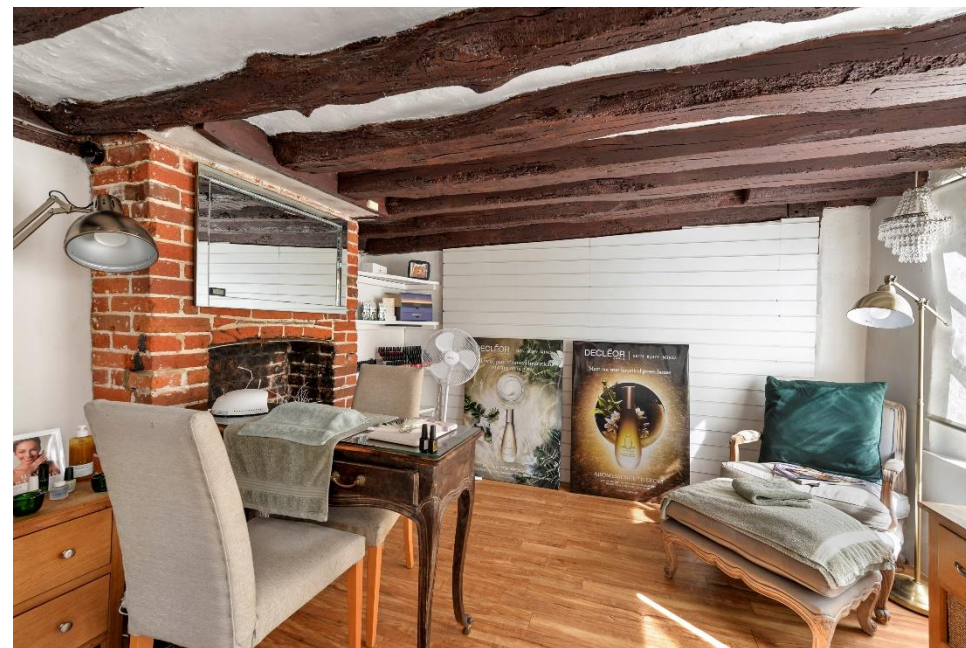
Located within the picturesque market village of Lenham, with its heart at the Village Square consisting of shops, amenities, eateries, cafes and public houses. Lenham lies between the County Town of Maidstone with its extensive shopping facilities, leisure venues and Ashford with its International Rail terminal & Outlet Shopping Centre. It also benefits from its own direct rail link to London Victoria & easy access to the M20 Motorway.

Drive Time	Miles	Mins
Lenham Station	0.6	2

## Supplementary Information

- Current Commercial Rent of £14,400 pa
- EPC Rating TBC
- Council Tax Band E
- Maidstone Borough Council

For all viewing enquiries please contact Sibley Pares  
Residential Department on 01622 673086





## Floorplan and Dimensions



### TOTAL APPROX. FLOOR AREA 2804 SQ.FT. (260.49 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.

Zome Media ©2023

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



**1 Ashford Road, Maidstone, Kent ME14 5BJ**  
sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS  
Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP

Registered in England and Wales No: OC400776. | Registered as above. | VAT Reg No: 218 5130 30.