



Vine Cottage, Lower Street, Broomfield,
Maidstone ME17 1PT
Offers In The Region Of £535,000

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Are you searching for your dream cottage nestled in the grounds of Leeds Castle? Look no further! We are excited to present this enchanting grade II listed three-bedroom cottage that offers the perfect blend of rustic charm and modern comfort.

With beautiful period features throughout, a good sized large mature garden, parking for four cars and tastefully presented throughout.

The property is situated 3 minutes from Kingswood Primary School, which is rate 'Good' in their latest Ofsted report. The property is semi rural with easy connections to the A20 and M20 the nearest station to London is Harrietsham.



Vine Cottage offers a wealth of character throughout, including beamed walls and ceilings, the property also has had modern touches with a newly fitted kitchen with a hot boiler tap, electric hob and oven and fibre broadband.

The downstairs space comprises of three spacious reception rooms including large and modern fitted kitchen/diner, conservatory, lounge with large inglenook fireplace, which is perfect for those cosy winter evenings and a second sitting room which is currently being used as a play room.

As you head upstairs, you will find two double bedrooms, and a family bathroom, then another double bedroom on the 3rd floor with loft storage and dressing area, each room has the luxury of gorgeous countryside views.

Outside, the property has plenty of off-street parking, an outbuilding which can be used as a home office with heating and electric, cellar and an extensive garden backing onto the Leads Castle grounds.

First Floor

Entrance Hall

Lounge - 14'3" x 11'4"

Playroom - 11'4" x 9"

Kitchen - 12'5" x 10'5"

Diner - 10'5" x 8'2"

Conservatory - 11'8" x 11'6"

Second Floor

Master - 13'4" x 12'5"

Bedroom 2 - 17'4" x 10'8"

Bathroom

Third Floor

Bedroom - 14'3" x 8'3"

Dressing Room - 8'9" x 6'3"

Externally

Garden office - 14'11 x 9'4"

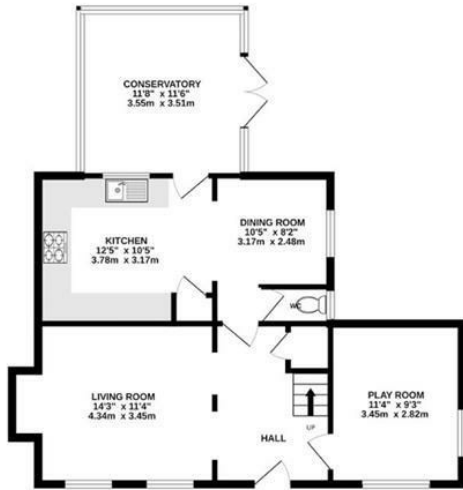
Cellar - 10'9" x 7'1"







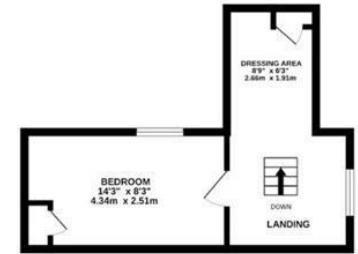
GROUND FLOOR
883 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.2 sq.m.) approx.



LOWER GROUND FLOOR
76 sq.ft. (7.1 sq.m.) approx.



ENTRANCE FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.

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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Location Map

