



Yew Cottage Laddingford, ME18 6BX

Offers in the region of £750,000

Jack Charles  
Estate Agents

Sales & Lettings



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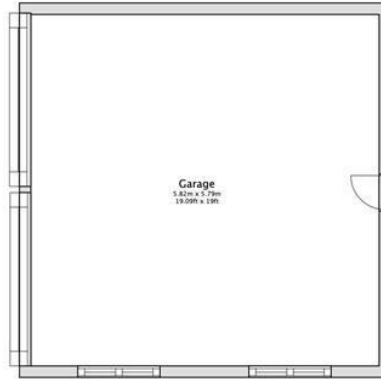
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Cottage
- 3/4 Bedrooms
- Double Aspect living Room
- Kitchen / Dining Room
- Two Bathrooms
- Laundry / Utility Room
- Private Walled Garden
- Double Garage & Parking
- Outbuildings
- Semi Rural Location

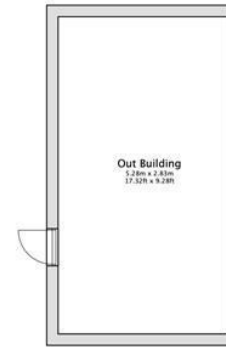
**Yew Cottage**  
Approximate total internal area:  
128.92m<sup>2</sup> (1387.68sqft)

Approximate total internal area  
inc Garage and Home Office:  
191.69m<sup>2</sup> (2063.33sqft)

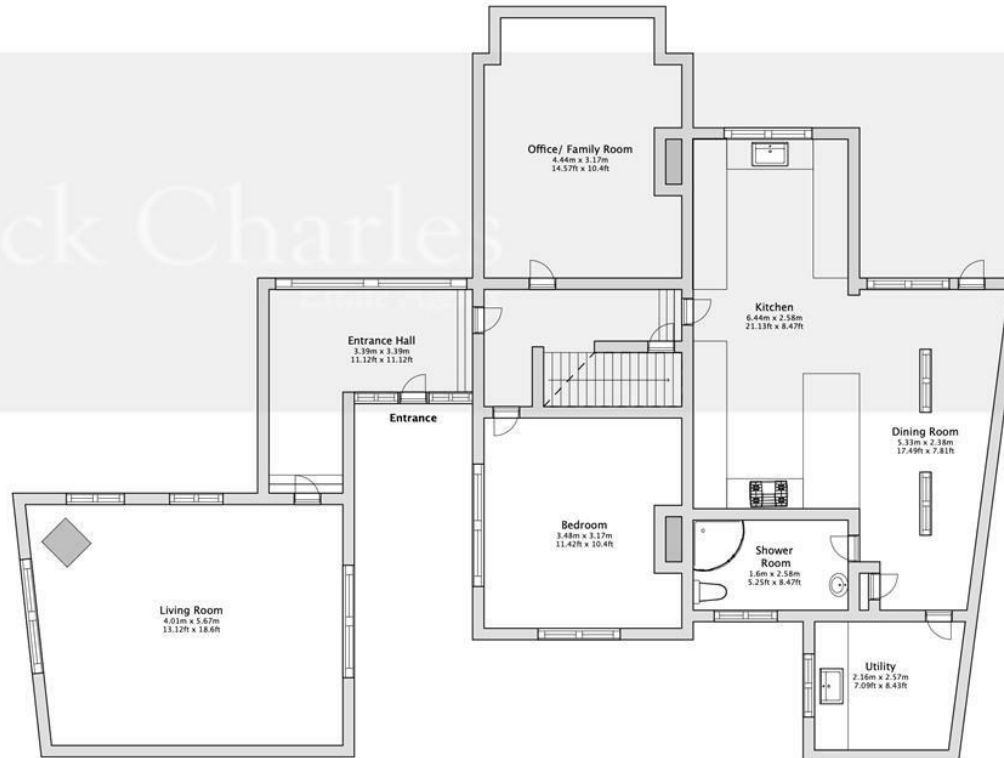
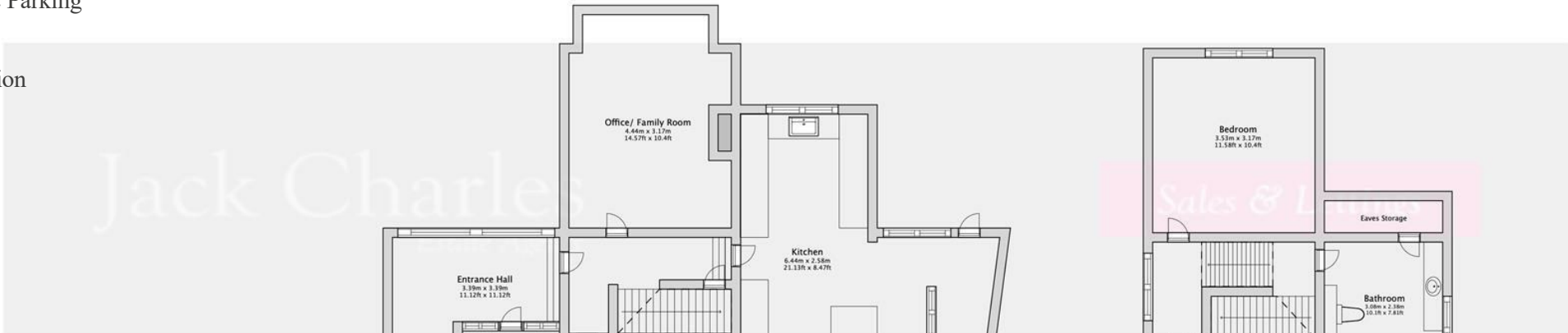
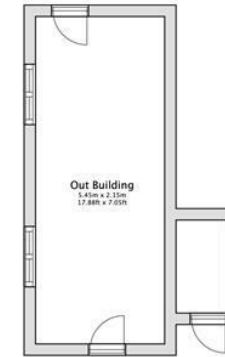
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



Garage



Out Buildings



Ground Floor



First Floor

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## To Be Sold

Jack Charles are delighted to offer for sale this super 4 bedroom detached property situated in a semi rural location in the popular village of Laddingford with a lovely outlook over fields to the front.

The property also has lapsed planning permission for a two storey extension to create two additional first floor bedrooms and a further reception room on the ground floor.

The property offers great versatility and has excellent accommodation comprising from an entrance porch, entrance hall, super triple aspect living room with tinted windows, a wonderful kitchen / dining room with a breakfast bar and space for dining room table and chairs. This room leads to a very useful utility/laundry room and there is a door to a ground floor shower room and a further door out to the rear garden. There are two further rooms on the ground floor that could be utilised as bedrooms and offer the ability to be used as reception rooms if required.

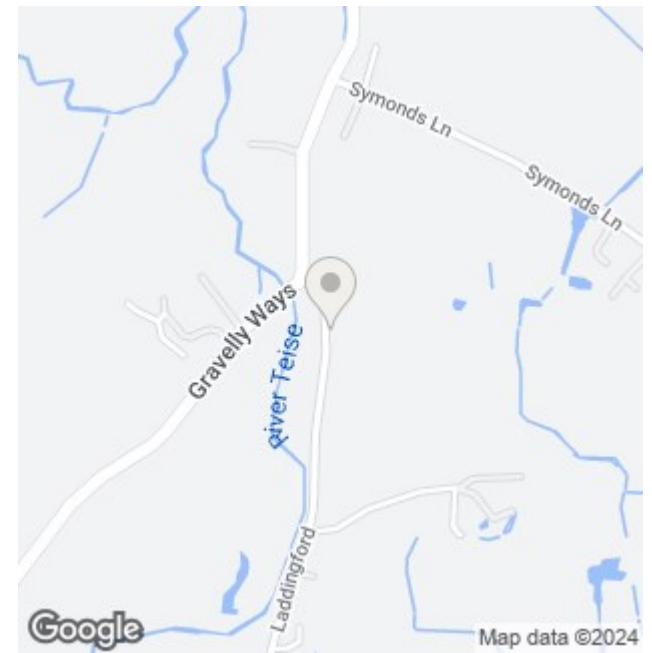
To the first floor there are two further double bedrooms and a large family bathroom.

Outside the property boasts a wonderful garden to the rear which is walled and offers a good degree of privacy, there are various outbuildings with plenty of storage and a detached double garage with parking for two cars to the front.

Viewings strongly recommended.

## Location

Laddingford Village is situated approximately 7 miles from the County Town of Maidstone and is located approximately 8.5 miles from West Malling village, plus Tonbridge and Tunbridge Wells are approximately 10 miles away. The local village of Paddock Wood also offers excellent shopping facilities, a Waitrose supermarket, Tesco Express, a butcher, a baker, banks, cafes, plus excellent access to London Bridge and Charing Cross via the mainline railway station. Highly regarded primary schools can be found in both Yalding and Laddingford itself with excellent state and grammar schools in nearby, Maidstone, Sutton Valence and Tunbridge Wells.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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