



Yew Cottage Laddingford, ME18 6BX

Guide Price £700,000 - £750,000

Jack Charles
Estate Agents

Sales & Lettings

Yew Cottage Laddingford, ME18 6BX

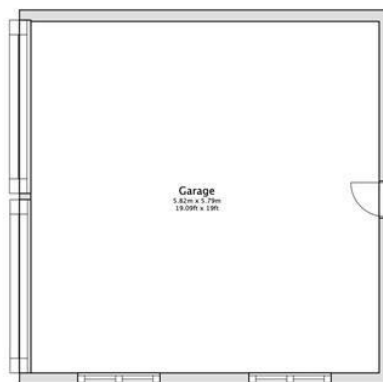
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- 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

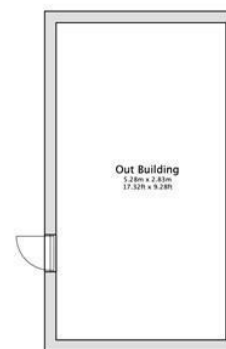
Yew Cottage
Approximate total internal area:
128.92m² (1387.68sqft)

Approximate total internal area
inc Garage and Home Office:
191.69m² (2063.33sqft)

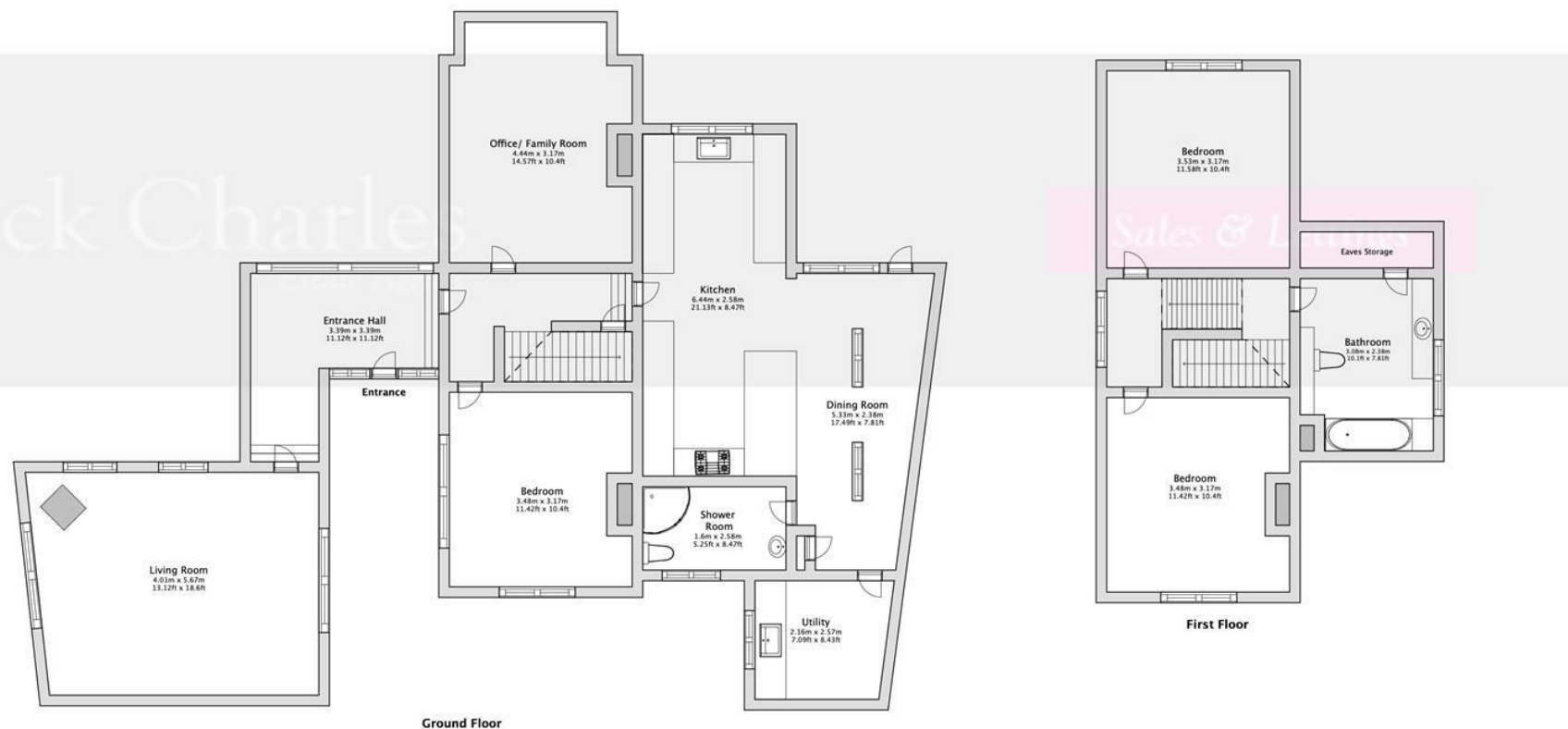
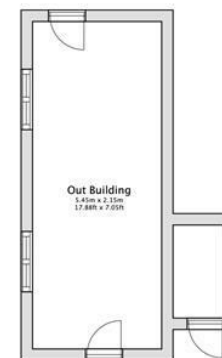
Although measurements have been taken to ensure accuracy,
they are approximate on this floor plan and is for illustrative purposes only



Garage



Out Buildings



Ground Floor

First Floor

Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

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		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







