





WHEELERS COTTAGE 97 THE STREET, MEREWORTH, KENT, ME18 5LU

£900,000

- Combined home and business opportunity: This property offers the perfect blend of residential and commercial space.
- Charming four-bedroom cottage: The main residence exudes warmth and character, featuring spacious living areas, a kitchen/breakfast room, study area, and convenient utility room.
- Potential for a detached self-contained annexe: A detached double garage with a workshop and loft room that would make an ideal self-contained annexe subject to usual consents.
 - Versatile business premises: A large workshop and shop with retail and B1 engineering permissions, presenting various opportunities for entrepreneurial ventures or alternative uses (subject to planning).
- Enchanting enclosed gardens: Step outside into lovely cottage style gardens with lawn, mature trees, and a tranquil pond, offering a peaceful retreat.
- Central location in a semi-rural village: Wheelers Cottage enjoys a convenient position within the village, offering easy access to local amenities and attractions.
- The best of village life: The village boasts a well-rated primary school, a cricket team, and a recreation ground hosting various sports and events, fostering a vibrant community spirit.
- Plenty of outdoor activities: You can explore picturesque farmland and woodland via numerous footpaths, while nearby Kings Hill provides additional leisure options such as a gym, golf course, and sports park.
- Access to popular market town: Just a short drive away, the historic market town of West Malling offers boutique shops, cafes, restaurants, and a train station with direct links to London Victoria.
- Convenient commuting options: Under 30 minutes by car to Ebbsfleet station with high-speed trains to London St Pancras in 19 minutes.









ABOUT THIS HOME

Looking for a combined home and business with potential for a detached self-contained annexe? This remarkable property presents an extraordinary opportunity, boasting a charming four-bedroom detached cottage alongside versatile business premises.

The cottage itself exudes character and warmth, featuring a spacious living and dining room, a kitchen/breakfast room, study area and a convenient utility room complemented by a downstairs shower room. Upstairs, there are four inviting bedrooms and a family bathroom, offering ample space for the whole family. The whole property is filled with character but now in need of modernisation.

Step outside into the enchanting enclosed gardens, with lawns, planted borders, mature trees, and a pond with trickling water feature. Additionally, a private courtyard garden is found at the rear in two sections.

But that's not all—this property also includes a detached garage with a workshop and a loft room with great potential for conversion to a self-contained annexe (subject to the usual consents), as well as a driveway for three cars. Moreover, the adjoining business premises feature a large workshop and shop with retail and B1 engineering permissions. Whilst the building does need some work, the footprint offers great potential for a variety of uses in addition to the existing (stp) such as a hair or beauty salon, village store or office to name a few. There is of course potential to demolish the existing structure and extend the home also subject to the usual consents.

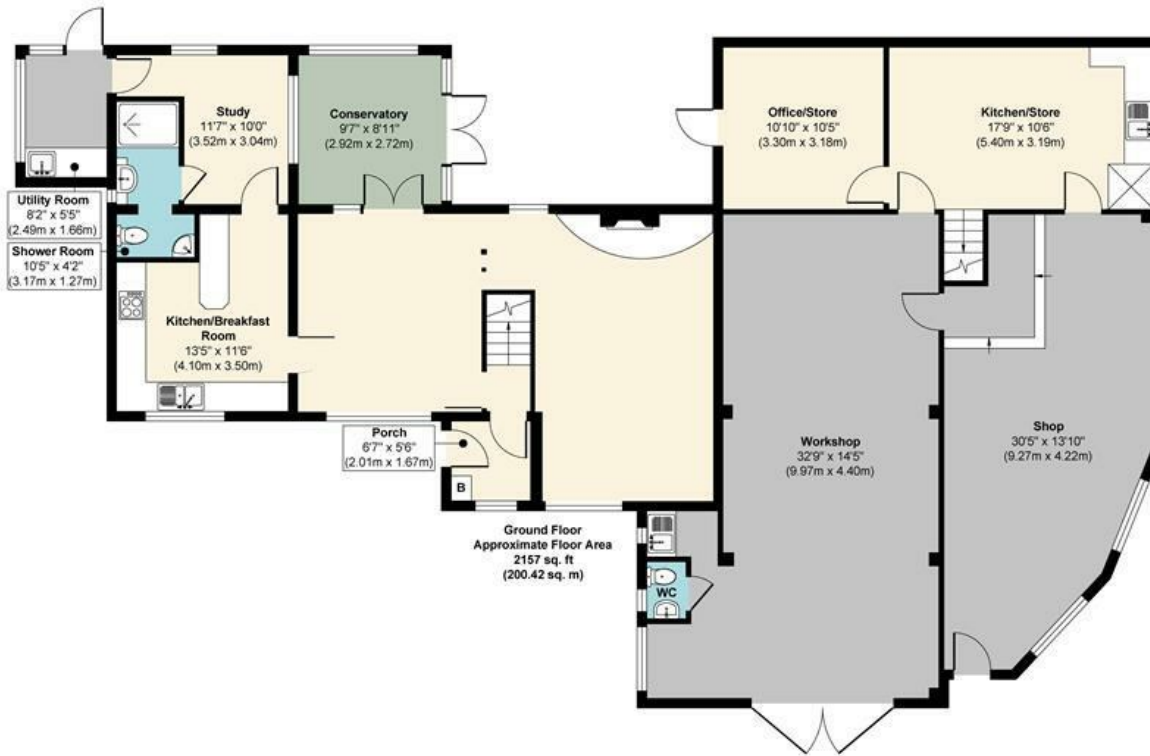
Don't miss your chance to make this unique property your own—we look forward to showing you around in person to explore the potential together.



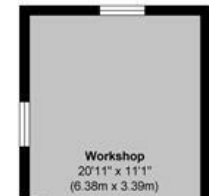


OWNERS COMMENTS

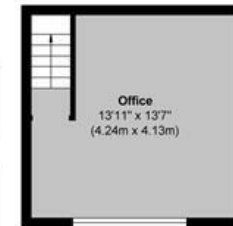




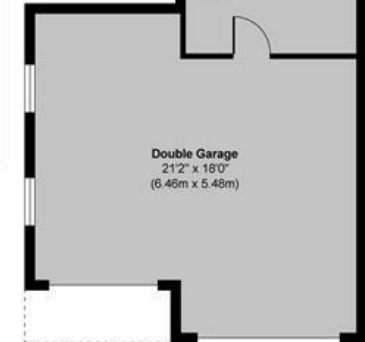
Loft Room
21'11" x 14'0"
(6.69m x 4.26m)



Workshop
20'11" x 11'11"
(6.38m x 3.39m)



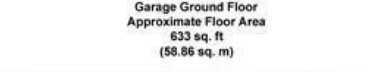
Office
13'11" x 13'7"
(4.24m x 4.13m)



Double Garage
21'2" x 18'0"
(6.46m x 5.48m)



Shop First Floor
Approximate Floor Area
188 sq. ft
(17.51 sq. m)



Garage Ground Floor
Approximate Floor Area
633 sq. ft
(58.86 sq. m)



Bedroom 2
12'4" x 10'10"
(3.75m x 3.31m)



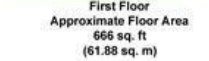
Bedroom 4
8'0" x 7'5"
(2.44m x 2.26m)



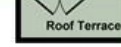
Bedroom 1
13'3" x 11'10"
(4.03m x 3.61m)



Bathroom
11'6" x 5'3"
(3.50m x 1.60m)



First Floor
Approximate Floor Area
666 sq. ft
(61.88 sq. m)



Roof Terrace

Approx. Gross Internal Floor Area 2823 sq. ft / 262.30 sq. m (Excluding Garage/Outbuilding)
Approx. Gross Internal Floor Area 3962 sq. ft / 368.27 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

ABOUT THE AREA

Whealers Cottage is located in a fairly central position in this semi-rural village. The small single form entry village primary school was rated as good by Ofsted at the latest inspection and is just a 2 minute (0.1 miles) walk away. The village has its own cricket team and a recreation ground, where sports are played regularly and the village fete is held each June. There are many footpaths through the surrounding picturesque farmland and woodland. Further leisure activities are available in neighbouring Kings Hill which is around 5 minutes (2 miles) away by car such as a David Lloyd gym with tennis facilities and an outdoor pool, an 18 hole testing inland links golf course and a sports park with tennis courts and all-weather football pitches. The historic market town of West Malling is around 7 minutes (3.2 miles) away by car and boasts a variety of boutique shops, cafes, restaurants and country pubs as well as a station with trains to London Victoria in as little as 55 minutes. Commuters can also drive to Ebbsfleet International in around 28 minutes (21 miles) and access regular High-Speed Trains to St Pancras in 19 Minutes. For more extensive amenities, Maidstone and Tonbridge town centres are approximately 7 miles distant from the property and offer highly regarded primary, secondary and private schooling. The M20 motorway network can be easily accessed via junction 4 which is around 9 minutes away (5 miles) and offers links to London and the coast.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

naea | **propertymark**

PROTECTED

PRS Property
Redress
Scheme

