





## TATT COTTAGE HIGH STREET, YALDING, MAIDSTONE, ME18 6HT

£685,000

- Charming detached home with wraparound gardens on three sides (just under 1/3 acre – not verified).
- Triple-aspect sitting room with a log burner, plus a sociable kitchen-dining room with a wood burner.
  - Four bedrooms with lovely village and garden views.
- Two driveways with five-bar gates and a detached garage.
- Located in the heart of a quaint Kentish village, offering peaceful rural living.
  - No onward chain
- Riverside dining at The Boathouse, with stunning views over the Medway.
- Outdoor activities—canoeing on the Medway Canoe Trail and walking along the Greensand Way.
  - Excellent schools nearby, including grammar and private options in Tonbridge, Maidstone, and Tunbridge Wells.
  - Yalding Station offers direct trains to London Bridge in 59 minutes.

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## ABOUT THIS HOME

Nestled in the heart of a picturesque Kentish village, this charming, character-filled detached home offers an idyllic countryside retreat with wraparound gardens on three sides, extending to just under a third of an acre (not verified). A true blend of period charm and modern comfort, this unlisted property boasts a porch leading to a welcoming entrance hall, setting the tone for the warmth and elegance within.

The triple-aspect sitting room, bathed in natural light, features a cosy log burner, perfect for cooler evenings, while the sociable kitchen-dining room with a wood burner provides an inviting space for gatherings. A separate study, utility room, and cloakroom complete the ground floor, offering both practicality and flexibility.

Upstairs, the home continues to impress with four bedrooms, all enjoying delightful views over the gardens and village beyond. A spacious family bathroom serves the first floor, ensuring comfort for the whole household.

The beautifully maintained gardens offer wonderful outdoor spaces, while two driveways with five-bar gates provide ample parking and lead to a detached garage. This much-loved home is further enhanced by its central village location, offering the perfect balance of rural tranquillity and community spirit.

A rare opportunity to own a charming countryside home in a sought-after village—that also has the benefit of no onward chain!





OWNERS COMMENTS





**Approx. Gross Internal Floor Area 1713 sq. ft / 159.28 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# ABOUT THE AREA

Yalding is a charming and historic village, renowned for its beautiful period architecture and strong sense of community. With a station providing direct links to London Bridge in just 59 minutes, it offers the perfect balance of rural tranquillity and accessibility.

This sought-after village boasts a wealth of amenities and leisure opportunities, including:

The Boathouse – A delightful riverside pub and restaurant, where you can enjoy al fresco dining with stunning views over the River Medway.

The Medway Canoe Trail – Yalding is a popular spot for kayakers and river enthusiasts, sitting roughly halfway along this scenic waterway.

The Greensand Way – This historic long-distance walking trail, stretching from Haslemere to Hamstreet, passes through Yalding, offering beautiful countryside walks.

Yalding Fen – A 30-acre nature reserve, partly managed by the Kent Wildlife Trust, providing a haven for local wildlife.

Vibrant Community Events – From the festive Yuletide Market, held in December after the Christmas lights switch-on, to the monthly Farmers' Market in the High Street, there's always something happening.

Sports & Clubs – The village is home to an active Cricket Club, dating back to 1798, as well as Sea Scouts and youth groups, fostering a strong community spirit.

Yalding also benefits from essential village amenities, including a local store, post office, doctor's surgery, and a Church of England primary school. For a wider range of shopping and services, Paddock Wood (just over four miles away) offers a Waitrose supermarket and additional conveniences, while the larger towns of Tonbridge and Maidstone provide extensive retail, banking, and leisure facilities.

The area is particularly well-regarded for education, with excellent grammar schools in Maidstone, Tonbridge, and Tunbridge Wells, alongside renowned private options such as Sutton Valence, Tonbridge School for Boys, and Kent College.

For leisure and fitness enthusiasts, Yalding is close to several prestigious golf courses (including Kings Hill, West Malling, and Weald of Kent) and the David Lloyd Health Club in Kings Hill. With its rich history, thriving community, and excellent transport links, Yalding offers an enviable lifestyle in the heart of the Kent countryside.





# ABOUT US

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# CONTACT US

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