



## Bank House Streetfield, Ulcombe, ME17 1DS

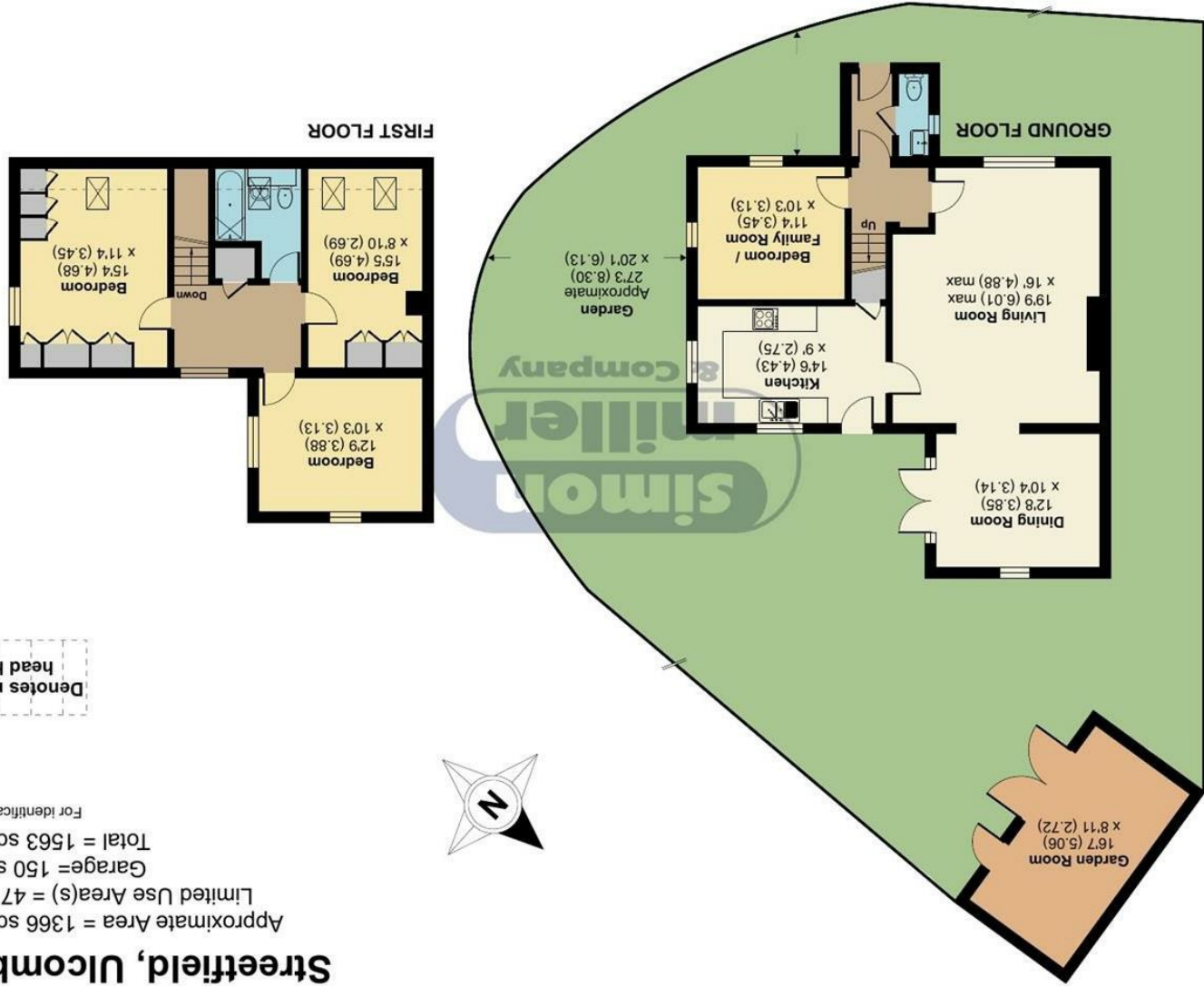
Guide Price £500,000  
EPC RATING: D

### Streetfield, Ulcombe, ME17

Approximate Area = 1366 sq ft / 126.9 sq m  
Limited Use Area(s) = 47 sq ft / 4.4 sq m  
Garage= 150 sq ft / 13.9 sq m  
Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1363975

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)

We love houses

APPROVED CODE  
TRADING STANDARDS GOV.UK

The Property Ombudsman





This deceptive detached family home is located in this quiet village location, offering very well presented accommodation over two floors. With generous living space including spacious living room with wood burning stove which is open to the dining room, quality fitted kitchen and downstairs cloakroom, the property also benefits from a separate family room which offers great potential for use as a fourth bedroom if required. Upstairs, the spacious landing leads to the three DOUBLE bedrooms, serviced by a luxurious three piece family bathroom.

Outside, there is a driveway for two cars to the rear, accessed via Streetfield and mature wraparound gardens with hedge screening, lawn and decked area which leads to the beautifully appointed detached garden room, an ideal office or space for teenagers to escape to.

The quiet village of Ulcombe offers a well regarded primary school, with the popular Pepper Box Inn within easy reach. Only 3.5 miles from the larger village of Headcorn, here, there is a range of shops and cafe's, Doctors' surgery, Post Office, Sainsburys' Local & Costa Coffee, with commuters well catered for with a mainline train station offering regular services into London Charing Cross. As an alternative, Lenham village, only 4.5 miles, away offers an eclectic mix of shops and cafes, popular pubs, Co-Op Supermarket, Post Office and another mainline train station with regular services into London Victoria.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band E**  
**EPC Report D**



• GUIDE PRICE £500,000 - £550,000 • Detached Three/Four Double Bedroom Home • Generous Living Space • Presented In Very Good Condition Throughout • Quality Fitted Kitchen and Luxurious Bathroom Suite • Downstairs Cloakroom • Beautiful Detached Garden Room / Office • Off Street Parking for Two Cars • Quiet Village Location

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK