



**Lavender Cottage Leeds Road, Langley, Maidstone, ME17 3JN**  
**Offers In The Region Of £700,000**



**\*\* RARE OPPORTUNITY \*\* 2.5 ACRE PLOT \*\* 3 BED BUNGALOW WITH PLANNING FOR AN ADDITIONAL 2 BED BUNGALOW\*\*** A 3 bedroom detached bungalow which has the benefit of planning permission for the conversion of a separate barn into a 2 bedroom detached bungalow, sat within a large plot of 2.5 acres. The original bungalow offers significant potential to extend, with an already generous footprint, with the potential to go up. Although the separate dwelling to the rear in a stand alone property in it's own right, it would also be ideal for people looking for a property with an annexe. Maidstone Borough Council granted planning permission on 7th August 2023, the application reference is No: 23/502498/PNQCLA. The bungalow is in need of some modernisation. The field behind the barn is subject to a 33% overage fee should it ever be developed, which is in place for 25 years.

Langley is located within close proximity of shops including an Aldi supermarket, as well as doctors surgery, schools, parish church and several pubs. Sutton Valence is a picturesque village just a mile away, with welcoming pubs, restaurants and is home to a highly regarding private boarding school with a significant proportion of its students going on to study at top universities in the UK and abroad. There is easy access to the motorway network and mainline stations can be found in the villages of Hollingbourne and Bearsted. Maidstone, the county town of Kent is c5 miles distance. Tenure: Freehold. EPC Rating: E. Council Tax Band: D.



**INTERANALLY**

Entrance Hall

Lounge/ Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

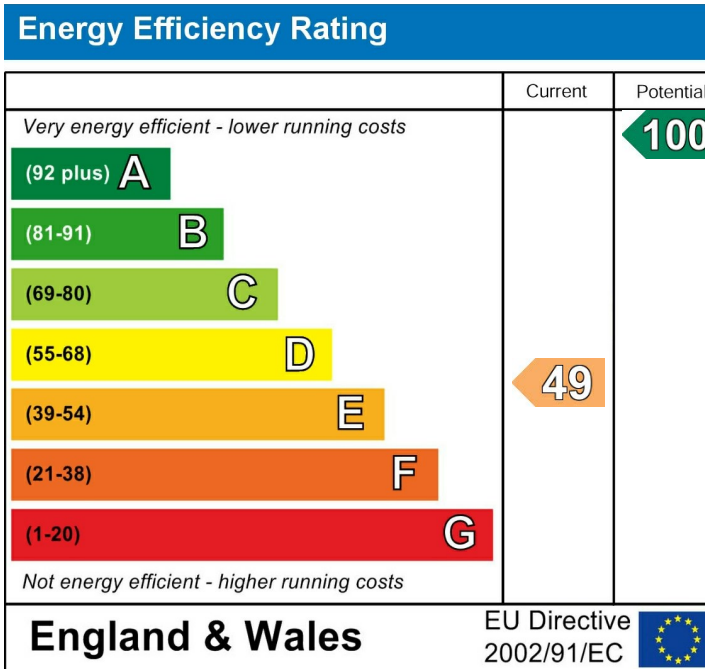
**EXTERNALLY**

2.5 acre plot

Barn with planning permission granted

**VIEWINGS**

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.



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### Ground Floor



Total area: approx. 108.4 sq. metres (1166.7 sq. feet)

