



**Michaelmas House Honey Lane, Otham, Maidstone, Kent, ME15 8RX**  
**Offers In Excess Of £650,000**



Michaelmas House is a substantial late Victorian semi-detached property of character situated in a highly sought after position, standing amidst secluded gardens of approximately 0.2 of an acre. The property has the benefit of oil fired central heating with radiators in each room and has a wealth of Victorian features including original fireplaces, lofty ceilings with decorative cornicing, dado rails, oak and pine flooring and stone mullion windows to certain rooms.

Having most attractive elevations of brick relieved by flintstone and tile hanging Kent pegged tiled roof, the property offers spacious accommodation with exceptionally well-proportioned rooms.

The popular village of Otham is served by a parish church and is close to a comprehensive range of schools and shops. The adjoining village of Bearsted offers all further amenities including a London line station and Maidstone, the county town of Kent, is some 4.5 miles distance. Tenure: Freehold. Council Tax Band: G. EPC Rating: F.



## ON THE GROUND FLOOR

### Entrance Porch

Attractive front door leading to ...

### Reception Hall/Dining Room

Stone mullion window. Dado rail.

### Sitting Room

Two stone mullion windows. Dado rail. Open Victorian fireplace with attractive stone surround. Large storage cupboard.

### Large Kitchen/Breakfast Room

Cream doored units comprising sink unit with cupboards and drawers under. Range of wall cupboards with shelves, drawers and working surface above. Matching wall cupboards. Original Victorian dresser with drawers, cupboards and shelves. Large storage cupboard with louvred doors. Integrated dishwasher. Wine rack. Tiled floor.

### Utility Room

Floor to ceiling cupboard. Tiled floor. Plumbing for washing machine. Stable door to rear.

### Cloakroom

White suite comprising wash hand basin. Low level WC. Tiled floor.

## ON THE FIRST FLOOR

Attractive railed staircase with half landing.

### Spacious Landing

Airing cupboard. Access to roof space.

### Principal Bedroom

Bay window. Victorian fireplace. Two storage cupboards.

### Spacious Shower Room En-suite

Modern white suite comprising tiled shower enclosure. Pedestal wash hand basin. Tiled walls. Tiled floor.

### Bedroom 2

Window. Victorian fireplace.

### Bedroom 3

Window.

### Spacious Bathroom

Modern white suite comprising Victorian style roll-top bath. Wash hand basin with cupboard below. Low level WC. Radiator. Part tiled walls. Two windows.

## EXTERNALLY

There is an extensive gravelled drive to the rear of the property providing parking facilities for up to 4 vehicles. There is space for the erection of a garage (subject to the necessary planning consents being obtained).

### Gardens

The secluded gardens are on three sides extending to about 0.2 of an acre and are fully enclosed. The gardens comprise extensive lawned area with numerous mature trees, shrubs, hedge and flower borders. Gravelled area. Paved patio. Large garden shed. 3-year old approx oil fired boiler with recently replaced oil tank.


## VIEWING

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

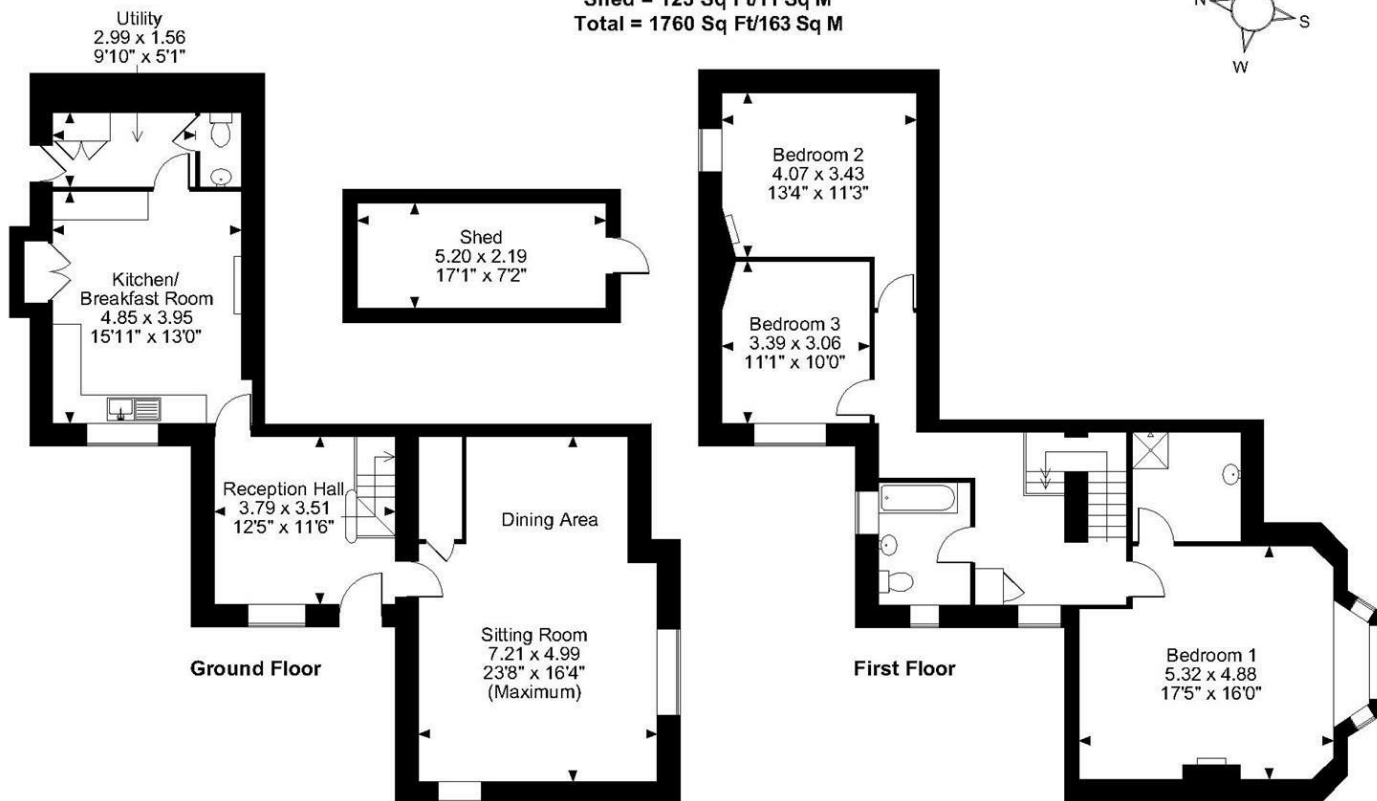
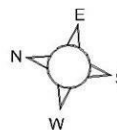
## DIRECTIONS

From the Agent's Bearsted Office proceed towards Ashford on the A20 and, after approximately half a mile, turn right into Otham Lane. Continue for about 2 miles, bearing left into Simmonds Lane. At the junction, turn left into Honey Lane where the property will be found after a short distance on the left hand side, just before the junction with Avery Lane. Access to the property can also be via the Sutton Road, bearing left into New Road which leads into Honey Lane.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HoneyLane Otham, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1637 Sq Ft/152 Sq M**  
**Shed = 123 Sq Ft/11 Sq M**  
**Total = 1760 Sq Ft/163 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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