



**3 Yew Tree Cottages Upper Street, Leeds, Maidstone, Kent, ME17 1RU**  
**Offers In The Region Of £375,000**



**\*\* OPEN DAY SATURDAY 6TH JULY - By appointment only \*\*** A charming late 19th century Victorian terraced cottage of character situated in the popular village of Leeds, which has been superbly extended and modernised throughout to a high specification.

The cottage was constructed in 1870, with a substantial contemporary extension built to the rear 6 years ago, including large Velux windows and a bi-fold door leading to the garden, providing modern day living whilst retaining many of its original Victorian features. The property has a high specification throughout including the kitchen with Quartz worktops and Range cooker, luxury fitted bathroom with freestanding rolltop bath and walk in shower, attractive shutter blinds to the windows, and tasteful décor throughout.

The ground floor comprises sitting room, kitchen, dining and family area, plus W.C. The second bedroom and luxury bathroom are on the first floor, whilst the second floor is home to the principal bedroom suite.

The secluded rear garden enjoys a delightful aspect having a depth of approximately 110' and features a detached insulated garden office/studio, private seating area to the rear and is mainly laid to lawn. On street parking is available directly outside the property, whilst additional parking is available opposite in the playing field. Tenure: Freehold. EPC Rating: D. Council Tax Band: C.



## LOCATION

The charming village of Leeds, known for its picturesque castle and expansive grounds, is home to a church, primary school, and inn. Nearby, the Ledian Gardens complex offers a range of amenities including a shop, restaurant, swimming pool, spa, gym, and hair salon. Maidstone, the county town of Kent, is located approximately 5 miles away and boasts excellent shopping options, senior and grammar schools, as well as two train stations connecting to London. Sutton Valence Independent School is just 3 miles away, with additional train stations in the neighbouring villages of Hollingbourne, Bearsted, and Headcorn, around 6 miles away. A bus service provides transportation, and easy access to the motorway network links the area to London and Channel Ports.

## GROUND FLOOR

Attractive Sitting Room

Downstairs Cloakroom

Open Plan Living Space incorporating:

Superb Recently Fitted Kitchen

Large Dining Room

## FIRST FLOOR

Landing

Bedroom Two

Luxury Bathroom

## SECOND FLOOR

Bedroom One

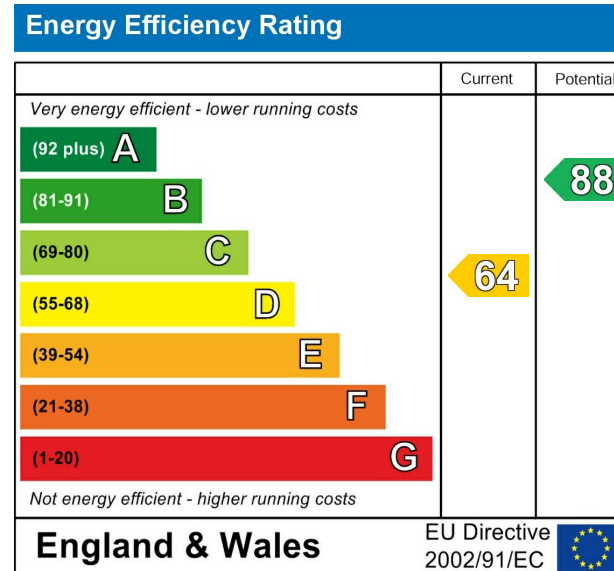
## EXTERNALLY

Garden

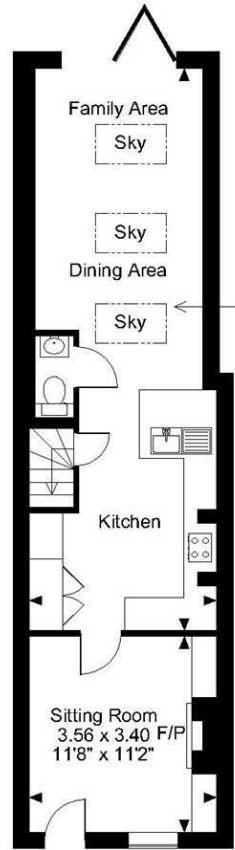
Detached Garden Studio

## VIEWING

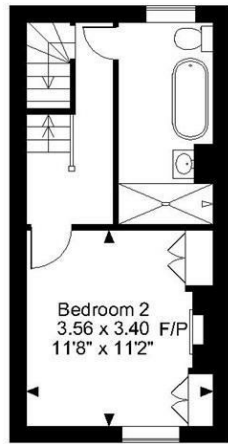
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.



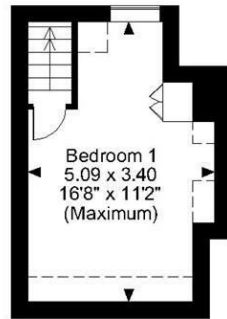
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Ground Floor



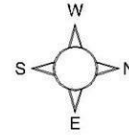
First Floor



Second Floor



Upper Street Leeds, Maidstone, Kent  
Approximate Gross Internal Area  
Main House = 894 Sq Ft/83 Sq M  
Office = 71 Sq Ft/7 Sq M  
Total = 965 Sq Ft/90 Sq M



10.23 x 3.40  
33'7" x 11'2"

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

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

□ □ □ □ Denotes restricted head height

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