



Woodside Green, Lenham, Maidstone, , ME17 2ET
Offers In Excess Of £800,000



Issuing Office: BEARSTED

Tel: 01622 739574



If you're searching for a rural retreat while maintaining easy access to central London, Tophill Cottage is the perfect choice. This charming unlisted 4-bedroom residence was originally two cottages from the late 1800s, and offers flexible living space across three floors, all within beautifully landscaped gardens spanning just shy of a third of an acre, surrounded by farmers fields.

The ground floor features a spacious and extended living-dining area with a log burner and French doors that open to delightful rural views, alongside an additional cosy sitting room which could be used as a formal dining room, with a feature fireplace. The sociable open-plan kitchen-breakfast room is perfect for entertaining, complemented by a utility room and shower room, plus front and rear porches for muddy boots and coats. Upstairs, the first floor provides two bedrooms, each accommodating king-size beds, and there are two beautiful separate bathrooms. The second floor contains two additional double bedrooms, each accessible via its own staircase, showcasing exceptional countryside vistas as you ascend.

The gardens are beautifully landscaped with various lawns, a fire-pit area, vegetable patch, and greenhouse. For those working from home, there are two detached office outbuildings with convenient full-fibre broadband options available. The property includes a gated gravel driveway for up to four cars and a garage that's been converted into a workshop, along with a rear extension.

Tophill Cottage is located in an Area of Outstanding Natural Beauty on the North Downs, benefiting from a sense of solitude approximately 300 ft from the nearest neighbour. Enjoy scenic walks along public footpaths and the renowned North Downs Way right from your doorstep.

Tenure: Freehold. EPC Rating: E. Council Tax Band: F.



LOCATION

Just a quick 5-minute drive leads you to Lenham village, featuring a charming square lined with independent shops and eateries. Enjoy delightful tea rooms, a bakery, a farm shop, a spa, and a variety of pubs and restaurants. Highly regarded primary and secondary schools are situated in the village, while the Sutton Valence Private School is a convenient 20-minute drive away. Maidstone and Ashford are both only 20 minutes away, offering vibrant nightlife, and shopping. Additionally, Ashford International station provides high-speed train services to London St Pancras in just 36 minutes. Alternatively, Lenham station is 6 minutes away by car, with connections to St Pancras, Victoria, and Charing Cross taking about an hour.

ACCOMMODATION

Ground Floor:

Porch

Kitchen

Utility Room

Cloakroom

Sitting Room

Dining Room/Snug

First Floor:

Landing

Bedroom One

Bedroom Two

Shower Room

Bathroom

Second Floor:

Bedroom Three

Bedroom Four

EXTERNALLY

Gravelled Driveway

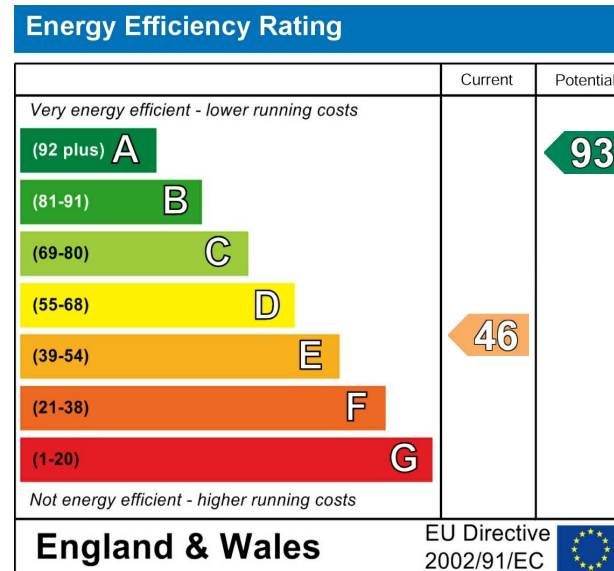
Workshop

Summerhouse

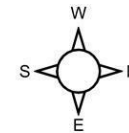
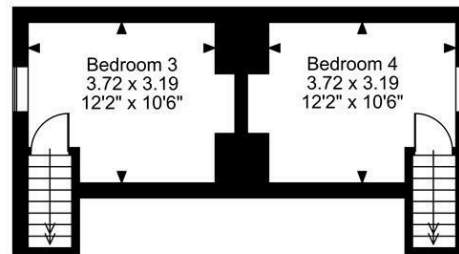
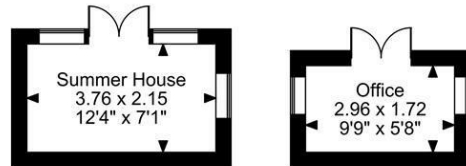
Garden Office

VIEWING

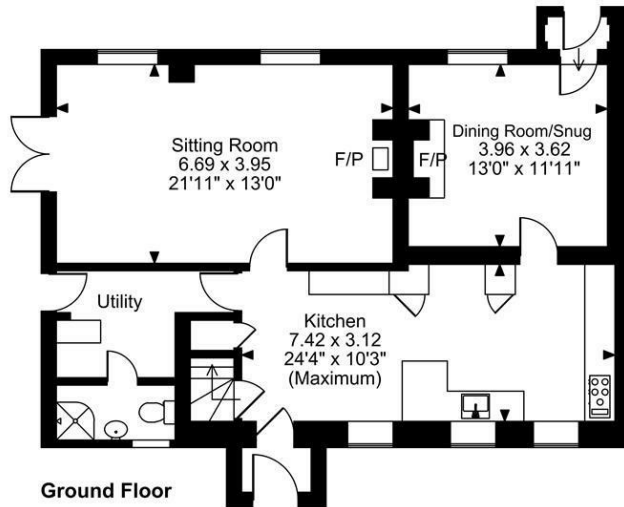
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.



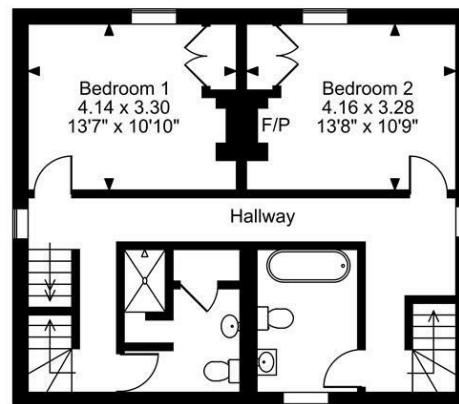
Woodside Green, Lenham, Maidstone
Approximate Gross Internal Area
Main House = 1870 Sq Ft/174 Sq M
Workshop = 217 Sq Ft/20 Sq M
Summer House and Office = 142 Sq Ft/13 Sq M
Total = 2229 Sq Ft/207 Sq M



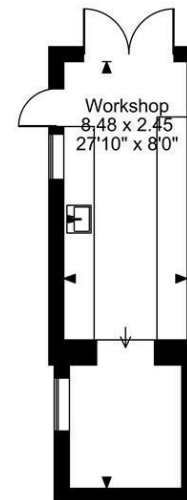
Second Floor



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8643477/SLU

