



Lambert & Foster



WISDOM COTTAGE

YOTES COURT FARM | MEREWORTH | KENT | ME18 5JQ

A rare opportunity to purchase this attractive single-storey period three bedroom semi detached cottage. Formerly a farm workers cottage, Wisdom Cottage now forms part of a traditional farmstead of converted farm buildings approached via a private farm road, flanked by mature parkland. The property has been sympathetically renovated retaining many original period features, all set under a Kent Peg tile roof. The cottage benefits from a generous partly walled garden to the rear and views over the countryside to the front. Offer to the market with NO FORWARD CHAIN.

Guide Price £550,000
FREEHOLD



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Sitting Room: Full height fixed picture window over looking rear garden, further dual aspect windows. Brick fireplace with inset woodburning stove and wooden mantle over and slate hearth. Solid Oak floor. Exposed beams to vaulted ceiling. Steps down to;

Kitchen: Windows to front and side. Range of base units with inset double bowl stainless steel sink unit. Plumbing for dishwasher and washing machine. Space for fridge freezer. Fitted Belling electric four door range cooker. Steps up to back door giving access to garden.

Bedroom 1: Full height fixed picture window to rear further window to front. Exposed beams and brick work. Ensuite shower room with 3 piece coloured suite window to rear.

Bedroom 2: Window to rear, fireplace with exposed brick opening. Vaulted exposed beams.

Bedroom 3: Window to rear and exposed beams.

Outside: Wisdom Cottage has a small area of lawned garden curtilage to the front and side with a well established partly walled traditional cottage garden to the rear. Enveloped with mature rose borders and shrubs. There is a paved terrace area for sitting immediately abutting the property.

Two allocated parking spaces are included within the title with ample on road parking for guests.



Local information

- Shopping: West Malling (3.7 miles), Tonbridge (7 miles), Sevenoaks (11.7 miles) and Bluewater (21.7 miles).
- Mainline Rail Services: West Malling station (4 miles) & Tonbridge station (7.5 miles) have a fast and frequent service to London Bridge/Waterloo East/Charing Cross/Cannon Street. West Malling also offers a direct service to London Victoria.
- Primary Schools: Mereworth, Hadlow, Shipbourne and Plaxtol.
- Secondary Schools: Judd Boys Grammar, Tonbridge Girls Grammar and Weald of Kent Girls Grammar Schools in Tonbridge. Hadlow Rural Community School. Wrotham School.
- Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools. Several Preparatory schools in Sevenoaks. Sackville School in Hildenborough. Sutton Valence School.
- Lesiure Facilities: Nizels Golf and Fitness centre in Hildenborough, Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, The Angel Leisure Centre and a range of sporting clubs which include rugby, football, baseball, swimming and sailing. David Lloyd Tennis & Fitness Club at King's Hill. There is a network of footpaths locally offering extensive opportunities for walking across the scenic surrounding countryside.

MEREWORTH

Mereworth is a much favoured village and civil parish near the town of Maidstone in Kent. The Watringbury stream flows through the village and powered a watermill, the site of which now lies within the grounds of Mereworth Castle.

GENERAL

Tenure: Freehold

Services: Electric storage heaters. Mains electricity, water and drainage.

Local authority: Tonbridge and Malling Borough Council.

Council tax: Band E EPC: G (5)

Broadband: Available as Standard and Ultrafast.

Mobile coverage: Limited indoor and likely outdoor from main providers.

Flooding: Very low risk further information available at www.gov.uk/check-long-term-flood-risk

Agents note: The Stables will be subject to a shared management fee to cover the maintenance of communal area and access roads.

VIEWING

By appointment only.

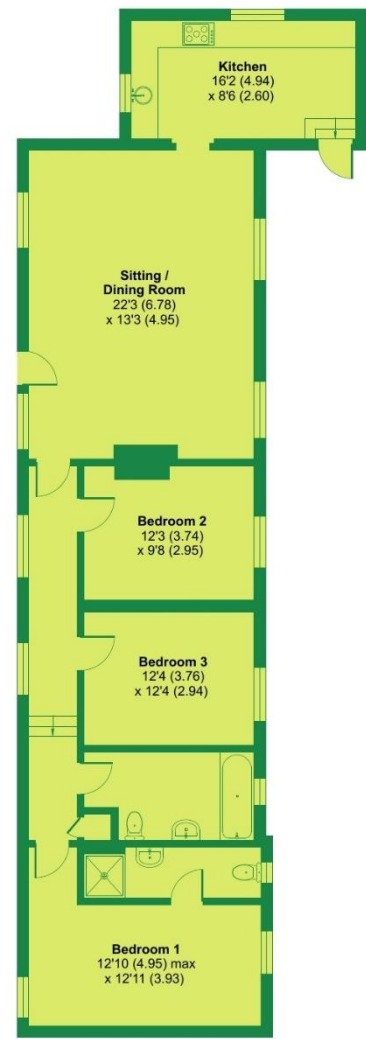
Paddock Wood Office: 01892 832325.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Wisdom Cottage, Yotes Court Farm, Mereworth Road, Mereworth, Maidstone, ME18

Approximate Area = 1176 sq ft / 109.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lambert and Foster Ltd. REF: 1114829

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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HYTHE, KENT
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