



# Lambert & Foster



## LODGE COTTAGE

EWELL LANE | WEST FARLEIGH

*A rare opportunity to purchase a beautiful Victorian detached four bedroom house in a secluded location with fantastic far reaching views over West Farleigh and beyond. Lodge Cottage benefits from a two bedroom detached annexe, a swimming pool with pool house, private gated driveway with ample off road parking, double garage, carport, barn suitable for a large motor home and 0.75 acres of mature landscaped gardens that offer privacy and seclusion.*

**Guide Price £1,100,000**

FREEHOLD



## LODGE COTTAGE

EWELL LANE | WEST FARLEIGH | ME15 0NG

- A four bedroom detached Victorian family home with a detached two bed annexe
- Situated on the edge of the village in an elevated position enjoying far reaching views
- Swimming pool, detached double garage, large detached car port
- Up to four reception rooms, beautiful gardens and benefits from solar panels
- A short distance to local amenities and only a short drive to major transport links
- Idyllic Village location withing walking distance to two public houses

**GENERAL:** Tenure: Freehold. **Construction Type:** Kent Ragstone **Services & Utilities:** LPG gas central heating with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Standard broadband. **Mobile Coverage:** Limited. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band F. **EPC:** D (63) **Annex EPC:** D (58)

**Flood & Erosion Risk:** **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

### Lodge Cottage, Ewell Lane, West Farleigh, Maidstone, ME15 0NG

Approximate Area = 1872 sq ft / 173.9 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

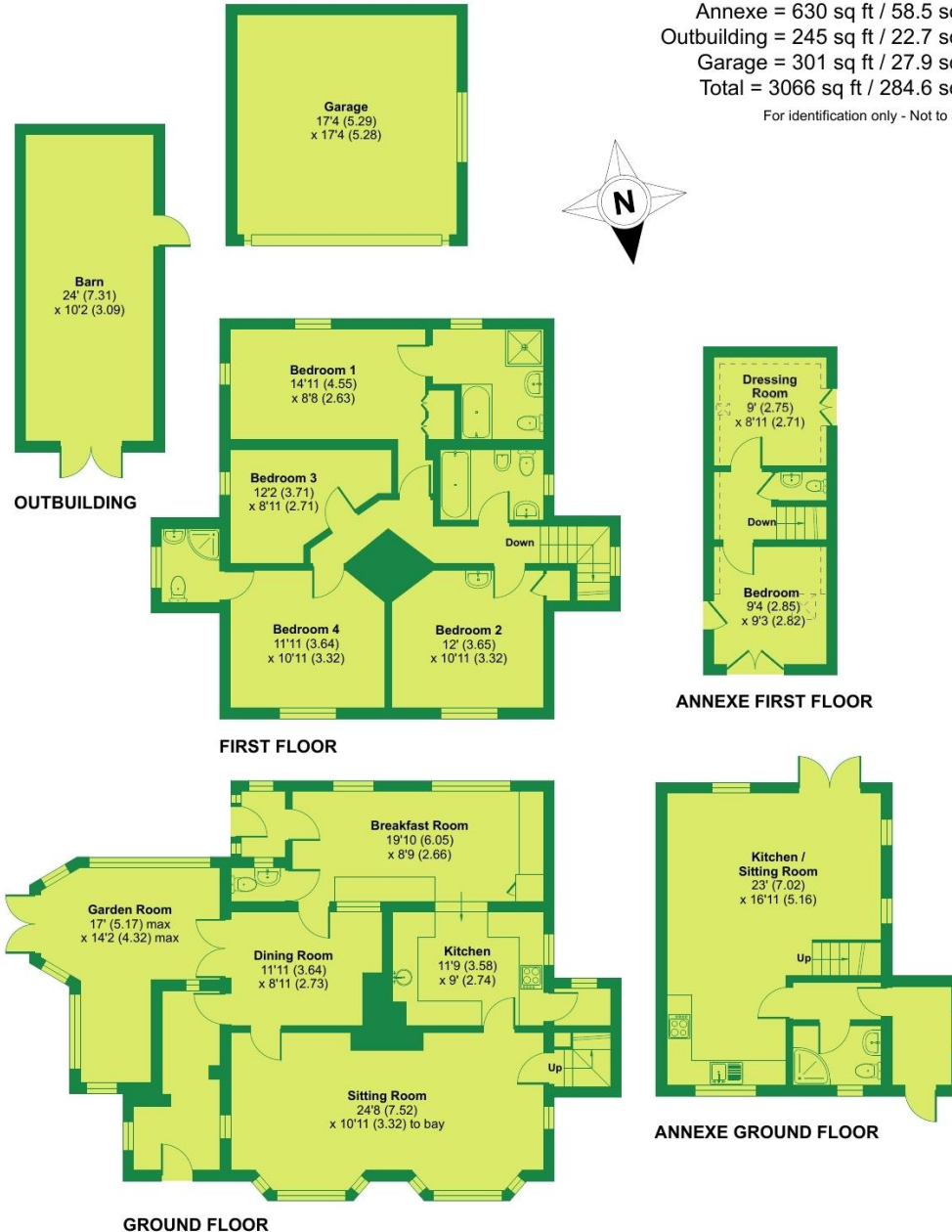
Annexe = 630 sq ft / 58.5 sq m

Outbuilding = 245 sq ft / 22.7 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 3066 sq ft / 284.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lambert and Foster Ltd. REF: 1182506

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

### PADDOCK WOOD, KENT

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

### CRANBROOK, KENT

Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

### HYPHE, KENT

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

### WADHURST, SUSSEX

Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA