



VALLEY VIEW,
GREEN HILL, OTHAM, MAIDSTONE, KENT ME15 8RR



**Lambert
& Foster**



COUNTY TOWN OF MAIDSTONE APPROX. 4 MILES | JUNCTION 8 OF THE M20 APPROX. 3 MILES | BEARSTED STATION APPROX. 2 MILES

VALLEY VIEW, GREEN HILL, OTHAM, MAIDSTONE, KENT ME15 8RR

A detached, versatile chalet style property occupying a sought after location on the outskirts of the quaint village of Otham, providing five bedroom, two reception room family accommodation with considerable scope for updating and improvement, situated within established gardens, grounds and large paddock with further outbuildings including double garage, in all extending to approximately 2.6 acres (1.05 hectares), enjoying an elevated position with commanding views over Otham Valley and farmland.

GUIDE PRICE £970,000 FREEHOLD



SITUATION

The popular village of Otham is served by a parish church and is close to a comprehensive range of schools and shops. The adjoining picturesque village of Bearsted offers excellent transport links via mainline train station and access to the M2 & M20 motorways, Bearsted Village Green benefits from a selection of fantastic pubs, restaurants, café, and butchers. The beautiful grounds of both Leeds Castle and Mote Park are also close by.

DIRECTIONS

Heading south on the M20 leave at Junction 8, taking the third exit on the roundabout. At the next roundabout take the second exit onto the A20 towards Maidstone. After the Marriot Tudor Park Hotel turn left into Otham Lane. Continue up Green Hill for some distance where you will find Valley view on the left hand-side.



DESCRIPTION

Valley View is an individual, detached chalet style bungalow, presenting elevations of brick beneath a pitched tiled roof. The property now presents an excellent opportunity for updating/improvement/alteration subject to obtaining all relevant consents.

Accommodation includes five bedrooms (inc three first floor attic rooms, one en-suite), entrance hallway, dual aspect sitting room with feature fireplace, dining room, farmhouse country kitchen/breakfast room, family bathroom, cloakroom, utility and secondary kitchen. The property configuration, with additional kitchen, allows for it to be easily adapted/divided to provide an integral annexe.











GARDENS & GROUNDS

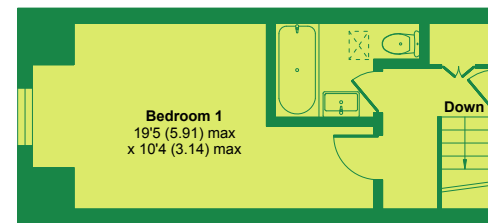
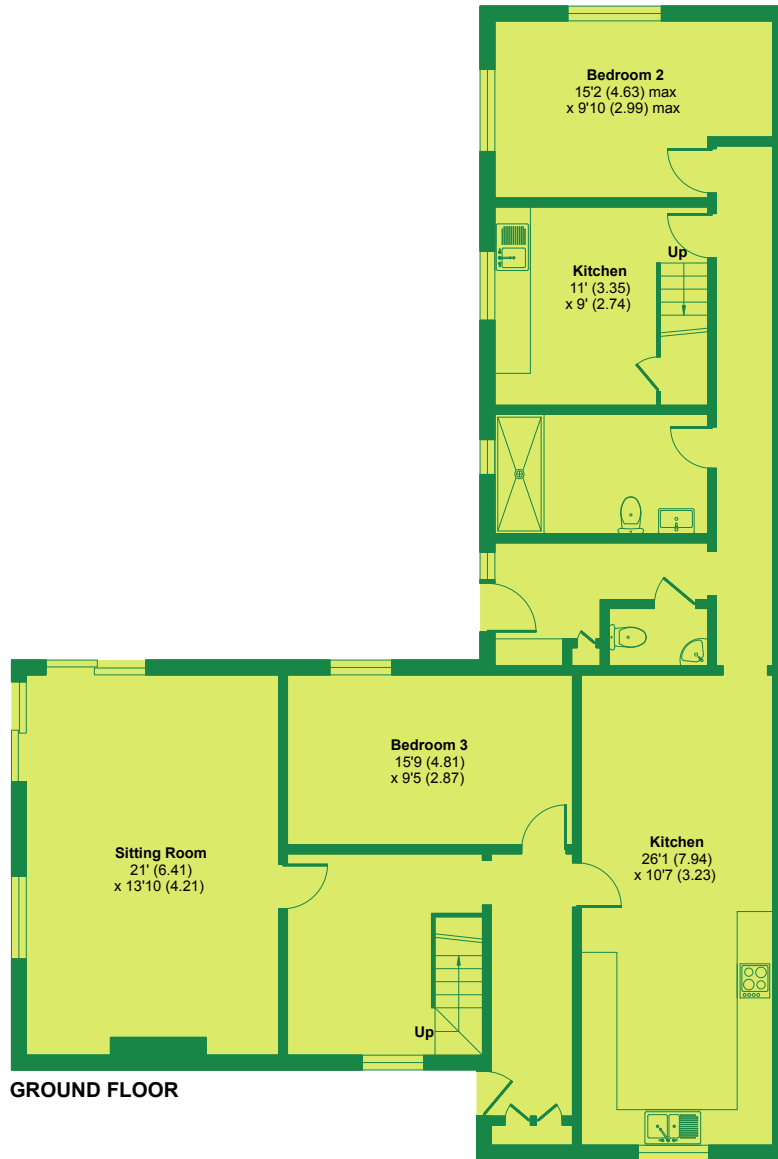
Valley View is approached from a gravel drive with ample parking and double garage. The property itself is surrounded by mature gardens with summer house and patio area for alfresco entertaining. Leading on through to the large paddocks/pasture with magnificent far reaching views over Otham Valley and farmland. In all extending to approximately 2.6 acres (1.05 hectares).



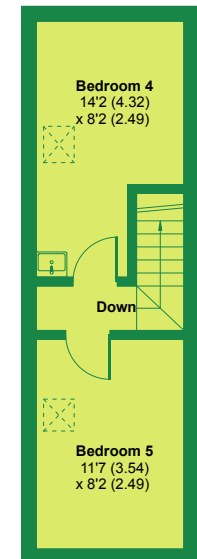
FLOOR PLANS

Valley View, Green Hill, Otham, Maidstone, ME15 8RR

Approximate Area = 2005 sq ft / 186.2 sq m
For identification only - Not to scale



FIRST FLOOR 1



FIRST FLOOR 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n̄che.com 2023. Produced for Lambert and Foster Ltd. REF: 1058909

SITE PLAN



VIEWINGS: Strictly by appointment with the Agent's from the Cranbrook office: 01580 712888 / cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity, water and drainage. Oil fired central heating.

MOBILE COVERAGE: Limited

INTERNET: Standard and Superfast 15/54 mbps

COUNCIL TAX: Band F

EPC: E (43)

LOCAL AUTHORITY: Maidstone Borough Council
maidstone.gov.uk 01622 602000



PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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