



Lambert & Foster



WAGONERS COTTAGE

8 THE STREET | ULCOMBE | KENT | ME17 1DT

A pretty middle terrace cottage providing well presented, two bedroom, character accommodation arranged over two floors including a sitting room with wood burning stove and fitted kitchen/dining room, complemented by off-road gravel parking for one vehicle and an approximately 70ft 'landscaped' rear garden with shed and summerhouse, all occupying a central village location.

Guide Price £325,000

FREEHOLD



WAGONERS COTTAGE

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Wagoners Cottage 8 The Street is a pretty middle terrace cottage presenting brick elevations set with timber sealed unit double glazed windows, beneath a pitched tiled roof. The character accommodation was built in 1852, extended and updated in circa 2004 with more recent improvements over the last three years. Features include the sitting room with brick surround fireplace housing a wood burning stove, useful built in storage cupboard, aspect front. The kitchen/dining room is fitted and includes a 1 1/2 bowl ceramic sink unit, Neff four burner electric hob, electric oven under and filter hood over, space and plumbing for washing machine, fitted book and display shelving, ceiling down lamps, tiled floor and aspect and door to rear. Arrange of the first floor with latched cottage doors, two double bedrooms, bedroom one with exposed floorboards and pretty cast iron fireplace, built-in shelved cupboard and aspect to front. Bedroom two set partially beneath eaves has an aspect to rear dormer window. The bathroom is fitted with a traditional white suite by Burlington including a panelled bath with mixer tap and shadow attachment, exposed floorboards and heated towel rail.

Outside to front is gravel parking for one vehicle. The well stocked rear courtyard style garden complements the accommodation well, extending to approximately 70ft comprising pathways and seating areas with box hedging, fruit trees include Apple and fig, roses and hydrangeas, fruit canes include Gooseberry and red currant. Within the garden is a timber shed and summerhouse. The whole is fenced and enclosed.



- Total floor area approximately 671 ft² (62.3 m²)
- Sitting room
- Kitchen/dining room
- First floor landing
- Two double bedrooms
- Bathroom with traditional Burlington suite
- Off road gravel parking for one vehicle
- 70 ft Landscaped rear courtyard style garden
- Central village location

DIRECTIONS

What3words: conceals.filed.ribs

GENERAL

Tenure: Freehold

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

Local authority: www.maidstone.gov.uk

Council tax: Band C **EPC:** D (63) with B Potential

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

AGENTS NOTE: there is a cupboard flying freehold in the sitting room. External access to the garden exists along the rear of the terrace.

FLOORPLANS

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

8 The Street, Ulcombe, Maidstone, ME17 1DT

Approximate Area = 671 sq ft / 62.3 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). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1180040

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