



Lambert & Foster



PLEASANT FIELD BUNGALOW

CHART HILL ROAD | CHART SUTTON | KENT | ME17 3RQ

First time on the market in over 60 years, a detached bungalow for updating, offering considerable potential for extension/alteration/replacement subject to PP, currently providing three bedroom accommodation totalling approximately 1139 sqft, parking and a single garage, set within gardens extending to approximately 0.21 of an acre with an additional 1 acre of adjoining agricultural land available in March 2027 latest, all enjoying a semi rural location, with far reaching, elevated, countryside views.

Guide Price £450,00

FREEHOLD





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Pleasant Field Bungalow is an individual, detached bungalow, presenting elevations of predominantly white weather boarding with a brick extension in circa 1972, set with predominantly UPVC double glazing beneath a pitched, composite slate tiled roof and flat roof to the extension. The well proportioned accommodation now presents an opportunity for updating and improvement. Potential exists for alteration/extension and possible replacement, if desired, subject to obtaining all relevant planning consents.

The single storey accommodation includes an entrance hall, utility room with floor standing mains gas fired boiler and a rear lobby with cloakroom. A sitting room has an open fireplace and enjoys a double aspect incorporating a bay window and doors out to the garden.

The kitchen/dining room is simply fitted with base level cupboards, some exposed floorboards and a double aspect including access to the garden with pleasant outlook. Three bedrooms include bedroom 1 with exposed floorboards and aspect to front, bedroom two, also a double room, has a fitted wardrobe, shelving and an aspect to front. Bedroom three has a built-in wardrobe and enjoys an outlook across the garden and countryside beyond. The bathroom is fitted with a white suite.

Outside, an open access onto a drive, providing parking and leading up to a detached single concrete section garage. The established garden is laid to lawn running to all sides, bordered by hedging including an old timber shed. Beyond the garden is an area of agricultural land, currently planted as orchard, extending to approximately 1 acre included within the sale. We are informed by the seller this parcel of land is currently let to the neighbouring fruit farmer and will be available March 2027 latest. Fine elevated views are enjoyed out across the Wealden countryside.



- Detached bungalow for improvement
- Approximate internal area 1139 sqft
- Approximately 0.21 of an acre plot
- Approximately 1 acre of agricultural land
- Elevated countryside views

- Three bedrooms
- Drive and single garage
- Mains gas central heating
- Semi rural location

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: haggling.rare.steeped

TENURE: Freehold

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** Mains gas fired central heating

MOBILE COVERAGE: Indoor and outdoor likely
 (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: D **EPC:** E (40)

AGENT NOTE: The agricultural land extending to 1 acre is currently planted with apple trees and is let to the neighbouring fruit farmer. Vacant possession will be given no later than March 2027.

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



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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& Foster**