



5 Church Square,  
Lenham, Kent ME17 2PJ

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### Offers in excess of £550,000

This charming, deceptively spacious 3 double bedroom / 2 bathroom mid-terrace period cottage is positioned in a tucked away, truly magical location next to the Church in the centre of the sought after and picturesque village of Lenham, just a short drive from the towns of Maidstone and Ashford.

Grade II Listed, this property is the epitome of a quintessentially charming Kentish cottage, but with a contemporary twist. Beautifully presented, this very stylish property, with its wonderful blend of modern living and period charm would make a most comfortable permanent / second home, "lock up and leave" property, holiday cottage or investment opportunity.

The surprisingly spacious, well-proportioned accommodation includes a warm and welcoming sitting room with wood burner, a good size bespoke kitchen, which opens to a lovely bright dining area and snug, and upstairs, a modern bathroom and good size double bedrooms, one with an en-suite shower room.

The property also benefits from a pretty south facing walled courtyard garden, off-street parking for two cars, a garage / workshop and further attached outbuilding, currently used as a pottery studio.

In addition, all of the many local amenities in this thriving village are on the doorstep, which is what makes this location so popular.

- Charming mid-terrace Grade II Listed cottage
- Deceptively spacious with three double bedrooms and two baths
- Wonderful blend of modern living and period charm
- Pretty south facing courtyard garden
- Off street parking for two cars and garage / workshop
- Useful outbuilding currently used as a pottery studio
- Tucked away location in the centre of the village
- Short walk to all the many amenities
- Easy access to motorway and high speed rail network
- Wide choice of local schools including Grammars

**SITUATION:** The medieval, picturesque village of Lenham is situated in an enviable position on the southern edge of the North Downs, 9 miles in each direction from the towns of Maidstone and Ashford. This thriving village has everything you could need for day-to-day living. A tree-lined market square framed by charming historic buildings forms the heart of the community and provides a choice of shops, pubs and restaurants. The M20 is within easy reach. Lenham provides a mainline rail service to London and Ashford has the high-speed service to St Pancras (about 37 minutes). For educational needs, there is a primary and mixed secondary school in the village. A wide selection of grammar and private schools also exist in the area.

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**Warner Gray**



**GROUND FLOOR** The front door opens into a long **HALLWAY** where there would be plenty of room for cloaks and boot storage if desired. Stairs to first floor. Built-in under stairs cupboard and cloaks cupboard.

**SITTING ROOM** 12'5 x 11'11. This welcoming sitting room with its brick fireplace and wood burner exudes warmth and is a lovely place to spend cosy winter evenings. A large square bay to the front gives views over Church Square.

**KITCHEN** 14'1 x 11'3. The surprisingly spacious kitchen with its part vaulted ceiling, open to the dining area at one side, is both beautiful and functional.

There are a range of bespoke shaker style base units with honed slate worktops and matching larder cupboard. One bowl sink with mixer tap. Space for Range cooker. Integrated slimline dishwasher, washing machine and fridge / freezer. A window and door at the back give views over and access to the patio garden beyond.

**DINING ROOM** 9'2 x 8'7. Handily positioned between, and open to, the kitchen at one end and the snug at the other, this light, bright dining area, with its south facing aspect, windows over the garden and sky light, is a lovely place to eat, meet and socialise.

**SNUG** 17'0 x 9'2. This second reception room, currently set up as a snug, could serve a number of different purposes and as it stands, serves to make the ground floor layout very flexible and family friendly.

Stairs from the ground floor lead to a wonderfully characterful **FIRST FLOOR LANDING** which has room for free standing furniture. A small lobby houses a built-in airing cupboard with boiler.

**BEDROOM 1** 13'6 x 11'7. A spacious double bedroom with built-in storage to one wall and large square bay overlooking the square below.

**BEDROOM 2** 12'5 x 8'5. A double bedroom with built-in over stairs storage and contemporary EN-SUITE SHOWER ROOM. A window to the rear gives wonderful views and brings in masses of natural light.

**BEDROOM 3** 11'11 x 11'3. A good size double bedroom with window to the front and feature fireplace. A hatch in this room gives access to a large loft which is mostly boarded.

**BATHROOM** A modern bathroom comprising: walk-in glass screened shower; double ended bath with wood side panel and

mixer tap; wash hand basin with mixer tap; back to wall WC and heated towel rail. Slate tiled floor with electric under floor heating.

**OUTSIDE** The cottage is set in a wonderfully tucked away position towards the back of Church Square with views of the ancient Church. An iron railing to the front defines a small garden area which leads you to the front door.

To the rear, there are two off-street parking spaces in front of a garage / workshop. Attached to this is a further outbuilding, currently divided into two spaces, and used as a pottery studio. This useful space which has power and light connected could, however, serve a number of different purposes. At the back of the cottage, a pretty south facing walled courtyard garden provides an ideal place for summer dining and entertaining.

**SERVICES** Mains: water, electricity, gas and drainage. EPC: Exempt. Local Authority: Maidstone Borough Council.

**LOCATION FINDER** what3words: [///originals.reclaimed.radar](https://www.what3words.com/#!/originals/reclaimed.radar)

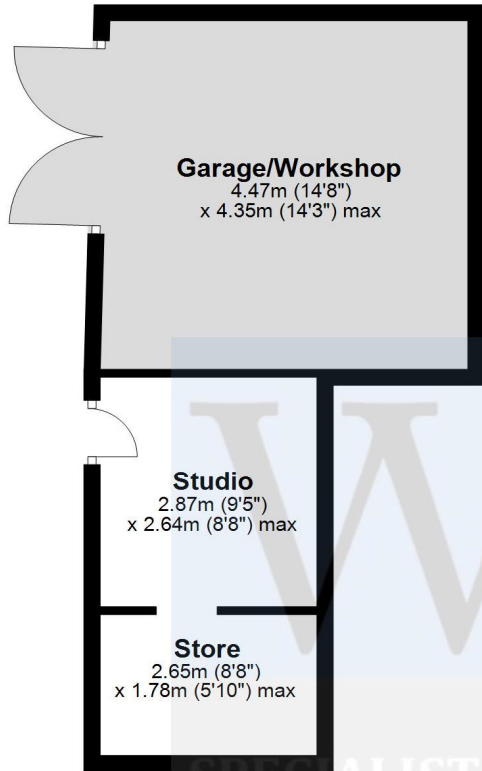
**AGENTS NOTE** We understand that this property has two flying freeholds

**Viewing by appointment through WarnerGray 01580 766044**



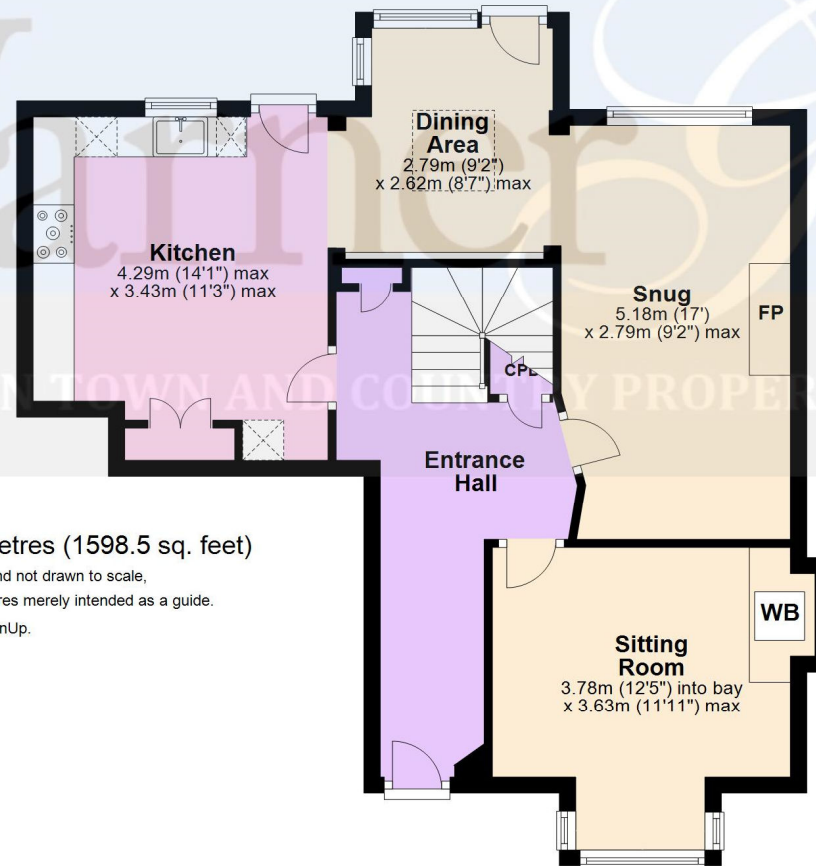
## Outbuildings

Approx. 32.1 sq. metres (345.2 sq. feet)



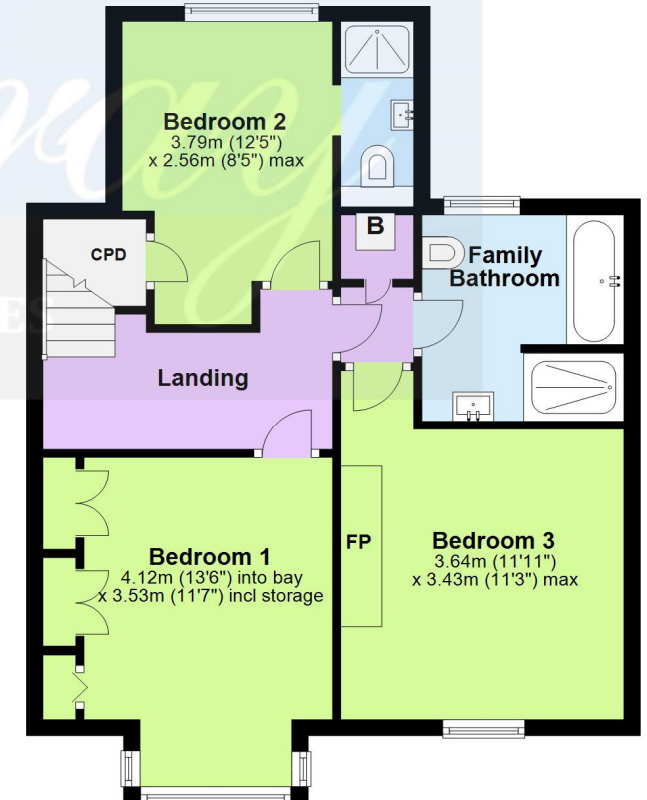
## Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



## First Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



