



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**Yew Tree Cottage, The  
Street, Doddington,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Delightful Grade II listed cottage dating back to the 15th Century
- Many original features including ingle nook fireplace
- Modern kitchen and bathroom
- Stunning village location close to lovely country walks
- Currently used as a successful holiday let

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'11 x 10'7 (5.46m x 3.23m)

Kitchen/Diner: 10'4 x 10'3 (3.15m x 3.13m)

Lobby

Shower/Wet Room

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 10'4 (4.65m x 3.15m)

Bedroom 2: 10'5 x 10'2 (3.18m x 3.10m)

### OUTSIDE

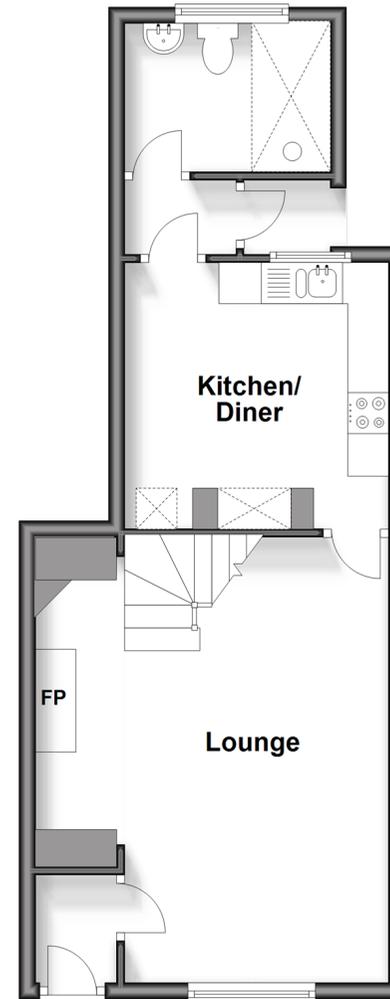
Front Garden

Rear Garden

Parking for 1 car

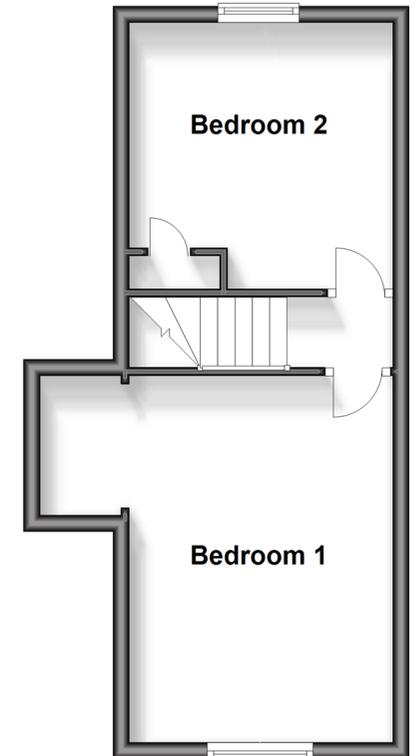
## Split Level Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



**Call Faversham - 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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