



**Price**  
**£500,000**

**Freehold**

5x  2x  2x 

**Headcorn Road, Grafty  
Green, Maidstone, Kent,  
ME17**

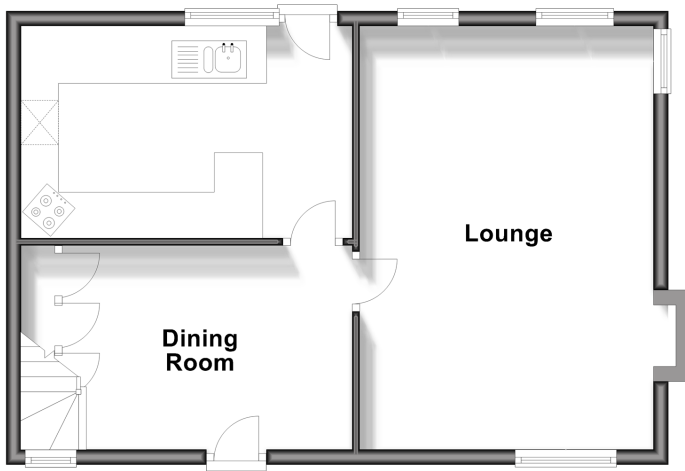
**OVER 60?**

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

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Helping you move forwards

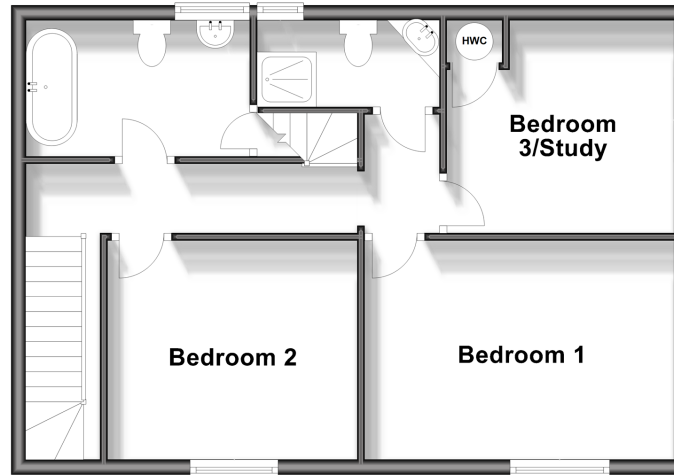
### Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



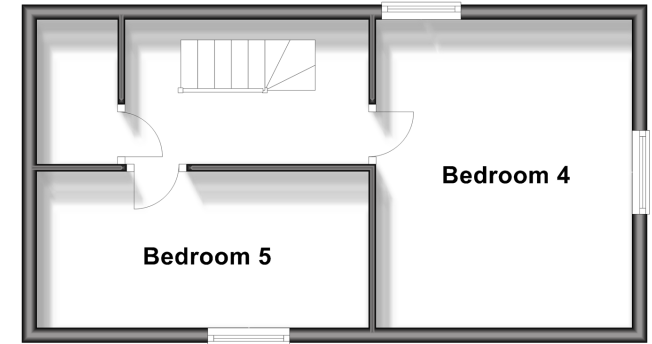
### First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



### Second Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'6 x 12'10 (5.64m x 3.91m)

Dining Room: 12'7 x 9'1 (3.84m x 2.77m)

Kitchen: 14'7 x 9'0 (4.45m x 2.75m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 13'6 x 9'11 (4.12m x 3.02m)

Bedroom 2: 11'3 x 9'8 (3.43m x 2.95m)

Bedroom 3/ Study: 10'1 x 9'4 (3.08m x 2.85m)

Shower Room

### SECOND FLOOR

Second Floor Landing

Bedroom 4: 12'6 x 10'7 (3.81m x 3.23m)

Bedroom 5: 13'11 x 6'9 (4.24m x 2.06m)

### OUTSIDE

Garage and Driveway

Front and Rear Gardens



## Main features

- Charming grade 2 listed cottage
- Dated back to the 15th century
- Set on a generous plot
- Located in Grafty Green, close to both Headcorn and Lenham villages
- Plenty of character with exposed beams and original ragstone garage, formerly the old Forge



### Nearest Schools

Primary Schools: Platts Heath Primary 1.1 miles, Ulcombe C of E Primary 2.2 miles, Harrietsham C of E Primary 2.4 miles

Secondary Schools: Swadelands School 3.1 miles, Heath



### Transport Information

Train Stations: Lenham 2.6 miles, Harrietsham 3.5 miles, Headcorn 4.2 miles



### Address

Headcorn Road, Grafty Green, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Headcorn Branch 01622 890435 ■ [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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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