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**Kings Cottages, Maidstone Road, Watlingtonbury,
Maidstone, Kent, ME18 5ER**

£350,000 Freehold

Tel: 01732 771616

www.bkestateagents.com



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Now ready for new owners this individual, detached cottage is Chain Free so you can move straight in but there is also the potential to style and improve to your own taste. Entrance porch into hallway with quarry tiled flooring and access to the reception rooms. There is a double aspect, sitting room with character beams and feature fireplace and a separate dining room which also has exposed beams and a fireplace. The kitchen is well equipped with a range of light cream, fitted units with wood effect worktops and includes electric under oven, gas hob, canopy extractor along with tall fridge/freezer. A handy utility area provides space for laundry equipment and there is a neatly fitted bathroom along with a separate cloakroom too. Stairs to the first floor where you will find the two double bedrooms. The main bedroom is a generous size with attractive tiled fireplace and double aspect to front & rear.

Agent’s Note: The property has gas heating by Valiant boiler and both Kitchen & Bathroom have been updated. Available with NO ONWARD CHAIN.

OUTSIDE

Neat frontage with low stone wall, shrubs, area of lawn along with driveway parking for 1/2 vehicles. Access to the large rear garden which is fully enclosed and laid to lawn with a few shrubs, small area of patio, greenhouse and garden shed. A blank canvas for the keen gardener to create your idyll.....perhaps growing your own veg & keeping hens for lovely fresh eggs or just space for pets to let off steam!



THE LOCAL AREA

Situated in the charming village of Watringbury, this character cottage enjoys the benefits of the surrounding countryside yet still conveniently located for road and rail links. Although a small village, Watringbury, has a lively community and the advantage of a village hall and post office along with convenience store, hairdressers, tea-room/antiques store and pub/restaurant. There is a good primary school and the railway station which serves Paddock Wood (Charing Cross) and Maidstone West (London St Pancras). More comprehensive shopping is available at the nearby, market town of West Malling and also at Tonbridge or the county town of Maidstone. The area has a wealth of schooling with primary schools in Kingshill and Mereworth, non-selective secondary schools, renowned grammar schools and many private schools including Tonbridge School. The M20 (Junction 4) is just over 6 miles, so access to the M26/M25 motorways and beyond is easily available.

ROUTE TO VIEW

From Tonbridge head towards Watringbury following the A26 and continue to the centre of the village. Turn right at the crossroads into Bow Road and continue along. The road bears right into Maidstone Road and the property will be found further along on the right-hand side denoted by our FOR SALE board.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require on form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D