

# Myrtle House, Brabourne Lees, Ashford, Kent

**Guide Price: Guide Price £330,000 - £350,000**





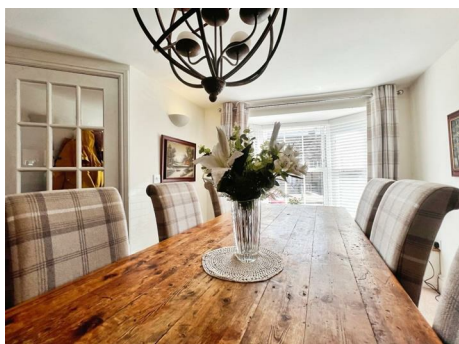
# ***A beautiful, well appointed 2 bedroom mid terrace cottage home in the charming Brabourne Lees.***



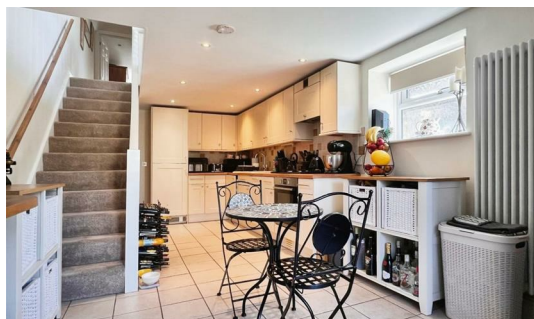
Nestled in the tranquil village of Brabourne Lees, this charming two-bedroom mid-terrace cottage offers a delightful blend of modern comforts and traditional character, having been thoughtfully and sympathetically enhanced by the current owner, ensuring a warm and inviting home awaits you. Upon entering, you are greeted by a spacious 23ft family reception room, featuring a beautiful sash window that allows natural light to flood the reception space. This room is perfect for both relaxation and entertaining, with large dining table found in the bay, providing ample room to host family and friends as well as charming multi-fuel stove within the fire place. To the rear, there is an equally as impressive kitchen/diner, which is well-equipped with fitted wall and base units, providing ample storage and workspace, and it conveniently leads to the stunning landscaped rear garden, ideal for outdoor gatherings or quiet moments in nature. The first floor boasts two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The spacious landing area is a versatile space that is currently utilised as a study area, catering to the needs of modern living. Additionally, the property features two well-appointed bathrooms, including a modern en-suite to principal bedroom, ensuring convenience for residents and guests alike. The 2nd bedroom is serviced by the well appointed family bathroom, with stunning vaulted ceiling, downlights & shower over-bath, wash hand basin & W/C.



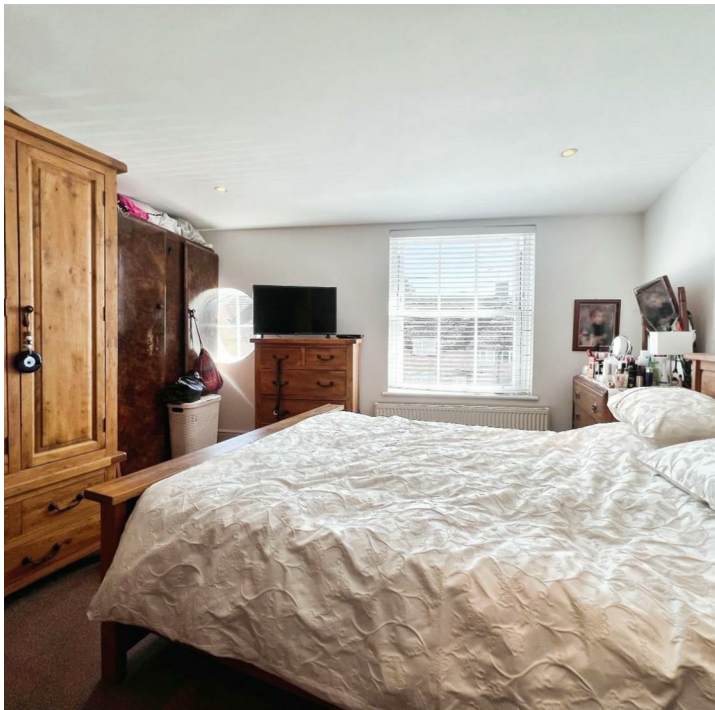
The garden has been landscaped, and tiered to capture the summer sun! Opening via those charming double doors from the kitchen, is a space that is low maintenance, with a patio area, ideal for a table and chairs - and a raised pebbled area with established flower beds & shrubbery as well as two timber sheds, this cottage style garden really enhances that country-side feeling inside and out. This home is ready for you to move in and enjoy. The multi-fuel burner adds a cosy touch, perfect for those chilly evenings. This delightful cottage is not just a house; it is a place where memories can be made in a serene village setting. Do not miss the opportunity to make this charming property your new home.



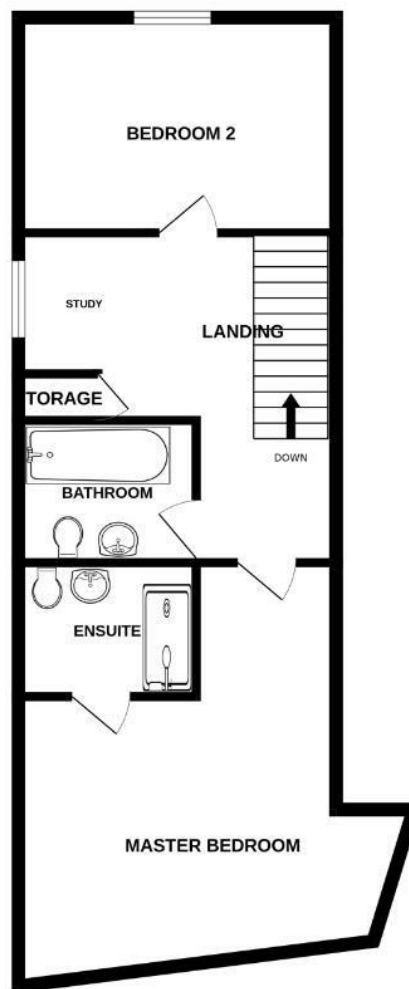
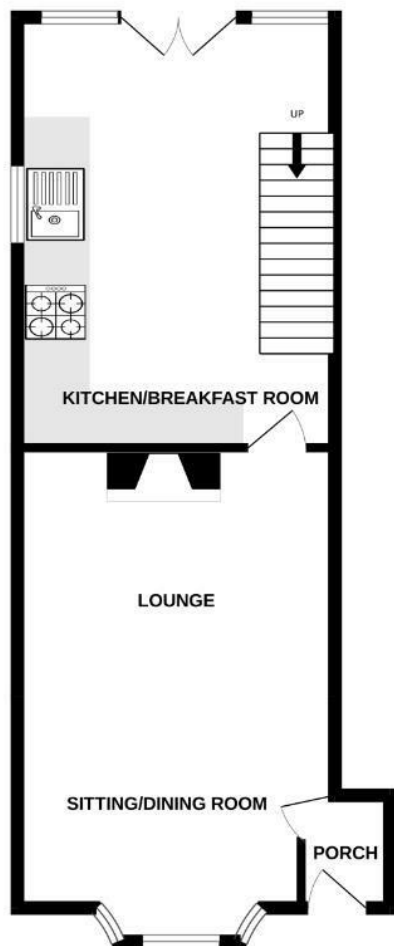
Brabourne Lees is a charming village nestled in the heart of Kent, England, offering residents and visitors a blend of rural tranquility and essential amenities. Surrounded by the picturesque landscapes of the North Downs, the village provides a serene environment ideal for those seeking a peaceful lifestyle. **Local Amenities:** Residents benefit from a well-stocked convenience store that caters to daily necessities. Adjacent to the store is the Brabourne Lees Post Office, located on Lees Road, which offers a range of services including cash withdrawals, deposits, and various postal solutions. **Dining and Socializing:** The village boasts the Five Bells Inn, a quintessential English country pub with a history dating back to the 16th century. Overlooking the rolling hills of the North Downs, the pub has been recognized as Kent Life Pub of the Year and offers a selection of locally sourced food and beverages. It serves as a central hub for community gatherings and social events. **Education:** For families, Brabourne Church of England Primary School provides quality education for children aged 5 to 11. With a total enrollment of approximately 105 pupils divided into four classes, the school emphasizes high standards, creative learning experiences, and a nurturing environment. Parents have expressed appreciation for the school's friendly, family-like atmosphere and its focus on individual student development. Overall, Brabourne Lees combines the charm of countryside living with convenient amenities and a strong sense of community, making it a desirable place to reside in Kent.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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