

Honey Lane, Otham, Maidstone, ME15

Approximate Area = 1652 sq ft / 153.4 sq m
 Outbuilding = 119 sq ft / 11 sq m
 Total = 1771 sq ft / 164.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richsecom 2024. Produced for Simon Miller & Company. REF: 113025

MICHAELMAS HOUSE

HONEY LANE

OTHAM

ME15 8RX

ASKING PRICE £650,000

FREEHOLD

EPC REPORT: F



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



01622 850 888

enquiries@periodhomesbysimonmiller.co.uk



This beautiful Victorian semi-detached home, built in 1890, is located in this quiet semi rural setting, set back from the road with mature, secluded gardens to three sides. Offering generous living space, this unlisted home offers a wealth of original Victorian features, while benefitting from modern oil fired central heating, three generous bedrooms, en-suite shower and family bathrooms, utility, cloakroom and ample off road parking. The property also benefits from replacement guttering throughout of powder coated aluminium. You enter via a covered porch to the reception hallway, with stone mullion window beside and a turning staircase taking you to the first floor. From the hallway, a door leads to the kitchen/breakfast room, with a range of wall and base units including an original Victorian dresser and in turn, a door leads to the utility room, with stable door to the garden and cloakroom beside. The exceptional dual aspect sitting room offers two stone mullion windows, high ceilings, oak flooring and an original fireplace with stone surround.

- Property Features**
- Attractive Semi Detached Late Victorian Family Home
 - Character Features Throughout
 - Quiet Semi-Rural Village Location
 - Three Double Bedrooms
 - En-Suite Shower And Family Room
 - Exceptional Mature Gardens
 - Spacious Dual Aspect Sitting Room
 - Kitchen/Breakfast Room

Upstairs, the spacious landing leads to the three double bedrooms, the master with Victorian tiled fireplace, wood stripped flooring and en-suite shower room, with the spacious family bathroom featuring a side fill roll top bath.

Outside, a shared private driveway leads to your own private parking area, exclusive to the property, with room for up to four cars, with a gate from here leading into the exceptional mature gardens. You enter a paved and gravel courtyard, with flower and shrub borders and a trellis hiding the external oil fired boiler, a modern oil tank and a large timber storage shed. This leads onto the main lawned gardens which surround on two sides, with shrubs and flower beds, a mature hedge screen surrounding the property and a beautiful Weeping Ash tree. There is also a pedestrian timber gate leading onto Honey Lane.

Coming from Avery Lane onto Honey Lane, the driveway can be found on your right hand side, leading to the parking area on the right. The pretty semi-rural village of Otham offers a Parish Church and Village Hall and is within easy reach of local shopping on the Sutton Road. The nearby village of Bearsted offers regular mainline train services into London, with the County Town of Maidstone a short drive away, with its wide range of shopping, transport and leisure facilities.

MATERIAL INFORMATION: Freehold, Council Tax Band, EPC Report: F, Broadband: Standard & Ultrafast

