

High Street, Lenham, Maidstone, ME17

Approximate Area = 1953 sq ft / 181.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecomm 2024. Produced for Simon Miller & Company. REF: 076063

24 HIGH STREET

LENHAM

MAIDSTONE

ME17 2QD

GUIDE PRICE £550,000 - £575,000

FREEHOLD

EPC REPORT:



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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.





Property Features

- Grade II Listed Family Home
- Located in the Heart of the Village
- Set Over Three Floors Including Cellar
- Four Double Bedrooms
- Two Reception Rooms & Sun Room
- Kitchen/Dining Room & Utility Room
- Garage to Rear & Parking
- Family Bathroom & Ground Floor Shower Room

Restored by the current Vendors to a high standard, this Grade II listed family home, built in 1630, is located in the heart of this historic village and offers generous family accommodation over three floors. With four double bedrooms, two spacious reception rooms, a large kitchen/diner with sun room addition and utility room with ground floor shower room beside, the kitchen provides access to a very useable cellar area, currently used as a cinema/games room.

The current owners have meticulously revitalised the property, with their dedication to restoration evident in every detail of their work: with replastering throughout all downstairs rooms, new solid oak floors and the installation of log burners and the sash windows having been sympathetically restored. They have also added new bathrooms, including one with feature roll-top bath, a new boiler and insulation to improve the heating efficiency. The owners' love for this historic home is further reflected in the restored beams throughout and the reopening of fireplaces in five rooms as striking features. The property offers generously sized rooms with ample built-in storage throughout and a walk-in wardrobe adjacent to the master bedroom.



Outside, the property offers a paved patio with steps up to a low maintenance courtyard garden with shrub beds to sides and gated access to the rear parking area located in front of the detached single garage with up and over door. This is accessed via a shared access road located beside the neighbouring property from the High Street.

MATERIAL INFORMATION Freehold, Council Tax Band: E, EPC Report: NA Broadband: Standard, Superfast & Ultrafast

