

## 







01622 850 888

enquiries@periodhomesbysimonmiller.co.uk

## 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.

## 3 ABBEY GATE COTTAGES

**SANDLING** 

**MAIDSTONE** 

**ME14 3BT** 

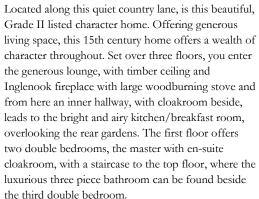
OFFERS IN REGION OF £475,000

**FREEHOLD** 

EPC REPORT: N/A









## **Property Features**

- Deceptive Grade II Listed 15th Century Cottage
- Three Good Sized Bedrooms
- Quiet Rural Village
- Spacious Lounge with Inglenook Fireplace
- Kitchen/Breakfast Room
- Family Bathroom, En-Suite & Guest Cloakroom
- Set over Three Floors
- Stunning Views over Fields





The mature, secluded rear gardens offer mature shrubs to both sides and offers a gravel patio area, small timber shed and decked seating area to the rear. The front garden has a small picket fence and gate with pathway to the front door with lawn and shrub beds beside.

With stunning views over paddocks to the front, there is space to park opposite the cottage, as well as a shared area further along the lane, although we understand this is by mutual consent with the neighbours. Sanding is a small hamlet located within easy reach of the M20 and Bluebell Hill, offering excellent transport links.

MATERIAL INFORMATION Freehold

Council Tax Band: C

EPC Report: NA

Broadband: Standard, Superfast & Ultrafast



