



20 Lenham Road  
Platts Heath, Maidstone  
ME17 2NY

Guide Price £550,000 to £575,000



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Platts Heath  
Maidstone  
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## Description

We have an utterly charming detached early Georgian cottage, fastidiously maintained and extended, bursting with period features. Lovingly refurbished to a very high standard, backing onto forestry commission land. This cottage exhumes charm from its roll top bath and sanitary ware, to the hand made windows. It is easy to imagine cosy nights in around the wood burner or dinner parties in the beamed dining room. Viewing is essential to experience the character of this beautiful home. There is ample parking, a large garage with attached studio. Well stocked gardens, walled and fenced boundaries, patios, raised beds and espalier.

## Location

Platts Heath is a sought after hamlet 2 miles south of Lenham Village. Platts Heath has its own highly regarded Infant and Junior school, together with community centre and is renowned for being the source of the River Len. Lenham is a busy and sought after Village with its historic square, flanked by period properties offering a selection of shops providing for every day needs together with a mainline railway station connected to London on the Victoria line. The Village also boasts a highly regarded Senior school with a 'Good' Ofsted report. Maidstone may be accessed via the A20 and is 10 miles to Maidstone and 9 miles to Ashford.

## Council Tax Band

F

## VIEWINGS STRICTLY BY APPOINTMENT

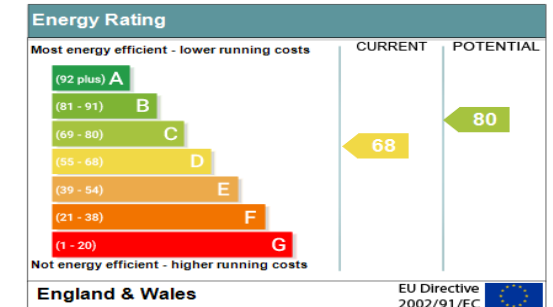
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



## Directions

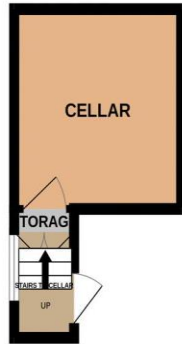
From Maidstone leave via the Ashford Road, A20. After approximately 4 miles and upon entering the village of Harrietsham turn right at the Lee Davey Caravan Sales into East Street, continue for approximately 1 mile at the junction with Headcorn Road turn right passing over the high speed rail bridge and M20 bridge, taking the next turning on the right into Lenham Road. The property will be found after approximately a quarter of a mile on the right hand side as indicated by our sign board.

Address: 20 Lenham Road, Platts Heath, MAIDSTONE, ME17 2NY  
RRN: 2396-3036-3207-2814-2200





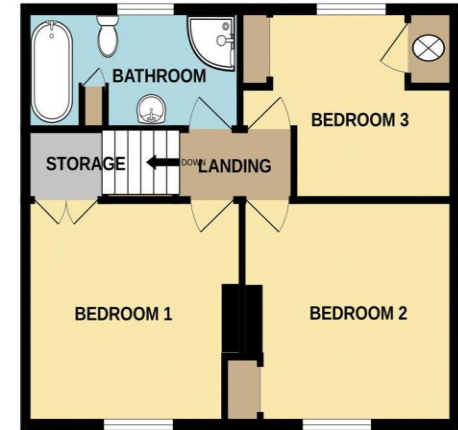
BASEMENT  
121 sq.ft. (11.2 sq.m.) approx.



GROUND FLOOR  
1176 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.3 sq.m.) approx.

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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## ON THE GROUND FLOOR

**RECEPTION HALL** 17' 9" x 9' 3" (max) (5.41m x 2.82m)

Half glazed entrance door with outside lighting, exposed wall and ceiling beams, Riven stone flooring, staircase to first floor with ornate bespoke iron balustrade, understairs cupboard with extending drawers, double radiator with decorative cover, book shelving.

**LOUNGE** 22' 2" x 12' 0" (max) (6.75m x 3.65m)

Exposed wall and ceiling beams and natural brickwork raised brick hearth, recessed fireplace with fitted wood burning stove, bay window to front, double radiator, built-in storage cupboard, door and staircase to lower ground floor.

**DINING ROOM** 13' 5" x 12' 6" (max) (4.09m x 3.81m)

Recessed fireplace with fitted wood burning stove, beamed ceiling, bay window to front with built-in window seating, fireside cabinet and display shelving, double radiator.

**L-SHAPED KITCHEN / BREAKFAST ROOM** 28' 11" x 13' 5" (max) (8.81m x 4.09m)

A stunning room entirely re-built by the present owners with a vaulted ceiling with exposed beams, ceramic tiled flooring, hand painted bespoke cabinets with oak work tops and upstand, Escutcheon style fittings, featuring deep pan drawers, vegetable baskets, back lit display cabinets and wine racks. Full range of integrated appliances including fridge freezer, dishwasher, washing machine, range cooker with 5 burner hob and

griddle, twin ovens and grill. Concealed extractor hood above. Vertical radiators, recess low voltage lighting, wall light points, two windows over looking the rear garden with further double casement doors and rear door to garden, exposed brickwork.

## ON THE LOWER GROUND FLOOR

**CELLAR** 10' 0" x 9' 9" (3.05m x 2.97m)

Useful cellar storage with window to side, electric, light and power.

## ON THE FIRST FLOOR

### LANDING

**BEDROOM 1** 12' 10" x 11' 1" (3.91m x 3.38m)

Window to front affording a southern aspect, double built-in wardrobe cupboards, exposed beams, pillared radiator, recessed low voltage lighting.

**BEDROOM 2** 12' 6" x 11' 0" (3.81m x 3.35m)

Window to front, southern aspect, pillared radiator, exposed wall beams, dressing table recess.

**BEDROOM 3** 12' 4" (max) x 9' 1" (3.76m x 2.77m)

Laminate flooring, radiator, window overlooking rear garden with stunning views, built-in linen cupboard with lagged copper cylinder and laminate flooring. Access to roofspace.

### BATHROOM

Luxuriously appointed bathroom, with a white suite and chromium plated fittings, comprising roll top slipper bath with ball and claw feet, period style

mixer tap and hand shower, bowl sink with side mixer tap, shelving beneath, corner shower cabinet with mixer tap and metro tiling, timber panelling to dado height, low level wc, pillared radiator, laminate flooring, wall lights and window to rear.

## OUTSIDE

The property enjoys a 46 ft road frontage with dwarf boundary walls and raised rockery bed, well stocked with heathers and spring bulbs, extensive shingle driveway with parking for 2-3 vehicles, brick paviour path surrounds the property with edging. Oil storage tank and water tap. The rear garden is a particular feature and measures 45 x 43 ft and is walled and fenced with decorative circular port holes with inset wrought iron work with heart shaped design. Indian sandstone patio adjacent to house with brick edging, crazy paved pathway and plumb slate relief. Water tap and outside lighting. Herbaceous beds, espalier fruit trees, acers, bay, profusion of spring bulbs, aluminium framed greenhouse. Detached brick garage measuring 19'7" by 11'6" with roller shutter door. Electric light and power, personal door, attached studio / utility room measuring 9'10" by 6'6" with electric light and power, working surface, window overlooking garden.



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