



Tanglewood Cottage Otham Lane  
Bearsted, Maidstone  
ME15 8SJ

Offers in the Region of £1,000,000

**Tanglewood Cottage**  
**Otham Lane**  
**Bearsted**  
**Maidstone**  
**ME15 8SJ**



## Description

Fabulous opportunity to develop this stunning family home occupying one of the most sought after plots in the area. Inclined to the south, elevated with far reaching views to the west. Flanked by mature trees and shrubs to the north, significant work has been undertaken to open up the gardens to the south which has created light within the property. There is a huge drive with ample parking. Permission has been gained for a substantial annexe with plans submitted for a single and two storey extension. The design of the property features not only an eyebrow window but unusually large pictures windows, thereby fully engaging with the surrounding open vistas. The current accommodation has enormous potential to extend and provides a great opportunity for prospective buyers to create their forever home.

## Directions

From our Bearsted office proceed in a southerly direction into The St, continue onto Roundwell, turn right into Ashford Road and take the 3rd turning on the left into Otham Lane, then take the first turning on your left and follow the private shared driveway, the property will be found the first on the left.

## Location

Located in a well established and convenient non-estate position, close to a good selection of local amenities on the Ashford Road, within a quarter of a mile, with shops and Tesco Express, post office, chemist and medical centre. The village also boasts a beautiful village green, flanked gastro pubs and a mainline railway station (15 minutes walk) connected to London. To the east of the village is the Woodlands Trust (with an entrance across the Ashford Road from the property) with it's 26 acres of amenity land for all to enjoy. Maidstone town centre maybe easily accessed by regular bus services from the Ashford Road and is some two miles distant. The County town offers a wider selection of amenities including two museums, theatre, County library and two further railway stations connected to London. To the east of the County town is Mote Park, with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## Council Tax Band

G

## VIEWINGS STRICTLY BY APPOINTMENT

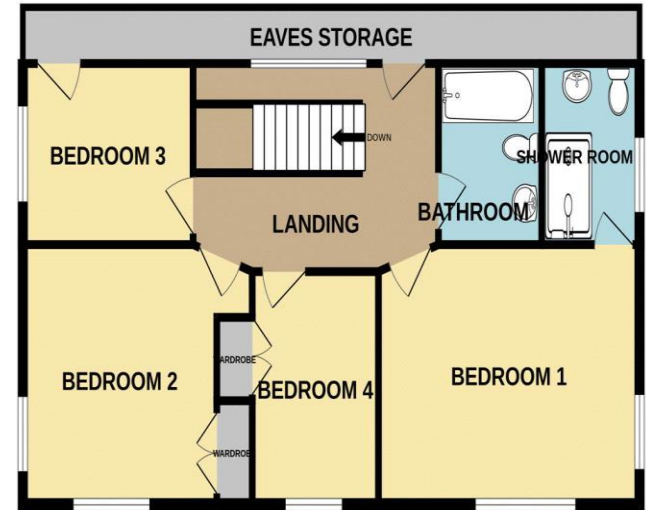
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (204.9 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.

Made with Metropix ©2024



## ON THE GROUND FLOOR

### ENTRANCE PORCH

Herringbone brick work flooring, outside lights, exposed ragstone, glazed double entry doors and side panels.

### ENTRANCE HALL 12' 9" x 8' 3" (3.88m x 2.51m)

Stairs to first floor with hard wood hand rail and wrought iron balustrade and a hidden surprise of original parquet flooring beneath the carpet.

### STUDY 10' 0" x 9' 8" (3.05m x 2.94m)

Dual aspect windows to the front and side.

### CLOAKROOM

White suite, wash hand basin with mixer tap, WC, fully tiled walls, original parquet flooring.

### LOUNGE 22' 2" x 15' 2" (6.75m x 4.62m)

Fantastic feature ragstone fireplace and surround, open fire with raised hearth, display niches and tops. Two fireside windows with doors to the conservatory and double doors to:

### DINING ROOM 13' 8" x 13' 6" (4.16m x 4.11m)

Exposed brick feature wall with open fire, floor to ceiling curved windows with feature bullseye glass overlooking the rear garden with a southern aspect.

### CONSERVATORY 13' 4" x 13' 3" (4.06m x 4.04m)

Beautiful outlook onto the south facing garden, two sets of double casement doors and windows with fitted blinds.

### KITCHEN / BREAKFAST ROOM 13' 0" x 12' 4" (3.96m x 3.76m)

Ceramic Belfast sink, tiled splashback, 4 burner gas hob with extractor hood and canopy above, integrated dishwasher, integrated fridge freezer, space for washing machine, solid oak door and drawer fronts, beech block worktops, antique style fittings with decorative finger plates, eye level oven and grill, timber panelled walls and ceilings, display niche and large picture window to the front overlooking wooded area. Built-in cupboard housing Brink boiler for warm air central heating, thermostat control.

### REAR LOBBY 9' 3" x 5' 1" (2.82m x 1.55m)

Space for fridge freezer, quarry tiled flooring, vaulted ceiling, window and door to the garden with decorative bullseye glass.

## ON THE FIRST FLOOR

### LANDING 12' 7" x 9' 5" (3.83m x 2.87m)

Eaves storage, windows to front, display ledge.

### BATHROOM 7' 2" x 6' 0" (2.18m x 1.83m)

Pink suite with bath, WC, wash hand basin, fully tiled walls, vinyl flooring and frosted glass internal window.

### BEDROOM 1 14' 6" x 12' 9" (4.42m x 3.88m)

Large window overlooking the south facing garden which floods the room with natural light, window to the side. Door to:

### EN-SUITE SHOWER ROOM 7' 7" x 5' 9" (2.31m x 1.75m)

Wood effect laminate flooring, step in shower with mixer tap and aqua boarding, chromium plated towel rail, wash hand basin with storage beneath, WC with

concealed cistern, partly tiled walls, window to the side and frosted internal window to main bathroom.

### BEDROOM 2 13' 0" x 11' 8" (3.96m x 3.55m)

Built-in wardrobe, large window overlooking south facing rear garden, window to side, access to roof space.

### BEDROOM 3 10' 0" x 8' 2" (3.05m x 2.49m)

Window to the side with distant views over Otham to the west, built-in eaves store cupboard, timber panelling.

### BEDROOM 4 10' 5" x 7' 4" (3.17m x 2.23m)

Built-in wardrobe, window overlooking south facing rear garden.

## OUTSIDE

The property sits delightfully in the centre of its plot with extensive lawned areas to the rear with ranch style fencing and laurels, enjoying a southern aspect, patio area adjacent to house, Lavender and Roses. Close boarded fencing to the east with a detached double garage measuring 20'1" by 16'11" with automatic entry doors, lawned area beyond with mature Apple trees and Roses. To the front of the property there is an extensive parking area with enormous capacity for parking and turning, flanked by mature Oak, Sycamore and Cedar trees to the north and distant views over Otham to the west.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

