



**3 Castle Cottages Pilgrims Way  
Thurnham, Maidstone  
ME14 3LD  
£465,000**



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Description

Rare opportunity to purchase this delightful rural 1930's mid terrace cottage, just under 1000 square feet, set amidst a large plot with a 100 ft rear garden. Ample parking to the front, set in an Area of Outstanding Natural Beauty on the historic Pilgrims Way, backing on to the North Downs, which itself is laced with vineyards. Stunning views over adjacent grazing land with St Mary's church beyond, which together with Thurnham Castle, 100 metres distant, were both built in Norman times. The Black Horse, a renowned local public house, is within 50 metres.

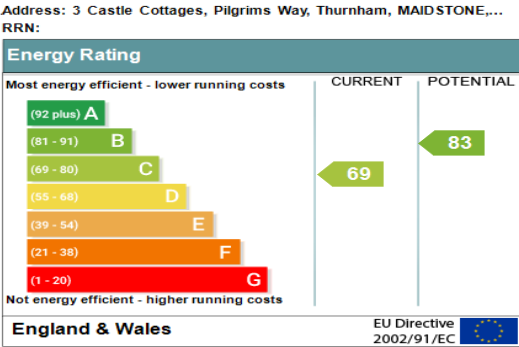
Location

The Parish of Thurnham is steeped in history with the property nestling on the lower slopes of The North Downs, an area recognised as an AOB. The nearby Bearsted Village Green and railway station is approx 3/4 of a mile away. The Village Green is flanked by period properties, Gastro pubs and restaurants with a mainline railway station connected to London on The Victoria Line. Educationally the village boasts an excellent infant and junior school with a wide selection of clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely Bearsted has The Woodland Trust with its 26 acres of amenity land. Maidstone The County Town is some 3 & 1/2 miles distant and has a wider selection of amenities including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. The agricultural scenery has recently been transformed into Vineyards inclined to the south, paying homage to bacchus.

Council Tax Band  
C

VIEWINGS STRICTLY BY  
APPOINTMENT

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

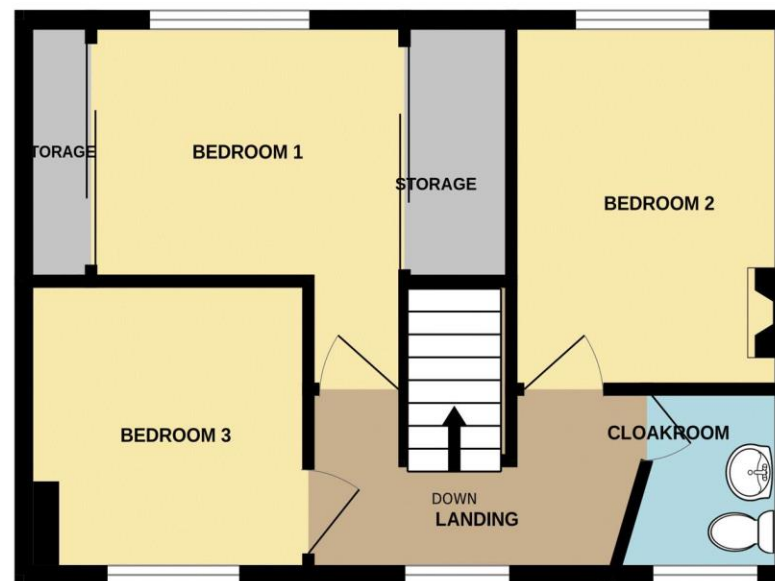




GROUND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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

### ENTRANCE CANOPY

Outside light, half glazed composite entrance door.

### ENTRANCE HALL

Staircase to first floor.

### LOUNGE 16' 7" x 12' 0" (5.05m x 3.65m)

Picture window to front with stunning views over adjacent grazing land, Southern aspect, wood laminate flooring, pillared radiator, recessed fireplace with timber bressummer beam, fitted wood burning stove, wall light points. Double casement doors to:

### DINING / FAMILY ROOM 15' 5" x 9' 10" (4.70m x 2.99m)

Lantern roof light, windows and double casement doors overlooking rear garden, affording a delightful outlook, panelled walls, laminate flooring, pillared radiator.

### KITCHEN 11' 0" x 8' 6" (3.35m x 2.59m)

Comprehensively fitted with white high gloss door and drawer fronts with curved corner cabinets, complimenting wood block effect working surfaces, acrylic one and a half bowl sink with chrome mixer tap, five burner range cooker with twin oven and grill, extractor hood, glass splashback, integrated dishwasher, microwave oven and washer dryer, window to front affording a Southern aspect with stunning views., under stairs recess, built-in cupboard housing gas fired combination boiler supplying central heating and domestic hot water throughout, wood laminate flooring, LED skirting lighting. Rear lobby with return door to family room.

## BATHROOM

White suite with chromium plated fittings, side mixer tap and hand shower, separate shower over with folding shower screen, combined wash hand basin with low level WC, fully tiled walls, window to rear, chromium plated heated towel rail.

## ON THE FIRST FLOOR

### LANDING

Access to roof space which is partly boarded with Rockwool insulation, radiator, window to rear with stunning views over the rear garden and North Downs beyond.

### BEDROOM 1 15' 1" x 7' 5" (4.59m x 2.26m)

Extensive range of built-in wardrobes with mirrored sliding doors, window to front, fitted vertical blinds, stunning views, Southern aspect, radiator.

### BEDROOM 2 11' 0" x 8' 7" (3.35m x 2.61m)

Fireplace recess, radiator, window to front, fitted blinds, stunning views, Southern aspect.

### BEDROOM 3 9' 0" x 8' 10" (2.74m x 2.69m)

Radiator, laminate flooring, window to rear, stunning views.

### CLOAKROOM

White suite, chromium fittings, range of integrated storage cupboards, display tops and splashback, laminate flooring, radiator, window to rear.

## OUTSIDE

To the front of the property there is a good size front garden with sleeper supports, shingle driveway with space for 4 vehicles, bin store area, shallow steps to raised paved area, log store, outside metres. The rear garden extends to approximately 100 ft with extensive decked area with hedged and fenced boundaries, wooden shed, iron balustrade, shallow steps lead to an extensive lawned area with paving, Laurel hedging, further raised area with a timber framed Snug measuring 10 by 9'8", a charming area ideal for sun downers and a Bar, measuring 13'7 by 7'5" and is timber panelled with LED lighting, bar area, a delightful entertaining high spot.

### Directions

From our Bearsted Office, turn right and proceed into Thurnham Lane to the junction and turn left at The Black Horse Public House, proceed for approximately 100 yards and the property will be found on the right hand side, as indicated by our signboard.



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