



1 Farm Cottage Old School Lane
Maidstone
ME15 8FF
Price £450,000

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Description

An exciting opportunity to purchase this stunning Grade II listed 15th century cottage dating back to the 1460's. The property is full of period features including a stunning original Inglenook fireplace, ancient water well and original stonework believed to have been associated with a monastery and Henry VIII. The accommodation comprises an open plan layout downstairs with living room, dining room and opening to a fitted modern kitchen, three bedrooms, modern fitted bathroom, secluded garden and driveway. The property is situated next to Mote Park with its 450 acres and can be accessed via School Lane (off of Willington Street). Viewing is highly recommended.

Location

Conveniently placed on the southern outskirts of the town, within a stones throw of Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted mainline railway station is approximately one mile distant with a selection of local amenities. Maidstone town centre is some two miles distant and offers a comprehensive selection of amenities including two museums, theatre , County library multi-screen cinema and a wide selection of schools and colleges for older children. For infants and juniors the local schools at Oxford Road (Greenfields Primary) and Madginford are in the area, and are both Ofsted rated Good, with Greenfields being rated Outstanding for their Early Years Provision.

Council Tax Band

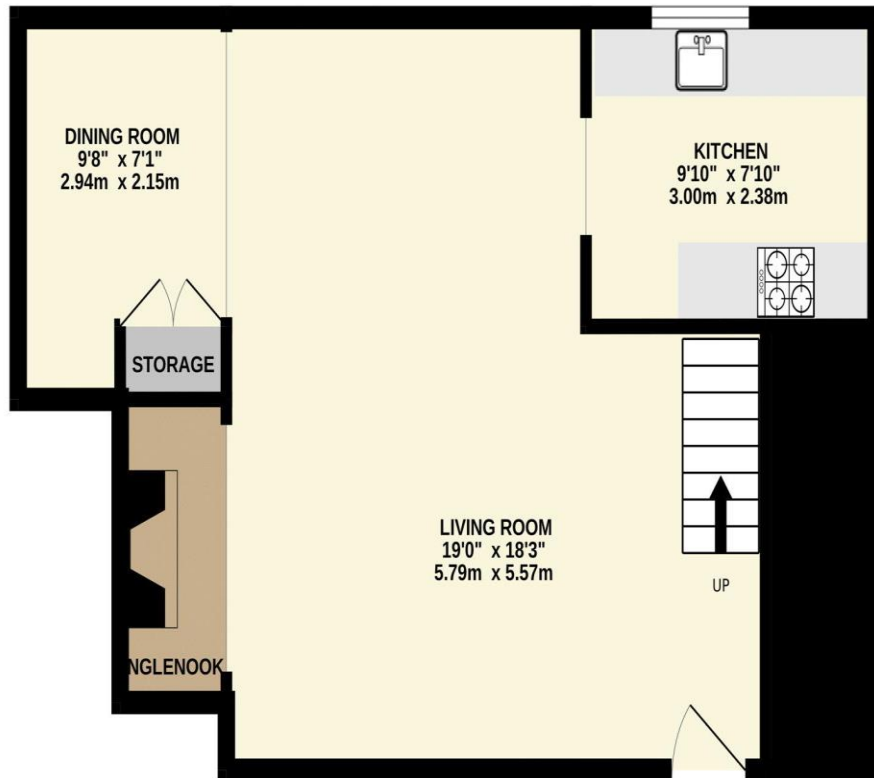
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VIEWINGS STRICTLY BY APPOINTMENT

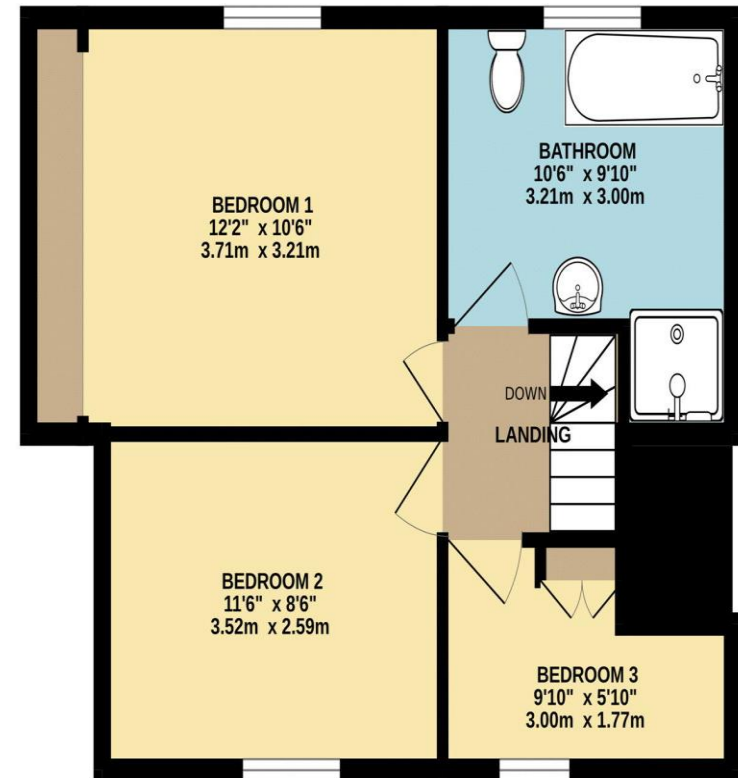
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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

Stunning solid oak arched entrance door with wrought iron furniture, outside light.

LIVING ROOM 19' 0" x 18' 3" (5.79m x 5.56m)

Solid oak flooring, striking original Inglenook fireplace with log burner and original bread oven, leaded light window to front, original beamed ceilings and walls, trap door to cellar, staircase to first floor with exposed feature original stonework, wide opening to:

DINING ROOM 9' 8" x 7' 1" (2.94m x 2.16m)

Continuous solid oak flooring, radiator, built-in storage cupboards, cupboard housing new boiler supplying central heating and domestic hot water throughout, hard wood leaded French doors leading to rear garden. Opening to:

KITCHEN 9' 10" x 7' 10" (2.99m x 2.39m)

Range of modern units with white high gloss door and drawer fronts with chrome fittings, solid oak working surfaces, ceramic butler sink with chrome mixer tap, low voltage recess lighting, electric cooker with gas four burner hob and extractor hood above, space for washing machine and slimline dishwasher, space for fridge freezer, leaded light window overlooking rear garden, laminate flooring.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 12' 2" x 10' 6" (3.71m x 3.20m)

Original beams on the walls and ceiling, leaded light window overlooking rear garden with a pleasant outlook, radiator.

BEDROOM 2 11' 6" x 8' 6" (3.50m x 2.59m)

Original beams on the walls and ceiling, radiator, leaded light window to front.

BEDROOM 3 9' 10" x 5' 10" (2.99m x 1.78m)

Solid oak flooring, built-in wardrobe cupboard, exposed feature original stonework, leaded light window to front, vaulted ceiling with original beams, access to roof space.

BATHROOM 10' 6" x 9' 10" (3.20m x 2.99m)

White contemporary suite with chrome fittings, low level WC, hand wash basin with mixer tap and cupboard beneath, full width walk in shower with glass shower screen and aqua boarding, rainforest shower head, free-standing bath, vaulted ceiling with original beams, leaded light window to the rear with a pleasant open outlook, low voltage recess lighting, vinyl flooring.

OUTSIDE

To the front of the property is a large shingle driveway with parking for 2-3 vehicles, storage shed, side pedestrian access to the rear garden. The rear garden is a particular feature, well stocked with trees and shrubs, beautifully secluded, various seating areas including a patio adjacent to the cottage with shallow steps up to a formal lawned area and a decked area to the rear, timber summerhouse, timber storage shed with light and power currently housing tumble dryer, fully fenced boundaries, the garden also features an original historic water well, outside tap, outside light.

Directions

From our Bearsted office follow Ware Street to Hog Hill, turn left into Hog Hill, take the second exit at the roundabout and then turn first left into The Landway, at the end of the road turn right on to Ashford Road (A20) and then left at the traffic lights into Willington Street, follow Willington Street and turn right into School Lane, approximately 200 yards along you will see a Old School Lane (a private road) on the right hand side, please follow that to the end and the cottage is located on the left.



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