



Honeysuckle Cottage
Kenward Road | Yalding | Maidstone | Kent | ME18 6JR

Seller Insight

“Honeysuckle Cottage is a delightful, white Kentish shiplap house, and its pretty kerbside appeal attracted the present owners, Santi and Carrie, who were relocating from London to the country. Carrie explains that they were captivated by the charm of the façade, and the character of the interior, where original features blend seamlessly with the comforts of the twenty first century.

The cottage began life in the seventeenth century and has always been a domestic residence; and the owners have loved being part of its long history. The open plan kitchen, dining and conservatory area forms the busy and comfortable hub of the house. Carrie enjoys working in the well equipped, streamlined, and modern kitchen, where the beams and lattice windows add great personality. She says they have entertained fifteen family members to a festive meal in this area. They love to entertain and the house has a welcoming and warm atmosphere which guests appreciate.

The sitting room is in the oldest part of the house and here the light oak beams are original. It is an attractive room where you have pretty views to the front garden, whilst the log burner creates the room as a warm winter refuge. Carrie says it is a home with many visual treats. with many visual treats.

The private main garden is to the front of the house and is shielded from the road. It is laid mainly to lawn, with seasonal colour, two crab apple trees and an original well. There a patio and sheltered eating area, and Santi recalls the sunny al fresco meals they have enjoyed there, and the pleasure of relaxing evening drinks watching the setting sun.

Yalding is an attractive, community minded village and Honeysuckle Cottage is conveniently situated just off the High Street, within walking distance to the two shops and pub with its restaurant and bar. In the summer the owners often take their paddle boards down to the River Medway or go for a stroll along the Medway Valley Walk. It is six miles from Maidstone, under half an hour to Tonbridge and Tonbridge Wells; and there is a good train service from Paddock Wood into Charing Cross.

Santi and Carrie will miss Honeysuckle Cottage and with its picture perfect rooms and its great comfort. They will also miss the excellent way of life you can enjoy in Yalding but they take away many happy memories.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Honeysuckle Cottage

Fine and Country are delighted to present Honeysuckle Cottage, a gorgeous detached residence situated in the lovely village of Yalding. Offering stunning views over the beautiful Wealden countryside, this charming cottage enjoys an elevated position, providing a sense of peace and tranquility.

Built in a traditional style with a base of red brick and a weather-boarded upper floor, this attractive cottage boasts lead-light windows and a charming wooden-framed porch, exuding character and charm.

Step inside to discover a wealth of period features, including exposed timber beams and floors, a brick fireplace with wood-burning stove, and wooden window frames with latched windows and doors. Meticulously modernized while preserving its historic charm, the cottage offers beautifully presented décor and all the modern conveniences you could desire.

Spanning 1,172 sq ft over two floors, the accommodation comprises a 19ft sitting room, an open plan kitchen/dining room set within the old house, a modern oak-framed conservatory, and a ground floor shower room. Upstairs, three bedrooms and a family bathroom await.





Step outside

Honeysuckle Cottage

Outside, the property boasts a gravel parking area and a large shed. The cottage-style garden, situated to the front of the house, offers privacy with its slightly raised level to the road. A gravel path leads to the parking area, and a screened paved patio provides an ideal space for garden furniture.

Yalding is a thriving historical village renowned for its varied selection of period architecture. Amenities include a village store, Post Office, primary school, and doctor's surgery. The larger towns of Tonbridge and Maidstone offer a full array of shopping facilities, while Paddock Wood, just over four miles away, provides local stores, a Waitrose supermarket, and a station with main line services to London and the coast. The area is well served by an excellent selection of schooling, including grammar schools in Maidstone, Tonbridge, and Tunbridge Wells. Recreational amenities include the David Lloyd Health Club in Kings Hill, leisure centers in Paddock Wood, Tonbridge, Maidstone, and Tunbridge Wells, as well as golf at Kings Hill, West Malling, and the Weald of Kent.

Experience the quintessential charm of village life in this idyllic rural retreat with Honeysuckle Cottage.

Freehold

Council Tax band F

EPC Rating C

Ultrafast Full Fibre & Standard Broadband are available at the property, for more information please look online

For mobile phone coverage in this area please look online

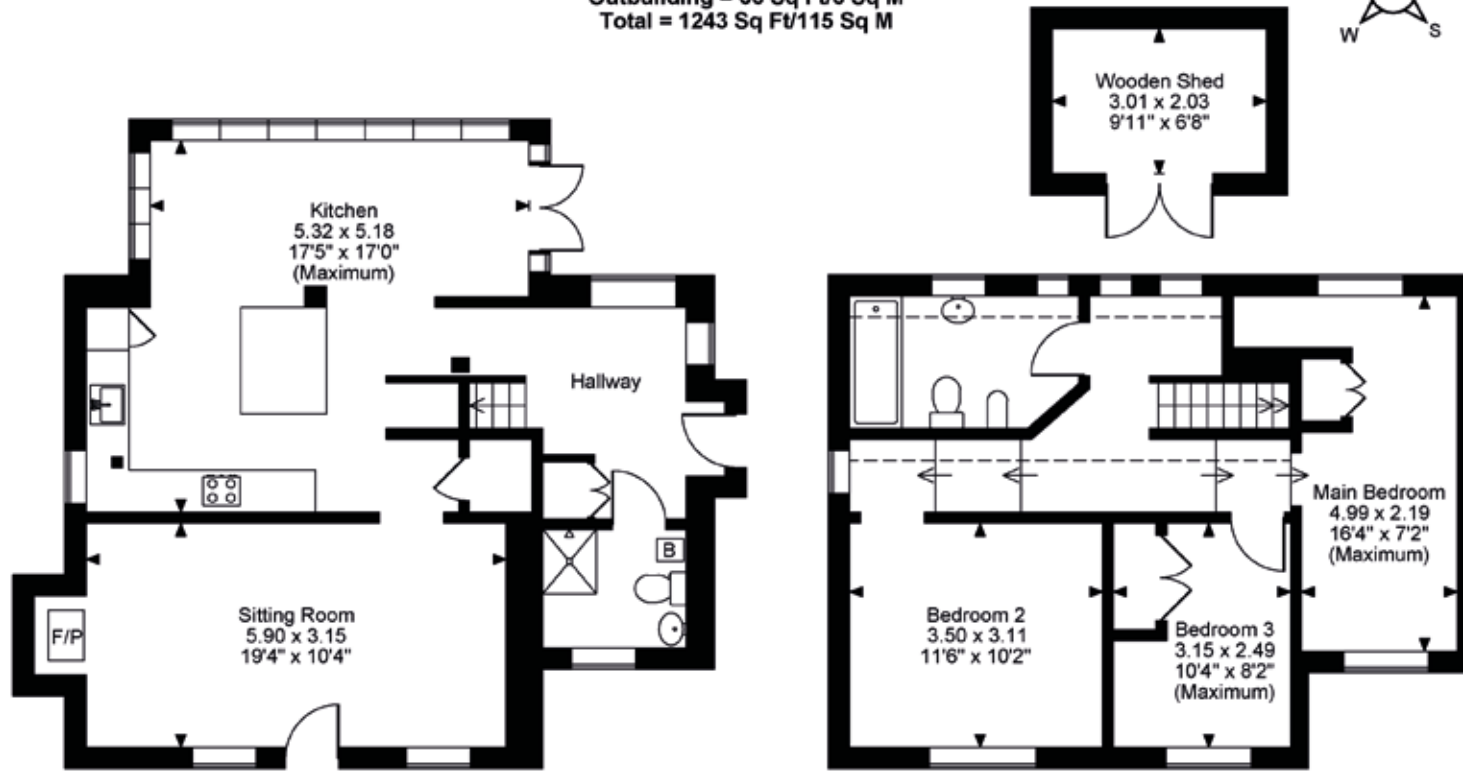
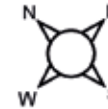
Property is in a conservation area

Guide price £600,000 - £625,000



Honeysuckle Cottage Kenward Road, Yalding, Maidstone, Kent

Approximate Gross Internal Area
Main House = 1177 Sq Ft/109 Sq M
Outbuilding = 66 Sq Ft/6 Sq M
Total = 1243 Sq Ft/115 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Scores	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	← C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 05.04.2024





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