



1 Farm Cottages, Common Lane, Wilmington DA2 7DQ  
Guide Price £375,000



Guide Price £375,000-£400,000 Park Estates are pleased to present this distinctive three-bedroom character cottage, tucked away along a secluded driveway in the highly desirable semi-rural village of Wilmington. Enjoying convenient access to local amenities, the property is well placed for a range of shops, excellent schools—including Wilmington Grammar and Wilmington Academy—and transport links. Brimming with charm, the home is approached via an extended driveway and opens into a welcoming interior comprising two reception rooms and a modern kitchen. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from two generous outbuildings—one currently used as a home office, the other as a hobby room. Additional features include off-street parking, a log burner, gas central heating, double glazing, original period details, and attractive front and rear gardens. Offered chain-free, this unique home combines character, comfort, and convenience in a sought-after setting.

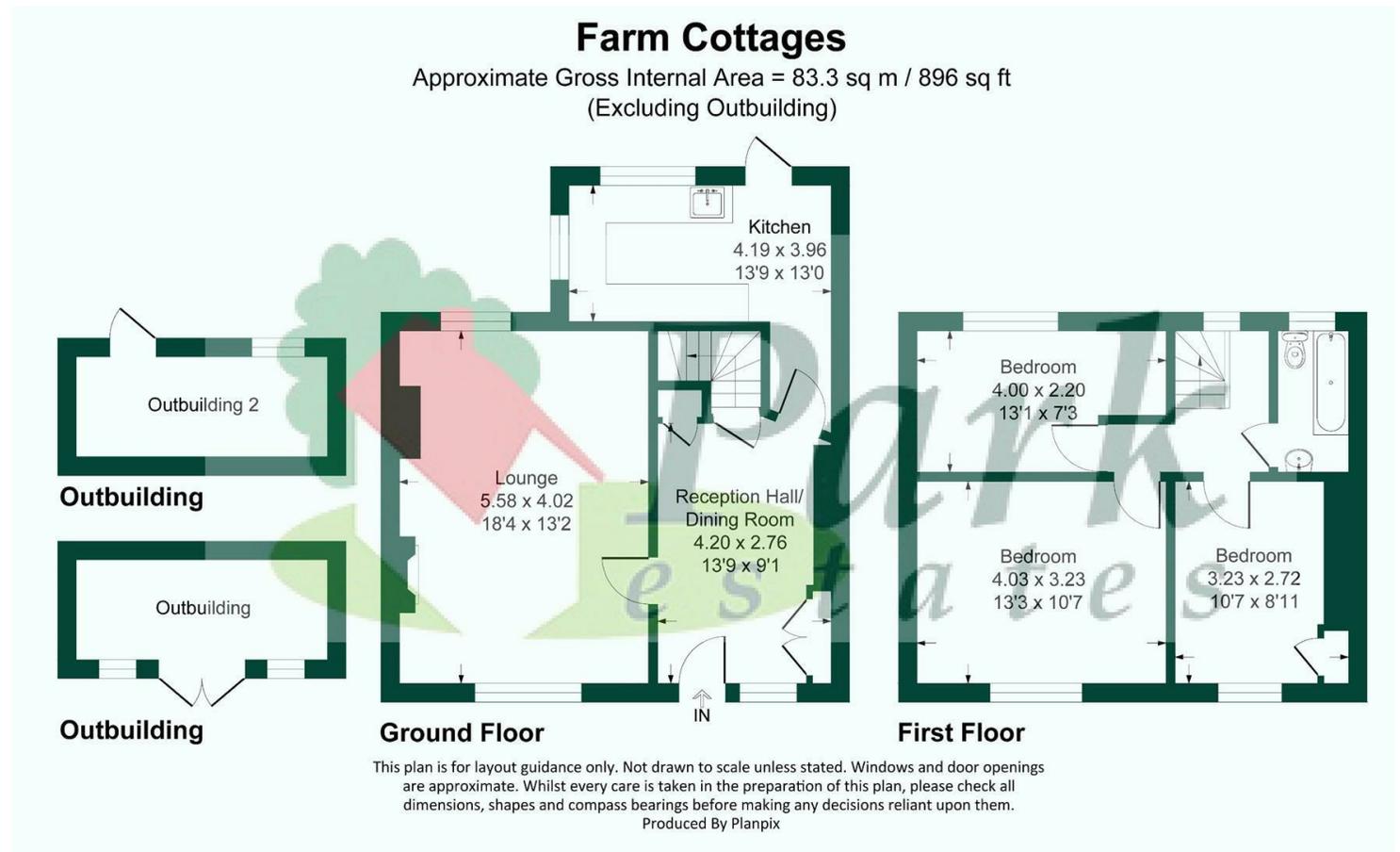
Local Authority: {prop\_LA\_county}  
 Council Tax Band: {council\_tax\_band}



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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.