





THE COTTAGE, LENHAM COURT OLD HAM LANE, LENHAM, MAIDSTONE, ME17 2LS

GUIDE PRICE £425,000

- Charming unlisted detached two-bedroom character cottage
 - Wonderfully secluded setting along a private track
- Mature wraparound gardens with established trees and hedging
 - Sitting room plus separate dining room/study/snug
 - Kitchen/breakfast room with useful walk-in pantry
- Outbuilding, additional store and generous outside space
 - Scope to extend and/or install a garage, subject to usual consents
- Air-source heat pump, central heating and double glazing
- Lenham village and railway station around 5 minutes by car
- Maidstone around 20 minutes away with excellent shopping, dining and schools.









ABOUT THIS HOME

A charming detached cottage in a wonderfully tucked-away setting, approached along a private track and surrounded by mature gardens, yet within easy reach of Lenham village.

Hidden away from Old Ham Lane, The Cottage is an attractive detached two-bedroom home offering a real sense of privacy and seclusion. Its distinctive black-and-white elevations give it plenty of character, while the mature garden setting makes the property feel surprisingly rural.

On the ground floor, a central entrance lobby leads to two separate reception rooms. The sitting room is a comfortable dual-aspect space overlooking the gardens, while the adjoining dining room provides a useful second reception room that could equally work as a study, snug or occasional bedroom. To the rear is the kitchen/breakfast room, fitted with a range of units and with space for informal dining. A walk-in pantry provides useful additional storage, while an adjoining outbuilding and further store accessed from the rear garden add an unusually practical element to the cottage. Upstairs are two well-proportioned bedrooms together with a generous shower room.

Outside is arguably where The Cottage really comes into its own. Set back along a long private track, the house occupies a mature plot with established trees, hedging and lawn creating a wonderfully secluded backdrop. There is a parking area to the front with space to be enlarged and a garage built (stp), while the garden wraps around the house and offers plenty of opportunity for an enthusiastic gardener – or potentially for those looking to extend the existing accommodation, subject to planning.

The property has also benefited from the installation of an air-source heat pump and central heating system, together with double glazing and has no onward chain.

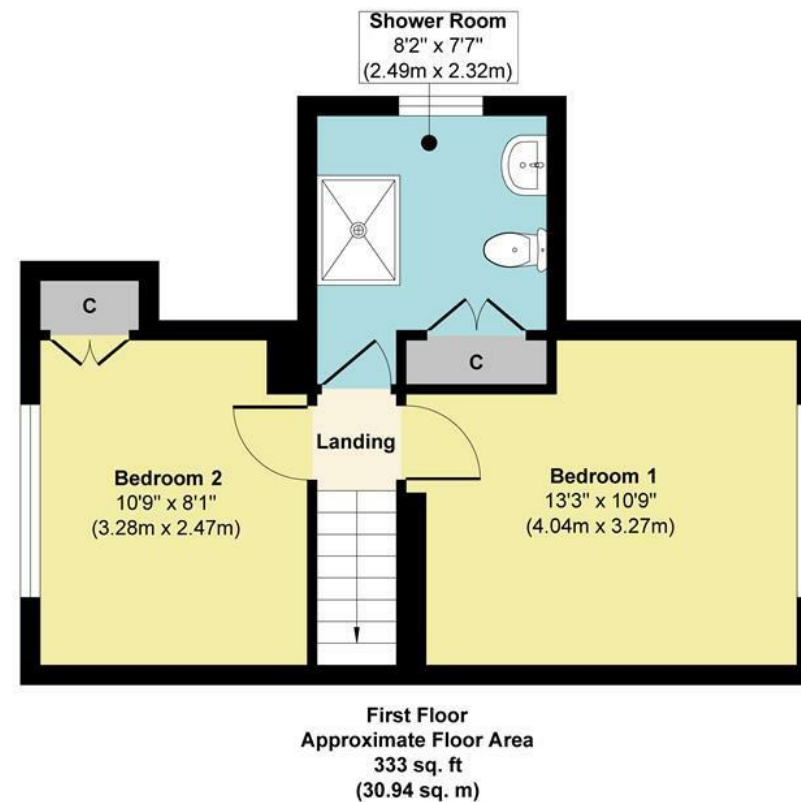
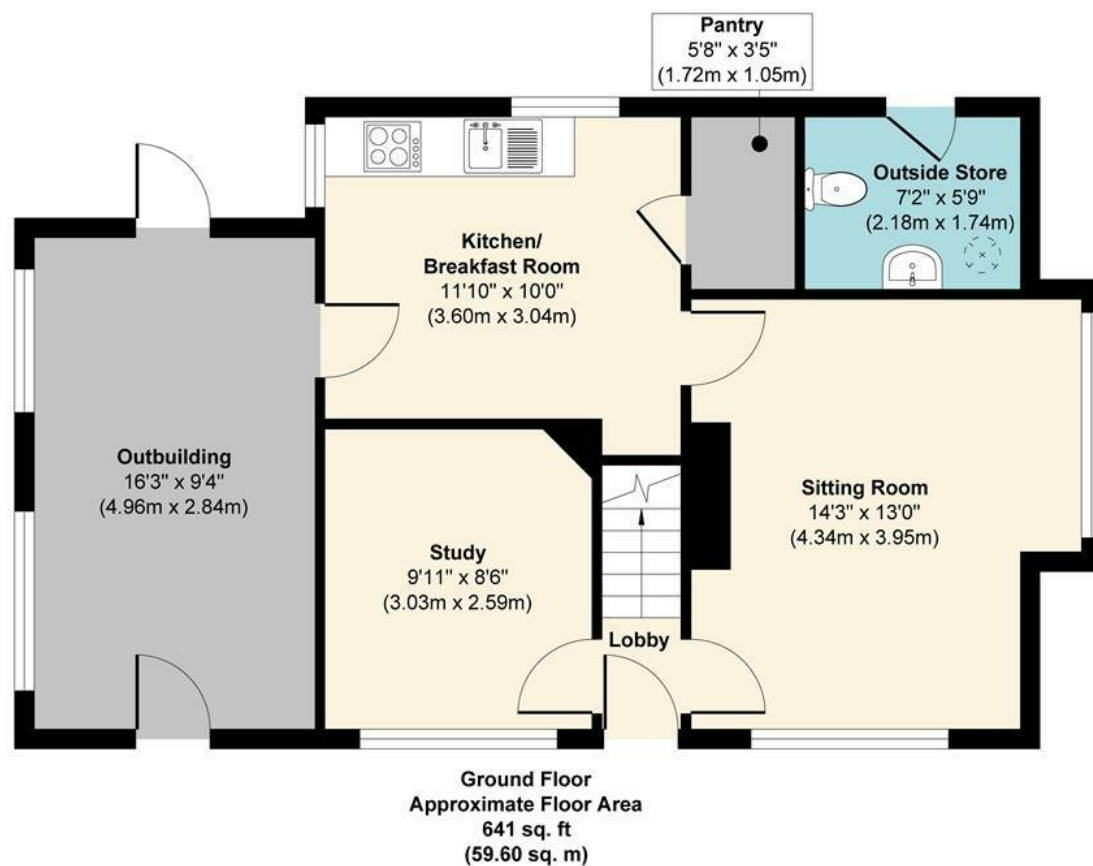




OWNERS COMMENTS

"We bought the cottage around eight years ago and have always appreciated its peaceful, tucked-away setting. It's a lovely base for dog walks and exploring the North Downs along the Pilgrims' Way, and will make a wonderful place for the next owner to call home"





Approx. Gross Internal Floor Area 974 sq. ft / 90.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

ABOUT THE AREA

The Cottage enjoys a wonderfully peaceful semi-rural position just outside the historic village of Lenham, offering the best of countryside living while remaining within easy reach of excellent local amenities and transport connections.

Lenham village is just a 5-minute drive (approximately 1.2 miles) away, centred around its attractive historic square and home to a great selection of independent shops, cafés and places to eat and drink, including traditional pubs, tea rooms, a bakery and farm shop.

Families are well catered for, with both primary and secondary schooling available in Lenham, while the highly regarded Sutton Valence School is approximately 6 miles away.

For leisure, Leeds Castle and its golf course are around a 10-minute drive away, while further golf can be found at Tudor Park and Bearsted, both approximately 15 minutes away.

Maidstone and Ashford are both around 20 minutes by car, providing a much wider choice of shopping, restaurants, leisure facilities and schooling. For commuters, Lenham railway station is approximately 5 minutes away by car, with services into London from around an hour. Alternatively, Ashford International offers high-speed services to London St Pancras in as little as 36 minutes, making the location surprisingly well connected despite its rural feel.





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