



Hawthorne Cottage  
Hampstead Lane | Nettlestead Green | Kent | ME18 6HJ

# Seller Insight

“Tucked away from the road, it felt like a sanctuary from the moment we arrived,” say the owners of Hawthorne Cottage, a Grade II listed home in Nettlestead Green. “We were immediately drawn to its character, the beams, and the potential to make it our own. It needed quite a bit of work when we bought it, but we could see what it could become.”

Dating from the late 1700s, the four-bedroom cottage is arranged over three floors and filled with period charm. “It’s a house that reveals itself gradually,” the owners explain. “Every room has its own character and there’s such warmth to the property.” Over the past seven years, the cottage has undergone extensive improvements, carefully balancing modern comfort with its historic features.

The property has been redecorated throughout, rewired in 2021, and benefits from a new Atag boiler fitted in 2020. A newly refurbished downstairs bathroom adds contemporary comfort, while a farmhouse-style kitchen was fitted in what was once the dining room. “The original galley kitchen has been transformed into a barn-style dining space with exposed oak beams – this space really captures the atmosphere of the cottage,” the owners say. A large oak P-shaped conservatory, installed in 2019, provides additional living space overlooking the gardens.

Outside, the grounds extend to around a third of an acre and have been thoughtfully maintained. “The gardens have been such a joy to create and care for,” the owners explain. “They are peaceful, private and incredibly tranquil.” Mature planting including apple, pear and fig trees surrounds a well-stocked fish pond, while a barbecue area, log cabin, greenhouse, chicken coop and shed add charm and practicality. “In summer we spend most of our time outdoors. It feels completely secluded.”

Despite its rural setting, the cottage remains well connected. Yalding station is just a three-minute walk away, with services to London Bridge (53 minutes) and St Pancras (76 minutes), while riverside walks lead to nearby pubs, marinas and villages along the Medway. “We love being able to walk to the Boathouse or along the river to Wateringbury,” say the owners. “It’s the perfect balance of countryside living and convenience.” They add, “top performing grammar schools, as well as many secondary schools are within easy reach.”

“This was our dream house when we found it, and in many ways it still is,” they reflect. “But life moves on, and we’re ready for our next chapter – hopefully with even more land and animals.”\*

\* 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

## Hawthorne Cottage

Fine & Country are delighted to present Hawthorne Cottage, a captivating Grade II Listed residence, dating from the late 1700s, occupying a secluded position within the picturesque hamlet of Nettlestead Green.

Set behind electronically operated wooden gates and enveloped by beautifully established gardens approaching one third of an acre, this enchanting family home seamlessly combines period charm and craftsmanship with the comforts and conveniences of modern living.

Tucked away from the road, Hawthorne Cottage immediately evokes a sense of calm and privacy. Exposed beams, original brickwork, and the unmistakable warmth of a historic home create an atmosphere that is both welcoming and timeless, while thoughtful improvements undertaken by the current owners have carefully enhanced the property throughout.

The ground floor unfolds with an elegant collection of reception spaces, each possessing its own individual charm and versatility. The sitting room is rich in character, centred around an impressive inglenook fireplace with log burning stove, exposed brick detailing, and a wonderfully intimate ambience. The dining room enjoys a magnificent, vaulted ceiling with exposed oak beams, creating a dramatic yet inviting environment for entertaining and family gatherings alike.

More informal living spaces continue through to the snug, another warm and characterful retreat with a further log burning stove, opening beautifully into the substantial oak framed conservatory. Overlooking the gardens, this space provides an idyllic setting for relaxed mornings, quiet reading, or a dedicated study area. Doors lead directly onto the courtyard terrace, perfectly designed for al fresco dining, summer barbecues and morning coffee surrounded by greenery and birdsong.

At the heart of the home lies the country style Shaker kitchen and breakfast room, thoughtfully designed with oak work surfaces, a Butler sink, integrated appliances, and timeless cabinetry that perfectly complements the age and style of the property. Practicality is equally well considered, with a separate utility room, pantry, boot room, and a contemporary ground floor shower room, ideal for busy family life and countryside living.

Arranged over two upper floors are four beautifully presented bedrooms. The principal suite serves as a relaxing sanctuary, enjoying an elegant en suite bathroom that enhances the sense of comfort and retreat. A second bedroom benefits from built in wardrobes together with its own en suite cloakroom and wash hand basin, while two further double bedrooms occupy the second floor, each enjoying abundant character beneath the eaves.





# Step outside

## Hawthorne Cottage

Outside, the grounds are simply idyllic. The mature English country gardens have been lovingly cultivated to provide year-round colour, texture, and interest. Sweeping lawns are interspersed with mature specimen trees, established shrubbery and herbaceous borders, while apple, pear and fig trees contribute to the enchanting atmosphere. An ornamental pond creates a peaceful focal point, accompanied by a log cabin, greenhouse, workshop space, sheds, and useful storage areas, offering both charm and practicality in equal measure. Whether entertaining guests on the courtyard terrace, tending to the gardens, or simply enjoying the tranquillity of the surroundings, the grounds provide a true haven from the pace of modern life.

Nettlestead Green remains one of the Medway Valley's most desirable semi-rural settings, prized for its beautiful countryside, strong sense of community and excellent accessibility. Surrounded by open countryside, mature trees and traditional Kentish farmland, the village offers a tranquil escape whilst remaining conveniently connected. The nearby villages of Yalding and Wateringbury provide a range of everyday amenities, well regarded primary schools and charming local pubs, while more comprehensive facilities can be found in Maidstone, West Malling, and Paddock Wood. Mainline rail services from nearby Yalding and Wateringbury stations offer direct connections into London, making the area especially appealing for those requiring convenient access to the capital. Riverside walks along the Medway, nearby marinas and surrounding countryside further enhance the exceptional lifestyle on offer at Hawthorne Cottage.

Freehold

Council tax Band G

EPC Rating C

For mobile phone coverage in the area please look online.

Superfast broadband is available at the property for more information please look online

Property is in a conservation area

Grade II Listed

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband



*Guide price* £700,000 – £750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	89 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Hawthorne Cottage, Hampstead Lane, Yalding, Maidstone, ME18

Approximate Area = 1908 sq ft / 177.2 sq m

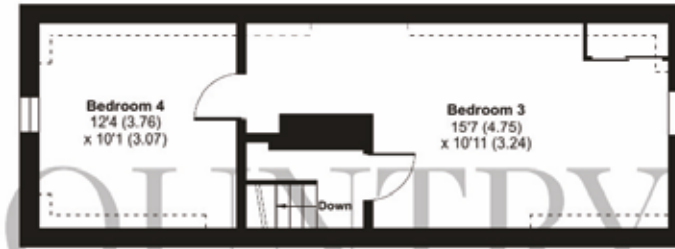
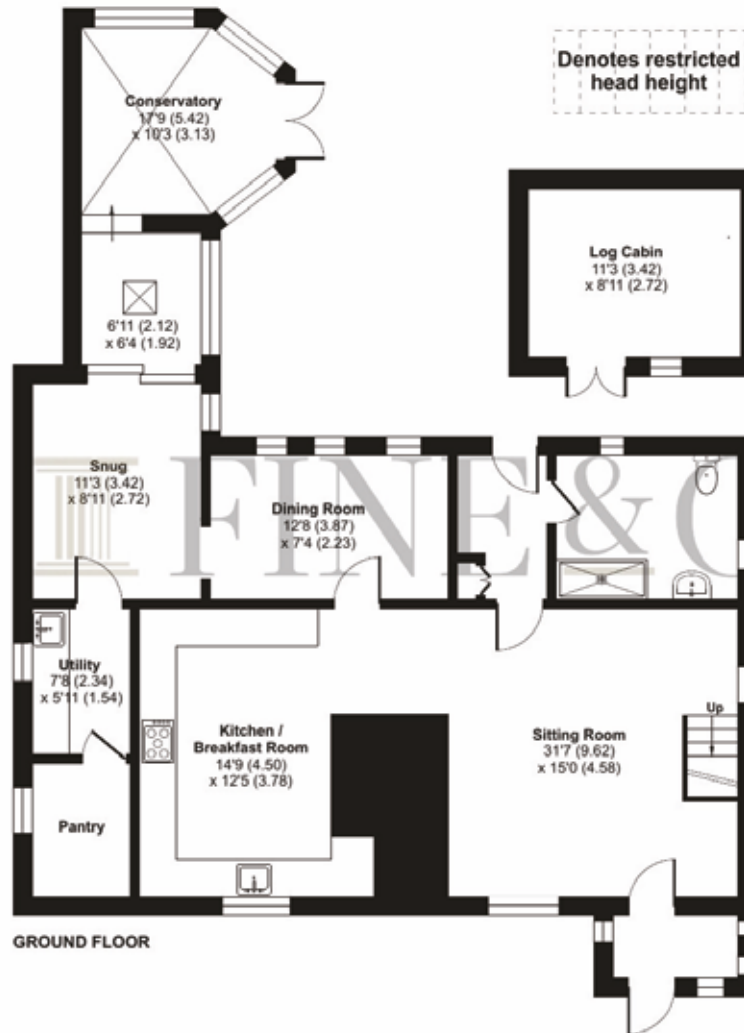
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 2039 sq ft / 189.2 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1459058



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 © 2026 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



Fine & Country Maidstone, Malling and The Weald  
Tel: +44 (0)1732 222272  
westmall@fineandcountry.com  
28 High Street, West Malling, Kent ME19 6QR

