



Lambert & Foster



LODGE COTTAGE

EWELL LANE | WEST FARLEIGH | KENT | ME15 0NG

A rare opportunity to purchase a beautiful Victorian detached four-bedroom house in a secluded location with fantastic far reaching views over West Farleigh and beyond. Lodge Cottage benefits from a two-bedroom detached annexe, a swimming pool with pool house, private gated driveway with ample off-road parking, double garage, carport, barn suitable for a large motor home and 0.355 acres of mature landscaped gardens that offer privacy and seclusion.

O.I.R.O £825,000

FREEHOLD





LODGE COTTAGE

EWELL LANE, WEST FARLEIGH, MAIDSTONE, KENT, ME15 0NG

- A four-bedroom detached Victorian family home with a detached two-bed annexe
- Situated on the edge of the village in an elevated position enjoying far reaching views
- Swimming pool, detached double garage, large detached car port
- Up to four reception rooms, beautiful gardens and benefits from solar panels
- A short distance to local amenities and only a short drive to major transport links
- Idyllic Village location within walking distance to two public houses

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///crabmeat.copies.another

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private drainage **Heating:** LPG Gas

BROADBAND: Standard available

MOBILE COVERAGE: Good outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band F **EPC:** D (63) **EPC ANNEX:** D (58)

COVENANTS: Speak to agent

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built including Kent Ragstone under a tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Lodge Cottage, Ewell Lane, West Farleigh, Maidstone, ME15 0NG

Approximate Area = 1872 sq ft / 173.9 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Annexe = 630 sq ft / 58.5 sq m

Outbuilding = 245 sq ft / 22.7 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 3066 sq ft / 284.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1182506

OFFICES LOCATED AT:

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