



2 Acton Place, Vicarage Road, Yalding, Maidstone, ME18 6DN
£320,000

About this property.....

OPEN DAY SATURDAY 9TH MAY - BY APPOINTMENT ONLY

Tucked away in the heart of the ever-popular village of Yalding, this charming two-bedroom cottage is believed to date back to the 1740's and offers a wonderful blend of character and practical living arranged over three floors.

The ground floor features a cosy lounge alongside a well-proportioned kitchen-diner, ideal for both everyday living and entertaining. To the first floor, you'll find a comfortable bedroom and a family bathroom, while the top floor is dedicated to a further bedroom, creating a sense of privacy and separation.

Outside, the property truly shines with a mature rear garden extending in excess of 100ft, providing a peaceful retreat with ample space for relaxation or gardening enthusiasts. With on-road parking available and a wealth of period charm throughout, this delightful cottage presents a rare opportunity to acquire a slice of village history.

Situation.....

Yalding is a picturesque riverside village between East Peckam and West Farleigh. It has a good range of local facilities including a village shop, post office, doctors surgery, pubs serving food and an Ofsted Good rated primary school. There is a selection of desirable comprehensive and grammar schools in Maidstone with Tonbridge School and Hadlow College also nearby.

Yalding station offers excellent links to London via Paddock Wood in as little as 1 hour and 8 mins. Maidstone town centre is 6 miles away offering excellent shopping and recreational facilities. Paddock Wood is less than 4.5 miles away (driving) with additional shopping outlets and direct trains to London Bridge in just 52 minutes.







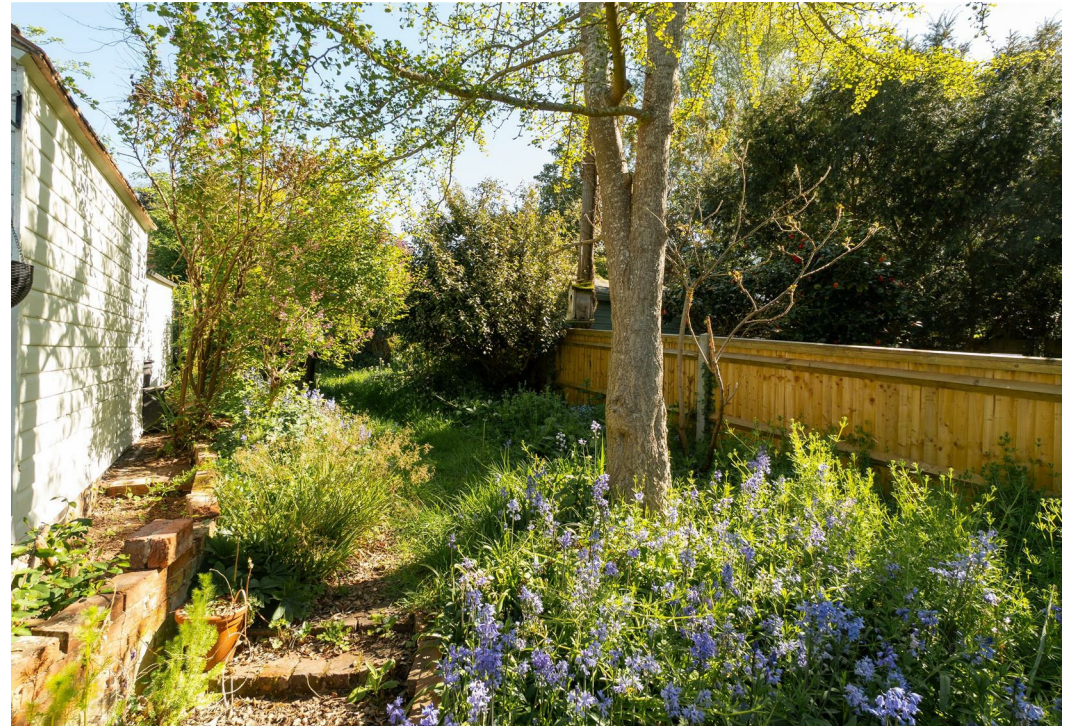




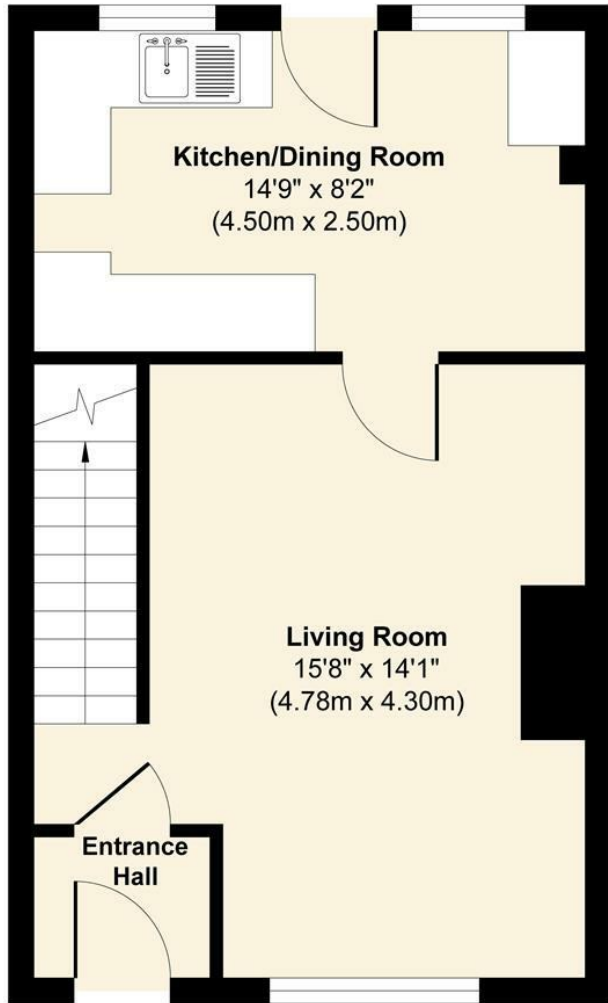
Useful Information...

- Charming two-bedroom cottage located in Yalding, dating back to the 1740s
- Arranged over three floors for practical living
- Cosy ground-floor lounge ideal for relaxing
- Spacious kitchen-diner suited for everyday living and entertaining
- Large mature rear garden extending over 100ft, perfect for outdoor enjoyment
- Village amenities include shop, post office, doctors surgery, pubs, and a well-rated primary school
- Excellent transport links: nearby Maidstone (6 miles away) and Paddock Wood with fast train connections to London

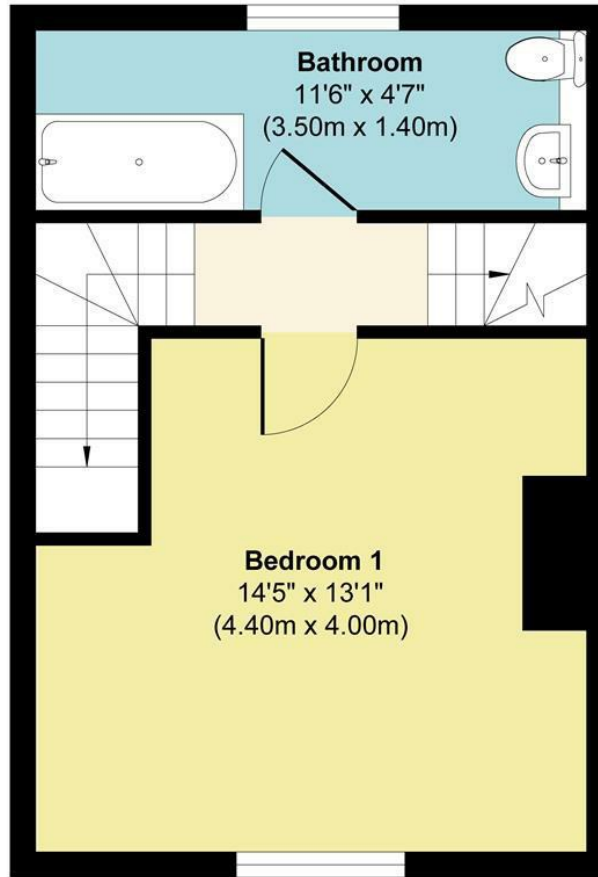




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Ground Floor
Approximate Floor Area
341 sq. ft
(31.73 sq. m)



First Floor
Approximate Floor Area
296 sq. ft
(27.52 sq. m)



Second Floor
Approximate Floor Area
197 sq. ft
(18.37 sq. m)

Approx. Gross Internal Floor Area 834 sq. ft / 77.62 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.



