Laddingford Road

Laddingford ME18 6BU

Offers Over £375,000

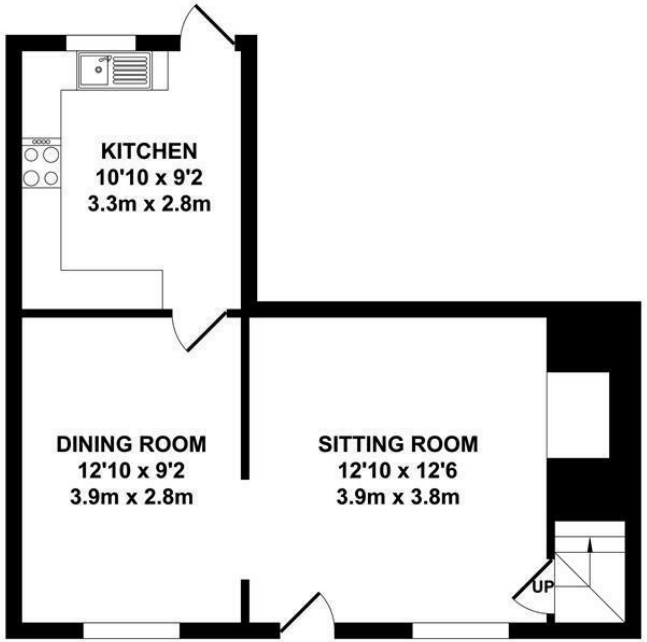
KMP COUNTRY HOMES

Laddingford ME18 6BU

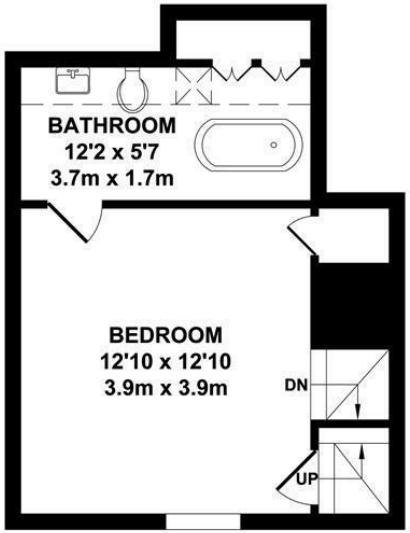
A CHARMING COTTAGE IN POPULAR VILLAGE LOCATION

A characterful and charming Grade II Listed attached cottage located in ever popular village of Laddingford. As you approach the cottage, you are greeted by a delightful front garden, courtyard and parking, which is beautifully framed by hedging.
This period character property is a typical Kent cottage with its tile-hung and white weather boarding facade. When you enter the property, on your right you will be greeted by a stunning sitting room with inglenook fireplace with a bressumer beam and views over the garden.
The character continues with a good sized dining room and typical country style kitchen by Rencraft, with limestone flooring, granite work surfaces and a large sunken sink. The kitchen overlooks a small courtyard accessed by a stable door.
On the first floor the beamed master bedroom features exposed wooden floorboards and a built in wardrobe. There is an en suite bathroom (freestanding bath and shower) with a striking chequered tiled floor, eaves storage and a Velux window. On the second floor - accessed from the master - is a further bedroom with vaulted ceiling. This benefits from fitted cupboards all along one wall, a built-in wardrobe and exposed wooden floorboards. To the rear of the property is a small courtyard garden with outdoor lighting. There are also two storage sheds at the side providing ample space for garden implements and outside bins.
The property sits in the heart of Laddingford, a quintessential Kentish hop-country village centred around the 15th-century Chequers Inn - a well-loved local with a large garden, real ales and a warm village atmosphere, just a 1 minute walk away. The village is within easy reach of Yalding and Paddock Wood, both offering mainline stations with regular services to London Charing Cross, Cannon Street and London Bridge, while the historic spa town of Royal Tunbridge Wells - with its wider shopping, schooling and dining - is just 15 mins away by car

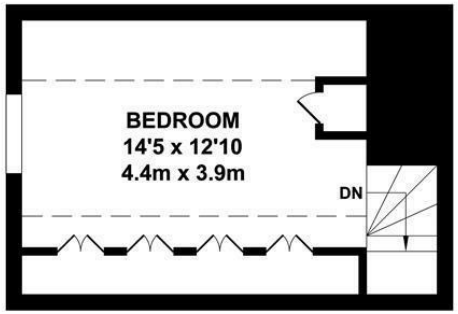
- Sought after village location
- Attached period cottage
- Sitting room with inglenook fire place
- Dining room
- Bespoke hand made kitchen with granite work tops
- Two bedrooms
- Bathroom with period style suite
- Cottage garden
- Parking
- Viewing recommended



GROUND FLOOR
APPROX. FLOOR AREA
426 SQ. FT.
(39.55 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
280 SQ. FT.
(26.02 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
200 SQ. FT.
(18.55 SQ. M)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.12 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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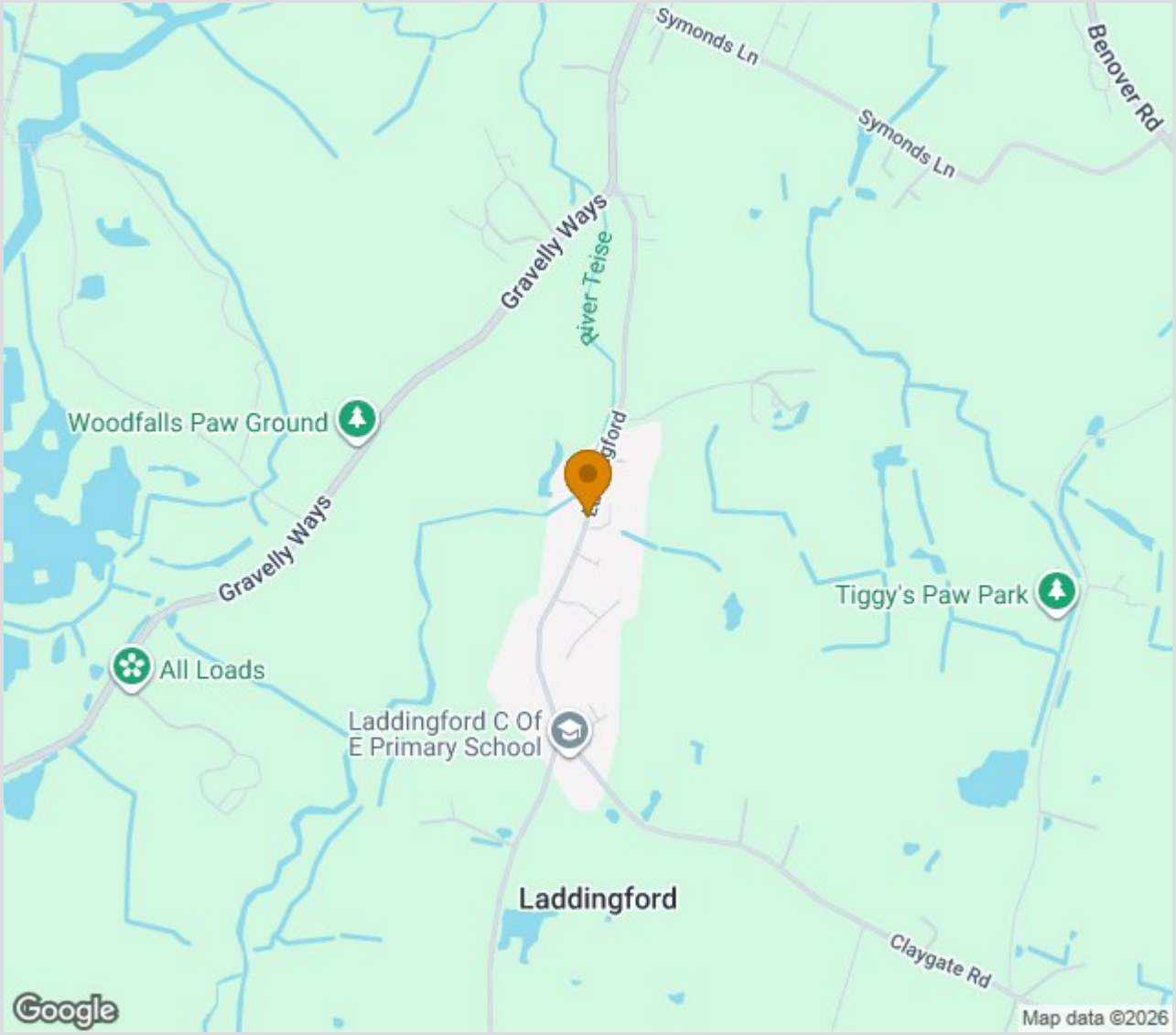
Location Map

Tenure: Freehold

Council tax band: C



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