

High Street, Lenham, Maidstone, ME17

Approximate Area = 1953 sq ft / 181.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Simon Miller & Company. REF: 576063

24 HIGH STREET

LENHAM

KENT

ME17 2QD

GUIDE PRICE £545,000 - £570,000

FREEHOLD

EPC REPORT: C



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE
APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

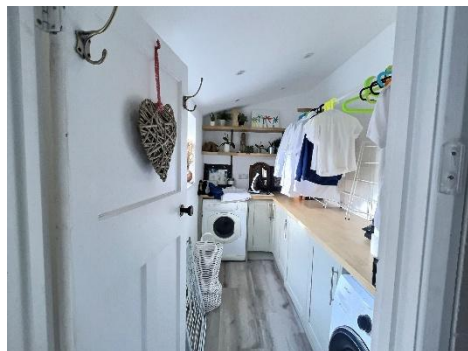


PERIOD HOMES

By Simon Miller

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Property Features
• Offered Chain Free
• Grade II Listed Home
• Central Village Location
• Four/Five Generous Bedrooms
• Two Reception Rooms
• Wealth of Character Throughout
• Family Bathroom and Ground Floor Shower Room

Offered chain free, this attractive Grade II listed family home, built in 1630, is located in the heart of this historic village and offers generous living space, including a basement cinema/games room. With two reception rooms, one of which could be used as a fifth bedroom, the large kitchen/dining room provides a staircase leading to the basement, with a conservatory to the rear and utility and separate shower room beside. The attractive staircase from the hall leads to the first floor landing with access to a large boarded loft space providing ample storage and the four good sized four bedrooms, which are served by four piece family bathroom.



Outside, the property offers a paved patio with steps up to a low maintenance courtyard garden with shrub beds to sides and gated access to the rear parking area located in front of the detached single garage with up and over door. This is accessed via a shared access road located beside the neighbouring property from the High Street.

During their ownership, the Vendors have refurbished the property throughout, bringing modern convenience and practicality, all while retaining the charm and character of this beautiful listed home. This includes solid oak flooring, the installation of log burners, the opening up of fireplaces in five rooms and restoration of the sash windows as well a modern boiler to improve efficiency.

MATERIAL INFORMATION, Freehold

Council Tax Band: E, EPC Report: C

Broadband: Standard, Superfast & Ultrafast

