



The Cart Lodge Otham Street
Otham, Maidstone
ME15 8RP
Asking Price £450,000

**The Cart Lodge
Otham Street
Otham
Maidstone
ME15 8RP**



Description

A fantastic opportunity to acquire this charming and unique cart lodge conversion, combining characterful architecture with modern comfort. Featuring attractive inset shiplap boarding, brick piers and a flank elevation beneath an interlocking tiled roof, the property offers exceptional kerb appeal, further enhanced by powder-coated aluminium double glazed windows.

Occupying a delightful rural setting with far-reaching countryside views, the property is surrounded by an abundance of scenic footpaths and bridleways, making it a true paradise for dog walkers and those who enjoy the outdoors. The light and airy accommodation comprises two double bedrooms, a well-appointed bathroom, a spacious entrance hall, and an open-plan kitchen, dining and living area. Triple-aspect windows flood the living space with natural light while framing delightful views across the surrounding countryside, creating a bright and welcoming atmosphere throughout.

Offered to the market with no forward chain, this is a wonderful opportunity for anyone seeking a peaceful countryside lifestyle without compromising on comfort. If you're looking for a home where picturesque rural walks begin right from your doorstep and positioned a stones throw from the village green, this could be the perfect property for you. Viewing highly recommended.

Location

Enjoying a delightful rural setting whilst remaining highly accessible, the property is conveniently situated just a quarter of a mile from the A20. Otham is a charming and historic village, renowned for its wealth of timber-framed houses, many of which reflect the area's rich heritage. The village's distinctive character stems from the nearby ragstone quarries, where this highly prized building material was extensively quarried during the 15th and 16th centuries.

Today, Otham offers an excellent sense of community, centred around its picturesque village green, which hosts annual fairs, together with a village hall, historic church, doctors' surgery, a popular weekend coffee shop and a variety of social activities, including yoga classes and a welcoming knitting group.

For everyday amenities, Bearsted village lies to the north, offering a selection of independent shops, highly regarded schools, restaurants, public houses and a mainline railway station with services to London. To the south, Langley Park provides a supermarket within approximately half a mile, while the sought-after village of Sutton Valence, home to the renowned Sutton Valence School, is a short drive beyond. Headcorn, approximately four miles away, also offers a mainline railway station with services to London Charing Cross. Maidstone, the county town of Kent, is approximately 2.5 miles away and provides an extensive range of shopping, leisure and cultural facilities, including Fremlin Walk and The Mall shopping centres, museums, the Hazlitt Theatre, county library, a multi-screen cinema and two further mainline railway stations with services to London. There is also an excellent choice of both state and independent schools, together with colleges for older children.

The nearby motorway network, including the M20, M2, M25 and M26, provides excellent road links to London, the Channel Ports and the wider motorway network.

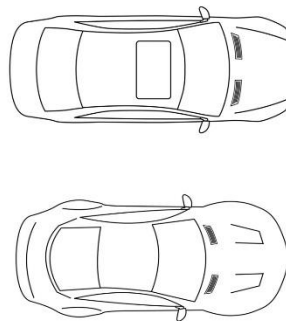
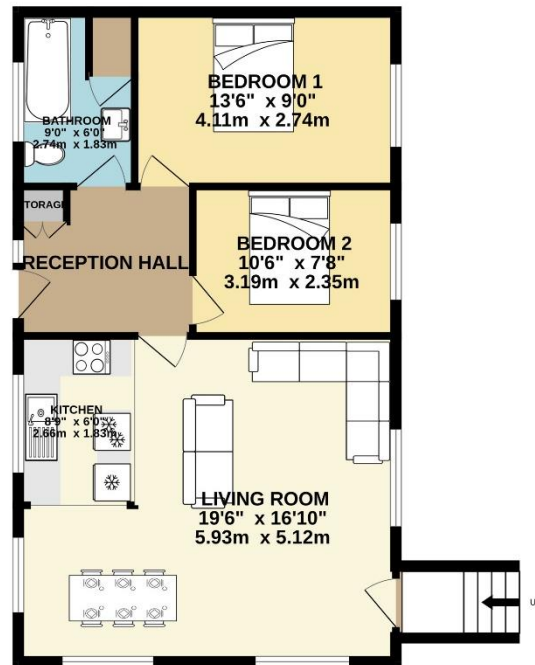
Council Tax Band A

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2026



ON THE GROUND FLOOR

ENTRANCE HALL 9' 0" x 7' 8" (2.74m x 2.34m)

Pine front entrance door with brass furniture opening into the entrance hall. Tile-effect vinyl flooring. Window to the front with fitted blind. Built-in cupboard housing the consumer unit. Electric panel heater. Access to the loft space.

OPEN PLAN KITCHEN / LIVING / DINING ROOM 19' 8" x 16' 10" (5.99m x 5.13m)

The kitchen area is fitted with tile-effect flooring and features two front-facing windows with fitted blinds. A range of sage green painted wooden wall and base units with ceramic handles is complemented by granite-effect work surfaces, a stainless steel one-and-a-half bowl sink with drainer and mixer tap, and metro-tiled splashbacks. Integrated appliances include a Neff electric oven with a four-ring electric hob and extractor hood above, an under-counter Bosch fridge, under-counter Bosch freezer, and washing machine.

The kitchen opens seamlessly into the spacious living and dining area, creating a wonderful open-plan space. This exceptionally light and airy room benefits from three further windows with fitted blinds, a wide glazed door opening onto the rear garden, exposed beams, two electric panel heaters, and five wall light points. Triple-aspect windows flood the room with natural light while enjoying delightful distant countryside views.

BEDROOM 1 13' 6" x 9' 0" (4.11m x 2.74m)

Window to the rear with fitted blinds, electric panel heater and exposed beams.

BEDROOM 2 10' 5" x 7' 8" (3.17m x 2.34m)

Window to the rear with fitted blinds with views over the garden and electric panel heater.

BATHROOM 6' 0" x 9' 0" (1.83m x 2.74m)

The bathroom is fitted with a white suite complemented by chrome fittings, comprising a low-level WC, wash hand basin with traditional style taps and tiled splashback, with a wall-mounted mirror and light above. A panelled bath features a rainfall shower with glass screen and metro-tiled surround. Further benefits include a front-facing window with fitted blind, built-in airing cupboard housing the hot water tank with fitted shelving, chrome heated towel rail, extractor fan, and tile-effect vinyl flooring.

OUTSIDE

To the front of the property, a driveway provides off-road parking for several vehicles and is complemented by well-stocked flower beds planted with a variety of mature shrubs, including fuchsia. An outside light and attractive cast iron gates provide access to the rear garden.

The rear garden is a particular feature of the property, measuring approximately 88ft x 40ft. Beautifully established, it offers a generous lawn enclosed by a combination of fencing and traditional ragstone wall boundaries, together with an abundance of mature trees and well-stocked shrub borders, creating a private and picturesque outdoor setting.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the end of the road and at the junction with the Ashford Road, A20, turn left heading towards Ashford, taking the second turning on the right into Otham Lane, sign posted Otham Village. A continuation of which is Green Hill and then into Otham Street and the property will be found opposite the village green.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

