Ibbett Mosely

2 Rectory Cottages Maidstone Road,
Nettlestead, ME18 5EZ

A fabulous home and garden that offers a comfortable period charm with modern facilities set in a stunning garden, ideal for entertaining and enjoying outdoor life.

Set within close proximity to country walks and mainline station in Wateringbury. Being sold with NO ONWARD CHAIN this property is ideal for those looking for a full and simple solution to their move.

Guide Price £675,000

- 3 charming bedrooms plus a study.
- Large open plan living space with period style
- Views across countryside
- Large garden in overall 0.4 acre plot
- Outdoor entertainment kitchen and bar area
- Workshop / summer house
- Outdoor gym and allotment
- Partial underfloor heating
- Parking for multiple vehicles - No onward chain, move in ready
- EPC rating C - Council tax Band E

Front Exterior

Approached via a gravel driveway enclosed by low brick walls, the front exterior of this charming property presents a welcoming, well-maintained façade with climbing plants adding a touch of character and natural beauty to the traditional brickwork.

Entrance Hall & Cloakroom

The entrance hall offers a practical and inviting space with a tiled floor and a window that floods the area with natural light. A handy WC/utility room is positioned off the hallway, providing convenient amenities.

Sitting / Dining Room
26'10" x 11'11"

A spacious sitting and dining room forms the heart of the home, with a large open-plan layout that seamlessly connects the two areas. The sitting area is centred around a charming wood-burning stove framed by a wooden mantel, complemented by wooden floors and soft wall colours that create a warm and inviting atmosphere. The dining area benefits from a vaulted ceiling with skylights, flooding it with natural light, and features bi-fold doors that open onto the garden, blurring the lines between indoor and outdoor living. The room is enhanced by a mixture of contemporary and classic furnishings, with plenty of space for entertaining and relaxing.

Study
12 x 9

The study is a cosy and well-lit room featuring wooden flooring and a window to the front, ideal for working from home or quiet reading.

Kitchen
12'2" x 8'7"

The kitchen is fitted with dark grey cabinetry and wooden work surfaces, balancing modern design with a traditional farmhouse sink and a large range cooker. The layout is galley style, with ample storage and workspace, and a door leading to the added conservatory.

Conservatory
6'11" x 5'0"

This quaint conservatory is a bright and airy space with windows on three sides, offering delightful views over the garden. It serves as a versatile area that could be used for storage, a potting space, or a boot room after coming in from a country walk on your doorstop.

Bedroom 1
13'11" x 12'0"

A charming bedroom featuring light blue walls. The room benefits from a large window that lets in natural light and offers views of the surrounding greenery. The soft carpeting and calm colour scheme create a peaceful atmosphere.

Bathroom

The bathroom is fitted with a freestanding roll-top bath, a wet room style shower with views and a traditional high-level cistern toilet, creating a classic yet stylish feel. The walls are partially tiled with white subway tiles, and the floor features a distinctive black-and-white chequered pattern serving as a wet room an is underfloor heated. Two windows allow plenty of light to fill the room. Views

of countryside from the windows make this a lovely relaxing space.

Bedroom 2
12'0" x 9'0"

This second bedroom is a good-sized room with neutral walls, a window overlooking the garden, and enough space to accommodate a variety of furniture. It is carpeted for comfort, making it a restful space with a simple and uncluttered feel.

Bedroom 3 / Dressing Room
12'0" x 9'0"

The third bedroom is a cosy room with soft carpeting and light walls. It contains a window that frames views of the garden outside, and is furnished with practical storage solutions, including a walk-in wardrobe area with built-in shelving and hanging space, offering excellent organisation.

Rear Garden

The extensive rear garden is beautifully landscaped, featuring a large expanse of lawn bordered by mature trees and shrubs. There are several dedicated seating areas, including a fabulous outdoor kitchen and bar for entertaining family and friends, perfect for al fresco dining, as well as a spacious patio area nearer the house for outdoor furniture and an umbrella. The garden also includes a vegetable patch with neatly arranged raised beds, a greenhouse, and a well sized summer house that is currently used as a workshop as well a designated space to workout. The garden is a private and peaceful haven, ideal for enjoying nature and outdoor living.

Location

Nettlestead is a rural village located within the borough of Maidstone in Kent, nestled along the River Medway. Known for its historic character and scenic landscapes, Nettlestead combines the tranquillity of countryside living with proximity to the amenities of nearby towns such as Maidstone and Tonbridge. With roots stretching back to the Domesday Book, the village maintains a strong sense of heritage, particularly farmland, and the historic parish church. Its peaceful setting and access to the surrounding Kent countryside make Nettlestead an appealing location for those seeking a quiet yet well-connected place to live.

Transport Links

Despite its rural feel, Nettlestead benefits from practical transport connections. The village is served by Wateringbury railway station, which is within walking distance of the property, with links to Paddock Wood and London. Road access is also convenient, with both Maidstone and Tonbridge 20 minutes away. For those commuting by car, the M20 and M25 motorways are accessible within a short drive, facilitating travel across Kent and towards

London. Gatwick is accessible within 45 minutes. Local bus services provide links to surrounding villages and larger centres, although car ownership is common due to the village's rural nature.

Education

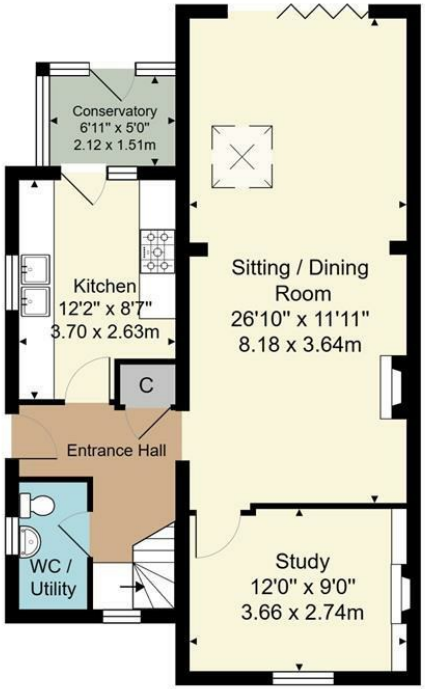
Families in Nettlestead benefit from access to a range of educational institutions in the surrounding area. The village is served by Wateringbury C of E Primary School which is well regarded. A wider selection of primary and secondary schools is available in in the local area, including all of the Maidstone and Tonbridge grammar schools which are accessible by public or private transport. Furthermore, the property falls in the catchment area for both the Judd School and TOGS. Independent school options such as Somerhill and Tonbridge School are also within reasonable reach, as are the schools at Sutton Valence, providing a variety of educational pathways for families living in the village.

Local Attractions

Nettlestead’s historical character is perhaps best exemplified by Nettlestead Place, a manor house with 13th-century origins with stunning gardens that occasionally open to the public. The Parish Church of St Mary the Virgin also reflects the village’s deep-rooted heritage, showcasing beautiful medieval architecture and stained glass. The nearby River Medway provides opportunities for riverside walks, fishing, and canoeing, while surrounding orchards and farmland enhance the area’s appeal for those who enjoy outdoor pursuits. The Hop Farm Family Park, a short drive away in Belting, is another popular local attraction, offering family-friendly entertainment and seasonal events

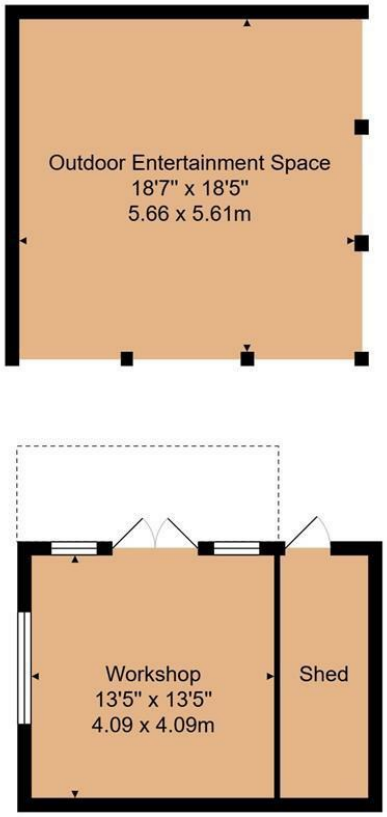
Entertainment and Leisure

While Nettlestead itself is a quiet village with limited nightlife or commercial entertainment, residents enjoy easy access to leisure and cultural facilities in nearby towns. A flagship David Lloyd health club is located 10 minutes away in Kings Hill, whilst West Malling and Tonbridge offer dining and shopping options in attractive market town settings. For nature lovers, the surrounding countryside is ideal for hiking, cycling, and exploring the Kentish landscape. Local pubs, such as those in Yalding and Wateringbury, provide cosy venues for socialising and dining within a short drive or walk.



Ground Floor

First Floor



Outbuildings

House Approx. Gross Internal Area 1201 sq. ft / 111.6 sq. m
Outbuildings Approx. Internal Area 592 sq. ft / 55.0 sq. m

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EPC Rating- C

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