



Maidstone Road, Nettlestead,  
Kent ME18 5HE  
Offers In The Region Of £420,000

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Nestled in the charming village of Nettlestead, this beautifully presented three-bedroom cottage offers a delightful blend of character and modern living. The property boasts stunning views over picturesque fields that create a serene backdrop for everyday life.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the cottage's unique features. The home is full of character, yet it has been thoughtfully updated with modern conveniences, including double glazing, ensuring comfort and energy efficiency throughout the seasons.

The sunny and private garden is a true highlight, providing an ideal space for relaxation, outdoor dining, or simply enjoying the tranquillity of the surroundings. Whether you are entertaining guests or enjoying a quiet afternoon, this garden is a perfect retreat.

This property is not grade II listed, allowing for greater flexibility in personalising your home to suit your tastes. With its charming features, modern amenities, and stunning location, this cottage is a rare find that promises to be a wonderful place to call home. Don't miss the opportunity to experience the beauty and comfort this property has to offer.



**A more detailed description:**

Situated in the picturesque semi-rural village of Nettlestead Green, this property enjoys a tranquil setting surrounded by beautiful countryside and the scenic River Medway. The nearby village of Watlington, approximately one mile away, provides a range of everyday amenities, while a wider selection of shops, restaurants and leisure facilities can be found in East Peckham, Paddock Wood and Maidstone town centre.

Dating back to circa 1609, this exceptional detached cottage is a wonderful example of period architecture, effortlessly blending centuries of history with comfortable modern-day living. Occupying a charming position within the picturesque village of Nettlestead Green, the property is brimming with character and showcases an abundance of original features that reflect its rich heritage.

The accommodation has been thoughtfully arranged to create inviting and practical living spaces. At the heart of the home is a well-equipped country-style kitchen, offering generous preparation space and excellent storage, making it perfectly suited to everyday family life. The separate dining room provides an elegant setting for both informal meals and entertaining, while the cosy sitting room offers a welcoming retreat, complete with the warmth and charm expected of a home of this era. A traditional staircase rises from the sitting room to the first floor, adding to the property's authentic cottage appeal. It should be noted that although currently there is no downstairs WC the rear access and current boot room could convert easily.

The first floor comprises three spacious double bedrooms, each enjoying its own individual character. The third bedroom is accessed via the second, providing a versatile arrangement that could lend itself perfectly to a luxurious dressing room, home office, nursery or occasional guest suite. A well-appointed family bathroom serves the first-floor accommodation.

Outside, the attractive courtyard garden offers a secluded and low-maintenance outdoor space, ideal for enjoying a morning coffee, summer dining or simply relaxing in peaceful surroundings. Designed to be both practical and private, it provides an idyllic extension of the living accommodation.

A further advantage a useful large covered storage area with fitted shelving. Subject to individual requirements, this versatile space could easily be returned to its original use as secure parking or continue to provide valuable storage or workshop space.

Homes of this age and character are increasingly rare to the market, and this delightful cottage offers an exceptional opportunity for buyers seeking a property with genuine heritage, timeless charm and flexible accommodation in a highly desirable village location.

**Location:**

Nettlestead Green is a delightful semi-rural village surrounded by open countryside and set close to the scenic banks of the River Medway, offering an enviable balance of tranquillity and convenience. The neighbouring village of Watlington, approximately one mile away, caters for everyday needs with a range of local amenities, while the larger centres of East Peckham, Paddock Wood and Maidstone provide an extensive selection of shopping, restaurants, cafés and leisure facilities.

The area is particularly well regarded for its choice of excellent schools, with respected primary schools located in both Watlington and Yalding. For those commuting into London or further afield, the property enjoys easy access to the A26, together with mainline rail services from Watlington and Paddock Wood. A nearby footpath also provides convenient pedestrian access to Yalding Station, offering additional rail connections into the capital and beyond.

The area is well served by a choice of highly regarded primary schools, including those in Watlington and Yalding, all within easy driving distance.

Ideal for commuters, the property benefits from excellent transport links, with convenient access to the A26 and mainline railway stations at Watlington and Paddock Wood. A nearby footpath also provides direct access to Yalding Station, offering regular rail services to London and other destinations.

**Disclaimer**

All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.





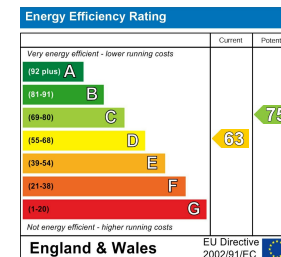




Floor 0



Floor 1



## Location Map

