



**MILL BANK**  
HEADCORN, KENT, TN27 9RD



**Lambert  
& Foster**

COUNTY TOWN OF MAIDSTONE 8.5 MILES | JUNCTION 8 M20 7 MILES | TENTERDEN 9.5 MILES

## **MILL BANK, HEADCORN, KENT, TN27 9RD**

An impressive, detached family house, providing well presented and proportioned five bedroom, three reception room accommodation complemented by an established front and rear garden, total plot size of 0.44 of an acre incorporating ample parking and a detached garage, all occupying a most convenient village location within walking distance of the mainline station and high street amenities.

GUIDE PRICE £895,000

FREEHOLD



### **DIRECTIONS**

Using the what3words app; [rent.intersect.leads](https://www.what3words.com/)



## DESCRIPTION

34 Mill Bank is an individual detached family house with origins understood to date back to circa 1930s with a significant later two storey side extension. The property presents predominantly brick elevations with some rendering set with recently fitted UPVC double glazed windows beneath a pitched tiled roof. The very well proportioned and presented accommodation is arranged over two floors with a range of features including oak and tile flooring, underfloor heating, a galleried landing with an oak and glazed staircase. Three reception rooms comprise a sitting room with modern natural flame gas fire and a double aspect with a pleasant outlook across the garden. The double aspect snug has a fireplace housing a multifuel stove and a bay window overlooking the rear garden. A separate study is ideal for home working. A fine feature is the triple aspect, comprehensively fitted kitchen /breakfast/family room with bifold doors and French windows, opening onto the paved terrace. A range of fitted units with Silestone work tops include an island with breakfast bar, integral appliances include Fisher and Paykel range cooker, Miele dishwasher, space and housing for American-style fridge freezer. Arranged over the first floor are five bedrooms incorporating both a master bedroom with a range of fitted wardrobes and an en suite shower room and a guest bedroom with an en suite shower room. Bedrooms 3,4, and 5 are served by a family bathroom which has both a bath and a walk-in shower.





## GARDENS & GROUNDS

Outside, open access onto stone chipped drive with ample parking, leading up to a detached single garage with attached garden store/potential workshop. The established front and rear gardens are a fine feature, laid to lawn with shrubs and trees, extensive granite paved seating area, bespoke timber potting shed and store. The whole garden is enclosed by established hedging and newly erected fencing.

- Kitchen/breakfast/family room
- Sitting room and separate snug with multifuel stove
- Study and utility room
- Galleried first-floor landing
- Five bedrooms incorporating principal and guest suites with en suite shower rooms
- Established front and rear gardens with a total plot size of 0.44 of an acre
- Drive, ample parking and single garage



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



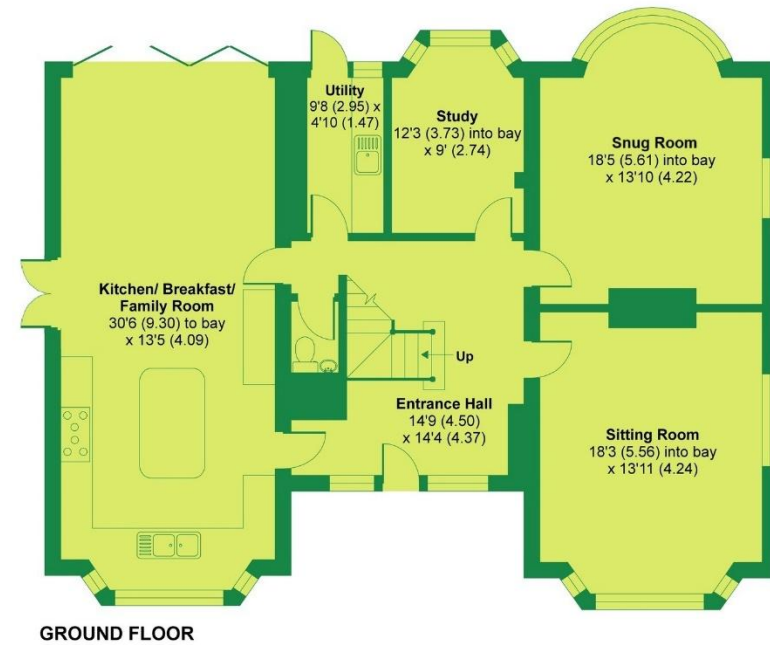
## Mill Bank

Approximate Area = 2640 sq ft / 245.2 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2929 sq ft / 272 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lambert and Foster Ltd. REF: 764105



**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

**BROADBAND & MOBILE COVERAGE:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band G **EPC:** C (70)

**PLANNING:** Planning permission was granted on 19<sup>th</sup> December 2022 under application ref: 22/504775/FULL for the erection of a new detached garage and conversion of existing garage to an ancillary studio.



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



**PROPERTY PROFESSIONALS FOR OVER 120 YEARS**