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# Barnes Kingsnorth



**Mill Lane, Waterringbury, Maidstone, Kent, ME18 5PE**

**£500,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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### THE PROPERTY

Enjoying countryside setting with far reaching views, this pleasing End of Terrace cottage will certainly appeal. Decorated in neutral tones throughout this property is now ready for new owners to update and style to their taste. Front door into entrance hall and hallway. The Kitchen is at the front of the property and equipped with a range of units & worktops along with electric oven, hob & extractor included. Whilst functional, it is easy to imagine how good that 'brand new kitchen' would look! The living/dining room is 'L' shaped with a large oak beam and includes a gas fire with brick tiled hearth. There is plenty of space for comfy seating and a dining table too. Stairs from the hall to the first floor where you will find the three well proportioned bedrooms, two double and one single plus the family bathroom. In our opinion, a classic, country cottage with scope to improve and possibly extend with the necessary permission.

### OUTSIDE

Delightful cottage style front garden with picket fence and shrubs. Gated side access to the rear. There is off road parking and a garage too. The rear garden has a patio with steps up to an area of lawn and borders stocked with mature shrubs and plants. There is also a handy garden shed included in the sale!

AGENT'S NOTE: Being sold with NO CHAIN, the property has gas central heating and shared cess-pool drainage.



### THE LOCAL AREA

Situated down a country lane in the charming village of Wateringbury, this character cottage enjoys all the benefits of the countryside, yet still conveniently located for road and rail links. Although a small village, Wateringbury, has a lively community and the advantage of a village hall and post office along with convenience store, hairdressers, tea room/antiques store and pub/restaurant. There is a good primary school and the railway station which serves Paddock Wood (Charing Cross) and Maidstone West (London St Pancras). More comprehensive shopping is available at the nearby, market town of West Malling and also at Tonbridge or the county town of Maidstone. The area has a wealth of schooling with primary schools in Kingshill and Mereworth, non-selective secondary schools, renowned grammar schools and many private schools including Tonbridge School. The M20 (Junction 4) is just over 6 miles, so access to the M26/M25 motorways and beyond is easily available.

### ROUTE TO VIEW

From Tonbridge head towards Wateringbury following the A26. As you enter the village, pas the Church on the left and then take the right-hand turning into Mill Lane. Follow the lane to the very end where you will find a row of cottages on the right-hand side. Number 39 is the End of Terrace.

*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require on form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: C**

