btf

Land & Property Experts

HOPE COTTAGE

RUNHAM LANE · HARRIETSHAM · MAIDSTONE· KENT · ME17 1NH

HOPE COTTAGE
RUNHAM LANE
HARRIETSHAM
MAIDSTONE
KENT ME17 1NH

Harrietsham	-	*1 mile*
Lenham	-	*2 miles*
Maidstone	-	*8 miles*
Ashford	-	*11 miles*

A detached Grade II Listed two-bedroom cottage in a peaceful and private location. Offers characterful living throughout and including a picturesque woodland parcel.

- Characterful cottage offering potential and in need of light modernisation
- Rural and private location
- Off road parking for several vehicles
- Wrap around gardens
- Offered chain free to the market
- Total plot size extending to 0.68 acres

GUIDE PRICE - OFFERS IN EXCESS OF £450,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

Hope Cottage is situated to the south of the popular village of Harrietsham situated between the towns of Maidstone and Ashford, both being able to provide a comprehensive range of facilities and amenities including schooling, leisure, and entertainment options. Access to the rail network is available from both Harrietsham and Lenham which will take you to London in less than an hour. The national motorway network is accessed just 5 miles to the north west via the M20 at junction 8.

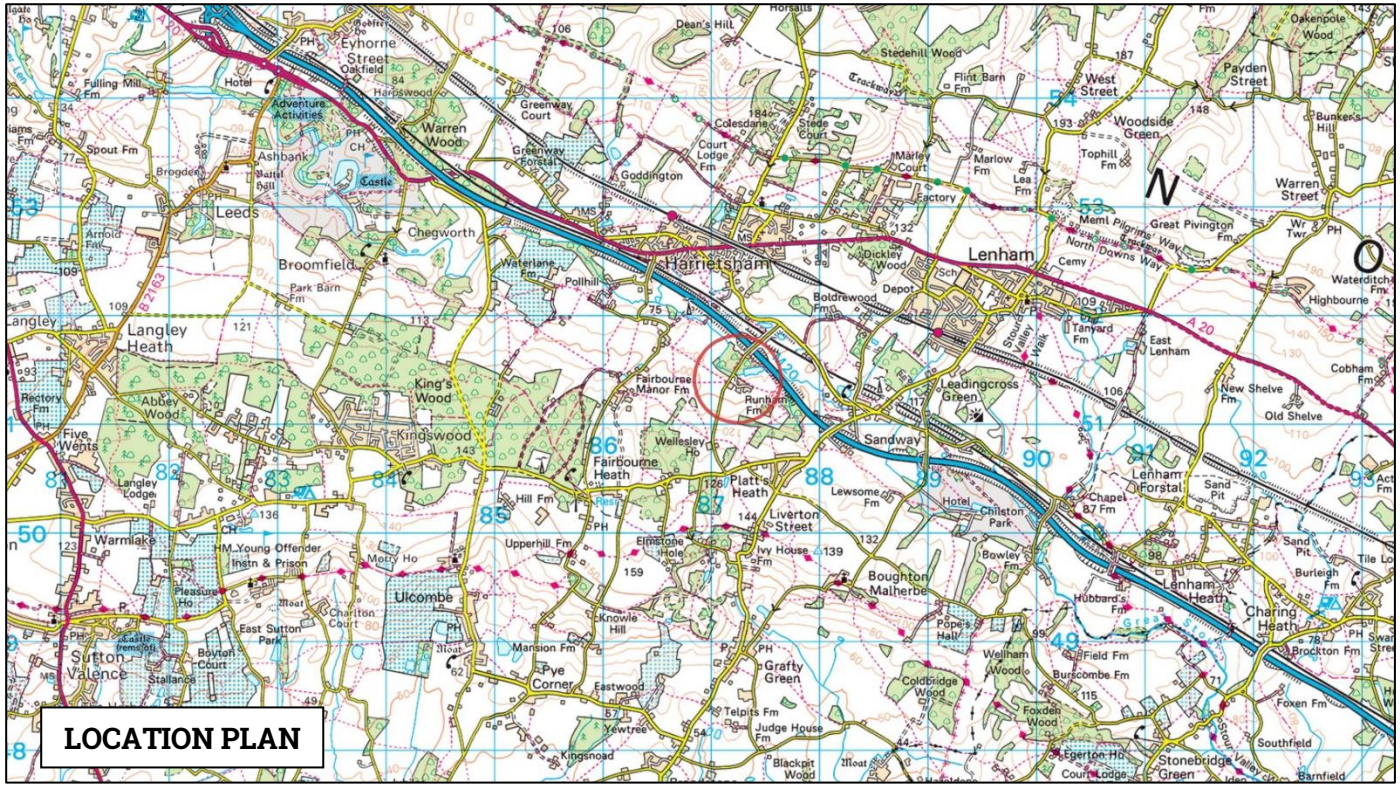
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Harrietsham train station, head south on Station Road before turning left onto West Street. Upon reaching the A20 turn left, then almost immediately turn right onto East Street, continue for 0.7 miles onto Sandway Road. Take the right hand turning into Runham Lane, continuing over the motorway bridge, taking the first left after the fishery turning and Hope Cottage will be on the left hand side as you drive up the access road.

WHAT 3 WORDS

///breezy.terms.downs



LOCATION PLAN

GENERAL DESCRIPTION

Hope Cottage comprises a detached Grade II Listed Cottage of solid brick construction part tile hung to the upper elevations under pitched clay tiled roof. Accommodation is as follows: -

The Front Door opens to **Entrance Hall** with door to the **Sitting Room** with inglenook fireplace with door to **Kitchen**. Doors from the Kitchen lead to **Rear Porch** with door to **Rear Garden** and to **Rear Hall** with fitted storage cupboard and door to **Family Bathroom** with bath, wash hand basin and w/c.

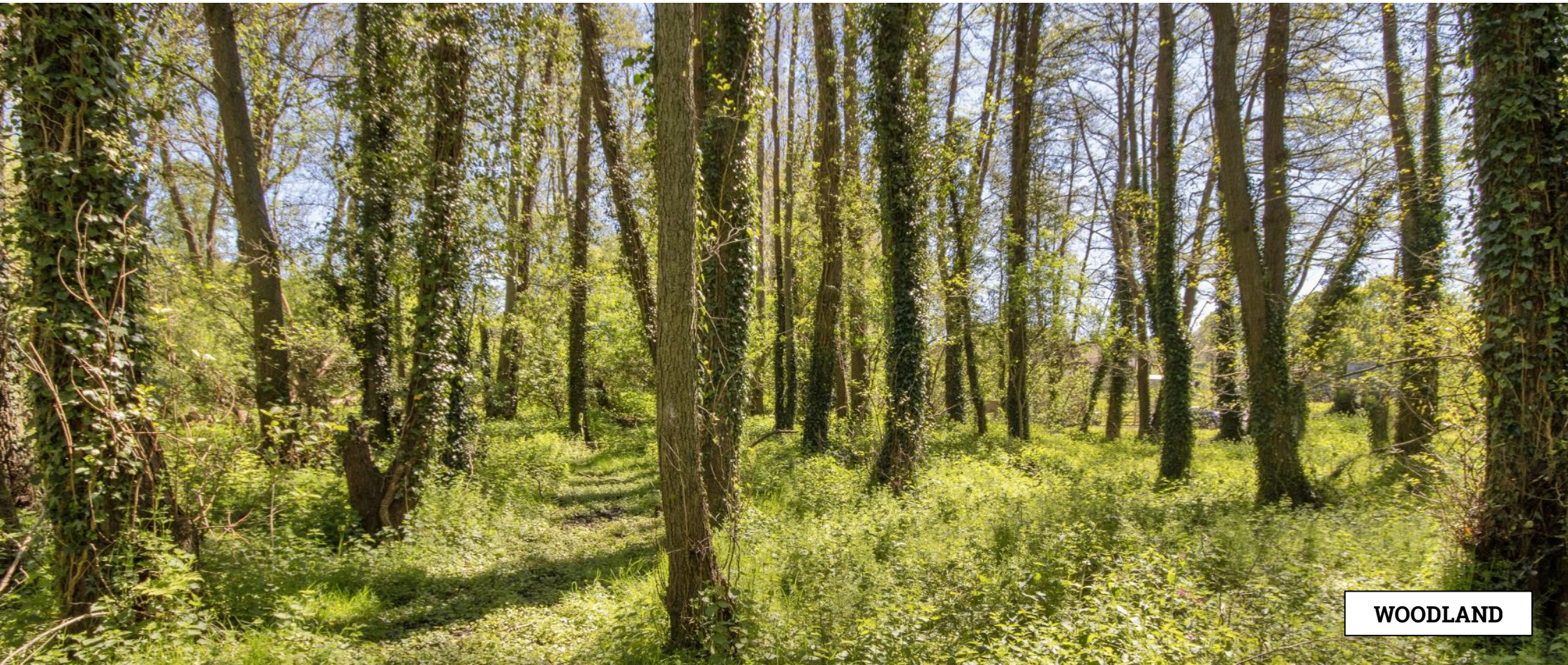
Stairs lead up from the Entrance Hall to **First Floor Landing** with doors to **Bedroom 1** (double) with fitted storage cupboard and **Bedroom 2** (double).

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 1,024ft².

Outside

The Rear Garden is fully enclosed and surrounds the Cottage, consisting of lawned and bedded gardens throughout along with off road parking for multiple vehicles. There is also a **Garden Shed** and former block **Chicken House** situated on the boundary of the property.

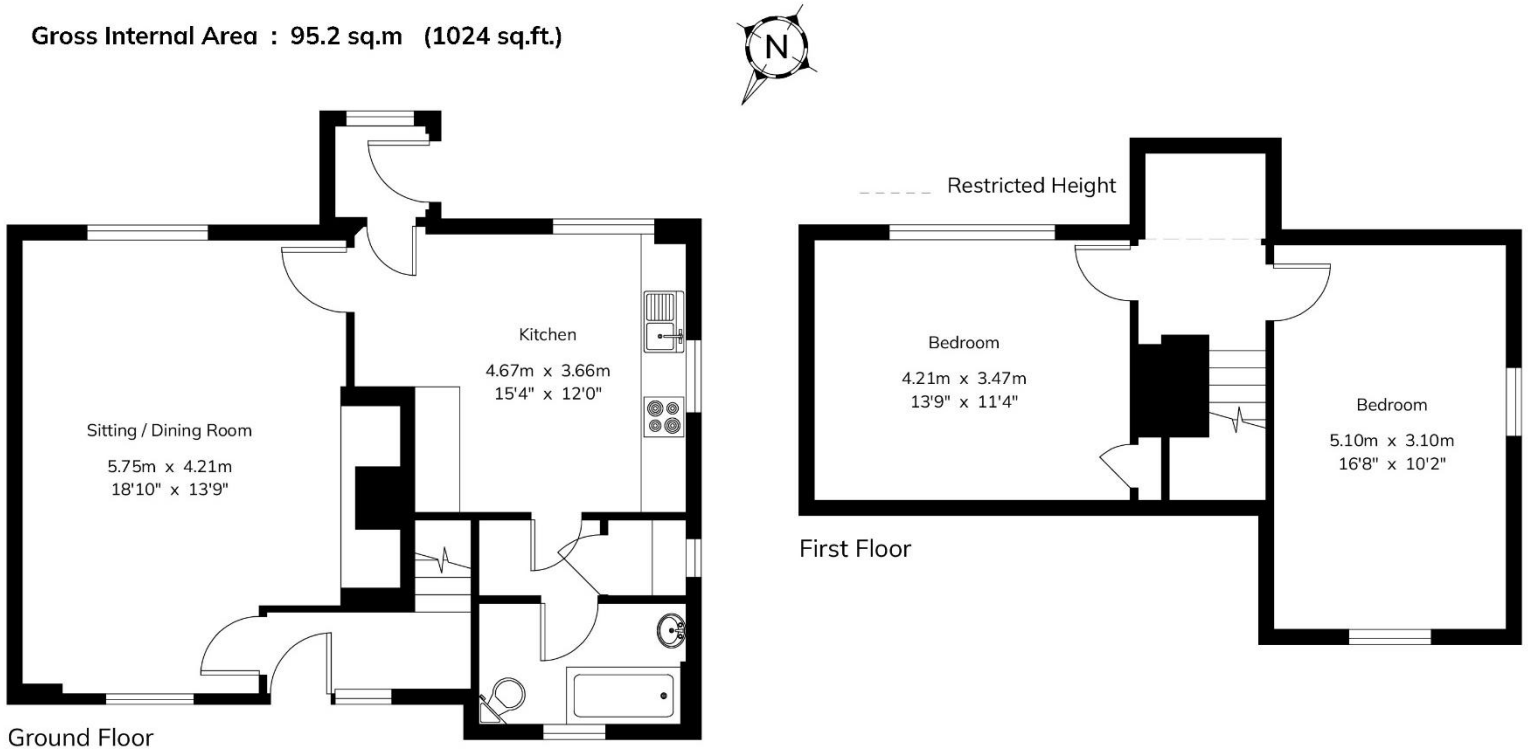
There is a woodland parcel situated to the north of the house extending to 0.35 acres, offering the incoming Purchaser their own piece of the countryside. Please see the Boundary Plan overleaf for the exact boundaries to be sold.



COTTAGE FLOOR PLAN

Hope Cottage

Gross Internal Area : 95.2 sq.m (1024 sq.ft.)



NOT TO SCALE

BOUNDARY PLAN

Produced on Land App, May 11, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

NOT TO SCALE

N

SERVICES
Hope Cottage benefits from mains water and electricity, with an oil fired central heating system. Drainage is to a modern private treatment plant. **Please Note**: None of these services have been checked or tested.

ACCESS
Access is over a right of way from Runham Lane onto the registered title, shown shaded brown on the attached Boundary Plan. We believe Runham Lane to be publicly maintainable. **Please Note**: No highways search has been undertaken.

METHOD OF SALE
The property is offered for sale by private treaty. The Vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING
EPC - E

COUNCIL TAX
Band – E

LOCAL AUTHORITY
Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

PHOTOGRAPHS
The photographs within this brochure were taken in April 2026.

TENURE & OVERAGE
This property is offered Freehold with vacant possession available upon completion. There will be an overage in place for any additional residential development on the property for 30% over a 25-year period. This will be triggered upon transfer or commencement of planning for any additional standalone dwellings, not for any works or improvements to the existing house. Annexes and Holiday Lets are also to be excluded.

PLANS & BOUNDARIES
The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering. The purchasers will be responsible for erecting a suitable fence to the Vendor's specification between points A & B on the Boundary Plan within 12 months of completion.

MEASUREMENTS
The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. We are not aware of any third party rights over the property other than the shared driveway.

AGENT'S NOTE
We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS
The Vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

BTF Partnership
Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ Tel: 01233 740077
Email: challock@btfpartnership.co.uk
Reference: AC/R2431.1

GUIDE PRICE
OIEO £450,000

Land and Property Experts
www.btfpartnership.co.uk
Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ