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Barnes Kingsnorth



Hallway
3'1" x 5'10"
0.96 x 1.80 m

WC
5'0" x 2'8"
1.54 x 0.83 m

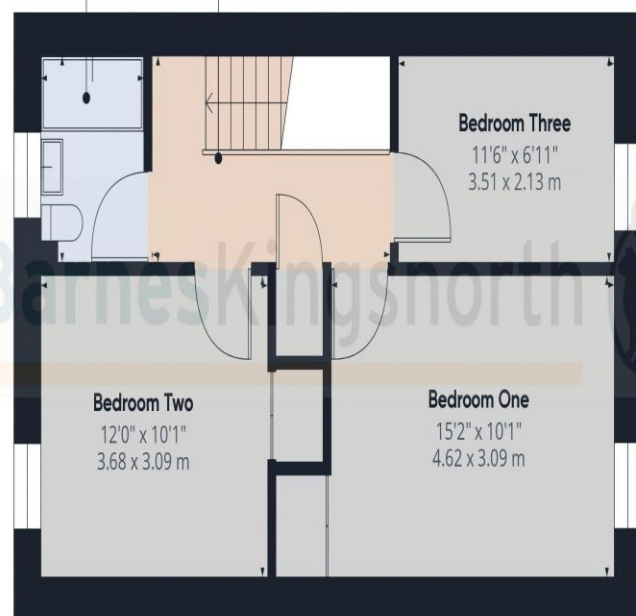
Hallway
11'8" x 2'11"
3.57 x 0.90 m



Floor 0

Bathroom
5'8" x 6'11"
1.74 x 2.13 m

Landing
12'7" x 6'11"
3.84 x 2.13 m



Floor 1



Approximate total area⁽¹⁾
 993.52 ft²
 92.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

£499,500 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
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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3



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THE PROPERTY

Greeted by the timeless appeal of the property's exterior and the swathes of open countryside this charming terraced cottage offers character features and is thoughtfully updated to create a cosy, modern feel. Decorated in neutral tones throughout, this property is ready for the new owner to style just as they like! The entrance door opens into hallway with cloakroom off and understairs storage cupboard. The living/dining room with oak beam, enjoys aspect and door to the garden and includes a feature gas fire surround and hearth. There is a spacious, contemporary kitchen, well-equipped with a range of sleek wall and floor cupboards with worktops over providing ample storage and working space for all those baking afternoons! The oven, hob and extractor are included and there is space for further appliances. The easy-care tiled flooring will certainly appeal. Stairs to the first floor where you will uncover the three well proportioned bedrooms, two double and one single plus the stylish family bathroom fitted with crisp and practical white suite and easily maintained vinyl flooring.

OUTSIDE

Delightful cottage style front garden with picket fence and shrubs. There is a garage and off-road parking 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! Nestled in the heart of the Kent countryside this delightful country cottage, offers a perfect blend of modern comfort and characterful charm.

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, pass 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 where you will find Number 41.

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

