



**3 Forstal Cottages , Lenham Heath,
Maidstone, Kent ME17 2JB**

3 Forstal Cottages , Lenham Heath, Maidstone, Kent ME17 2JB Offers in excess of £400,000

3 Forstal Cottages offers the opportunity to purchase a most wonderful Victorian end of terrace cottage with large mature gardens, situated along a quiet country lane in an Area of Outstanding Natural Beauty, but still within easy reach of local villages, the M20 and the high-speed rail link at Ashford.

This two double bedroom period cottage offers charming and beautifully presented accommodation through out. Not only has a great deal of thought been given to creating a stylish blend of modern living and period charm, but also to the layout and spacial design.

To the rear of the cottage there is a useful brick outbuilding, timber potting shed/store and large mature garden which certainly offers further potential, subject of course to the necessary permissions.

Viewing is highly recommended to appreciate all this lovely property has to offer.

- Most wonderful end of terrace Victorian cottage
- Beautifully presented 2 double bedroom accommodation
 - Lovely blend of modern living & period charm
 - Spacious sitting room with open fireplace
- Shaker style cottage kitchen / Contemporary shower room
 - Large mature garden with potential (stp)
 - Area of Outstanding Natural Beauty
 - Easy access to motorway and rail networks
 - High speed rail link from Ashford

SITUATION: The hamlet of Lenham Forstal is an enviable position for those looking for a rural yet accessible location. The nearby picturesque villages of Lenham and Charing offer many amenities including restaurants, pubs, and boutique shops. The M20 is within easy reach. Lenham and Headcorn provide mainline rail services to London (City & West End) and Ashford (approximately 9 miles distant) has the high-speed service to London St Pancras (a journey time of about 37 minutes). There are primary schools in Charing and Lenham with the latter also providing a mixed secondary school. A wide selection of Grammar and private schools also exist in the area. In addition, the surrounding beautiful countryside offers many wonderful opportunities for walking from the doorstep.

www.warnergray.co.uk

info@warnergray.co.uk 01580 766044

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The accommodation comprises the following with approximate dimensions : **SITTING ROOM** 13' 10" x 13' 9 max" (4.22m x 4.19m) The front door opens into a most welcoming, and deceptively spacious sitting room. A Victorian fireplace with working open fire gives a cosy focal point. Built-in cupboards to both sides of fireplace. Stripped pine floorboards. Door to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM 13' 9" x 11' 10 max" (4.19m x 3.61m) A door from the sitting room leads to the pretty cottage kitchen, which is both beautiful and functional. There are a range of shaker style units with block-wood worktops. Space for washing machine and free standing fridge/freezer. Integrated slimline dishwasher and AEG electric oven with hob and extract above.

A breakfast bar makes a lovely place to sit, chat over a coffee, eat or work. There would, however, be room for a freestanding table and chairs if desired if this breakfast bar was removed. A feature exposed brick wall and Victorian fireplace add to the country cottage feel in this space. Window and external door to rear. Stairs to first floor.

FIRST FLOOR

LANDING Stairs from the ground floor lead to a small landing where there is room for a dressing table or desk. Loft hatch. Doors to bedroom 1 and shower room.

BEDROOM 1 14' 3" x 9' 3 max" (4.34m x 2.82m) This beautiful double bedroom has a very calming feel which is certainly enhanced by the wonderful far reaching countryside views from the window to the front. Feature fireplace.

SHOWER ROOM A contemporary shower room comprising: wet room style walk-in shower; basin on wooden plinth; heated towel rail and low level w.c. Tiled floor and walls. Window to side.

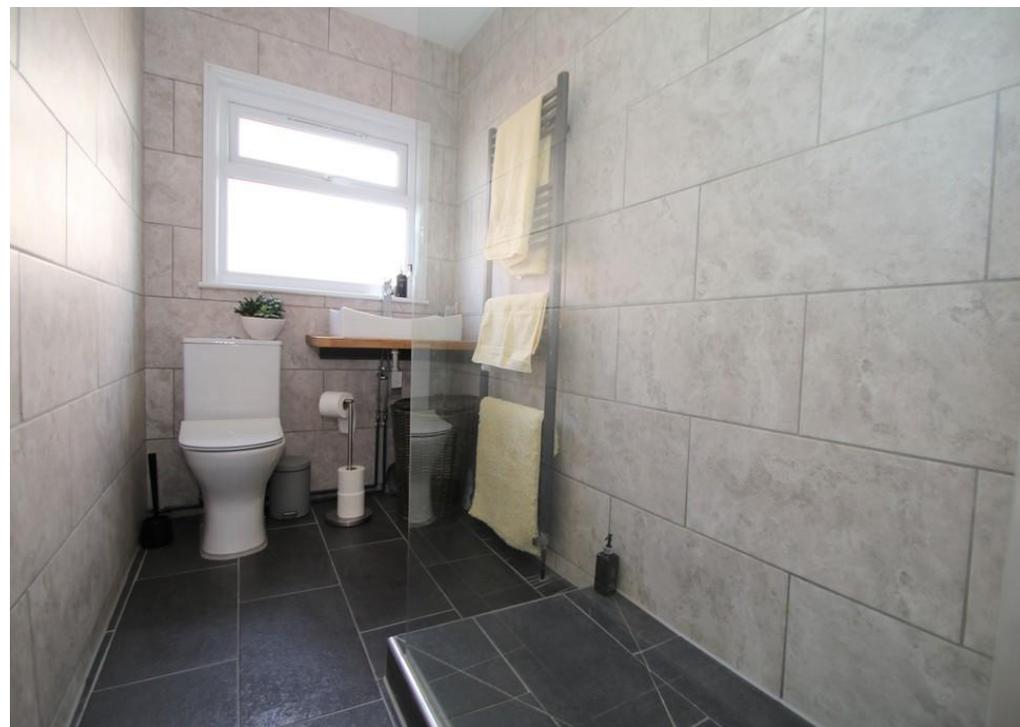
BEDROOM 2 14' 3" x 9' 6 max" (4.34m x 2.9m) A light and airy spacious double bedroom with window to the rear and built-in over stairs cupboard.

OUTSIDE Set well back from the lane, the cottage is approached over a long path that leads you through the very pretty front garden which is completely in keeping with the character of the cottage.

A gate takes you through to the rear of the property where there is a useful brick outbuilding (approximate dimensions 8'1 x 3'9) immediately outside the back door, housing logs, a washing machine and dryer. A further path takes you up to the large mature garden which is separated into two parts and would be a haven for children, gardeners, dogs and wildlife lovers alike. In addition, there is a good size timber outbuilding currently used for storage (approximate dimensions 11'5 x 7'9).

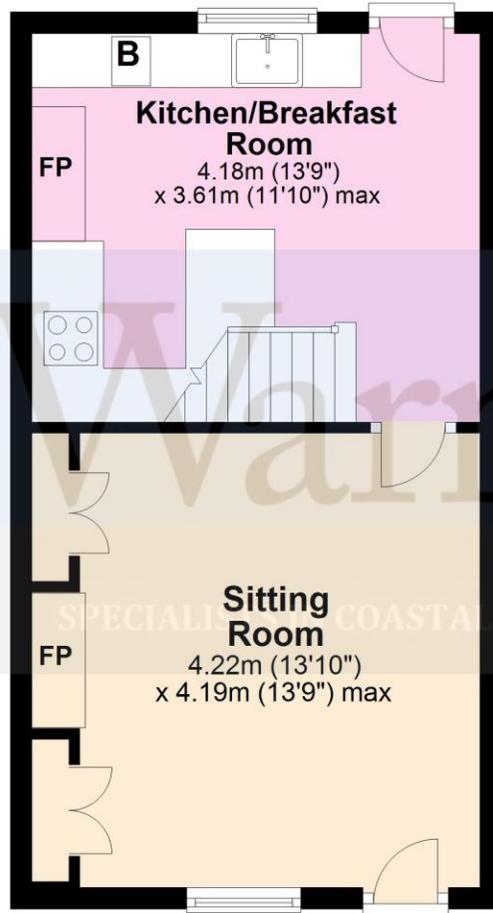
AGENTS NOTE We understand that No.2 Forstal Cottages has a right of pedestrian access to the rear of their property via the path at the side and rear of number 3.

SERVICES Mains water, electricity and drainage. Oil fired central heating. EPC: E. Local Authority: Maidstone Borough Council.



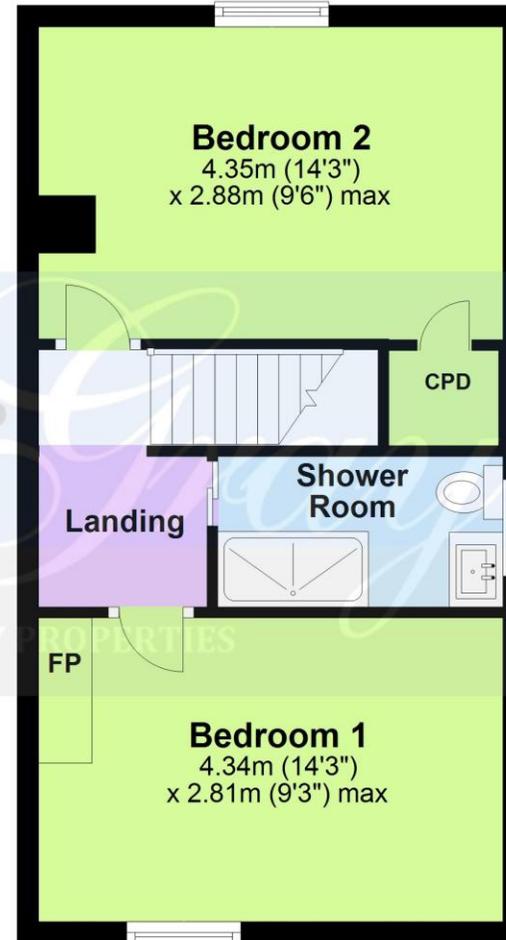
Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



