

**Sandling, Maidstone, ME14**

Approximate Area = 1231 sq ft / 114.3 sq m  
 Limited Use Area(s) = 64 sq ft / 5.9 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Total = 1347 sq ft / 125 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Simon Miller & Company. REF: 1182527

**3 ABBEY GATE COTTAGES**

SANDLING

MAIDSTONE

ME14 3BT

GUIDE PRICE £450,000 - £460,000

FREEHOLD

EPC REPORT: N/A



**VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS**

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



By Simon Miller

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Located along this quiet country lane, is this beautiful, 15th century Grade II listed character home. Offered chain free, the property benefits from generous living space and a wealth of character features throughout. Set over three floors, you enter the generous lounge, with timber ceiling and Inglenook fireplace with large woodburning stove and from here an inner hallway, with cloakroom beside, leads to the bright and airy kitchen/breakfast room, overlooking the rear gardens. The first floor offers two double bedrooms, the master with en-suite cloakroom, with a staircase to the top floor, where the luxurious three piece bathroom can be found beside the third double bedroom.

#### Property Features

- Deceptive Grade II Listed 15th Century Cottage
- Three Good Sized Bedrooms
- Quiet Rural Village
- Spacious Lounge with Inglenook Fireplace
- Kitchen/Breakfast Room
- Family Bathroom, En-Suite & Guest Cloakrooms
- Set over Three Floors
- Stunning Views over Fields

The mature, secluded rear gardens offer mature shrubs to both sides and offers a gravel patio area, small timber shed and decked seating area to the rear. The front garden has a small picket fence and gate with pathway to the front door with lawn and shrub beds beside.

With stunning views over paddocks to the front, there is space to park opposite the cottage, as well as a shared area further along the lane, although we understand this is by mutual consent with the neighbours. Sanding is a small hamlet located within easy reach of the M20 and Bluebell Hill, offering excellent transport links.

MATERIAL INFORMATION Freehold

Council Tax Band: C

EPC Report: NA

Broadband: Standard, Superfast & Ultrafast

