

Lenham Road, Platts Heath, Maidstone, ME17

Approximate Area = 1360 sq ft / 126.3 sq m
 Garage = 186 sq ft / 17.2 sq m
 Outbuildings = 231 sq ft / 21.4 sq m
 Total = 1777 sq ft / 164.9 sq m
 For identification only - Not to scale



GRANTS COTTAGE

22 LENHAM ROAD

PLATT'S HEATH

ME17 2NY

GUIDE PRICE £600,000 - £625,000

FREEHOLD

EPC REPORT: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richroom 2025. Produced for Simon Miller & Company. REF: 1256067



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 in the heart of this quiet, semi-rural village is this beautifully presented and extended, white weatherboard detached character cottage. With generous ground floor accommodation, including spacious lounge with wood burning stove, dining room with beamed ceiling, large conservatory and reception hallway, upstairs, the property offers four good sized bedrooms served by a quality four piece family bathroom.

Property Features

- Detached Character Cottage
- Quiet Semi Rural Village
- Lounge, Dining Room, Conservatory and Spacious Reception Hall
- Four Bedrooms
- Four Piece Family Bathroom
- Detached Garage and Off Street Parking
- Mature Rear Gardens Backing onto Forestry Land
- Large Timber Workshop and Summer House



Outside, the property offers a driveway beside providing off street parking for two cars with a detached single garage beside with gated access to the beautifully maintained rear gardens, with paved patio and lawned areas, small pond, mature flower and shrub beds and a large timber workshop and summer house. The property also benefits from gated access into protected forestry land to the rear, offering unrivalled views.

Platts heath is a popular hamlet with its own Primary School, only a short distance from the village of Lenham, which offers a range of independent shops, Post Office, popular pubs and restaurant as well as a Co Op Grocery Store. Commuters are well served with easy access to the M20 motorway as well as mainline train services offering regular services into London.

MATERIAL INFORMATION, Freehold, Council Tax Band: E, EPC Report: E, Broadband: Copper & Fibre

