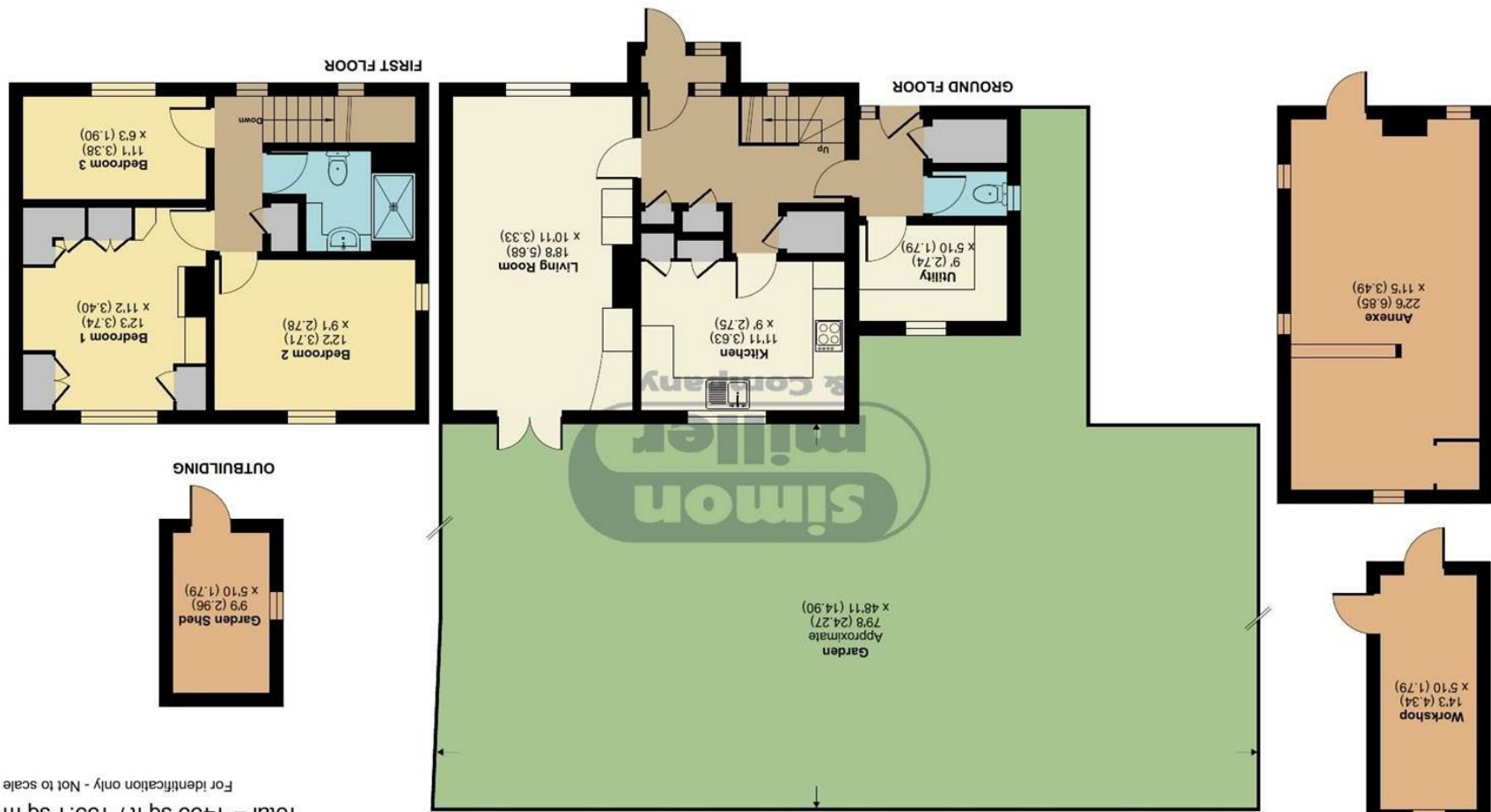


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1265414



Approximate Area = 1037 sq ft / 96.3 sq m  
 Workshop = 84 sq ft / 7.8 sq m  
 Annexe = 257 sq ft / 23.8 sq m  
 Outbuilding = 57 sq ft / 5.2 sq m  
 Total = 1435 sq ft / 133.1 sq m  
 For identification only - Not to scale

**Chestnut Close, Ulcombe, Maidstone, ME17**



**13 Chestnut Close, Ulcombe, ME17 1EA**

**£300,000**  
**EPC RATING: F**





Located in this quiet, village cul de sac is this deceptive, three bedroom end terrace home. With dual aspect lounge, kitchen/breakfast room and downstairs cloakroom with utility area beside, the property offers large, mature rear gardens with outdoor entertaining area, workshop and a large timber outbuilding with power and lighting suitable for overnight guests, with gated access leading to the front.

The quiet village of Ulcombe offers a local primary school with the popular Pepper Box Inn within easy walking distance and the 'Who'd a Thought it' restaurant a short drive away. Located only 3.5 miles from the larger village of Headcorn, here, there is a range of independent shops and restaurants, Doctors' surgery, Post Office, Sainsburys Local, Costa Coffee and Mainline Train Station with regular services into London. As an alternative, Lenham village, only 4.5 miles away offers an eclectic mix of shops and cafes, Co-Op Supermarket, Post Office and another Mainline Train Station with regular services into London.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report F**



- Semi-Detached Family Home • Three Bedrooms • Dual Aspect Lounge • Kitchen/Breakfast Room • Utility Area and Ground Floor Cloakroom • Large, Mature Rear Gardens with Outbuildings • Village Cul De Sac Location

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 the 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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK