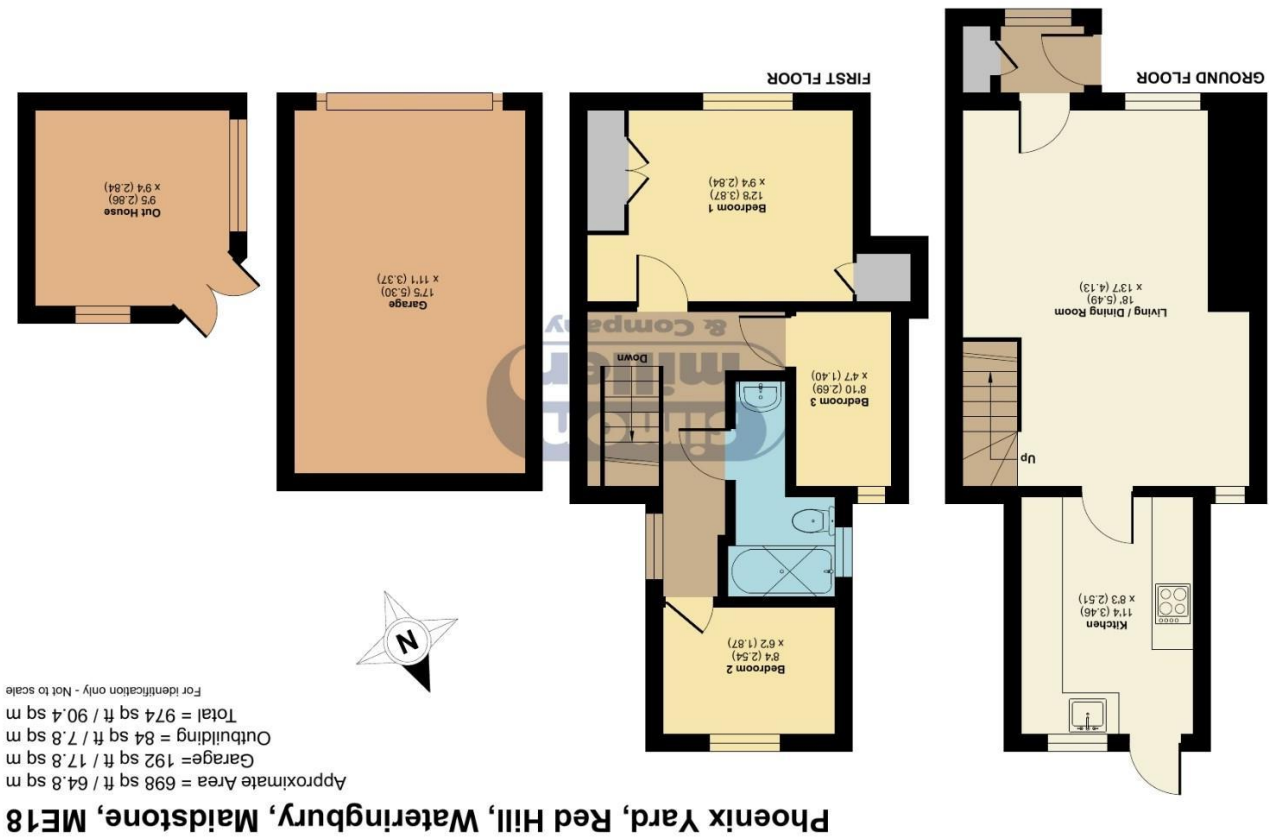


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchecm 2025. Produced for Simon Miller & Company, REF: 1287434



GUIDE PRICE: £400,000-£425,000
2 Phoenix Yard, Red Hill, Waterringbury, Kent, ME18 5LD
EPC RATING: F





Tucked away in the peaceful and secluded location of Phoenix Yard, this character cottage combines period charm with modern living, all set against the breathtaking backdrop of the Teston Valley. The panoramic countryside views immediately set the tone for what is a truly special home.

From the moment you arrive, you'll notice the welcoming sense of community shared by this idyllic row of cottages. The property benefits from parking for two vehicles, a garage, and additional space to park in front—offering both practicality and ease.

Step through the charming stable door and into a home brimming with character, featuring exposed beams, original brickwork, and a working log-burning stove that adds warmth and charm to the bright, airy lounge. The living space flows beautifully into the dining area and through to a recently fitted, high-spec kitchen boasting Quartz worktops, fully integrated appliances, and the all-important wine cooler. A traditional stable door leads to a private courtyard garden, ideal for al fresco dining or a morning coffee.

Upstairs, the master bedroom enjoys panoramic views over the valley, offering a peaceful retreat. Two further bedrooms provide flexible living options, whether for family, guests, or a home office. A well-appointed family bathroom completes the upper floor.

One of the standout features of this home is the approximately 90ft south-facing front garden – bathed in sunlight throughout the day and perfect for relaxing, gardening, or entertaining. At the far end of the garden sits an insulated summer house, currently serving as a home office, with excellent potential to be transformed into a studio, gym, or creative retreat—complemented by a raised decking area, perfect for enjoying the view.

With double glazing throughout—including recently replaced units—and presented in move-in ready condition, this delightful home is ideal for those seeking countryside calm without compromising on comfort.

Set amidst the rolling countryside of Kent, Wateringbury is a charming and historic village that offers the perfect blend of rural tranquility and modern convenience. With its picturesque surroundings, riverside walks, and a warm village atmosphere, it's easy to see why Wateringbury is such a desirable place to call home.

The village enjoys excellent transport links, with its own train station offering regular services to Maidstone and London, making it ideal for commuters looking to escape the hustle and bustle. For drivers, the nearby A26 and M20 provide easy access to surrounding towns and beyond.

Locally, you'll find a selection of traditional pubs, independent shops, and highly regarded schools, as well as access to stunning countryside trails and the Medway Valley Walk—perfect for those who enjoy an active outdoor lifestyle. The nearby Teston Bridge Country Park offers a peaceful setting for picnics, walks, or simply soaking up the views.

Don't miss this rare opportunity – contact our Malling office today to arrange your viewing.

Freehold
EPC: F
Council Tax: D
Full Fibre Broadband Not Yet Available



- EXCEPTIONALLY CHARMING, CHARACTERFUL THREE BEDROOM COTTAGE
- 90FT SOUTH FACING GARDEN
- RECENTLY FITTED HIGH SPEC KITCHEN WITH INTEGRATED APPLIANCES

- OPEN FIREPLACE WITH LOG BURNING STOVE
- X2 PARKING SPACES & GARAGE
- SPECTACULAR VIEWS OVER THE KENT COUNTRYSIDE

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TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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.

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