



ASKING PRICE: £525,000
Ladds Cottage, Chart Hill Road, Chart Sutton, Kent, ME17 3RQ
EPC RATING: D





Offered chain free, this attached, unlisted character cottage offers deceptive accommodation in this quiet, rural village location. Set in this elevated position, the property offers a spacious dual aspect sitting room, with feature arched windows to the side, exposed timbered wall and inset brick fireplace with inset wood burning stove, with the inner lobby with ground floor cloakroom beside leading to the modern fitted kitchen and on to the large dining room, with wood flooring and exposed brick chimney breast. A part glazed door with windows beside lead to a rear utility area, with a door leading back to the garden. Upstairs, the generous landing with feature expose brick wall leads to the three double bedrooms and the quality fitted three piece bathroom suite.

Outside, a timber gate with steps up leads to the pretty, walled garden with path to the front door and patio area, lawn and mature shrub beds to sides. The property also benefits from a detached garage with roller door onto Chart Hill Road.

Located on the edge of Chart Sutton, Ladds Cottage offers almost unrivalled views Over The Weald and is only a short drive to the County town of Maidstone, with its wide range of shopping, transport and leisure facilities. For the commuter, the nearest mainline train services can be found at Staplehurst, with regular services into London Charing Cross.

MATERIAL INFORMATION

Freehold
Council Tax Band: E
EPC Report D
Broadband Full Fibre Broadband Not Yet Available



- **THREE DOUBLE BEDROOM ATTACHED CHARACTER COTTAGE**
- **OFFERED CHAIN FREE**
- **VIEWS OVER THE WEALD**

- **SPACIOUS SITTING ROOM WITH FIREPLACE & WOOD BURNING STOVE**
- **GENEROUS DINING ROOM**
- **QUALITY THREE PIECE BATHROOM & DOWNSTAIRS CLOAKROOM**

JB1252 020525PH

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

MR0856/180615/050815/051015LE

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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