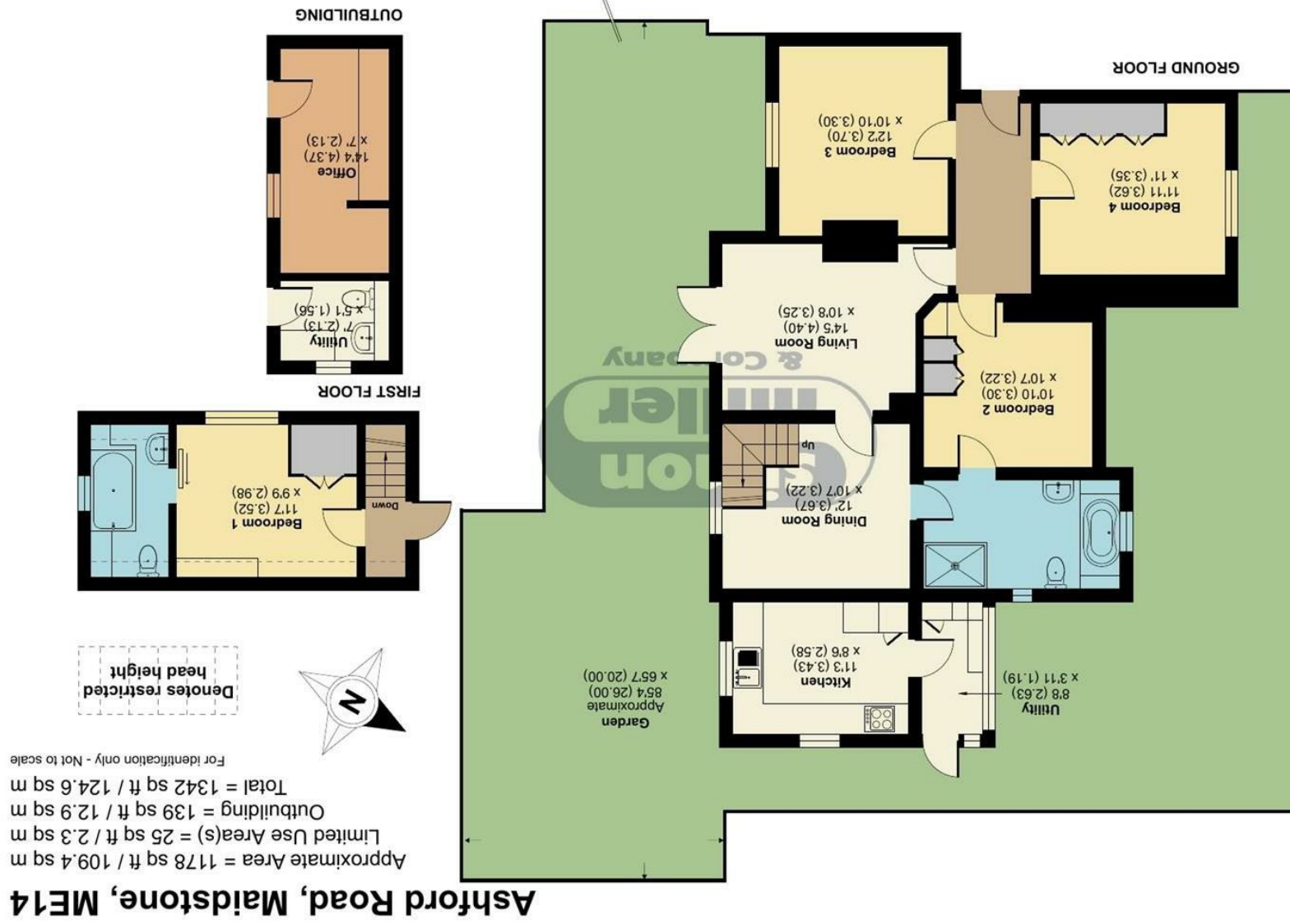


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © ncthecom 2025. Produced for Simon Miller & Company. REF: 1305977



**The Lodge Millgate Park, Bearsted, ME14 4NN**

**Guide Price £700,000**  
**EPC RATING: D**





Presented in exceptional condition throughout, this former gatehouse to Milgate Park offers generous, well planned accommodation in this popular village location. With two reception rooms and kitchen with utility area, there are three ground floor bedrooms, serviced by a beautiful four piece "jack & Jill" bathroom suite, whilst upstairs, the main bedroom benefits from its own three piece en-suite.

Outside, the landscaped gardens offer a secluded patio with pergola with steps up to the extensive lawns with mature flower and shrub beds, ample parking and a substantial detached outbuilding, an ideal office space, with separate utility and cloakroom beside.

Additionally, the easy access to the M20 ensures that you are well-connected to the wider region. Close proximity to the Bearsted Green, which is renowned for being one of the most popular village Greens in Kent. It prides itself on its history and local events that are put on here regularly. These include annual fayres, music shows, farmers markets, cricket matches and many others amazing events.

Families will appreciate the proximity to popular schools, making this location particularly appealing for those with children. The combination of a lovely setting, convenient transport links, and the potential for further development makes this Victorian cottage a wonderful opportunity for both first-time buyers and those looking to invest in a charming home.

## MATERIAL INFORMATION

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



• GUIDE PRICE £700,000 - £750,000 • Detached Chalet Style Home • Beautiful Condition Throughout • Four Bedrooms & Two Bathrooms • Mature Landscaped Gardens • Detached Garden Office & Utility • Ample Private Parking • Popular Village 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.

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