

## Ladds Cottage, Chart Hill Road, Chart Sutton, Maidstone, ME17



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 202 Projected for Simon Miller & Company. REF : 129







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## 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.

## LADDS COTTAGE

CHART HILL ROAD

**MAISTONE** 

**ME17 3RQ** 

GUIDE PRICE £500,000 - £525,000

FREEHOLD

EPC REPORT: 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.

## **Property Features**

- Three Double Bedroom Attached Character Cottage
- Offered Chain Free
- Views Over The Weald
- Spacious Sitting Room with Fireplace & Wood Burning Stove
- Modern Fitted Kitcher
- Generous Dining Room
- Quality Three Piece Bathroom & Downstairs Cloakroom
- Secluded Walled Garder





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 ony 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



