

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

Approximate Area = 1355 sq ft / 125.8 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1519 sq ft / 141 sq m
For identification only - Not to scale



LADDS COTTAGE

CHART HILL ROAD

MAISTONE

ME17 3RQ

GUIDE PRICE £500,000 - £525,000

FREEHOLD

EPC REPORT: D



**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.



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 Kitchen
- Generous Dining Room
- Quality Three Piece Bathroom & Downstairs Cloakroom
- Secluded Walled Garden



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

