



**ASKING PRICE: £375,000**  
**EPC RATING: D**

**May Cottage, 438 Lunsford Lane, Larkfield, Kent, ME20 6JA**







Tucked away in a peaceful position along the sought-after Old Lunsford Lane, this beautifully presented two-bedroom home offers versatile accommodation, wrap-around gardens, and an impressive double garage/workshop – perfect for those seeking space, tranquillity, and convenience.

The property is set back from the road with an abundance of off-road parking, leading to the large double garage (15'9 x 15'9 / 4.80m x 4.79m) with adjoining store and workshop area.

Inside, the ground floor boasts a bright and spacious kitchen/living/dining room (23'7 x 17'6 max / 7.19m x 5.34m) with plenty of space for modern family living. A conservatory (10'8 x 5'7 / 3.26m x 1.71m) provides additional reception space, while a well-appointed bathroom completes the ground floor.

Upstairs, there are two double bedrooms, each with access to eaves storage. Bedroom one measures 10'9 x 10'2 (3.27m x 3.10m), while bedroom two is 8'9 x 8'10 (2.70m x 3.27m max), offering comfortable proportions and plenty of natural light.

Outside, the property truly excels, with generous wrap-around gardens (approx. 37'3 x 27'5 / 11.36m x 8.35m) providing a wonderful private setting – ideal for entertaining, gardening, or simply enjoying the peaceful surroundings.

This charming home combines the best of quiet village living with excellent access to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate all that is on offer.

Freehold  
EPC: D  
Council Tax: B  
Full Fibre Broadband Available Now



- QUIET TUCKED-AWAY LOCATION ON THE DESIRABLE OLD LUNSFORD LANE IN LARKFIELD
- SPACIOUS KITCHEN/LIVING/DINING ROOM

- TWO WELL-PROPORTIONED BEDROOMS
- GENEROUS WRAP-AROUND GARDENS
- AMPLE OFF-ROAD PARKING

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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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