

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1088210



Approximate Area = 639 sq ft / 59.3 sq m  
Garage = 175 sq ft / 16.2 sq m  
Total = 814 sq ft / 75.5 sq m  
For identification only - Not to scale

**Liverton Hill, Sandway, Maidstone, ME17**

**GUIDE PRICE £280,000 - £300,000**

**5 CHURCH HILL COTTAGES, SANDWAY, ME17 2NJ**

**EPC RATING:**





**A pretty two bedroom mid terrace character cottage with private courtyard garden, garage and off road parking, in the pretty hamlet of Sandway and within easy reach of Lenham village, mainline station and the motorway network**

**5 Churchill Cottages is a charming weather boarded cottage sympathetically restored over recent years to provide a character home. The entrance porch saves walking straight into your lounge and is the perfect area for storing coats and shoes. The sitting room has a feature fireplace with relatively new log burner and oak veneer flooring which complements the style of the home, and the open plan feel. There is a lovely beamed dividing wall which opens into the kitchen area. This has been tastefully decorated with painted wall and base units with work surfaces over, sink unit, oven and hob and space for fridge together with a stable door to the rear courtyard. Just under the stairs is access to the cellar which is a nice surprise and handy for storage and/or wine. Upstairs, both bedrooms are a good size for a cottage and both have built in storage. The bathroom is also on the first floor (unusual for a cottage) and comes complete with under floor heating. There's a good size loft area for storage too. Viewing is highly recommended to fully appreciate all this property has to offer.**

**Outside there is a private and quiet sun trapped courtyard garden. You also have the added benefit of a garage and parking.**

#### **MATERIAL INFORMATION**

**Freehold  
Council Tax Band (C)  
EPC Report**



- **PRETTY CHARACTER COTTAGE**
- **WOOD BURNING STOVE IN SITTING ROOM**
- **OPEN PLAN KITCHEN**
- **CELLAR**

- **TWO DOUBLE BEDROOMS**
- **COURTYARD GARDEN**
- **GARAGE AND 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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