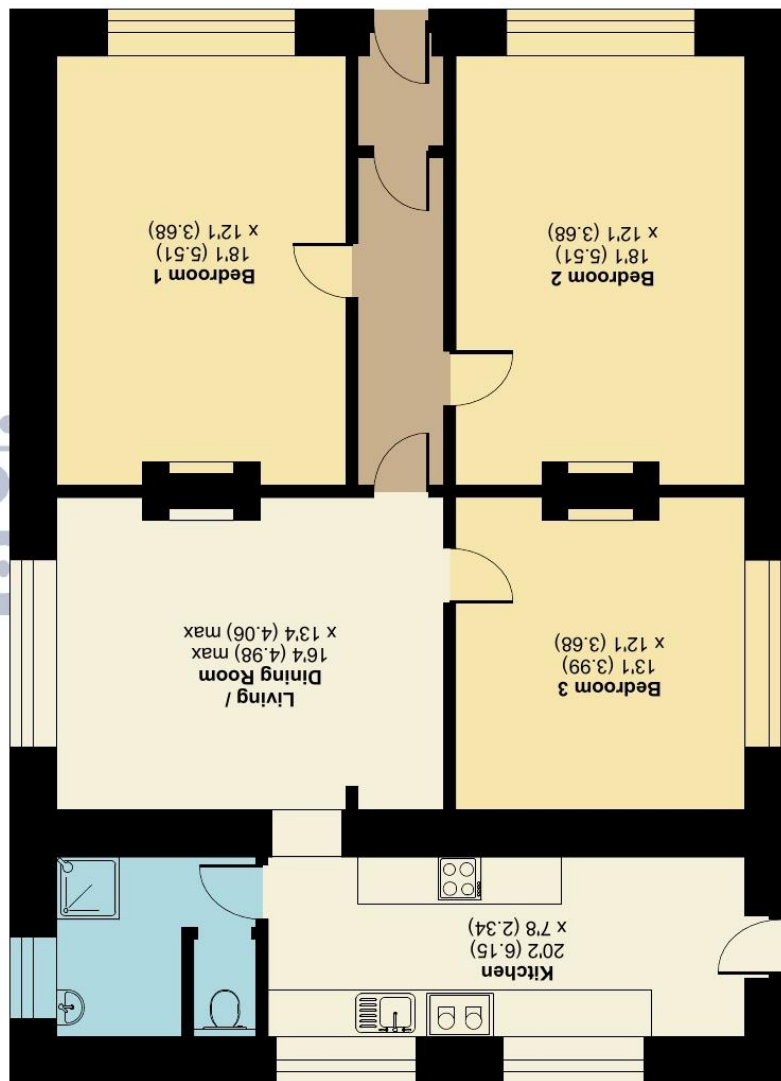
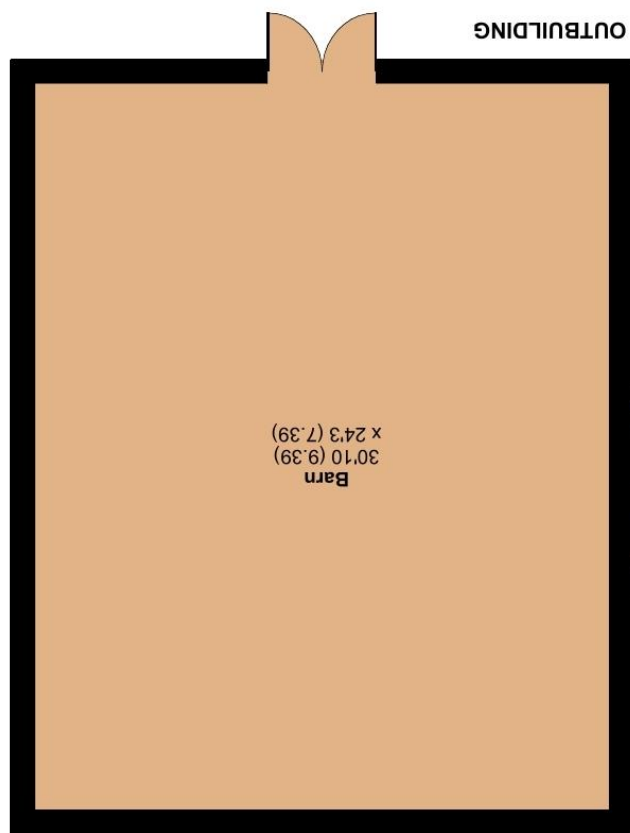


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1093931  
Produced for Simon Miller & Company.



Approximate Area = 1227 sq ft / 114 sq m  
Outbuilding = 759 sq ft / 70.5 sq m  
Total = 1986 sq ft / 184.5 sq m  
For identification only - Not to scale

Leeds Road, Langley, Maidstone, ME17

ASKING PRICE £700,000

EPC RATING: E

LAVENDER COTTAGE, LEEDS ROAD, ME17 3JN





**Sat on a plot of approximately 2.5 acres is the rare opportunity to buy a three-bedroom detached bungalow with full planning permission granted for an additional 2 bedroom detached bungalow. Here is a great opportunity that would suit a multitude of buyers. Are you a family looking for a village site which gives the opportunity for multi-generational living where you can have your own home on a large site, or an investor looking to make a profit or simply that you just want a large plot for the family to enjoy then give us a call so that we can show you around.**

**Situated on the Leeds Road heading towards Hollingbourne and Bearsted just off the A274. Maidstone is around a 15 minute drive with a fabulous array of Designer shops, supermarkets, some of the best schools in Kent, and Branded Eateries while Langley itself is surrounded by the popular villages of Sutton Valence, Bearsted, Harrietsham and Hollingbourne where you will find rail connections to the city of London as well as typical kentish village features.**

#### **MATERIAL INFORMATION**

**Freehold  
Council Tax Band (D)  
EPC Report (E)**



- **BUY ONE BUILD ONE**
- **THREE BEDROOM DETACHED BUNGALOW**
- **PLANNING GRANTED FOR SEPARATE TWO BEDROOM DETACHED BUNGALOW**
- **APPROXIMATELY 2 MILES FROM THE FAMOUS LEEDS CASTLE**

- **FULL PLANNING REFERENCE IS NO: 23/502498/PNQCLA**
- **POSSIBLE EQUESTRIAN USE**
- **PLENTY OF OFF ROAD PARKING**
- **CHAIN FREE**

WA1248 260224/290424M

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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