





PERIOD HOMES

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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.

PERIOD HOMES

YEW TREE HOUSE

SANDLING

MAIDSTONE

ME14 3DB

GUIDE PRICE: £650,000 - £700,000

FREEHOLD

EPC REPORT: E







Tucked away in this secluded setting, is this, detached, unlisted period home. With the benefit of over 2 ½ acres of land opposite the property, this is a wonderful opportunity for someone seeking ready made equestrian facilities with a character home attached.

Property Features

- Detached Cottage with Equestrian Facilities
- Three Bedrooms
- Large Ground Floor Accommodation
- Character Features
- Stables and Land In excess of 21/2 Acres
- Well presented Throughout
- Offered Chain Free





As you enter the spacious living/dining room, with feature stone fireplace and slate tiled flooring, a door takes you to the modern kitchen/breakfast room and the generous conservatory beyond. The utility room, leading from the lounge, provides a staircase to the first floor and leads onto the quality fitted family bathroom. Upstairs there are three bedrooms, the main with balcony offering extensive views over the land opposite.

Outside, the property offers gated access to the gravel driveway and is open to the enclosed paved "L" shaped terrace with inset flower beds.

The land opposite, accessed via its own gated drive offers a tree lined grassed path leading to the three stable block, feed and tack room, set on concrete pad with water and large timber shed beside. There is further gated access to the far corner for larger vehicle access.

This secluded lane is behind the popular Yew Tree Public House, amongst a collection of pretty cottages, Sanding is a small hamlet located within easy reach of the M20 and Bluebell Hill, offering excellent transport links and within easy reach of the Country Town of Maidstone, with its wide range of shopping, leisure and transport facilities.



