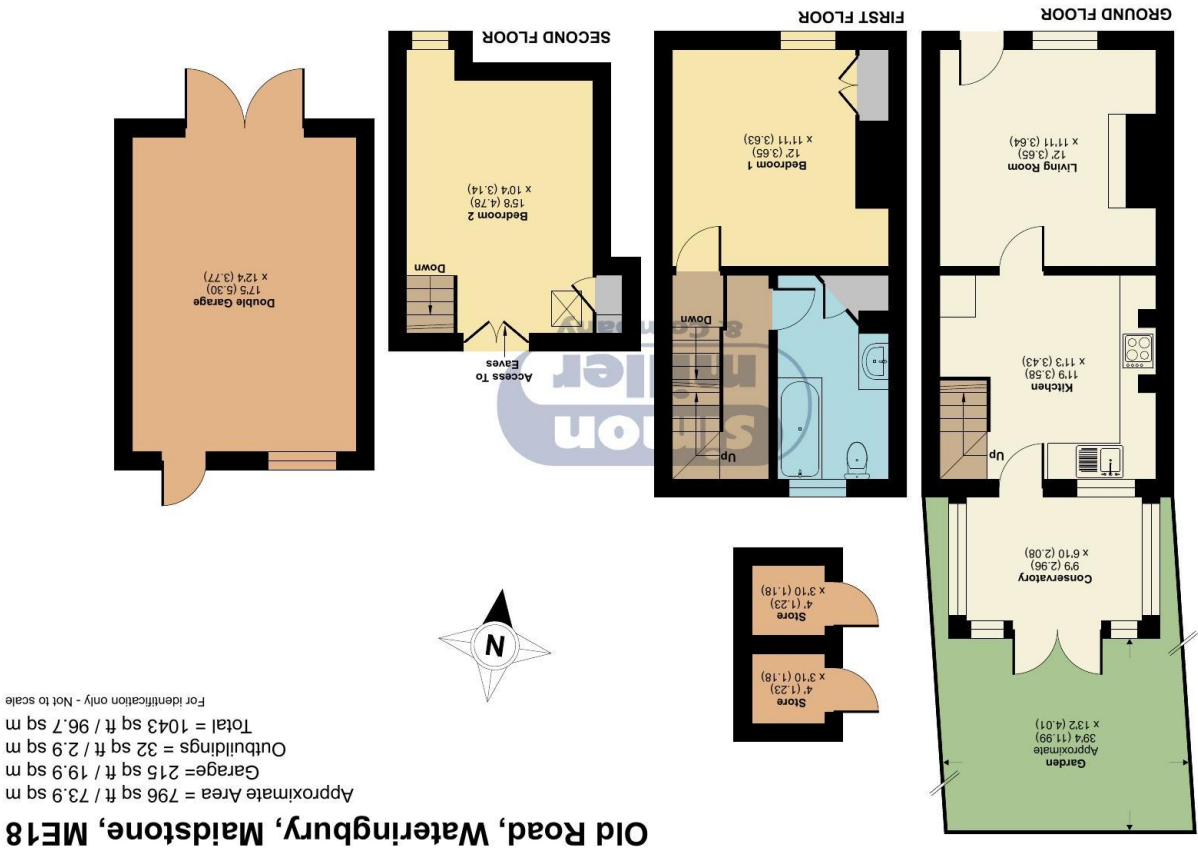


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Simon Miller & Company. REF: 1497144



316 Old Road, Waterringbury, Kent, ME18 5PT

ASKING PRICE: £265,000
EPC RATING: E





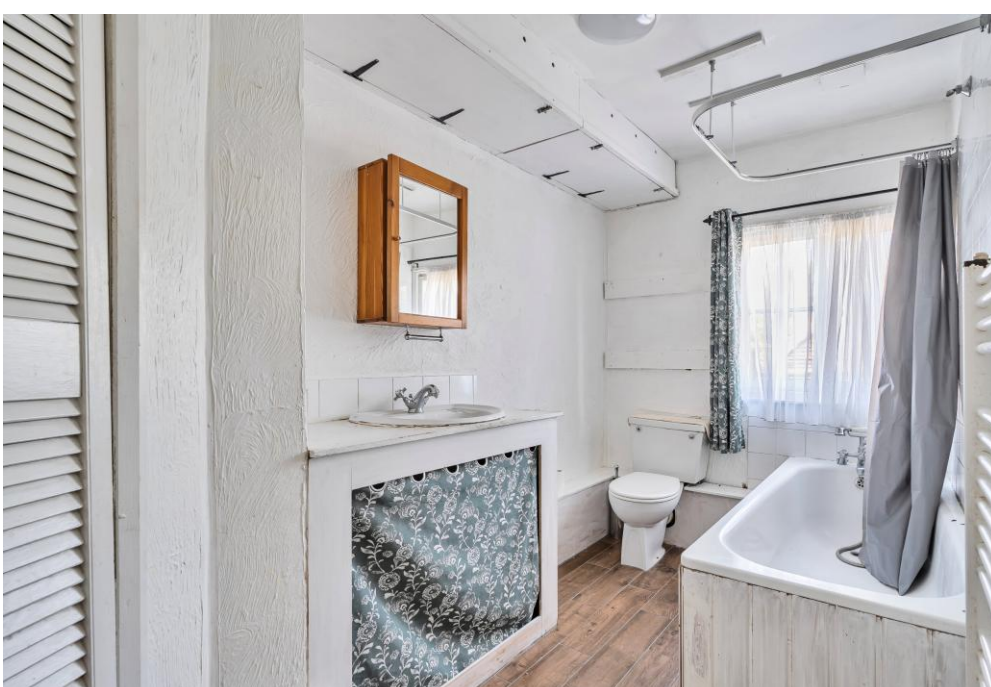
An extended two bedroom cottage situated in a secluded location in the popular village of Watringbury, Kent.

This home is being offered with vacant possession and is appointed over three levels, and has a detached garage to rear.

The property does require improving and upgrading but once done, could be a fabulous country home for someone.

Please contact the office to arrange a key accompanied viewing.

Freehold
EPC: E
Council Tax: D
Fibre to the Cabinet Broadband



- **A TWO BEDROOM COTTAGE**
- **SECLUDED VILLAGE SETTING**
- **DOES REQUIRE UPGRADING AND MODERNISING**

- **GARAGE TO REAR**
- **TIMBER FRAMMED CONSTRUCTION**
- **VACANT POSSESSION**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

TH3012

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK