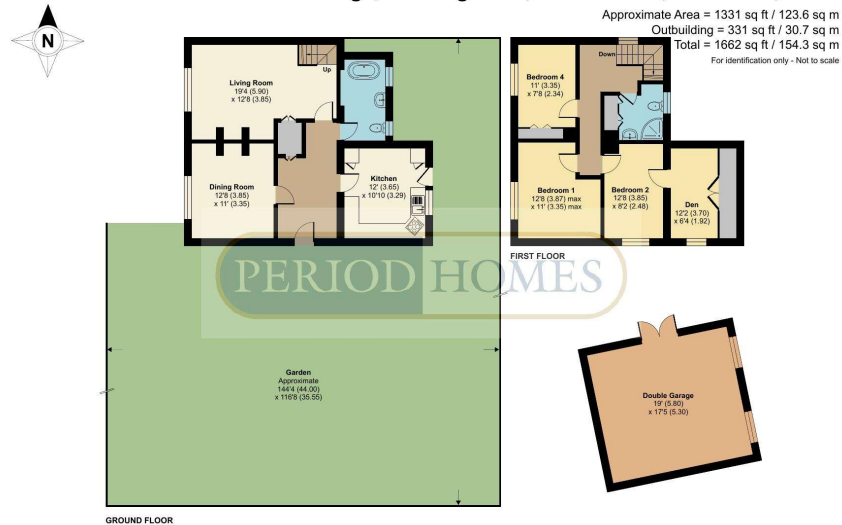


Wierton Gate Cottage, Brishing Road, Chart Sutton, Maidstone, ME17



WIERTON GATE COTTAGE

BRISHING ROAD

CHART SUTTON

ME17 3SL

GUIDE PRICE £700,000 - £750,000

FREEHOLD

EPC REPORT: E



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

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Located in the popular village of Chart Sutton is this deceptive, detached character cottage, which offers a wealth of character set out over two floors. Set in a substantial plot in excess of 1/3 acre, the property offers ample parking and detached double garage beside.

You enter a generous hallway, with tiled floor, beamed ceiling and central timber post. The dining room offers timber flooring and beamed walls and ceiling and a brick fireplace, with fitted shelves in the corner creating a cosy reading space. The country style kitchen/breakfast room features beamed ceilings and a range of wall and base cabinetry, with a door from here leading to the garden. There is a three piece ground floor bathroom which features a freestanding roll top bath, with two windows, creating a light and airy space, with the spacious living room beyond offering beamed walls and ceilings and feature open brick fireplace with woodburning stove.

Property Features
• Beautiful Detached Character Cottage
• Three Bedrooms
• Bathroom and Shower Rooms
• Spacious Lounge and Dining Room
• Kitchen/Breakfast Room
• Oil Fired Central Heating
• Wealth of Character Throughout
• Substantial Plot in Excess of 1/3 Acre



A turning staircase from here leads to the first floor landing, with access to the loft area and the three bedrooms, the third with a doorway to a "secret" den in the eaves, a wonderful place for children to play or for additional storage. There is also a separate modern three piece shower room, with generous built in storage space. Outside, gated access leads to the substantial driveway, with parking for several cars leading to the front door. With mature lawn, shrub beds and shaped hedges, there is a wrought iron gate beside leading to the rear patio area which is open to the large rear gardens. Here, there are large lawned areas, flower and shrub beds, a vegetable plot, small pond and Summer House with additional timber storage sheds and conifer screen surrounding your boundary.

The detached double garage is in need some repair, but offers further potential to create a studio/office space above the main garage.

Nestled in the rural conservation area of Chart Sutton, this rarely available property offers stunning country walks, including the Greensand Way right on your doorstep with the County Town of Maidstone only a short drive away, with its wide range of leisure, shopping and transport facilities.

